

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, September 15, 2016
RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

9:00 am	-	10:30 am	Planning and Development Committee
10:30 am	-	11:00 am	Corporate Services Committee
11:00 am	-	11:30 am	Corporate Services Committee – In Camera
11:30 am	-	12:30 pm	Environment and Infrastructure Committee
12:30 pm	-	1:00 pm	Lunch
1:00 pm	-	1:15 pm	Protective Services Committee
1:15 pm	-	1:30 pm	OSRHD Board
1:30 pm	-	3:30 pm	RDOS Board

"Mark Pendergraft"

Mark Pendergraft
RDOS Board Chair

Advance Notice of Meetings:

October 6	RDOS Board/Committee Meetings
October 20	RDOS Board/OSRHD Board/Committee Meetings
November 3	Inaugural RDOS Board Meeting
November 17	Budget Meeting/RDOS Board/OSRHD Board/Committee Meetings
December 1	Budget Meeting/RDOS Board/Committee Meetings
December 2	Budget Meeting
December 8	Budget Meeting (if required)
December 15	RDOS Board/OSRHD Board/Committee Meetings



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, September 15, 2016

9:00 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

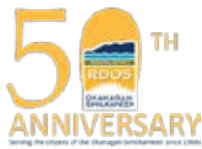
THAT the Agenda for the Planning and Development Committee Meeting of September 15, 2016 be adopted.

B. DELEGATION – MINISTRY OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT

1. Kris Nichols, Manager for Growth Strategies
2. Urszula Mezynska, Senior Project Analyst

Mr. Nichols and Ms. Mezynska will address the Board to review the Okanagan Regional Growth Strategies (RGS) Legislation.

C. ADJOURNMENT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, September 15, 2016

10:30 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Corporate Services Committee Meeting of September 15, 2016 be adopted.

B. PROVINCIAL FINANCE COMMITTEE DELEGATION

To gauge interest in presenting to the Provincial Committee on Finance and Government Services.

RECOMMENDATION 2

THAT the Regional District register to appear before the Finance and Government Services Committee on September 26th, 2016

C. KAIZEN – REQUEST FOR DECISION GUIDELINES

1. Board Policy - Decision Making Guidelines

The Board has previously resolved to review the Legislative Structure and the Decision-Making Model annually at their Legislative Workshop.

RECOMMENDATION 3

THAT the Board of Directors appoint two Directors to participate in the Request for Decision Guidelines Kaizen on October 11, 12, and 13, 2016; and further,

THAT the Board of Directors support the inclusion of participants from a Regional District Water Committee, Recreation Commission and Advisory Planning Commission; and further,

THAT the Board of Directors support the inclusion of participants from local media in both the October 11, 2016 Kaizen training session and the October 13, 2016 Kaizen outcome presentation.

D. CLOSED SESSION**RECOMMENDATION 4**

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

E. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: Provincial Finance Committee Delegation



Administrative Recommendation:

THAT the Regional District register to appear before the Finance and Government Services Committee on September 26th, 2016.

Purpose:

To gauge interest in presenting to the Provincial Committee on Finance and Government Services.

Background:

The Select Standing Committee on Finance and Government Services has advised that the Committee will commence its annual budget consultation in the coming weeks. This annual process provides an opportunity for British Columbians to share their views regarding fiscal priorities for next year's provincial budget. The launch of the consultation process coincides with the release of the *Budget 2017 Consultation Paper*, which will be made public by the Ministry of Finance by Thursday, September 15, 2016 and will be made available on the Committee's website upon its release.

British Columbians are invited to present at a community public hearing, to send in a written, audio or video submission, or to complete an online survey. The Regional District has agreed to provide a facility for those who choose to present to the Committee by video conference on Monday, September 26th between 12:00 Noon to 5:00 p.m. The deadline for all public input is Friday, October 14th and the Committee will release a report on its consultation by Tuesday, November 15th.

Analysis:

Interested parties must register to appear and the Regional District may choose to comment on:

1. Road Maintenance Program for unincorporated rural communities - MoTI has a program for numbered highways, but not for other regional district roads.
2. Preventative Health Care – We should try and encourage the Province to fund the Healthy Living Program instead of downloading it to local government.
3. Infrastructure – We're falling further and further behind in our efforts to maintain utility infrastructure, or extend new infrastructure, in sparsely populated areas.
4. Fire Smart Program

Should the Board have other suggestions on matters of interest for the 2017 Budget, they should be identified so Administration can prepare the Briefing Notes for the delegation.

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: Kaizen - Request for Decision Guidelines



Administrative Recommendation:

THAT the Board of Directors appoint two Directors to participate in the Request for Decision Guidelines Kaizen on October 11, 12, and 13, 2016; and further,

THAT the Board of Directors support the inclusion of participants from a Regional District Water Committee, Recreation Commission and Advisory Planning Commission; and further,

THAT the Board of Directors support the inclusion of participants from local media in both the October 11, 2016 Kaizen training session and the October 13, 2016 Kaizen outcome presentation.

Purpose:

The Board has previously resolved to review the Legislative Structure and the Decision-Making Model annually at their Legislative Workshop. The Lean Kaizen process is uniquely designed to review our current Decision-Making process, review the role of advisory bodies and select committees, taking an issue from when a matter arises through to a Board resolution for effectiveness and efficiency. The intent is to assist the Board in their review of the Decision-Making Policy and Model at the November 3rd Legislative Workshop.

Business Plan Objective:

2016 Corporate Action Plan: Objective 2.3.1 – By introducing a process of continuous improvement into the organization.

Background:

Marnie Manders, Manager of Human Resources, obtained her Lean Greenbelt Certification on May 13, 2016 and is qualified to run Kaizen events in areas or processes within an organization. The Lean certification process is centered on the absolute elimination of waste and Kaizen means “change for the better” in Japanese. Kai = Change and Zen = Good.

Mrs. Manders will facilitate a Kaizen event which is defined as - a highly intensive activity designed to make rapid improvements quickly and efficiently - at the Regional District Okanagan Similkameen on October 11, 12 and 13, 2016. The Kaizen starts with a training session on the first morning, the actual Kaizen itself runs October 11 to 13th, and a final presentation to show the results is at 3:30pm on October 13, 2016.

The event will concentrate on the Request for Decision Guidelines which is the process used to determine how an issue gets entered into the system, determines where it goes, who touches it and how a decision is made. The purpose of reviewing the process is to identify bottlenecks or pieces of the process that cause issues and / or take large amounts of time or, perhaps, which steps are missing. Once these are identified, the Kaizen participants narrow the scope and work on making improvements or changes to a part of the process to reduce or eliminate the bottlenecks, but still ensures we get holistic advice to the Board so they can make an informed decision. Representatives or subject matter experts are called upon for input by the Kaizen team and suggested improvements are discussed and verified to ensure the success of potential outcomes.

It will be important to have participation from the Board, but we also believe it important to have representation from those groups created and appointed by the Board to provide advice on certain functions. The Board has recently reviewed the terms of reference for a Water System Committee, Recreation Commissions and Advisory Planning Commissions to provide input and participate in formulating recommendations in the Kaizen event. Their role in this legislative process needs to be taken into account.

The Board may also choose to request participation from one or two local media representatives. From those who cover Board meetings, they may have a unique perspective on the process from the public point of view, or, they may choose to attend on the initial morning training session (October 11th) and the final presentation (3:30pm, October 13th) to gain an understanding of the Lean process at the RDOS or the decision-making process to which we strive.

Alternatives:

1. The Board determines an additional or lessor level of participation then recommended by staff.
2. The Board direct staff to not run a Kaizen event on the Request of Decision Guidelines process.

Communication Strategy:

The outcome of the Kaizen event will communicated back to all interested event participants and RDOS staff at 3:30pm on October 13, 2016.

The outcome the Kaizen event will be presented to the Board on November 3, 2016.

Respectfully submitted:

"insert digital signature; or name in italics"

M. Manders, Manager of Human Resources

Attachment: RDOS Board Policy - Decision-Making Guidelines

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD POLICY

POLICY: Decision-Making Guidelines

AUTHORITY: Board Resolution No. B22/09 dated January 8, 2009.
Reviewed Annually

POLICY STATEMENT

The Regional District of Okanagan-Similkameen has determined a benefit to adopting the 'informed consent' decision-making model. While acknowledging that time constraints often make consensus or unanimous agreement unavailable, The Board believes the process associated with the 'simple majority' system of decision-making has weaknesses, in that it inhibits transparency, and may fail to provide the opportunity for all members to support implementation of a decision for the following reasons:

- They were not offered full information or adequate research on the issue, or an explanation of why their colleagues voted in a certain manner;
- They felt their views were not fully heard and debate was limited;
- That the process failed to acknowledge and respect diverse opinions;
- That the planning, implementation and monitoring of the decision was weak.

PURPOSE

1. To provide a universal understanding of the fundamental process the Board will use to make decisions in the best interests of the Corporation.
2. To identify the information required to enable the Board to make informed decisions.
3. To promote transparency in decision-making.
4. To provide clear direction for District employees for the implementation of Board policy.
5. To set out objective decision-making criteria.

DEFINITIONS

1. Commission – means all Standing Committees and Advisory Planning Commissions
2. Confidential Information - while the classification of information as "confidential" is a matter of discretion, whether labelled as confidential or not, disclosure of information will not constitute a breach of the Board Oath unless that information is of an inherently confidential nature such as:
 - (1) personal data of employees or others.
 - (2) records related to internal policies and practices which, if disclosed, may prejudice the effective performance of a district operation.
 - (3) records of a financial nature reflecting information given or accumulated in confidence.
 - (4) files prepared in connection with litigation and adjudicative proceedings.
 - (5) preliminary reports of consultants, policy drafts and internal communications which, if disclosed, may prejudice the effective operation of a district operation or impugn the reputation of any person.
 - (6) any report prepared for the Board is to be released only by the Board.
 - (7) information regarding the acquisition or disposal of land until it becomes a matter of public record.

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3. Corporation - means the Regional District of Okanagan-Similkameen.
 4. District Employee - includes all employees and officers of the Regional District of Okanagan-Similkameen as defined in all collective agreements and employment bylaws.

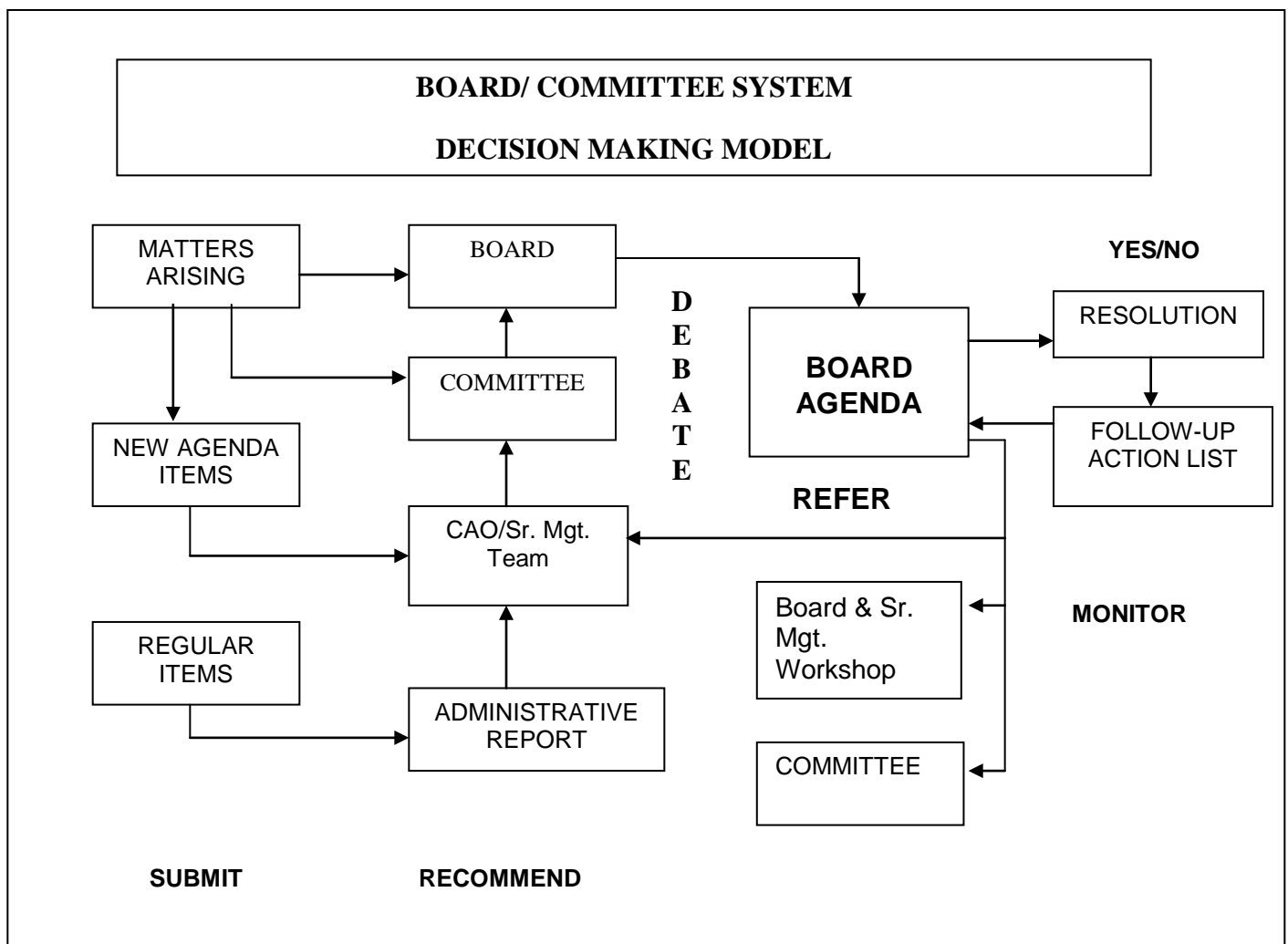
RESPONSIBILITIES

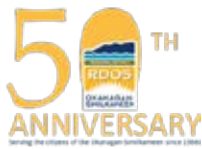
1. Board of Directors shall:
 - (8) Adopt the Board Decision-making policy, and any amendments thereto.
 - (2) Review the policy annually.
2. The Chief Administrative Officer shall:
 - (1) Ensure the Decision-Making Policy is added to the agenda of the annual Legislative Workshop for review.
 - (2) Recommend changes to the decision-making process.
 - (3) Ensure the Decision-making policy is implemented and that administration complies with the information requirements of the policy.
 - (4) Assist the Board with the interpretation of the policy.
 - (5) Assign the issues to the appropriate administrative resource.
3. The Management Team shall:
 - (1) Review administrative reports being prepared for an agenda and ensure that they present fairly the spectrum of information necessary for the Board to make a decision.

PROCEDURES

1. Agenda Submissions
 - (1) All items requiring a Board decision should initially appear on a Committee agenda first.
 - (2) Reports to Committee should be initially researched by Administration and submitted in Administrative Report format, meaning the issue should be clearly identified, reference materials are disclosed, a brief summary of the issue is provided, all options for resolving the item are identified and analysed, and there is a clear administrative recommendation. All staff submissions are subject to the discretion of the Chief Administrative Officer (CAO).
 - (3) Committees are designed to provide a forum where the administrative, public and political perspectives of the issue are discussed. Committees are advisory in nature, having no decision-making authority.
 - (4) A Committee may receive a report for information, refer a report to administration for additional information or make a recommendation to the Board. When requesting additional information, Committee should be specific in the information they require. All referrals must go through the CAO.
 - (5) When Committee is of the opinion they have enough information to send a recommendation to the Board, the minutes of the Committee meeting summarizing the discussion shall go on a Board agenda with the Committee recommendation.

- (6) By the time the issue is placed on the Board agenda, the Board should have enough information to debate the issue and make a decision. Should the debate identify additional information is necessary, the matter may be referred back to administration for research and re-entry. If the Board requires additional public input or the matter has strategic direction implications, the Board may choose to refer the matter back to Committee. The CAO shall assign the staff necessary to assist the Board with the information required or to initiate the processes necessary for the matter to be resolved.
- (7) New issues entered at either the Committee or Board should be referred to Administration for report.
- (8) Draft Committee and Board agendas will be prepared by the Senior Management Team. It is not the role of the Senior Management Team to decide what issues go onto an agenda; they simply facilitate the delivery of the item to Committee for discussion and ensure the issue is placed according to the terms of reference for the Committee as identified in the Procedure Bylaw. Final agenda's will be presented to the Chair by the CAO prior to distribution.
- (9) All Board direction to staff should be given by way of a resolution or notation in the meeting minutes. This step ensures clarity in the intent of the Board, documentation of the direction and accountability on the part of staff to follow up. It also allows the Board to control the administrative capacity box.
- (10) The CAO is responsible for the implementation of all Board decisions and shall report to Board on their status.





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, September 15, 2016

11:30 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Environment and Infrastructure Committee Meeting of September 15, 2016 be adopted.

B. WEST BENCH WATER METER RATE STUDY – For Information Only

To implement a user-pay water rate fee for the residents of West Bench based on consumption obtained through the water meter.

1. Andrew McLaren, InterGroup Consultants

Mr. McLaren will address the Committee to present the West Bench Water Rate Structure Review.

C. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: West Bench Water Meter Rate Study - For Information Only



Purpose:

To implement a user-pay water rate fee for the residents of West Bench based on consumption obtained through the water meter.

Business Plan Objective: *(Tie to current RDOS Business Plan)*

Key Success Driver 2 – Customer Service
2016 Public Works Business Plan

Background:

The Regional District Okanagan Similkameen entered into an agreement with the City of Penticton on April 19, 2012 to supply potable water to the residents of West Bench from the City of Penticton water distribution system. As part of this agreement, RDOS was to implement a robust water conservation program, which included the installation of water meters to all properties. A fee for a water rate is to be generated based on consumption obtained from the individual water meters.

The Regional District of Okanagan-Similkameen (RDOS) operates the water distribution system for West Bench, servicing approximately 350 customers in the community. Most customers are single family dwellings although there are some farms (including vineyards and orchards), a school and a small number of other customers.

The current rate structure is based on a fixed fee per customer that varies by type of customer (e.g. single family dwelling, school, farm). There is also a flat charge per acre for Grade A irrigation and a flat rate for non-irrigable land. The current rate structure does not incent customers that use more water to conserve.

A metering program has been in place for customers on the West Bench Water Service for over a year. InterGroup Consultants Ltd. was retained to study the existing fee schedule and consumption history and propose a rate schedule based on consumption that will cover the cost of purchasing the bulk water from the City of Penticton and covering the operational and future capital upgrades.

RDOS would like to develop a revised rate structure that includes a variable rate based on water volume consumed to be implemented in 2017.

Communication Strategy:

Open House scheduled for October 2016

Educating residents through existing billing by showing existing usage.

Respectfully submitted:

Roger Huston

R. Huston, Public Works Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN WEST BENCH WATER RATE STRUCTURE REVIEW

Presented by: Andrew McLaren,
InterGroup Consultants

September 2016

OVERVIEW

2

The Regional District of Okanagan-Similkameen (RDOS) operates the water distribution system for the community of West Bench within Electoral Area F. Treated water is supplied to approximately 350 customers through an agreement with the City of Penticton. The current water rate structure is based on a fixed fee per customer plus a flat charge per acre of Grade A irrigation land and a flat rate for non-irrigable land. The rates do not vary with the amount of water consumed by a customer.

InterGroup was retained by RDOS to develop a revised rate structure that includes a variable rate component based on water volume consumed by a customer.

This presentation provides a summary of the review to date:

1. Review of existing costs, water use and revenues
2. Evaluation of scenarios for new water rate options
3. Recommendations and next steps

CURRENT RATES AND REVENUES

3

Forecast revenues at 2016 rates are approximately \$333,000 from user fees and an additional \$73,000 from the capital assessment and the renewal fund for total revenues of approximately \$406,000 in 2016

Type of Customer	Meter Size	Number of Customer units	Consumption (cubic meters)	Average Consumption/ customer (cubic meters)	Current (2016) Rates	Forecast Revenue at 2016 Rates
Single Family Dwelling	1" or less	328	332,083	1,012	\$767	\$251,576
Single Family Dwelling	1.5"	3	3,979	1,326	\$767	\$2,301
Single Family Dwelling	2"	1	733	733	\$767	\$767
Farm	1" or less	12	39,037	3,253	\$787	\$9,444
Farm	2"	2	478	239	\$787	\$1,574
Park	1" or less	1	837	837	\$1,571	\$1,571
Park	1.5"	1	2,380	2,380	\$1,571	\$1,571
School	1" or less	1	9,215	9,215	\$8,943	\$8,943
Vacant Lot		1	0	0	\$767	\$767
Multi-Family			0	0	\$1,405	\$0
Utility	unmetered	1	N/A	N/A	\$787	\$787
Grade A Irrigation		434.3			\$123	\$53,419
Grade B Non-Irrigable		2			\$116	\$232
Sub-total			388,743		\$332,952	
Capital Assessment		351			\$93	\$32,643
Renewal Fund		351			\$115	\$40,365
Total			\$405,960			

2015 CURRENT RATES AND REVENUES

4

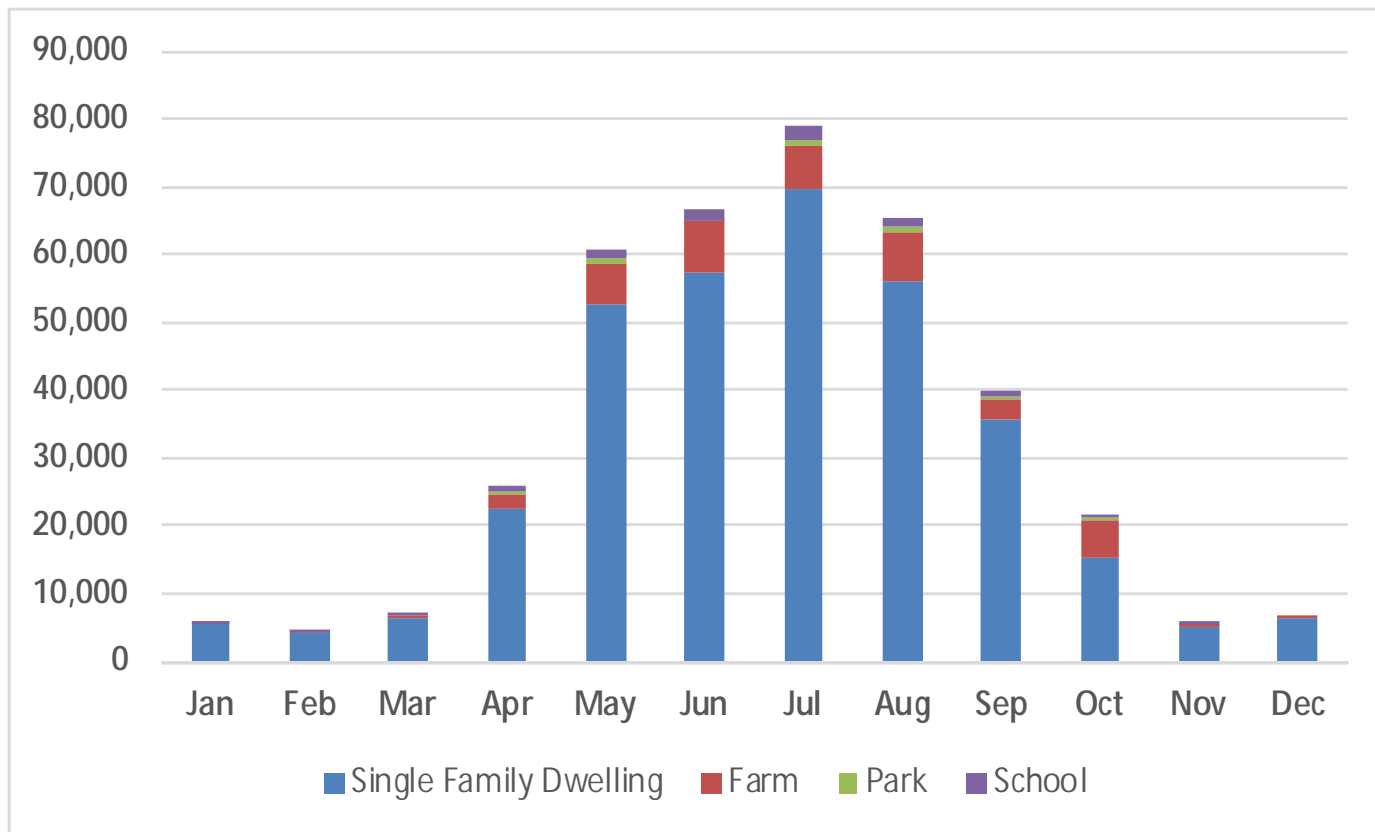
RDOS has had customer metering in place since 2015. A review of the monthly billing data indicates that consumption is highly seasonal with the six largest months accounting for 87% of annual consumption. This is consistent with substantial irrigation consumption.

Average consumption for single family residences is approximately 1,000 cubic meters annually. This compares to annual consumption by single family residences in the City of Penticton of approximately 360 cubic meters annually.

2015 CURRENT RATES AND REVENUES

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**2015 Monthly Consumption
(cubic meters)**



2017 RATE OPTIONS

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Rate options for 2017 were developed based on 2015 customer metering information and RDOS' 2017 budget.

2017 rates are designed to recover expenses of \$546,791, less \$115,600 from parcel tax revenues and \$50,000 from prior years surplus for a total of \$381,191.

This is approximately 6% lower than 2016 forecast revenues.

	2014 Budget	2014 Actual	2015 Budget	2015 Actual	2016 Budget	2017 Budget
Admin Charges	16,055	16,055	16,858	16,858	16,594	16,884
Advertising - Public Education	11,444	500	12,000	58	12,000	5,000
Capital Expenditures	10,000	1,575	10,000	0	30,000	5,000
Consultants	5,000	2,004	5,000	0	40,000	10,000
Contingency	55,000	261	22,628	0	2,000	5,000
Cross Connection Control	5,000	0	5,000	0	5,000	5,000
Debt Interest	143,500	70,247	123,584	54,088	50,796	50,796
Debt Principal	363,225	23,225	100,127	23,225	90,270	90,270
Education and Training	2,601	2,145	2,653	1,530	2,706	2,706
Insurance- Liability	3,920	4,198	4,371	4,595	4,726	4,548
Insurance- Property	1,995	2,675	2,736	2,758	2,862	2,847
IS	2,272	2,272	3,598	3,598	3,697	3,762
Legal Fees	12,485	10,870	6,000	5,883	6,000	6,000
OP-Water Quality Monitoring	0	328	5,000	1,270	5,000	5,250
Operations	80,000	45,347	45,000	15,866	54,000	30,000
Operations - Bulk Water	0	93,415	110,000	100,577	115,000	120,000
Other expenses - Misc	7,000	0	7,000	0	5,000	5,000
RDOS Staff Wages	0	21,082	0	9,506	0	
Salaries and Wages	77,709	48,864	119,703	66,863	101,774	100,385
Supplies	10,404	777	2,500	1,958	2,500	2,500
Transfer to Reserve - Rate reset	0	0	0	0	6,843	6,843
Transfer to Reserve	128,600	500,000	40,000	140,000	120,000	40,000
Transfer to Reserve - Interest	0	2,840	0	16,641	0	
Travel/Leasing	0	0	0	0	0	
Utilities	15,000	30,635	30,000	24,464	28,000	29,000
Total Expenses	951,210	879,315	673,758	489,738	704,768	546,791

2017 RATE OPTIONS

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Several rate options were evaluated targeted to recover the full revenue requirement with a different proportion of rates recovered from a fixed monthly charge and a variable charge based on water consumption:

- **Rate Option 1:** 60% of revenue from fixed charges (\$54.40/month) ; 40% from variable charges (\$0.391/cm³). All customers pay the same variable rate.
- **Rate Option 2:** 60% of revenue from fixed charges (\$54.50/month); 40% from variable charges (\$0.412/cm³). 50% discount on variable charge for farm customers (\$0.206/cm³)
- **Rate Option 3:** 70% of revenue from fixed charges (\$63.47/month); 30% from variable charges (\$0.293/cm³). All customers pay the same variable rate.
- **Rate Option 4:** 70% of revenue from fixed charges (\$63.47/month); 30% from variable charges (\$0.309/cm³). 50% discount on variable charge for farm customers (\$0.154/cm³)

The following slide shows the impact of the different options on bills for different types of customers

2017 RATE OPTIONS – INITIAL RESULTS

8

	Current Annual Bill	Option 1		Option 2	
		\$ change	% change	\$ change	% change
SFD w/1 unit Grade A Irrigation & 800 annual consumption	\$1,098	-\$133	-12.1%	-\$116	-10.6%
SFD w/1 unit Grade A Irrigation & 1,000 annual consumption	\$1,098	-\$54	-5.0%	-\$34	-3.1%
SFD w/1 unit Grade A Irrigation & 2,000 annual consumption	\$1,098	\$336	30.6%	\$378	34.4%
SFD w/1 unit Grade A Irrigation & 4,000 annual consumption	\$1,098	\$1,118	101.8%	\$1,201	109.4%
Agriculture w 2 acres Grade A Irr. & 3,000 annual consumption	\$1,241	\$584	47.1%	\$29	2.4%
Agriculture w 5 Acres Grade A Irr. & 6,500 annual consumption	\$1,610	\$1,583	98.3%	\$381	23.6%
School	\$9,151	-\$4,897	-53.5%	-\$4,705	-51.4%
Parks	\$3,558	-\$995	-28.0%	-\$928	-26.1%
	Current Annual Bill	Option 3		Option 4	
		\$ change	% change	\$ change	% change
SFD w/1 unit Grade A Irrigation & 800 annual consumption	\$1,098	-\$102	-9.3%	-\$89	-8.1%
SFD w/1 unit Grade A Irrigation & 1,000 annual consumption	\$1,098	-\$43	-3.9%	-\$28	-2.5%
SFD w/1 unit Grade A Irrigation & 2,000 annual consumption	\$1,098	\$250	22.7%	\$281	25.6%
SFD w/1 unit Grade A Irrigation & 4,000 annual consumption	\$1,098	\$836	76.1%	\$899	81.8%
Agriculture w 2 acres Grade A Irr. & 3,000 annual consumption	\$1,241	\$400	32.2%	-\$16	-1.3%
Agriculture w 5 Acres Grade A Irr. & 6,500 annual consumption	\$1,610	\$1,056	65.6%	\$155	9.6%
School	\$9,151	-\$5,689	-62.2%	-\$5,544	-60.6%
Parks	\$3,558	-\$1,092	-30.7%	-\$1,041	-29.3%

2017 RATE OPTIONS – INITIAL RESULTS

Key observations from the initial scenarios include:

- School and parks customers are expected to pay lower bills due to their relatively low volume of consumption.
- Rate Options 3 and 4 (70% recovery from fixed charges, 30% from variable charges) produce the narrowest range of bill impacts for single family dwelling customers.
- Reducing the variable rate for farm customers by 50% would largely eliminate the impact of the variable rate charge on farm customers but would result in somewhat higher bills for other customers.
- Approximately 30% of forecast 2017 costs relate to water purchases from the City of Penticton. Therefore if customers responded to the variable rate by decreasing their consumption, it should result in cost savings on purchases from the City of Penticton.

2017 RECOMMENDATIONS AND NEXT STEPS

10

Key recommendations and suggestions for next steps:

- It is recommended that RDOS consider implementing a variable rate that recovers approximately 30% of total revenue. This would limit the exposure to water conservation reducing revenue, because bulk water purchases are approximately 30% of costs and would be expected to decrease if customer consumption decreases.
- RDOS should consider whether it wants to provide a discount on the variable portion of the rate to farm customers.
- A customer information session is recommended prior to approving rates for 2017, in order to provide notice to customers and provide feedback.
- It is noted that the majority of annual consumption occurs during the six summer months. Therefore if rates were implemented for January 1, 2017, the variable rate impacts would be relatively small in the first three months of the year, allowing customers time to consider water conservation measures.
- Other bill impact mitigation measures could be considered, for example capping the billed consumption at some maximum level for the first month or two of summer consumption to give customers the opportunity to implement water conservation measures.
- Mock bills showing what bills would be once the new rate structure is implemented could also be prepared later in 2016.

- Questions?

WEST BENCH WATER RATE STRUCTURE REVIEW

ATTACHMENTS

12

Rate Option 1: 2017 Rates and Revenue Forecast

60% Revenue from fixed costs; All customers pay same variable rate

Type of Customer	Meter Size	Number of Customer units	Consumption (cubic meters)	Average Consumption/ customer (cubic meters)	Monthly Customer Charge	Volume Charge	Revenues at Proposed Rates
Single Family Dwelling	1" or less	328	332,083	1,012	\$54.40	\$0.391	\$343,884
Single Family Dwelling	1.5"	3	3,979	1,326	\$54.40	\$0.391	\$3,513
Single Family Dwelling	2"	1	733	733	\$54.40	\$0.391	\$939
Farm	1" or less	12	39,037	3,253	\$54.40	\$0.391	\$23,087
Farm	2"	2	478	239	\$54.40	\$0.391	\$1,493
Park	1" or less	1	837	837	\$54.40	\$0.391	\$980
Park	1.5"	1	2,380	2,380	\$54.40	\$0.391	\$1,583
School	1" or less	1	9,215	9,215	\$54.40	\$0.391	\$4,254
Vacant Lot		1	0	0	\$60.02		\$720
Multi-Family			0	0	\$54.40	\$0.391	\$0
Utility	unmetered	1	N/A	N/A	\$61.58		\$739
Grade A Irrigation		434.3					
Grade B Non-Irrigable		2					
Sub-total			388,743				\$381,191

WEST BENCH WATER RATE STRUCTURE REVIEW

ATTACHMENTS

13

Rate Option 2: 2017 Rates and Revenue Forecast

60% Revenue from fixed costs; 50% discount for farm customers on variable rate

Type of Customer	Meter Size	Number of Customer units	Consumption (cubic meters)	Average Consumption/ customer (cubic meters)	Monthly Customer Charge	Volume Charge	Revenues at Proposed Rates
Single Family Dwelling	1" or less	328	332,083	1,012	\$54.40	\$0.412	\$350,832
Single Family Dwelling	1.5"	3	3,979	1,326	\$54.40	\$0.412	\$3,596
Single Family Dwelling	2"	1	733	733	\$54.40	\$0.412	\$954
Farm	1" or less	12	39,037	3,253	\$54.40	\$0.206	\$15,869
Farm	2"	2	478	239	\$54.40	\$0.206	\$1,404
Park	1" or less	1	837	837	\$54.40	\$0.412	\$998
Park	1.5"	1	2,380	2,380	\$54.40	\$0.412	\$1,632
School	1" or less	1	9,215	9,215	\$54.40	\$0.41	\$4,446
Vacant Lot		1	0	0	\$60.02		\$720
Multi-Family			0	0	\$54.40	\$0.412	\$0
Utility	unmetered	1	N/A	N/A	\$61.58		\$739
Grade A Irrigation		434.3					
Grade B Non-Irrigable		2					

Sub-total

388,743

\$381,191

WEST BENCH WATER RATE STRUCTURE REVIEW

ATTACHMENTS

14

Rate Option 3: 2017 Rates and Revenue Forecast

70% Revenue from fixed costs; All customers pay same variable rate

Type of Customer	Meter Size	Number of Customer units	Consumption (cubic meters)	Average Consumption/ customer (cubic meters)	Monthly Customer Charge	Volume Charge	Revenues at Proposed Rates
Single Family Dwelling	1" or less	328	332,083	1,012	\$63.47	\$0.293	\$347,134
Single Family Dwelling	1.5"	3	3,979	1,326	\$63.47	\$0.293	\$3,451
Single Family Dwelling	2"	1	733	733	\$63.47	\$0.293	\$976
Farm	1" or less	12	39,037	3,253	\$63.47	\$0.293	\$20,579
Farm	2"	2	478	239	\$63.47	\$0.293	\$1,663
Park	1" or less	1	837	837	\$63.47	\$0.293	\$1,007
Park	1.5"	1	2,380	2,380	\$63.47	\$0.293	\$1,459
School	1" or less	1	9,215	9,215	\$63.47	\$0.29	\$3,462
Vacant Lot		1	0	0	\$60.02		\$720
Multi-Family			0	0	\$63.47	\$0.293	\$0
Utility	unmetered	1	N/A	N/A	\$61.58		\$739
Grade A Irrigation		434.3					
Grade B Non-Irrigable		2					
Sub-total			388,743				\$381,191

WEST BENCH WATER RATE STRUCTURE REVIEW

ATTACHMENTS

15

Rate Option 4: 2017 Rates and Revenue Forecast

70% Revenue from fixed costs; 50% discount for farm customers on variable rate

Type of Customer	Meter Size	Number of Customer units	Consumption (cubic meters)	Average Consumption/ customer (cubic meters)
Single Family Dwelling	1" or less	328	332,083	1,012
Single Family Dwelling	1.5"	3	3,979	1,326
Single Family Dwelling	2"	1	733	733
Farm	1" or less	12	39,037	3,253
Farm	2"	2	478	239
Park	1" or less	1	837	837
Park	1.5"	1	2,380	2,380
School	1" or less	1	9,215	9,215
Vacant Lot		1	0	0
Multi-Family			0	0
Utility	unmetered	1	N/A	N/A
Grade A Irrigation		434.3		
Grade B Non-Irrigable		2		

Monthly Customer Charge	Volume Charge	Revenues at Proposed Rates
\$63.47	\$0.309	\$352,344
\$63.47	\$0.309	\$3,513
\$63.47	\$0.309	\$988
\$63.47	\$0.154	\$15,166
\$63.47	\$0.154	\$1,597
\$63.47	\$0.309	\$1,020
\$63.47	\$0.309	\$1,496
\$63.47	\$0.31	\$3,607
\$60.02		\$720
\$63.47	\$0.309	\$0
\$61.58		\$739

Sub-total

388,743

\$381,191



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, September 15, 2016

1:00 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Protective Services Committee Meeting of September 15, 2016 be adopted.

B. NEXT GENERATION 9-1-1- (NG9-1-1) – For Information Only

1. T911 Briefing Notes and Media Information
-

C. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Protective Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: Next Generation 9-1-1 (NG9-1-1)



For information purposes:

Background:

The Next Generation 9-1-1 refers to an initiative aimed at updating the 9-1-1 service infrastructure to improve public emergency communications services in the growing wireless mobility society. In addition to calling 9-1-1 from a landline or wireless phone, it intends to also enable the public to transmit data using text, images and videos to the 9-1-1 PSAP (Public Safety Answering Point). The implementation of the texting portion of this new enhanced service is ready to launch (go live) in the Regional District of Okanagan-Similkameen on September 21, 2016.

The texting portion for 911 reporting is being referred to as T911 and is focused primarily for use by the Deaf, Deaf and Blind, Hard of Hearing, and Speech Impaired Community Members.

Analysis:

Even though the RDOS is not under obligation to launch on this date, E-Comm (and Central Okanagan Region District) have coordinated this date to implement T911 capability and is providing media release templates and tech support for residences within the target jurisdictions to register their wireless reporting devices to ensure full operability. This registration step is essential to allow recognition with the ANI/ALI COS displayed as either TXE(English) or TXF(French) required to launch the application for recognition of text messages.

Communication Strategy:

The Regional District of Central Okanagan has implemented a joint effort in the go live date of September 21, 2016. It is their hope that the existing partnership with the Central Okanagan and the Regional Districts of North Okanagan, Columbia Shuswap, Thompson-Nicola, Central Kootenay, East Kootenay, Kootenay-Boundary, Squamish-Lillooet and Okanagan-Similkameen will voluntarily launch on the same date of September 21, 2016.

See attached documentation

Respectfully submitted:

D. Kronebusch, Emergency Services Supervisor

July 11th, 2016

Briefing Note

Text with 9-1-1 Service for the Deaf, Hard of Hearing, and Speech Impaired Community Implementation for the Regional District of Central Okanagan and Partner Regional Districts Service Area

Executive Summary

Text-with-911 for the (DHHSI) Deaf, Hard of Hearing, and Speech Impaired Community (hereafter called T911) is a specialized service that was launched in March of 2014. E-Comm was the first PSAP (Public Safety Answer Point) in the country to launch T911. Subsequently the T911 service has launched in Alberta (Calgary, Edmonton, and Parkland County), province-wide in Manitoba, province-wide in Nova Scotia, province-wide in New Brunswick, province-wide in Quebec, and in most areas of Ontario. At time of writing there are just over 2622 members of the DHHSI community country-wide that have registered for the service (386 of which are from BC.) Not only was E-Comm the first PSAP in the country to “go-live” but E-Comm was also acknowledged for their leadership in the T911 launch through requested representation at the CRTC ESWG (Emergency Services Working Group) – representation that continues to this day. E-Comm has the ability to provide T911 for the DHHSI Community and we recommend immediate implementation for this segment of the public for the Regional District of Central Okanagan (RDCO) and partner Regional Districts Service Area.

How it Works

T911 in Canada is a uniquely Canadian solution. The standards were established through a consensus arrangement between Canadian PSAPs, and representatives of both Wireless Service Providers and 911 ILEC (Incumbent Local Exchange Carrier) Service Providers. A member of the DHHSI community must register for the service with their wireless service provider. Instructions and educational material for completing this step can be found at www.textwith911.ca and the customer can follow the specific directions for their WSP from that point. Once registered, the customers’ class of service is changed from WL2 or “wireless phase 2” (the most common class of service in the ANI/ALI¹ databases today) to TXE or TXF (text English or text French). Once that registration process is complete and their class of service is updated the DHHSI caller can now access the T911 service. Specifically, if they have an emergency the caller actually dials 9-1-1 the same way as any other member of the public. On the PSAP’s end, the caller’s ANI/ALI presents to a call-taker as the call arrives and the class of service, being flagged as TXE or TXF causes an alert to sound. When the call-taker sees the alert they launch a browser based application called Agent 511² into which they insert the caller’s phone number and begin a text conversation with the caller. This all happens in a matter of seconds. The phone line is kept open in

¹ ANI/ALI stands for Automatic Number Identifier/Automatic Location Identifier and is the meta-data that accompanies 9-1-1 calls and provides the caller’s phone number and in most cases, location.

² Agent 511 or “TextBlue” is the web based application that all PSAPs across Canada access in order to launch text conversations with T911 callers. It is a third party application hosted by Bell Canada on behalf of all PSAPs and Wireless Service Providers.



order for the call-taker to hear crucial background noise – an important part of most emergency calls. At the PSAP, the initial text session will ascertain whether the caller needs Police, Fire, or Ambulance, and what jurisdiction they are calling from. As with any other 9-1-1 call, the call will then be down-streamed to the appropriate secondary answer point.

Down-Stream Types – Current

Currently there are two ways in which a T911 session can be down-streamed. It should be noted that no matter which way the text information is down-streamed the actual voice path of the call continued to be down-streamed the same way as any other 9-1-1 call.³

TYPE 1 – Transfer Call and Chat Session: Using this method, the call-taker transfers the call using the normal standard method of down-streaming (the 9-1-1 TRANSFER key followed by the agency of jurisdiction). When the secondary SSAP answers, the call is introduced by the PSAP call-taker and a desk ID is requested from the secondary SSAP call-taker. The transfer feature of Agent511 is used and the desk ID of the downstream call-taker is entered. The downstream call-taker can then “grab” the session and the caller is informed via message that their call has been transferred. The secondary SSAP call-taker can now continue the text conversation with the caller. Though this description contains multiple steps in actuality this process only takes a matter of seconds and is the most effective way to deal with T911 calls. This specific arrangement in BC is currently only available on closed direct network arrangements like that of E-Comm with Police Agencies in BC (due to PRIME – Police Records Information Management Environment.) Full transfer capability across the country is also now available as well (as long as the SSAP has IP connectivity.) With this feature, any PSAP in Canada can transfer an Agent511 chat session to any other PSAP or secondary down-stream SSAP in the country. This means that the preferred method (TYPE 1 being described here) will be available to any secondary SSAP that is prepared to receive the T911 call. The down-stream SSAP simply must have IP connectivity from their ILEC (TELUS in B.C.) and set up their desk IDs within the Agent511 administrative console.

TYPE 2 – Transfer Call and Verbal Relay Session: Using this method, the call-taker transfers the voice call using the normal standard method of down-streaming (the 9-1-1 TRANSFER key followed by the agency of jurisdiction). When the secondary SSAP answers, the call is introduced by the PSAP call-taker and the secondary SSAP call-taker is informed that we have a T911 caller on the line and will relay answers to the down-stream call-taker’s questions. The downstream call-taker can then hear the background noise on the call and any questions they ask will be typed into the Agent511 chat session by the PSAP call-taker; with any answers from the caller being verbally relayed to the down-stream call-taker. This is a less efficient manner of down-streaming these calls – but can allow communities to offer the T911 service if their secondary answer points are not technically capable of receiving the chat session. This Relay method is the current process used for the DHHSI callers with the legacy TTY technology which has an extremely low penetration rate. T911 provides a method for any DHHSI with a registered device to make a call to 9-1-1.

³ It should be noted that a T911 call has been measured to take approximately seven times longer than a voice-to-voice 9-1-1 call. Though not ideal, it is still generally thought to be a much better solution than outdated TTY machines which are no longer in production and/or having a bystander relay for the DHHSI caller.



For immediate release – September 21, 2016

**Specialized 9-1-1 text service for Deaf and Speech-Impaired
now available in B.C.'s central and southern interiors**

Today ____ along with eight other Regional Districts in the Central and Southern Interiors of B.C. announced the availability of a specialized text service that allows people who are Deaf/Deaf-Blind, Hard-of-Hearing or Speech Impaired (DHHSI) to communicate with 9-1-1 call-takers by text. This service is called Text with 9-1-1 (T9-1-1) and is being delivered by E-Comm—the emergency communications centre responsible for answering 9-1-1 calls in the central and southern interiors—in partnership with local emergency service agencies. The service is available throughout the Central Okanagan, North Okanagan, Central Kootenay, Columbia-Shuswap, Okanagan-Similkameen, Thompson-Nicola, East Kootenay, Kootenay-Boundary and Squamish-Lillooet regional districts.

[DHHSI quote – or insert alternate quote from a contact-of-your-choice] “T9-1-1 is a vital connection to police, fire and ambulance and enables quick communication between a Deaf caller and emergency services,” remarked Gordon Rattray, Treasurer of the Okanagan Valley Association of the Deaf (OVAD). “In the past Deaf people were limited by communication barriers and would have to use phone relay or TTY which would take five or ten minutes longer. The OVAD is very excited to have T9-1-1 in the interior regional districts and we look forward to helping promote the availability of this service with the DHHSI community. We’re proud of this enhancement to emergency services that E-Comm provides.”

T9-1-1 allows any DHHSI person who has pre-registered their cellphone with their wireless carrier to communicate with police, fire and ambulance call-takers via text during an emergency. Callers must first place a voice call to 9-1-1 in order to establish a voice network connection and initiate the special messaging technology.

[INSERT QUOTE from your Regional District representative of choice.]

When E-Comm receives a 9-1-1 call from a DHHSI person who has pre-registered for the service, an alert will trigger at the 9-1-1 centre to indicate there is a DHHSI caller on the line. The 9-1-1 call-taker will then launch the special messaging system, allowing them to communicate with the caller through a special text session. This will ensure they get the emergency service they need.

“Being able to communicate with 9-1-1 using this technology allows for greater access to important 9-1-1 lifelines in the event of an emergency, added Doug Watson, E-Comm’s vice-president of Operations. “E-Comm is proud to be able to offer this enhanced level of service to our partners in the central and southern interiors of B.C.”

It is important to emphasize that this service is only available to the DHHSI community. Voice calling remains the only way to communicate with 9-1-1 services for a person who is not Deaf/Deaf-Blind, Hard-of-Hearing or Speech Impaired. Text messages sent directly to the digits “9-1-1” do not reach emergency services anywhere in Canada. Text with 9-1-1 for the public-at-large is anticipated in the future as the nationwide 9-1-1 infrastructure evolves.

Members of the DHHSI community should visit www.TextWith911.ca to register their cellphone with their wireless service provider and to learn more about how the system works.

-30-

E-Comm is the largest 9-1-1 call centre in British Columbia and handles approximately 1.35 million emergency calls per year for Metro Vancouver and 24 other regional districts and communities spanning from Vancouver Island to Alberta and from the U.S. border, to north of Prince George. E-Comm also provides call-taking and dispatch services to 35 police and fire departments and operates the largest multi-jurisdictional, tri-service emergency radio system in the province.

Media Contacts:

E-Comm 9-1-1

Jody Robertson

604-215-4956

jody.robertson@ecom911.ca

[INSERT Your RD/media contact]

Regional District name

Contact Name

Contact Number

[email](#)



Text with 9-1-1

Text with 9-1-1 is for the Deaf, Deaf-Blind,
Hard-of-Hearing and Speech-Impaired

Important: You must register
your phone to use this service.*
Visit: textwith911.ca

You have an emergency



Call 9-1-1 as
though you
were making a
voice call.



Do not text
until you get a
text message
from the 9-1-1
operator.

The 9-1-1 operator will
text and ask if you need:



Answer the
9-1-1 operator's
questions



HELP is on the way



Do not hang
up until
the 9-1-1
operator tells
you to

You will
receive a text
when the
9-1-1 call
is over



* Text with 9-1-1 is currently only available in select service areas.
Visit textwith911.ca for more information.

ecomm911.ca

E Comm 9-1-1
Help us help.

[@EComm911_Info](https://twitter.com/EComm911_Info)

**T9-1-1 is for the Deaf, Deaf-Blind,
Hard-of-Hearing and Speech Impaired.
Registration is also available to family
members of the DHHSI.**

***Want to register for Text with 9-1-1?
Here is a checklist to help get
you started:***

- ☐ **Check to make sure your cellphone can make voice calls and send/receive text messages?**

If you don't know, ask your cellphone company

- ☐ **Confirm you live in an area that has Text with 9-1-1 service**

*The service is only available in certain areas.
Visit www.textwith911.ca for a full list.*

- ☐ **Register at www.textwith911.ca**

Learn how text with 9-1-1 works

Visit www.ecomm911.ca for a special user guide

- ☐ **When you need 9-1-1 remember to...**

- Call 9-1-1 as though you were making a voice call and wait to receive a text message.
- Answer the 9-1-1 operator's questions.
- Don't disconnect until the operator tells you it's okay to.

**If you have issues registering please
contact your cellphone company or email
info@textwith911.ca**

APPENDIX "A"

Regional District of Central Okanagan - Enhanced 9-1-1 Manual		Page No. 1 of 1
7.24 T9-1-1 Text to 911 Reference	Effective November 18, 2014	Revision Date

Text to 911 (T9-1-1) is a registration service specially designed for the Deaf and Hard-of-Hearing Speech Impaired (DHHSI) users. The user's wireless phone must be registered and phone calls from this device are identified to the PSAP by the TXE (Text English) or TXF (Text French) class of service on the ANI/ALI. Outgoing texts from the PSAP call taker to non-registered callers are not permitted.

The 911 PSAP call taker acts as the voice for the caller to the transferring agency and relays information verbatim. Concluding the call is at the request of the SSAP agency. The T9-1-1 Text session is ended by the 911 PSAP call taker by closing the application.

E-Comm 9-1-1 PSAP call taker will:

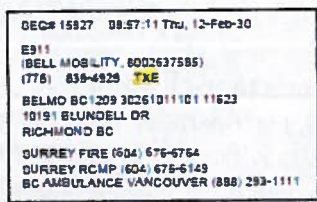
- Receives 9-1-1 voice call with ANI/ALI COS displayed as either TXE or TXF.
 - Keeps 911 voice call open for any background noise and answers "911, do you need police, fire or ambulance?"
 - This is done to check for any hearing persons on the line
 - Launches T9-1-1 Text application
 - T9-1-1 Text is a desktop based SMS system that every 9-1-1 operator at
 - E-Comm has available to them. It is built using the Agent 511 software
 - Enters the phone number of the TXE or TXF caller in the Chat window and presses OK
 - Then picks the following pre-recorded text messages to send to the caller:
 - "911 do you need police, ambulance or fire?", then
 - "For what city?"
 - Transfers the 9-1-1 voice call (not the text call)
 - Which will transfer the ANI/ALI and the open voice call
 - Informs the transferring agency they have a T9-1-1 call and confirms they have the ANI / ALI
 - Maintains voice communication with the transferring agency and continues to relay text for the caller
- DEC 8 15:27 08:57:11 Thu, 12-Feb-30

E911
 (BELL MOBILITY, 8002637585)
 (776) 838-6929 TXE

BELMO BC 1209 302610110111623
 10191 BLUNDELL DR
 RICHMOND BC

DURREY FIRE (604) 676-6764
 DURREY RCMP (604) 676-6149
 BC AMBULANCE VANCOUVER (888) 293-1111

Sends the End of 9-1-1 call message, when instructed by the SSAP



All SSAPs (Police, Fire, Ambulance) have indicated their agreement to handle T911 calls down streamed to them both verbally and by sign-off of the T911 SOP in the RDCO 911 Policy Manual approved prior to go live (See **Appendix A.**)

Technical Limitations

The only technical limitation today occurs around TYPE 1 transfers. To be clear, any secondary SSAP in the Province of BC today could theoretically receive TYPE 2 transfers from E-Comm at any time. In order for other primary PSAPs in BC to receive T911 calls they must ensure they are set up with IP connectivity from Telus. Within BC, due to our unique infrastructure related to PRIME, a T911 capable PSAP can transfer any T911 call and chat session to a secondary Police SSAP that is on the PRIME network. We refer to this as a “TYPE 1 *Light*” solution. It is our understanding that the RCMP is in the process of bringing its PSAP OCCs (Operational Communications Centre) up to IP connectivity. BC Ambulance is already prepared to take TYPE 1 transfers of T911 calls. Fire secondary SSAPs are likely to remain in a relay (TYPE 2) capacity for some time. Each agency must have IP connectivity from Telus in order for true TYPE 1 transfers to take place. Further in-depth technical details can be obtained from Naomi Arita, E-Comm’s Senior Technology Service Delivery Manager.

Costs

There are no direct costs to the PSAP or SSAP associated with T911 service. The Agent511 application, hosting, maintenance, and operation is wholly funded by Canadian Wireless Service Providers. The only secondary costs that may be associated are those required to bring an agency up to IP connectivity. Further information about those costs would be obtained from Telus.

Availability

The T911 service is potentially available within all PSAP service areas covered by E-Comm today. TYPE 1 transfers are available to every Police agency in the Lower Mainland today, and could be made readily available to other Police SSAP agencies should they have the correct type of connectivity⁴. TYPE 2 relay service is available to any down-stream agency anywhere in E-Comm’s PSAP service area at any time.

Recommendation

The DHHSI Community is requesting implementation in all PSAP areas across Canada as soon as possible. As E-Comm can provide this service to registered members of the DHHSI community in all E-Comm PSAP service areas across the Province, including the RDCO 9-1-1 PSAP service area, we recommend implementation with the related public announcements immediately.

⁴ This type of service does not need to wait for the full transfer ability of Agent511. This type of transfer can be completed today due to the network connectivity between E-Comm and any Police agency in BC due to PRIME.



BOARD of DIRECTORS MEETING

Thursday, September 15, 2016

1:15 p.m.

BOARD MEETING AGENDA

A. ADOPTION OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board Meeting of September 15, 2016 be adopted.

B. MINUTES

1. OSRHD Board Meeting – July 21, 2016

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Minutes of the July 21, 2016 Okanagan-Similkameen Regional Hospital District Board Meeting be adopted.

C. FINANCE

1. 2015 Audited Financial Statements
 - a. Draft Financial Statements 2015
 - b. Findings Letter
 - c. Management Letter
 - d. Planning Letter

RECOMMENDATION 3 (Weighted Corporate Vote – Simple Majority)

THAT the 2015 Audited Financial Statements of the Okanagan-Similkameen Regional Hospital District as of December 31, 2015 be received; and further

THAT the OSRHD Board adopt all reported 2015 transactions as amendments to the 2015 Final Budget.

D. ADJOURNMENT

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

BOARD of DIRECTORS MEETING

Minutes of the Board Meeting of the Okanagan-Similkameen Regional Hospital Board (OSRHD) of Directors held at 2:00 pm on Thursday, July 21, 2016, in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

Director A. Jakubeit, City of Penticton

STAFF PRESENT:

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

A. ADOPTION OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board Meeting of July 21, 2016 be adopted. - **CARRIED**

B. MINUTES

1. OSRHD Board Meeting – June 16, 2016

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Minutes of the June 16, 2016 Okanagan-Similkameen Regional Hospital District Board Meeting be adopted. - **CARRIED**

C. FINANCE

1. Bylaw 163 Capital Bylaw – Patient Care Tower
 - a. Bylaw No. 163 – Okanagan-Similkameen Regional Hospital District

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

THAT Bylaw 163, 2016 Okanagan Similkameen Regional Hospital District Capital Bylaw be read a first, second and third time and be adopted. - **CARRIED**

2. Hospital District Act – Cost Sharing Authority

By consensus, the report from Comox Strathcona Regional Hospital District (CSRHD) was received for information. Acknowledgement of receipt of the report will be sent to CSRHD.

D. ADJOURNMENT

By consensus, the meeting adjourned at 2:12 p.m.

APPROVED:

CERTIFIED CORRECT:

M. Brydon
OSRHD Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT

TO: Okanagan-Similkameen Regional Hospital Board
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: 2015 Audited Financial Statements



Administrative Recommendation:

THAT the 2015 Audited Financial Statements of the Okanagan-Similkameen Regional Hospital District as of December 31, 2015 be received;

AND THAT the OSRHD Board adopt all reported 2015 transactions as amendments to the 2015 Final Budget.

Business Plan Objective:

Objective 1.1.1: By providing the Board with accurate, timely financial information.

Analysis:

Please note that the attached 2015 Financial Statements are not on letterhead or signed by the auditors or RDOS representatives. Canadian Audit Standards requires the auditors to keep the audit file open until the Board has received and taken ownership of the financial statements. Ownership transfers with the passing of the above noted resolution. The attached document is the proposed final 2015 Financial Statements and once accepted by the Board, the document will include the appropriate letterhead and signatures of the auditors and RDOS representatives.

The 2015 Financial Statements for the OSRHD are presented with an unqualified audit opinion. This means that in the opinion of our auditors, our financial statements represent fairly, in all material respects, the financial position of the RDOS in accordance with GAAP (Generally Accepted Accounting Principles) and PSAS (Public Sector Accounting Standards).

As outlined in the attached Findings letter and Management letter, there were no issues identified in the audit.

The attached Planning letter lays out Management, Auditor and Board responsibilities with regard to an audit as well as outlines various aspects of the audit approach.

The Hospital Reserve balance at December 31, 2015 was \$39.7M. Approximately \$1.2M of the reserve is earmarked for previously approved capital projects not yet completed by Interior Health.

Communication Strategy:

Audited financial statements are available to the public on our website.

Respectfully submitted:

"Sandy Croteau"

S. Croteau, Finance Manager

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT

Consolidated Financial Statements

December 31, 2015

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of the Okanagan-Similkameen Regional Hospital District

We have audited the accompanying financial statements of Okanagan- Similkameen Regional Hospital District, which comprise the statement of financial position as at December 31, 2015, and the statement of operations, net financial assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian Public Sector accounting principles, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independent Auditors' Report to the Chairman and Directors of Okanagan-Similkameen Regional
Hospital District (continued)

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Okanagan-Similkameen Regional Hospital District as at December 31, 2015, and the results of its operations and its cash flows for the year then ended in accordance with Canadian Public Sector accounting principles.

Penticton, British Columbia
September 15, 2016

CHARTERED PROFESSIONAL ACCOUNTANTS

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT**Statement of Financial Position****December 31, 2015**

	2015	2014
	\$	\$
FINANCIAL ASSETS		
Cash (Note 2)	4,080,501	4,182,684
Municipal Finance Authority deposits (Note 3)	106,382	187,882
Accounts receivable (Note 4)	100,408	1,400,855
Portfolio investments	36,614,921	30,853,067
	40,902,212	36,624,488
FINANCIAL LIABILITIES		
Municipal Finance Authority debt reserve (Note 3)	106,382	187,882
Accounts payable and accrued liabilities (Note 5)	1,048,547	947,565
Debenture debt (Note 6) (Schedule 1)	734,969	950,364
	1,889,898	2,085,811
NET FINANCIAL ASSETS	39,012,314	34,538,677
NON-FINANCIAL ASSETS		
Tangible capital assets (Note 7)	93,000	93,000
ACCUMULATED SURPLUS	39,105,314	34,631,677
REPRESENTED BY:		
Equity in tangible capital assets	93,000	93,000
Restricted surplus (Note 8)	39,747,285	35,489,041
Unrestricted deficit	(734,971)	(950,364)
	39,105,314	34,631,677

Approved on behalf of the Board:

See the accompanying notes to the financial statements

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT**Statement of Operations****Year Ended December 31, 2015**

	Actual 2015	Budget 2015	Actual 2014
	\$	\$	\$
REVENUES			
Tax requisitions	5,551,962	5,551,960	5,255,104
Interest income	802,720	255,000	966,582
MFA debt surplus	521,333	-	-
Actuarial earnings	121,451	-	111,511
Grants in lieu of taxes	62,117	25,000	28,705
	7,059,583	5,831,960	6,361,902
EXPENSES			
Capital projects	1,940,631	11,436,360	1,576,648
Grant to Okanagan-Similkameen Health Region	435,000	435,000	395,500
Interest on debentures	150,676	170,000	167,185
Administrative overhead	53,989	94,600	69,872
Professional fees	5,650	6,000	5,050
	2,585,946	12,141,960	2,214,255
EXCESS FOR THE YEAR	4,473,637	(6,310,000)	4,147,647
ACCUMULATED SURPLUS, beginning of year	34,631,677	34,631,677	30,484,030
ACCUMULATED SURPLUS, end of year	39,105,314	28,321,677	34,631,677

See the accompanying notes to the financial statements

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT**Statement of Net Financial Assets****Year Ended December 31, 2015**

	2015	2014
	\$	\$
EXCESS OF REVENUE OVER EXPENSES	4,473,637	4,147,647
NET FINANCIAL ASSETS, BEGINNING OF THE YEAR	34,538,677	30,391,030
NET FINANCIAL ASSETS, END OF THE YEAR	39,012,314	34,538,677

See the accompanying notes to the financial statements

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT**Statement of Cash Flows****Year Ended December 31, 2015**

	2015	2014
	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES		
Excess of revenues over expenses	4,473,637	4,147,647
Change in non-cash operating assets and liabilities:		
Accounts receivable	1,300,446	(1,387,105)
Accounts payable and accrued liabilities	100,982	437,020
	5,875,065	3,197,562
CASH FLOWS FROM FINANCING ACTIVITY		
Repayment of debenture debt	(93,944)	(93,944)
Reduction of debenture debt by actuarial adjustments	(121,451)	(111,511)
	(215,395)	(205,455)
CASH FLOWS FROM INVESTING ACTIVITY		
Net increase in portfolio investments	(5,761,853)	(6,714,877)
NET DECREASE IN CASH	(102,183)	(3,722,770)
CASH, beginning of year	4,182,684	7,905,454
CASH, end of year	4,080,501	4,182,684

See the accompanying notes to the financial statements

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT

Notes to Financial Statements

Year Ended December 31, 2015

General

The Okanagan-Similkameen Regional Hospital District (Regional Hospital District) is a governing agency of the hospitals in the Okanagan and Similkameen Health region and is incorporated under the Hospitals District Act. Its principal activities include financing capital construction projects and capital equipment purchases for health care facilities within the Okanagan-Similkameen Health Region.

Basis of Presentation

The Regional Hospital District's accounting policy is to follow Canadian Public Sector accounting principles for British Columbia Regional Hospital Districts as prescribed by the Public Sector Accounting Board (PSAB), and to apply such principles consistently.

1. Summary of Significant Accounting Policies

PORTFOLIO INVESTMENTS

Portfolio investments consist of both Municipal Finance Authority of British Columbia (MFABC) and Valley First Credit Union short term bonds and money market instruments. These investments are carried at cost, which approximates market value.

DEBENTURE DEBT CHARGES

Debt charges are recorded as a reduction of debenture debt in the period in which they are paid. In accordance with PSAB, the Regional Hospital District has accrued interest charges from the dates of the last payment to the end of the fiscal year.

NON-FINANCIAL ASSETS

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. Such non-financial assets include tangible capital assets.

TANGIBLE CAPITAL ASSETS

Tangible capital assets are the physical assets owned by the Regional Hospital District and are stated at cost less accumulated amortization. Donated tangible capital assets are reported at fair market value at the time of the donation.

Tangible capital assets are amortized over their estimated useful lives on a straight-line basis using cost, less any salvage value. No assets are being amortized in the current period.

REVENUE RECOGNITION

Taxation revenues are recognized at the time property tax requisitions or the fiscal year become receivable.

Grants and interest income are recognized on an accrual basis when they are earned.

MFA debt surplus and actuarial earnings are recognized as revenue of the General Fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT

Notes to Financial Statements

Year Ended December 31, 2015

1. Summary of Significant Accounting Policies (Continued)

CAPITAL PROJECT EXPENSES

The Regional Hospital District has no claim on the assets purchased as part of capital project expenses and, as such, has adopted the policy of expensing these amounts. The debenture debt interest expense associated with these capital projects is considered to be a normal part of operations.

GRANTS TO OKANAGAN-SIMILKAMEEN HEALTH REGION

Capital grants are recorded in the accounts when approved to the extent that qualifying expenses are incurred. It is the Regional Hospital District's policy to expense the grant amounts when paid, as there is no claim of ownership on the assets purchased with these funds.

FINANCIAL INSTRUMENTS

The Regional Hospital District's financial instruments consist of cash, investments, accounts receivable, accounts payable and accrued liabilities, and debenture debt. Unless otherwise noted, it is management's opinion that the Regional Hospital District is not exposed to significant interest, currency or credit risks arising from these financial instruments. The fair values of these financial instruments approximate their carrying values, unless otherwise noted.

BUDGET FIGURES

The budget figures are from the Annual Budget Bylaw that is adopted annually. Subsequent amendments, if any, have been made by the Board to reflect changes in the budget as required by law.

MANAGEMENT ESTIMATES

The preparation of financial statements in accordance with Canadian Public Sector accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

2. Cash

The Regional Hospital District has a line of credit with Valley First Credit Union in the amount of \$500,000, bearing interest at prime rate, currently 2.70%, which is due on demand, and secured by a general security agreement. At year end, the line of credit was unutilized.

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT**Notes to Financial Statements****Year Ended December 31, 2015**

3. Municipal Finance Authority Deposits

The Regional Hospital District issues its debt instruments through the Municipal Finance Authority. As a condition of these borrowings, a portion of the debenture proceeds are withheld by the Municipal Finance Authority as a debt reserve fund.

The Regional Hospital District also executes demand notes in connection with each debenture, whereby the Regional Hospital District may be required to loan certain amounts to the Municipal Finance Authority. These demand notes are contingent in nature and are not reflected in the accounts.

The details of the cash deposits and demand notes at the year end are as follows:

	2015	2014
	\$	\$
Demand Notes	70,211	124,862
Cash Deposits	36,171	63,020
	106,382	187,882

4. Accounts Receivable

	2015	2014
	\$	\$
Federal government grant-in-lieu of taxes	7,168	6,920
Provincial government grant in lieu of taxes	4,166	4,044
Regional government grant in lieu of taxes	65,092	62,677
Due from Regional District of Okanagan-Similkameen	-	1,327,214
The Corporation for the City of Penticton grant in lieu of taxes	11,840	-
MFA Debt Interest Accrual (net of actuarial earnings)	12,142	-
	100,408	1,400,855

5. Accounts Payable and Accrued Liabilities

	2015	2014
	\$	\$
Regional government payables	1,027,415	939,065
Due to Regional District of Okanagan-Similkameen	13,632	-
Trade payables	5,000	4,500
Wages payable	2,500	4,000
	1,048,547	947,565

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT

Notes to Financial Statements

Year Ended December 31, 2015

6. Debenture Debt

The Okanagan-Similkameen Regional Hospital District obtains debenture debt through the Municipal Finance Authority to finance capital projects. Financing is secured by deposits and claims against specific property. The maturity dates and interest rates of the debenture debt vary and depend on the date of issue of the debt instrument. Debenture debt is comprised of numerous issues as detailed on the attached Schedule 1 - Debenture Debt. The minimum principal repayments over the next five years are estimated as follows:

	\$
2016	62,183
2017	60,037
2018	60,037
2019	60,037
2020	60,037
Subsequent	<u>432,638</u>
	<u>734,969</u>

The financing for Regional Hospital Districts capital projects is the responsibility of the Municipal Finance Authority. All debt servicing is recorded net of the provincial grant portions.

7. Tangible Capital Assets

Tangible capital assets consist of land only and as such there are no assets subject to amortization.

8. Restricted Surplus

The Section 20(4) contingency reserve fund represents an appropriation of surplus for specific purposes which are established and approved by the Board.

	2015	2014
	\$	\$
Appropriation of surplus for capital health requests	39,450,111	35,199,029
Reserved for South Similkameen Health Centre	<u>297,174</u>	<u>290,012</u>
	<u>39,747,285</u>	<u>35,489,041</u>

9. Budget Figures

Canadian Public Sector accounting principles require budget amounts be reported on the Statement of Operations for comparative purposes.

	2015 Budget
	\$
Budget reconciliation	
Excess of revenue over expenses	(6,310,000)
Transfer from reserve	10,355,000
Transfer to reserve	(3,950,000)
Debt principal repayments	<u>(95,000)</u>
Budget balanced	<u>-</u>

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT

Schedule 1 - Debenture Debt

Year Ended December 31, 2015

	MFA Issue #	Security Issue By-law	Maturity Date	Rate	Original Issue	2015 Net Debt	2014 Net Debt
					\$	\$	\$
South Similkameen Health Centre	73	131	2020	2.10%	749,010	256,965	301,914
South Similkameen Health Centre	74	131	2021	3.05%	803,472	327,243	373,063
South Similkameen Health Centre	75	131	2021	3.05%	355,569	144,818	165,095
South Similkameen Health Centre	77	131	2022	3.05%	5,170	2,400	2,681
Penticton Health Centre	511	120	2015	7.25%	1,477,024	-	100,582
SGH - Fire sprinkler	624	109	2016	7.875%	57,075	3,541	7,029
					3,447,320	734,969	950,364



Chartered Professional Accountants and Business Advisors

Ian S. Kennedy, CPA, CA
Michael P. Doherty, CPA, CA
H. Jon Milligan, CPA, CA

Chris D. Browne, CPA, CA
Jeff Duguid, CPA, CA
Marielle J. Brûlé, CPA, CA

Peter MacIntosh, CPA, CA
Darrell Swetlishoff, CPA, CA
Aaron Dodsworth, CPA, CA
Jodi Hansen, CPA, CA

August 22, 2016

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

Dear Board of Directors:

We have been engaged to audit the financial statements of Okanagan-Similkameen Regional Hospital District for the year ending December 31, 2015. Canadian auditing standards require that we communicate the following information with you in relation to your audit.

Evaluation of Internal Controls

Audits include a review and evaluation of the system of internal controls to assist in determining the level of reliance that may or should be placed on the system in assessing the nature and extent of audit procedures to be undertaken.

During the course of our audit, we did not encounter any internal control matters that we wish to bring to your attention that have not already been disclosed to you.

Significant Accounting Principles

Management is responsible for the appropriate selection and application of accounting policies. Our role is to re-view the appropriateness and application as part of our audit. The accounting policies used by Okanagan-Similkameen Regional Hospital District are described in Note 1, Summary of Significant Accounting policies, in the financial statements.

There were no new accounting policies adopted or changes to the application of accounting policies of Okanagan-Similkameen Regional Hospital District during the year.

Significant Unusual Transactions

We are not aware of any significant or unusual transactions entered into by Okanagan-Similkameen Regional Hospital District that you should be informed about.

Accounting Estimates

Management is responsible for the accounting estimates included in financial statements. Estimates and the related judgments and assumptions are based on management's knowledge of the business and past experience about current and future events.

Our responsibility as auditors is to obtain sufficient appropriate evidence to provide reasonable assurance that management's accounting estimates are reasonable within the context of the financial statements as a whole. An audit includes performing appropriate procedures to verify the:

- Calculation of accounting estimates;
- Analyzing of key factors such as underlying management assumptions;
- Materiality of estimates individually and in the aggregate in relation to the financial statements as a whole;
- Estimate's sensitivity to variation and deviation from historical patterns;
- Estimate's consistency with the entity's business plans; and
- Other audit evidence.

Disagreements with Management

We are required to communicate any disagreements with management, whether or not resolved, about matters that are individually or in aggregate significant to the organization's financial statements or auditor's report. Disagreements may arise over:

- Selection or application of accounting principles;
- Assumptions and related judgments for accounting estimates;
- Financial statement disclosures;
- Scope of the audit; or
- Wording of the auditor's report.

We are pleased to inform you that we had no disagreements with management during the course of our audit.

Consultation with Other Accountants (Second Opinions)

Management may consult with other accountants about auditing and accounting matters to obtain a "second opinion". When an entity requests that another accountant provide a written report or oral advice on the application of accounting principles to a specific transaction or the type of opinion that may be rendered on the entity's financial statements, we are required to ensure that the accountant has ensured that the reporting accountant has knowledge of all facts and circumstances and has conducted the engagement in accordance with Canadian auditing standards on the Reports on the Application of Accounting Principles.

We are not aware of any consultations that have taken place with other accountants.

Issues Discussed

The auditor generally discusses among other matters, the application of accounting principles and auditing standards, and fees, etc. with management during the initial or recurring appointment of the auditor during the normal course of business. There were no major issues discussed during our audit with regards to our retention that were not in the normal course of business.

Difficulties Encountered During the Audit

We encountered no significant difficulties during our audit that should be brought to the attention of the audit committee.

We shall be pleased to discuss with you further any matters mentioned above, at your convenience.

This communication is prepared solely for the information of the Board of Directors and is not intended for any other purpose. We accept no responsibility to a third party who uses this communication.

To ensure there is a clear understanding and record of the matters discussed, we ask that members of the Board of Directors sign their acknowledgement in the spaces provided below. Should any member of the Board of Directors wish to discuss or review any matter addressed in this letter or any other matters related to financial reporting, please do not hesitate to contact us at any time.

Yours truly,

A handwritten signature in black ink that reads "White Kennedy LLP". The signature is written in a cursive, flowing style.

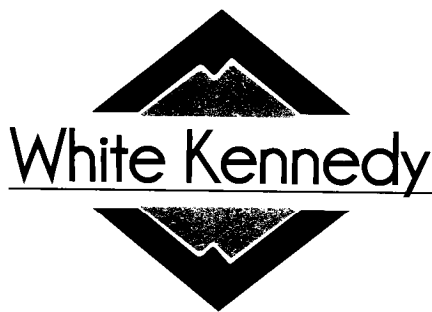
White Kennedy LLP

Acknowledgement of Board of Directors:

We have read and reviewed the above disclosures and understand the comments therein:

Per: _____ Title: _____ Date: _____

Per: _____ Title: _____ Date: _____



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www.WhiteKennedy.com

Chartered Professional Accountants and Business Advisors

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Jodi Hansen, CPA, CA

August 22, 2016

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

Attention: Sandy Croteau

Dear Madam:

The objective of our audit was to obtain reasonable assurance that the financial statements were free of material misstatement; our audit was not designed for the purpose of identifying matters to communicate. Accordingly, our audit would not usually identify all such matters that may be of interest to you and it is inappropriate to conclude that no such matters exist.

During the course of our audit of Okanagan-Similkameen Regional Hospital District for the year ended December 31, 2015, we did not identify any of the following matters: misstatements, other than trivial errors; fraud; misstatements that may cause future financial statements to be materially misstated; illegal or possibly illegal acts, other than ones considered inconsequential; or significant weaknesses in internal control.

This communication is prepared solely for the information of management and is not intended for any other purpose. We accept no responsibility to a third party who uses this communication.

Yours truly,

Michael P. Doherty, CPA, CA
Partner

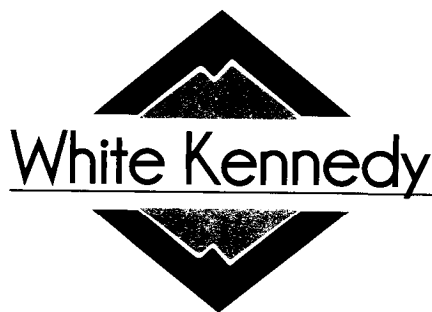
WHITE KENNEDY LLP CHARTERED PROFESSIONAL ACCOUNTANTS

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Jodi Hansen, CPA, CA

December 17, 2015

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

Dear Board of Directors :

We have been engaged to audit the financial statements of Okanagan-Similkameen Regional Hospital District for the year ending December 31, 2015. Canadian auditing standards require that we communicate the following information with you in relation to your audit.

Management's Responsibilities

Management is responsible for establishing and maintaining an adequate internal control structure and procedures for financial reporting. This includes the design and maintenance of accounting records, recording transactions, selecting and applying accounting policies, safeguarding of assets and preventing and detecting fraud and error.

In addition, during the audit management is responsible for the following:

- To provide access to all information relevant to the preparation of the financial statements;
- To provide additional information we may request for the purpose of the audit; and
- To provide unrestricted access to persons within the entity from whom we determine it is necessary to obtain audit evidence.

Our Responsibility as Auditors

As stated in the engagement letter dated December 17, 2015, our responsibility as auditors of your organization is to express an opinion on whether the financial statements present fairly, in all material respects, the financial position, results of operations and cash flows of the organization in accordance with Canadian Public Sector Accounting Standards.

An audit is performed to obtain reasonable but not absolute assurance as to whether the financial statements are free of material misstatement. Due to the inherent limitations of an audit, there is an unavoidable risk that some misstatements of the financial statements will not be detected (particularly intentional misstatements concealed through collusion), even though the audit is properly planned and performed.

Our audit includes:

- Assessing the risk that the financial statements may contain misstatements that, individually or in the aggregate, are material to the financial statements taken as a whole; and
- Examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements.

As part of our audit, we will obtain a sufficient understanding of the business and the internal control structure of Okanagan-Similkameen Regional Hospital District to plan the audit. This will include management's assessment of:

- The risk that the financial statements may be materially misstated as a result of fraud and error; and,
- The internal controls put in place by management to address such risks.

Board of Directors' Responsibilities

The board of directors is responsible for governance of the organization with the following responsibilities during the audit:

- Meeting with the auditors as necessary and prior to release and approval of financial statements to review audit, disclosure and compliance issues;
- Where necessary, reviewing matters raised by the auditors with appropriate levels of governance, and reporting back to the auditors their findings;
- Making known to the auditors any issues of disclosure, corporate governance, fraud or illegal acts, non-compliance with laws or regulatory requirements that are known to them, where such matters may impact the financial statements or auditor's report;
- Providing guidance and direction to the auditors on any additional work they feel should be undertaken in response to issues raised or concerns expressed;
- Making such enquiries as appropriate into the findings of the auditors with respect to corporate governance, management conduct and cooperation, information flow and systems of internal controls; and
- Reviewing the draft financial statements, including the presentation, disclosures and supporting notes and schedules, for accuracy, completeness and appropriateness, and approve same.

Audit Approach

Outlined below are certain aspects of our audit approach which are intended to help you in discharging your oversight responsibilities. Our general approach to the audit of Okanagan-Similkameen Regional Hospital District is to assess the risks of material misstatement in the financial statements and then respond by designing audit procedures.

Illegal Acts, Fraud, Intentional Misstatements and Errors

Our auditing procedures, including tests of your accounting records, are limited to those considered necessary in the circumstances and would not necessarily disclose all illegal acts, fraud, intentional misstatements or errors should any exist. We will conduct the audit under Canadian auditing standards (CAS), which include procedures to consider (based on the control environment, governance structure and circumstances encountered during the audit), the potential likelihood of fraud and illegal acts occurring.

Should we become aware that an illegal or possible illegal act or an act of fraud may have occurred, other than one considered clearly inconsequential, we will communicate this information directly to the Board of Directors and if required, to regulators or others outside the entity.

It is management's responsibility to detect and prevent illegal actions. If such acts are discovered or the Board of Directors become aware of circumstances under which the Company may have been involved in fraudulent, illegal or regulatory non-compliance situations, such circumstances must be disclosed to us.

Related Party Transactions

During our audit, we conduct various tests and procedures to identify transactions considered to involve related parties. Related parties exist when one party has the ability to exercise, directly or indirectly, control, joint control or significant influence over the other. Two or more parties are related when they are subject to common control, joint control or common significant influence. Related parties also include management, directors and their immediate family members and companies with which these individuals have an economic interest.

We will ensure that all related party transactions that were identified during the audit have been represented by management to have been disclosed in the notes to financial statements, recorded in accordance with Canadian Public Sector Accounting Standards, and have been reviewed with you. Management has advised that no other related party transactions have occurred that have not been disclosed to us.

Risk-based

Our risk-based approach focuses on obtaining sufficient appropriate audit evidence to reduce the risk of material misstatement in the financial statements to an appropriately low level. This means that we focus our audit work on higher risk areas that have a higher risk of being materially misstated.

Materiality

Materiality in an audit is used to:

- Guide planning decisions on the nature and extent of our audit procedures;
- Assess the sufficiency of the audit evidence gathered; and
- Evaluate any misstatements found during our audit.

Materiality is defined as:

Materiality is the term used to describe the significance of financial statement information to decision makers. An item of information, or an aggregate of items, is material if it is probable that its omission or misstatement would influence or change a decision. Materiality is a matter of professional judgment in the particular circumstances.

Audit Procedures

In responding to our risk assessment, we will use a combination of tests of controls, tests of details and substantive analytical procedures. The objective of the tests of controls is to evaluate whether certain controls operated effectively. The objective of the tests of details is to detect material misstatements in the account balances and transaction streams. Substantive analytical procedures are used to identify differences between recorded amounts and predictable expectations in larger volumes of transactions over time.

This communication is prepared solely for the information of the audit committee and is not intended for any other purpose. We accept no responsibility to a third party who uses this communication.

Yours truly,

White Kennedy LLP

White Kennedy LLP

Acknowledgement of Board of Directors:

We have read and reviewed the above disclosures and understand and agree with the comments therein:

Per: _____ Title: _____ Date: _____

Per: _____ Title: _____ Date: _____



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, September 15, 2016

1:30 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of September 15, 2016 be adopted.

1. Consent Agenda – Corporate Issues

a. Corporate Services Committee – September 01, 2016

THAT the Minutes of the September 01, 2016 Corporate Services Committee be received.

b. Environment and Infrastructure Committee – September 01, 2016

THAT the Minutes of the September 01, 2016 Environment and Infrastructure Committee be received.

THAT the Board authorize a non-binding letter of intent to allow for the assessment of a private property for the potential development of an Organics Management site; and,

THAT the Board authorize the development of a public consultation strategy and budget as laid out in the report dated September 1, 2016 from B. Newell.

c. Protective Services Committee – September 01, 2016

THAT the Minutes of the September 01, 2016 Protective Services Committee be received.

d. RDOS Regular Board Meeting – September 01, 2016

THAT the minutes of the September 01, 2016 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Consent Agenda – Corporate Issues be adopted.

2. Consent Agenda – Development Services**a. Development Variance Permit Application – R. & L. Farquharson, 4112 Meadow Crescent, Bankeir, Electoral Area “H”****i. Permit No. H2016.079-DVP**

THAT the Board of Directors approve Development Variance Permit No. H2016.079-DVP.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

THAT the Consent Agenda – Development Services be adopted.

B. DEVELOPMENT SERVICES – Rural Land Use Matters**1. Official Community Plan – Electoral Area “D-1”**

- a. Draft Official Community Plan
- b. Official Community Plan Map
- c. Responses Received
- d. Community Survey Report

Update of the Electoral Area “D-1” Kaleden Apex Official Community Plan Bylaw

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2683, 2016, Electoral Area “D-1” Official Community Plan, be read a first and second time and proceed to a public hearing; and further,

THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated September 15, 2016, to be appropriate consultation for the purpose of Section 475 of the Local Government Act; and further,

THAT, in accordance with Section 477 of the Local Government Act, the Board of Directors has considered Amendment Bylaw No. 2683, 2016, in conjunction with its Financial and applicable Waste Management Plans; and further,

RECOMMENDATION 5 (Unweighted Corporate Vote – Simple Majority)

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

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

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

-
2. **Official Community Plan & Zoning Bylaw Amendment – Commercial Zone Update – Electoral Area “D-2”**
a. Bylaw No. 2455.24, 2016

The Board of Directors is proposing to undertake an update of the commercial zones comprised within the Electoral Area “D-2” Zoning Bylaw.

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2455.24, 2016, Electoral Area “D” Zoning Amendment Bylaw be adopted.

3. **Zoning Amendment Bylaw – Modular and Mobile Homes – Electoral Areas “A”, “C”, “D”, “E”, “F” and “H”**
a. Bylaw No. 2743, 2016

This proposal relates to a number of textual changes proposed for the Electoral Area Zoning Bylaws that will allow for modular homes (A277) and mobile homes (Z240) in a broader range of zones.

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2743, 2016, Regional District of Okanagan-Similkameen Modular and Mobile Home Amendment Bylaw be adopted.

4. **Development Variance Permit Application – S. Hancheroff & B. Paterson, 128 5th Street, Kaleden – Electoral Area “D”**
a. Permit No. D2016.072-DVP

To allow for the replacement of a single family dwelling and the construction of retaining walls.

RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)

THAT the Board of Directors approve Development Variance Permit No. D2016.072–DVP.

C. PUBLIC WORKS**1. Parkland Dedication, Okanagan Falls – Electoral Area “D”**

To determine the required parkland dedication as the appropriate option for the proposed subdivision at 4148 Bassett Avenue in Okanagan Falls.

RECOMMENDATION 9 (Weighted Corporate Vote – Majority)

THAT the requirement of parkland dedication be accepted in the form of 5%, cash in-lieu option rather than the dedication of land for the subdivision of Lots 6; Plan KAP9973; Land District Similkameen Div of Yale, Okanagan Falls Townsite.

CI. COMMUNITY SERVICES – Recreation Services**1. Kaleden Parks & Recreation Commission – Rescind Appointment**

The Board of Directors appoints members to the Recreation Commission a resolution is required to rescind the appointment of members.

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors rescind the appointment of Bruce Ramage from the Kaleden Parks & Recreation Commission; and further

THAT a letter is forwarded to Mr. Ramage thanking him for his contribution.

CII. FINANCE**1. Property Tax Exemption****a. Bylaw No. 2762, 2016**

RECOMMENDATION 11 (Weighted Corporate Vote – 2/3 Majority)

THAT Bylaw No. 2762, 2016 Regional District of Okanagan-Similkameen Property Tax Exemption Bylaw be read a first, second and third time and be adopted.

F. OFFICE OF THE CAO**1. RCMP Superintendent Selection Committee**

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

THAT The Board of Directors appoint the Chair of the Board, Mark Pendergraft, to represent the Regional District of Okanagan-Similkameen on the RCMP Superintendent Selection Committee.

G. CAO REPORTS**1. Verbal Update**

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

2. Board Representation

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

3. Directors Motions

4. Board Members Verbal Update

I. ITEMS COMING OUT OF CLOSED SESSION (from the Protective Services Committee September 1, 2016)

1. RDOS Fire Dispatch Service – Renewal of Contract

a. Fire Dispatch Agreement – September 9, 2011

RECOMMENDATION 13 (Weighted Corporate Vote – Majority)

THAT the Regional District exercise the option clause to extend the Fire Dispatch Service Delivery agreement with the City of Kelowna for an additional five (5) years.

J. ADJOURNMENT



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, September 1, 2016

1:38 p.m.

Minutes

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

MEMBERS ABSENT:

STAFF PRESENT:

M. Woods, Acting Chief Administrative Officer
C. Malden, Manager of Legislative Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and seconded

THAT the Agenda for the Corporate Services Committee Meeting of September 1, 2016
be adopted. - **CARRIED**

B. 2016 UBCM – Ministry Meetings Briefing Notes – For Information Only

C. ADJOURNMENT

By consensus, the meeting adjourned at 1:45 p.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
RDOS Board Chair

B. Newell
Corporate Officer



**Minutes are in DRAFT form and are subject
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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, September 1, 2016

9:18 a.m.

Minutes

MEMBERS PRESENT:

Chair T. Siddon, Electoral Area "D"	Director A. Jakubeit, City of Penticton
Vice Chair K. Kozakevich, Electoral Area "E"	Director R. Hovanes, Town of Oliver
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 M. Pendergraft, Electoral Area "A"
Director M. Brydon, Electoral Area "F"	Director S. McKortoff, Town of Osoyoos
Director G. Bush, Electoral Area "B"	Director J. Sentes, City of Penticton
Director E. Christensen, Electoral Area "G"	Director T. Schafer, Electoral Area "C"
Director B. Coyne, Electoral Area "H"	Director P. Waterman, District of Summerland

MEMBERS ABSENT:

STAFF PRESENT:

M. Woods, Acting Chief Administrative Officer	L. Bloomfield, Engineer
G. Cramm, Administrative Assistant	C. Baughen, Solid Waste Management Coordinator
D. Hamilton, Solid Waste Facilities Coordinator	

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

That the Agenda for the Environment and Infrastructure Committee Meeting of September 1, 2016 be adopted. **CARRIED**

B. Campbell Mountain Landfill

1. Design Operations and Closure Plan Presentation

C. Campbell Mountain Landfill – Additional Testing of Landfill Gas System

To meet the compliance requirements of the Landfill Gas Management Regulation through the use biocover rather than the typical gas management system.

RECOMMENDATION 2

It was MOVED and SECONDED

THAT the Board of Directors approve an additional scope for the comparison between the biocover and active gas collection system for the Campbell Mountain Sanitary Landfill Design, Operations and Closure Plan to Sperling Hansen Associates for the amount of \$200,000; and,

THAT the Board of Directors approve a supplementary amount of \$175,000 to be applied to preparation and completion of all requirements as requested by the Ministry of Environment in the application for landfill gas substituted requirements for Campbell Mountain Sanitary Landfill.

DEFEATED

Opposed: Directors Armitage, Coyne, Konanz, Schafer, Hovanes, Christensen, McKortoff, Sentes, Jakubeit, Brydon, Boot, Kozakevich, Bauer, Bush, Pendergraft, Martin, Waterman, Siddon

D. Strategy for Organic Management Infrastructure

To establish the optimal locations for the development of a composting site capable of managing food waste, bio-solids, yard waste and wood waste as determined by the Organic Management Facilities Feasibility Study.

1. Solid Waste 101 Presentation
2. Organics Presentation

RECOMMENDATION 3

It was MOVED and SECONDED

THAT the Board authorize a non-binding letter of intent to allow for the assessment of a private property for the potential development of an Organics Management site; and,

THAT the Board authorize the development of a public consultation strategy and budget as laid out in the report dated September 1, 2016 from B. Newell.

CARRIED

Opposed: Directors Boot, Siddon, Christensen, Hovanes, Waterman

E. ADJOURNMENT

By consensus, the Environment and Infrastructure Committee meeting of September 1, 2016 adjourned at 12:01 p.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

Protective Services Committee

Thursday, September 1, 2016

12:33 p.m.

Minutes

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

M. Woods, Acting Chief Administrative Officer
C. Malden, Manager of Legislative Services

D. Kronebusch, Emergency Services Supervisor

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

That the Agenda for the Protective Services Committee Meeting of September 1, 2016 be adopted. - **CARRIED**

B. Closed Session

RECOMMENDATION 2

It was MOVED and SECONDED

THAT in accordance with Section 90(1)(c) and (k) of the *Community Charter*, the Board close the meeting to the public on the basis of labour relations or other employee relations; negotiations and related discussions respecting the proposed provision of a regional service that are at their preliminary stages and that, in view of the Board, could reasonably be expected to harm the interests of the region if they were held in public. - **CARRIED**

The meeting was closed to the public at 12:33
The meeting was opened to the public at 1:38

C. ADJOURNMENT

By consensus, the Protective Services Committee meeting of September 1, 2016 adjourned at 1:38 p.m.

APPROVED:

CERTIFIED CORRECT:

A. Jakubeit
Protective Services 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 1:45 p.m. Thursday, September 1, 2016 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 R. Hovanes, Town of Oliver
Director H. Konanz, City of Penticton
Director K. Kozakevich, Electoral Area "E"
Director A. Martin, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director J. Sentes, City of Penticton
Director T. Schafer, Electoral Area "C"
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

STAFF PRESENT:

M. Woods, Acting Chief Administrative Officer
C. Malden, Manager of Legislative Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the [Agenda](#) for the RDOS Board Meeting of September 1, 2016 be adopted.

CARRIED

1. Consent Agenda – Corporate Issues

a. Corporate Services Committee – August 18, 2016

THAT the Minutes of the August 18, 2016 Corporate Services Committee be received.

b. RDOS Regular Board Meeting – August 18, 2016

THAT the minutes of the August 18, 2016 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

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

B. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Zoning Bylaw Amendment – Modular and Mobile Homes – Electoral Areas “A”, “C”, “D”, “E”, “F” and “H”
 - a. Bylaw No. 2743, 2016
 - b. Responses Received

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 2743, 2016, Regional District of Okanagan-Similkameen Modular and Mobile Home Amendment Bylaw be read a third time. - **CARRIED**

Opposed: Director Brydon

2. Zoning Bylaw Amendment – L. DeMelo, Electoral Area “A”
 - a. Bylaw No. 2451.21, 2016
 - b. Response Received

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

THAT Bylaw No. 2451.21, 2016, Electoral Area “A” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing. - **CARRIED**

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

THAT the holding of the public hearing be delegated to Chair Pendergraft or delegate; and,

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

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

CARRIED

-
3. Zoning Bylaw Amendment – Electoral Area Boundaries, Electoral Area “H”
 - a. Bylaw No. 2498.10, 2016
 - b. Zoning Map

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 2498.10, 2016, Electoral Area “H” Zoning Amendment Bylaw be adopted. - **CARRIED**

4. Official Community Plan (OCP) & Zoning Bylaw Amendment – E. & W. Monteith, Electoral Area “D-2”
 - a. Bylaw No. 2603.07, 2016
 - b. Bylaw No. 2455.23, 2016
 - c. Public Hearing Report – August 10, 2016
 - d. Responses Received

Director Siddon advised that the public hearing report reflects an accurate account of what took place at the public hearing held on August 10, 2016 regarding Bylaw Nos. 2603.07 and 2455.23.

It was MOVED and SECONDED

THAT the public hearing report of August 10, 2016 regarding Bylaw Nos. 2603.07 and 2455.23 be received. - **CARRIED**

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2603.07, 2016, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2455.23, 2016, Electoral Area “D” Zoning Amendment Bylaw be read a third time and adopted. - **CARRIED**

5. Official Community Plan (OCP) & Zoning Bylaw Amendment - Commercial Zone Update, Electoral Area “D-2”
 - a. Bylaw No. 2455.24, 2016
 - b. Bylaw No. 2603.08, 2016
 - c. Public Hearing Report – August 10, 2016
 - d. Responses Received

Director Siddon advised that the public hearing report reflects an accurate account of what took place at the public hearing held on August 10, 2016 regarding Bylaw Nos. 2455.24 and 2603.08.

It was MOVED and SECONDED

THAT the public hearing report of August 10, 2016 regarding Bylaw No. 2603.08 be received. **CARRIED**

RECOMMENDATION 8 (Unweighted Rural Vote – 2/3)

It was MOVED and SECONDED

THAT Bylaw No. 2603.08, 2016, Electoral Area “D” Official Community Plan Amendment Bylaw be read a third time and adopted. - **CARRIED**

Opposed: Director Bush

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 2455.24, 2016, Electoral Area “D” Zoning Amendment Bylaw be read a third time, as amended. - **CARRIED**

C. ENGINEERING SERVICES

1. Award Naramata Stand-By Power Project
 - a. Tender Evaluation

RECOMMENDATION 10 (Weighted Corporate Vote – Majority)**It was MOVED and SECONDED**

THAT the Board of Directors receive the August 19, 2016 tender evaluation report for award of the “Naramata Water System-Standby Power Upgrade” tender from AECOM as attached to the report dated September 1, 2016 from B. Newell; and,

THAT the Regional District award the “Naramata Water System-Standby Power Upgrade” project to Houle Electric Ltd. in the amount of \$1,052,505.28 plus applicable taxes; and,

THAT the Regional District approve a contingency for the construction in the amount of \$105,000.

CARRIED

D. PUBLIC WORKS

1. Establishment of Natural Gas Service for the Husula Highlands Neighborhood – Electoral Area “F”, For Information Only
-

E. COMMUNITY SERVICES – Protective Services

1. Purchase of Bush Truck for Keremeos Fire Department

RECOMMENDATION 11 (Weighted Corporate Vote – Majority)**It was MOVED and SECONDED**

THAT the Board of Directors approve the purchase of a 2014 - F550 Super Duty flat deck Crew Cab truck from Driving Force – Langley for \$48,429.00 plus applicable taxes. - **CARRIED**

F. OFFICE OF THE CAO

1. Alternate Approval Process (AAP) for South Okanagan Transit System Service Establishment Bylaw No. 2741, 2016
 - a. Notice of Alternative Approval Process
 - b. Electoral Response Form

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

THAT the deadline for submitting elector response forms in relation to Bylaw No. 2741, 2016 to the Manager of Legislative Services is no later than 4:30 pm on Monday, October 17, 2016; and,

THAT the elector response form attached to the report dated September 1, 2016 be the approved form for Bylaw No. 2741, 2016 alternative approval process; and,

THAT the total number of eligible electors to which the alternative approval process applies is 15,962; and,

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 1,596.

CARRIED

-
2. Alternate Approval Process for Regional Economic Development Service Establishment Bylaw No. 2734, 2016
 - a. Notice of Alternative Approval Process
 - b. Electoral Response Form

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

THAT the deadline for submitting elector response forms in relation to Bylaw No. 2734, 2016 to the Manager of Legislative Services is no later than 4:30 pm on October 17, 2016; and,

THAT the elector response form attached to the report dated September 1, 2016 be the approved form for Bylaw No. 2734, 2016 alternative approval process; and

THAT the total number of eligible electors to which the alternative approval process applies is 70,890; and,

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 7,089.

CARRIED

Opposed: Directors Bauer, Bush, Christensen

3. Environmental Conservation Service Establishment Bylaw
 - a. Bylaw 2690, 2016 - Marked-Up
 - b. Bylaw 2690, 2016 - Clean

RECOMMENDATION 14 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT third reading of Regional District of Okanagan-Similkameen Sub-Regional Conservation Fund Service Establishment Bylaw No. 2690, 2016 be rescinded; and

THAT Regional District of Okanagan-Similkameen Environmental Conservation Service Establishment Bylaw No. 2690, 2016 be read a third time, as amended.

CARRIED

RECOMMENDATION 15 (Unweighted Corporate Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT upon approval by the Inspector of Municipalities, participating area approval for Regional District of Okanagan-Similkameen Environmental Conservation Service Establishment Bylaw No. 2690, 2016 be obtained for the entire service area through an Alternative Approval Process in accordance with section 342 (4) of the *Local Government Act*.

CARRIED

-
4. Noxious and Destructive Insect and Pest Control Amendment Bylaw
 - a. Bylaw No. 2711.01

RECOMMENDATION 16 (Unweighted Corporate Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Noxious and Destructive Insect and Pest Control Amendment Bylaw No. 2711.01, 2016 be read a first, second and third time and be adopted. - **CARRIED**

G. CAO REPORTS

1. Verbal Update

H. OTHER BUSINESS

1. Chair's Report
-

2. Directors Motions

It was MOVED and SECONDED

THAT the Board of Directors request that the Okanagan Basin Water Board add Vaseux Lake to the list of lakes receiving milfoil treatment. - **CARRIED**

3. Board Members Verbal Update

I. ADJOURNMENT

By consensus, the meeting adjourned at 2:39 p.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
RDOS Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 15, 2016

RE: Development Variance Permit Application — Electoral Area “H”



Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. H2016.079–DVP

Purpose: To construct an accessory building (garage and loft) to a height of approximately 5.1 metres and a projecting eaves and gutter measuring 0.92 metres.

Owners: Rod & Lisa Farquharson Agent: Rod Farquharson Folio: H-01111.140

Civic: 4112 Meadow Crescent, Bankeir Legal: Lot 9, Plan KAP16638, District Lot 2086, KDYD

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

Requested to vary the maximum height for an accessory building from 4.5 metres to 5.1 metres; and

Variances: to vary the maximum projection of a gutter and eave from 0.6 metres to 0.92 metres

Proposed Development:

This application seeks to increase the maximum height allowed for an accessory building or structure from 4.5 metres to 5.1 metres and to increase the permitted projection of an eave and gutter from 0.6 metres to 0.92 metres in order to formalise an existing garage and loft built at the north-east corner of the property.

The applicant has stated that “the garage is situated with the Princeton-Summerland road directly behind it. Behind that is a ¼ mile high hill. Therefore the garage does not interfere with anyone’s view or sight line.”

Site Context:

The subject property is approximately 1,416 m² in area and is situated on the north side of Meadow Crescent in Bankeir (at Osprey Lake) and is also joined by Princeton-Summerland Road along its northern (rear) property boundary. The surrounding pattern of development is generally characterised by similar seasonal residential uses.

Background:

The subject property was created by a subdivision deposited in the Land Title office on October 5, 1966. A Building Permit (BP) was previously issued for the construction of a new single detached dwelling on May 27, 2008, as well as for a “shop” on June 18, 2010.

On November 4, 2014, the property owner submitted a BP application for the proposed garage and loft and was advised by Regional District staff on November 18, 2014, that the structure exceeded the

maximum height of 4.5 metres for an accessory building or structure in the Residential Single Family One (RS1) under the Electoral Area "H" Zoning Bylaw No. 2498, 2012.

It is understood that the plans were subsequently amended to show the garage complying with the 4.5 metre height allowance and a permit issued on February 2, 2015. The property owner subsequently asked for an extension to the 6-month condition of the BP to commence work (i.e. by August 2, 2015).

This was granted, resulting in the footing inspection not being scheduled by the applicant until May of 2016. A framing inspection in July of 2016 revealed that 12" had been added to the height of the pony wall and an additional 12" to the heel of the truss – thereby increasing the height of the structure to 5.1 metres – and the property owner was advised of the need to apply for a DVP.

A DVP application was submitted to the Regional District on August 9, 2016, and, in the interim, the garage and loft were completed. In order to now close the building permit, the height variance needs to be resolved.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

Analysis:

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

In this instance, it is noted that the proposed structure and its use is consistent with the residential zoning (NOTE: the applicant has advised that it is not to be provided with water or septic connections and is only to be used for the storage of outdoor equipment), that it is unlikely to affect existing streetscape characteristics on either Meadows Crescent or the Princeton-Summerland Road and, due to local topography, it is also unlikely to adversely affect the amenity or use of adjacent properties.

Conversely, there do not appear to be any physical features present on the property that would warrant an increase in height while the floor area comprised within the "loft" (which is what resulted in the structure be built above the maximum height allowance) could have been accommodated on the ground floor – thereby forgoing the need for a variance.

With regard to the proposed variance to the allowable projection for an eave and gutter, Administration considers this to be of a very minor nature.

Alternatives:

- .1 THAT the Board of Directors deny Development Variance Permit No. H2016.079-DVP; or
- .2 THAT the Board of Directors defers making a decision and directs that the proposal be considered by the Electoral Area "H" Advisory Planning Commission (APC).

Respectfully submitted:



Endorsed by:

C. Garrish, Planning Supervisor

Donna Butler
D. Butler, Development Services Manager

Attachments: No. 1 — Site Photos

Attachment No. 1 – Site Photos





Development Variance Permit

FILE NO.: H2016.079-DVP

Owners: Rod & Lisa Farquharson
4112 Meadow Crescent
Princeton, BC, V0X-1H0

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot 9, Plan KAP16638, District Lot 2086, KDYD

Civic Address: 4112 Meadow Crescent, Bankeir

Parcel Identifier (PID): 008-557-926 Folio: H-01111.140

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "H" Zoning Bylaw No. 2498, 2012, in the Regional District of Okanagan-Similkameen:
 - a) The maximum projection for an eave and gutter, as prescribed at Section 7.5.1, is varied:
 - i) from: 0.6 metres

to: 0.92 metres

b) The maximum height for an accessory building or structure, as prescribed at Section 12.1.6(b), is varied:

i) from: 4.5 metres

to: 5.1 metres

7. COVENANT REQUIREMENTS

a) Not Applicable

8. SECURITY REQUIREMENTS

a) Not applicable

9. EXPIRY OF PERMIT

The development shall be carried out according to the following schedule:

a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.

b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2016.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

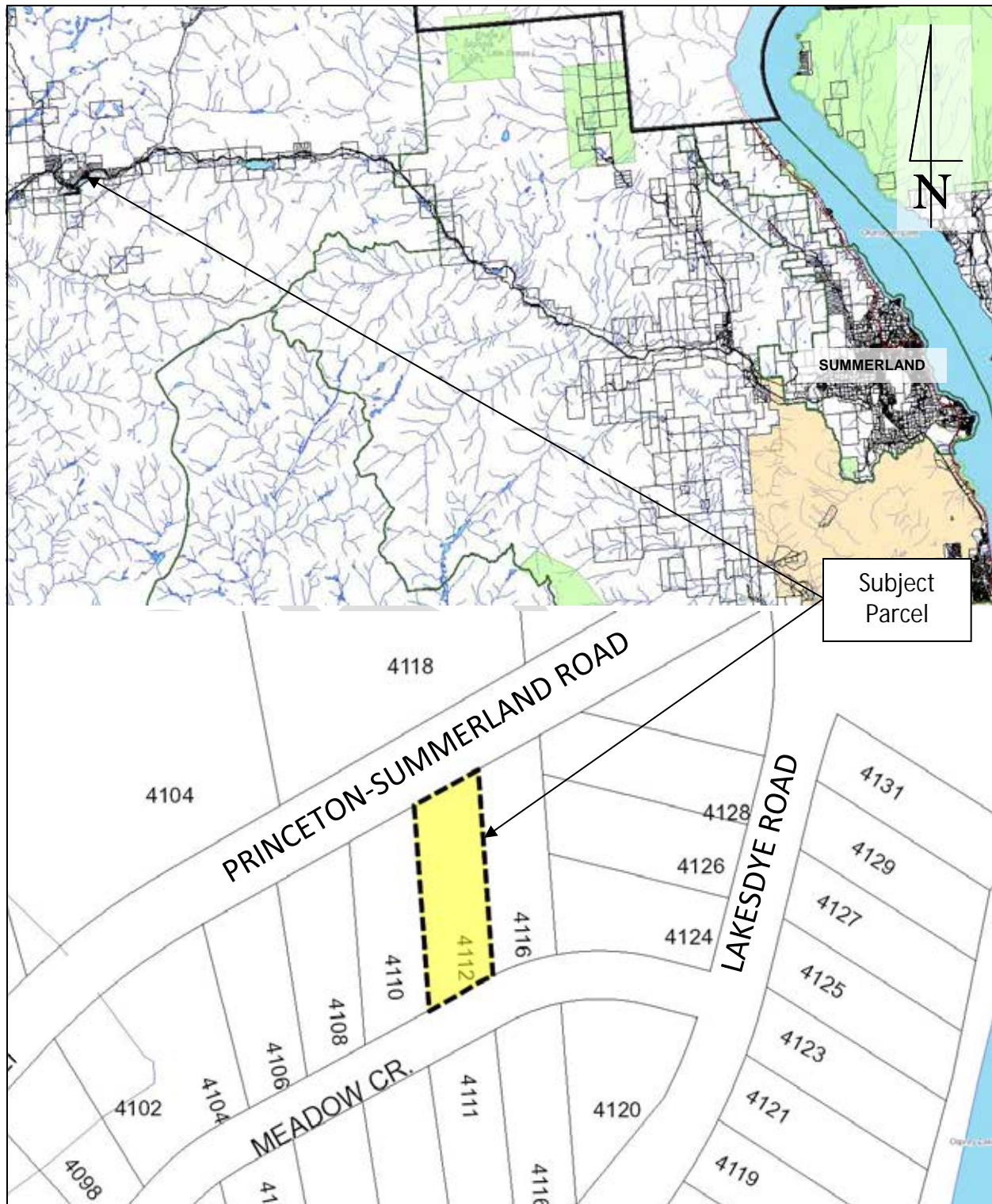
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. H2016.079-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

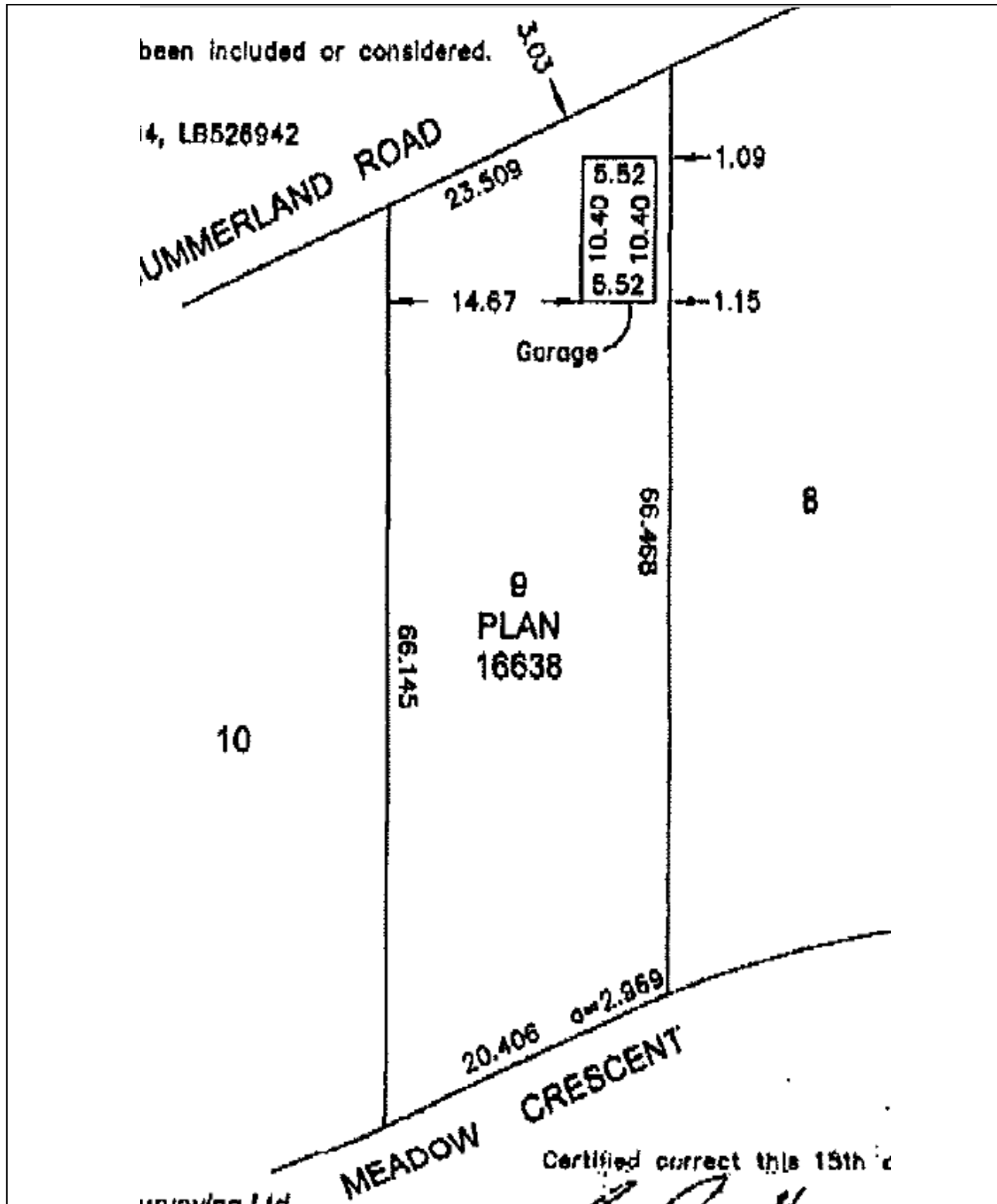
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. H2016.079-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

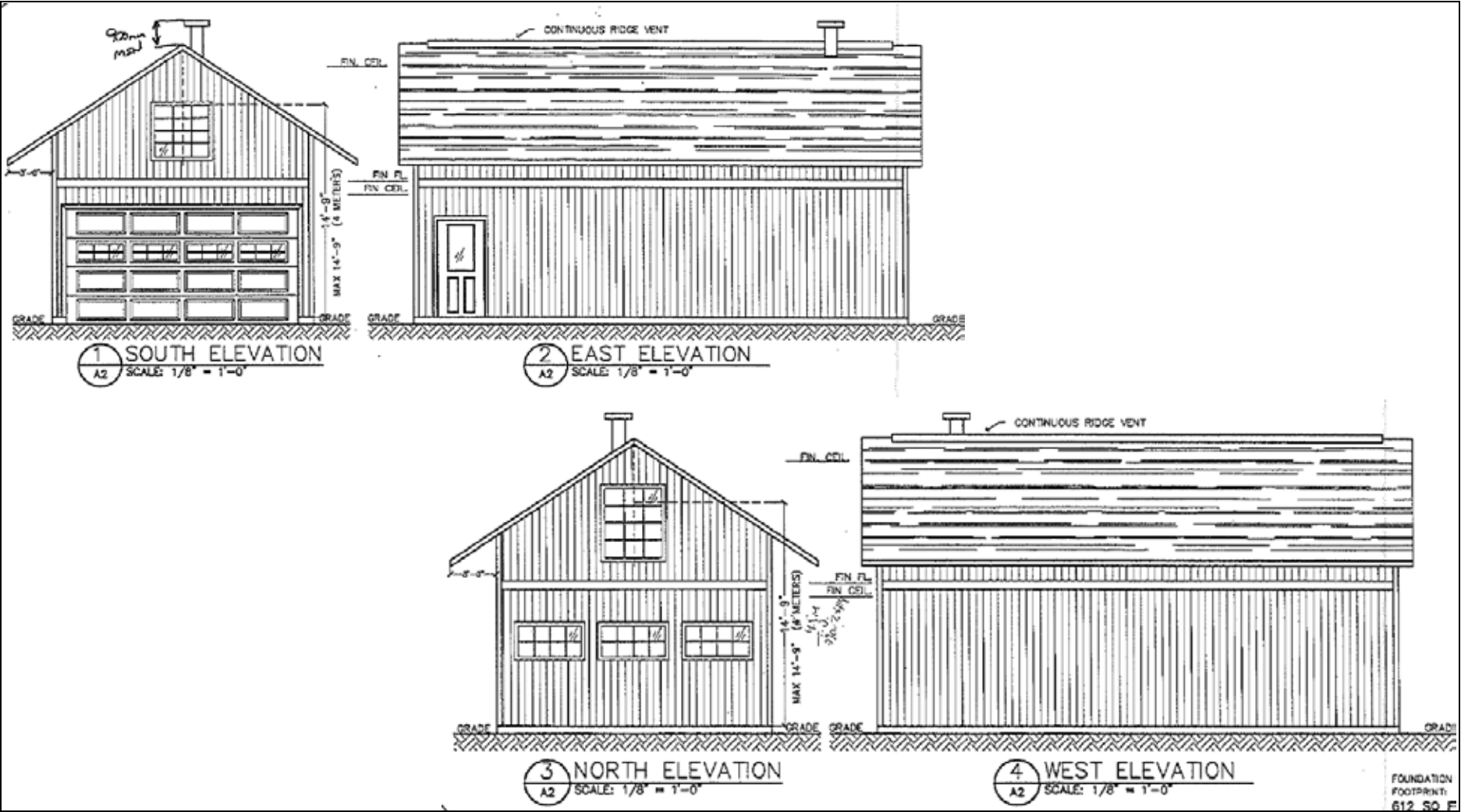
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. H2016.079-DVP

Schedule 'C'

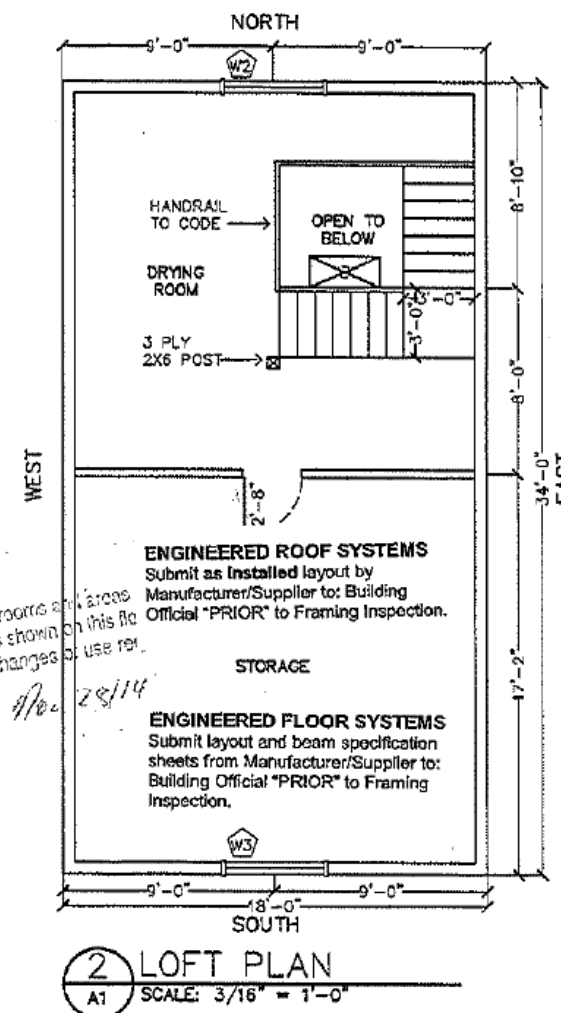
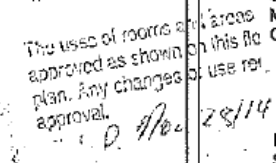


101 Martin St, Penticton, BC V2A 5J9
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File No. H2016.079-DVP

Schedule 'D'



File No. H2016.079-DVP
Page 6 of 6

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 15, 2016

TYPE: Official Community Plan - Electoral Area "D-1"



THAT Bylaw No. 2683, 2016, Electoral Area "D-1" Official Community Plan, be read a first and second time and proceed to a public hearing;

AND THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated September 15, 2016, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board has considered Amendment Bylaw No. 2683, 2016, in conjunction with its Financial and applicable Waste Management Plans;

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

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

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

Purpose: Update of the Electoral Area "D-1" Kaleden Apex Official Community Plan Bylaw

Community Context

The "D-1" Plan area extends north along the boundary of Electoral Area "F" and Penticton Indian Reserve No 1; south and west along the boundary of Electoral Area "G" and "C"; and east to Skaha Lake. The Plan area is mostly rural with a dispersed and relatively small population. There are four main communities – Kaleden, Twin Lakes, St Andrews, and Apex – and several smaller, rural areas, including Farleigh Lake, and along Green Mountain Road.

Indigenous people lived in the area for thousands of years prior to arrival of Europeans. The original people of the Okanagan are known as the Syilx speaking people. Today there are two First Nations (Syilx/Okanagan) with reserve land in the plan area, Penticton Indian Band and the Lower Similkameen Indian Band.

The non-Indigenous historical records of the Plan Area date back to 1821 with establishment of the Hudson's Bay Fur Brigade trail. The last brigade took place in 1847 and settlement began in the 1890s. It is estimated that the current population of Plan area is about 2400.

Background

The current Electoral Area "D-1" Official Community Plan (OCP) Bylaw was originally adopted in 1999. Through the Repeal and Re-enactment process in 2008, the bylaw was reformatted; however, no

substantial changes were made at that time. There have been a number of amendments to the OCP over the years as well as to the communities that encompass the electoral area.

The Board identified the review and update of the “D-1” OCP as a strategic project in the 2014 Business Plan with anticipation that it will be a two year project. A request for proposals for the project was issued in June 2014 with the project awarded to EcoPlan International at the September 18, 2014 Board meeting.

The OCP review project was comprised four main phases:

1. Background research and reports:
 - Technical reports include a communication strategy, an infrastructure and groundwater assessment, a fire hazard management.
2. Community engagement and initial draft framework and directions;
3. Community engagement and a preliminary draft of the OCP; and
4. Final draft completed through revisions, referrals and legal review.

Since the project was initiated, an OCP Citizen’s Committee was appointed by the Board and numerous meetings have been held with the Committee to review goals and objectives of the OCP sections.

At the October 15, 2015 Planning and Development Committee, a presentation was made that provided an overview of the project to date and to highlight significant policy changes anticipated.

Informal referrals were sent to key agencies prior to the formal referral process to obtain comments and feedback for input into the final draft.

The draft OCP Bylaw was also referred to legal counsel for review and comments were received on April 29, 2016 and incorporated into the Bylaw. One of the recommendations is to use language that does not impose an obligation on the Regional District. For example, instead of using “will” or “provides” use “should” or “may provide”. This provides the Regional District with some flexibility to depart from a particular policy in appropriate circumstances such as when policies are not mutually achievable.

At a meeting of August 25, 2016, the Citizens Committee resolved to support the new draft OCP Bylaw No. 2683, 2016.

Referrals

The draft OCP Bylaw 2683, 2016 was referred to those agencies listed on Attachment No 1 on December 1, 2015. Formal responses have been received from Federal Department of Fisheries and Oceans, Agricultural Land Commission, Interior Health, Kaleden Irrigation, Lower Nipit Improvement District, Okanagan Basin Water Board, and MOTI.

Public Process

The OCP update process was participatory and community driven. Numerous tools of engagement were used to reach as many stakeholders throughout the update process. These included newsletters, postcards, posters, open houses, on-line and hard copy surveys, a dedicated interactive website, focus groups, one on one discussions, and a volunteer citizens committee.

There were two Open Houses held at the Kaleden School. The first in February 2015 was one of the best attended engagement events for the RDOs with over 100 people attending. The second one, held in November 2015 was also well attended with approximately 75 people in attendance.

The OCP update project included development of an interactive website (www.D-1update.ca) that had a comments corner, interactive mapping, the surveys, and a library with all the information about the project. There were approximately 320 unique visits from the Plan area region, an estimated 100+ visits from seasonal residents. There were 20 individual comments posted on the site.

There were two community surveys, the first had the majority of questions and the majority of respondents of 137 (61% permanent, year round residents and 29% seasonal, part time residents). The second smaller 'mini' survey attracted 29 participants.

The Citizens Committee met ten times throughout the process to review sections of the OCP. The citizens committee was also instrumental in spreading the word about the OCP process and getting neighbours and friends to come out to the open houses. The Citizen's committee also met in a number of spots throughout the D-2 area including, St Andrews, Kaleden School, DRAO, PIB, Twin Lakes Golf Resort.

A presentation on the draft OCP and significant changes was provided for the Electoral Area Advisory Planning Commission on February 9, 2016.

Administration recommends that consideration by the Citizen's Committee, along with the Public Open Houses, surveys, and other consultation opportunities and the formal referral process to the agencies listed on Attachment No 1, should be considered appropriate consultation for the purposes of Section 475 of the *Local Government Act*. As such, this process is seen to be sufficiently early and ongoing.

First Nations Consultation

Several meetings were held with PIB lands staff throughout the process. The PIB Council also requested an OCP update and were provided with a presentation in January 2016. A small contract was also arranged with PIB to review a draft of the OCP and provide insights into cultural context of the OCP and ensure correct names and sites were cited. This information was used to update the context of PIB within the OCP. One of the Citizens Committee meetings was held at the PIB community Hall with PIBs consultants present to give an overview of their land use planning and process.

Analysis

In accordance with the requirements of the *Local Government Act (LGA)*, the Draft OCP includes statements and map designations for the area covered by the Plan respecting:

- .1 the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- .2 the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- .3 the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

-
- .4 restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
 - .5 the approximate location and phasing of any major road, sewer and water systems;
 - .6 the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
 - .7 housing policies respecting affordable housing, rental housing and special needs housing; and
 - .8 targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

All of the above *LGA* requirements have been met.

When undertaking the preparation of a new OCP, the RDOS Land Use Bylaw Transition Policy Board Policy (February 11, 2016) requires that Administration apprise the Board of:

- (i) *all significant policy changes comprised within the Bylaw; and*
- (ii) *all current subdivision proposals which may be adversely affected by proposed changes to the regulations (i.e. minimum parcel size requirements, development permit area designations, etc) comprised within the Bylaw.*

Information on significant policy changes was previously presented to the Planning and Development (P&D) Committee of the Board at its meeting of October 15, 2015, and has been updated and included as Attachment No. 2

Policy changes were made using several means and tools available, including eliminating out of date policies, updating policies given direction through Regional Growth Strategy goals and policies, capacity analysis, best practises in land use, and feedback from the Citizen's Committee and the general public through surveys, open houses, and general dialogue with residents.

While a more comprehensive listing of potential "significant policy changes" in the Electoral Area "D-1" Draft OCP is presented in Attachment No 2, Administration considers that the most significant changes contemplated are as follows:

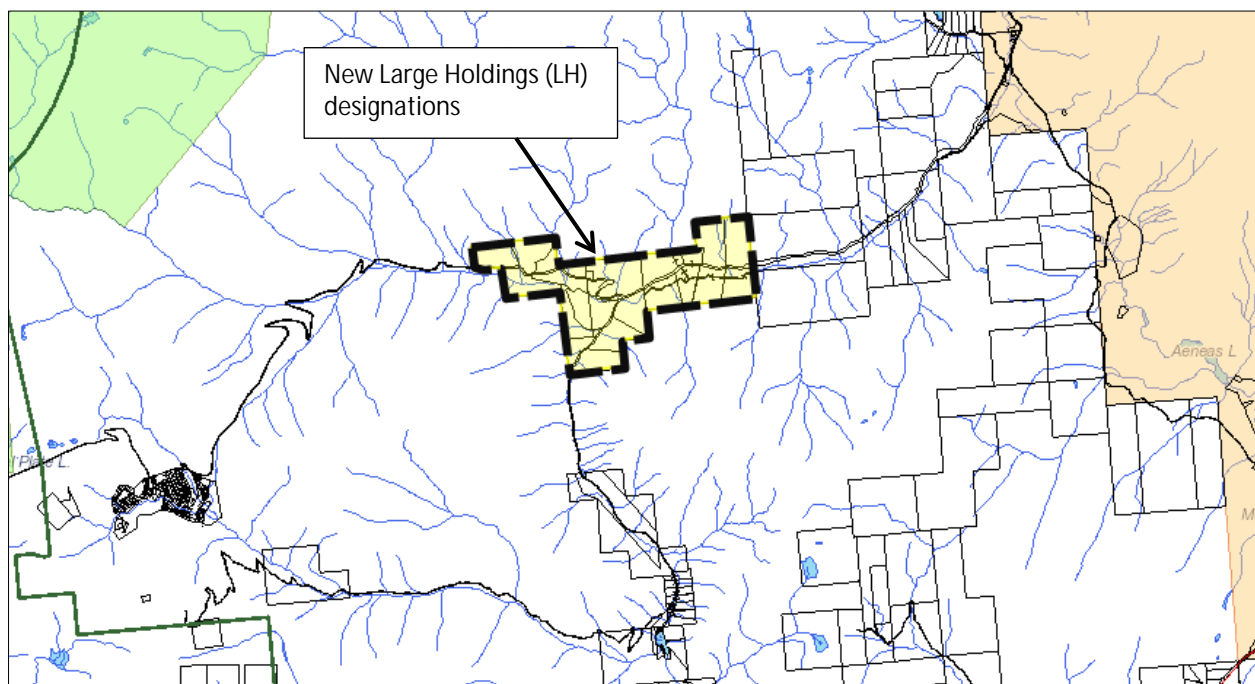
Rural Growth Areas

- Consistent with the South Okanagan Sub Regional Growth Strategy (RGS), the draft "D-1" OCP identifies three Rural Growth Areas with objectives and policies for each. The three designated rural growth areas are Kaleden, Apex and Twin Lakes. Each area has its own set of challenges when contemplating growth.
- Kaleden is the most central settlement area that could see some growth potential; however, new subdivisions and higher densities are difficult until such time the area is serviced with a community sewer. There are, however, a number of existing zoned parcels that could developed without rezoning or subdivision.
- Apex has both community water and sewer and has capacity and willingness for growth, it is however, essentially a resort area community and not poised for full-time residents.
- Twin Lakes would, in all likelihood, not have been designated a rural growth area if it were not for the existing zoning and proposed development of the golf course; therefore, the Plan highlights the growth area only at the centre of the golf course and strategically proposes a phased mixed

use development. The current hillside residential zoning is anticipated to be amended and removed as part of a rezoning application. The developer has supported the strategic direction for future development. Water remains a concern at Twin Lakes and also within most of “D-1” and numerous water sustainability policies have been added in the Local Area policies.

Local Area Policies

- While the entirety of Area D-1 shares many similarities and policies, certain areas have special considerations and the new OCP includes local area policies for Apex, Kaleden, St Andrews, Twin Lakes and other areas with small settlements, including: Farleigh Lake, Marron Valley, Green Mountain Road.
- There are changes in the St Andrews area in regards to protect DRAO’s requirement for no/low Radio Frequency Interference (RFI). The OCP recognizes that St Andrews has not fully developed all of the original phases, the majority of which were slated as being within the RFI protected area and supports future development to be on the land outside of the RFI, whenever possible. New zoning to reflect OCP changes will require an early termination of the LUC for St Andrews.
- There are also changes to the Twin Lakes area, in particular the strategic direction for development. With the growth area only identified near the centre of the golf course, the density from the existing residential development zoning will be transferred from the hillsides onto the golf course for a mixed use, clustered pedestrian scaled, phased development that includes a requirement for water monitoring for 10 years prior to phasing in further development. Phase 1 for this development will be up to 50 homes.
- Of note, a new subsection under the Local Area Policies section addresses the other rural areas of Farleigh Lake, Green Mountain Road and Marron valley. While no changes are proposed for the Farleigh Lake or Marron Valley areas, the Green Mountain Road area has seen a significant change to a number of current Resource Area designated properties to a Large Holdings designation as shown on the map below.



This designation change was initiated through a request from members of the Green Mountain Road area and was supported by the OCP Citizen's Committee during the OCP review process, although planning staff did not support this direction. Seeking guidance from the Board on this issue resulted in a report going to the October 15, 2015 Planning & Development Committee; however, no specific direction was provided.

Planning staff have concerns regarding the re-designation of these properties for a number reasons, namely:

- ∅ there does not appear to be anything 'unique' about these particular Resource Area properties that would warrant re-designating to permit further subdivisions;
- ∅ it is felt that this re-designation would set a RDOS wide precedent on permitting further splitting of large rural properties resulting in additional development, subdivision and rural development which runs counter to OCP and RGS directions;
- ∅ growth projections for D-1 area are expected to be relatively low given the population decline in recent years; however, with some growth of about 2% expected over the next twenty to thirty years there is a projected need of approximately five to seven homes per year. These new homes are generally directed to existing settlement areas and areas where there is appropriate servicing.

However, being requested to seek alternatives, calculations were done on all the potential new parcels and number of dwelling units possible under the current zoning for this particular area. Two properties have the potential for significant development, one zoned as SH3 being 26.6 ha in area has the ability to create 25 new parcels, and the second, 41.1 ha in area, zoned Commercial Recreation (CR) has the potential to construct up to 36 dwelling units.

The proposed alternative that is reflected on the OCP future land use designations map would see that the current potential density be dispersed over the 15 other parcels to enable the possibility of creating 25 *new* parcels with a minimum of 8 ha in area. The resulting number of potential new parcels would equate the possible density number concentrated in the SH3 zone.

Except for the two parcels from which the density is being removed, all of the other land owners would need to apply for a rezoning and be assessed on its own merits given specific site conditions. There is a list of criteria included for the Board in the OCP to use when assessing any new Large Holdings zones in the Plan area.

Resource Area

- Resource Area policies now include the identification and establishment of a Watershed Resource Area for watersheds designated as community watersheds under the Forests and Range Practises Act, with specific policies protecting the designated watersheds.
- The policy to maintain a 20 ha minimum parcel size for RA has not been revised nor have any re-designations of RA properties been recommended, except those in the Green mountain Rd area.
- Communication with First Nations is supported in a policy regarding management and development of Crown resources.

Water sustainability

-
- Due to the strong concerns about groundwater and surface water in D-1, numerous policies throughout the OCP recognize and support water sustainability.
 - Of note are new policies directed at Twin Lakes and St Andrews, both areas being identified as having aquifers at risk. For Twin Lakes Rural Growth Area, new policies outline the need to a complete assessment of water supply for development and impact on neighbouring properties and clearly demonstrate best practises for residential water conservation. As well, new development at Twin Lakes Golf Resort will be phased in where future phases are contingent upon a sustainable water supply based on at least 10 years of monitoring.
 - Also required would be details on the proposed work and alteration of lands and how it would impact the existing aquifer and surface water, as well as specific recommendations on well and aquifer protection measures and monitoring recommendations.

Environment, Conservation and Recreation, Parks, and Trails

- The Plan now separates sections for Parks, Recreation and Trails, and for Natural Environment and Conservation with background information, objectives and policies for each. The Natural Environment Section now contains separate sub-sections for riparian and foreshore areas, terrestrial areas, and Conservation Area designated lands.
- The Parks, Recreation and Trails section has been largely informed by the RDOS Master Trail Plan. The Parks section now categorizes parks as being a regional district park, a local park, the KVR, a Provincial Recreation Area.
- There is a sub-section for Parkland Dedication policies that provides direction for the Board and for staff when considering a parkland dedication as land or as cash-in-lieu. The policies follow the *RDOS 2010 Parkland Dedication Policy* and provincial legislation.

Administration supports the current *2010 RDOS Parkland Dedication Policy* that has been included within the policies of the OCP and feels confident that the current practise meets Provincial legislation. There are numerous criteria the Board is asked to consider when determining a potential parkland dedication, including that the park proposals must provide a benefit for the community.

Heritage and Indigenous recognition

- The Plan recognizes and supports the heritage values that include a number of important cultural sites and landscapes of profound value to Penticton Indian Band, Lower Similkameen Indian Band and Okanagan Nations Alliance members. Through consultation with PIB, indigenous language throughout the Plan has been used where known.
- The Plan recognizes the work completed for the Regional Heritage Strategic Plan and supports its implementation.

Alternatives:

1. THAT Bylaw No. 2683, 2016 be denied; OR
2. THAT Bylaw 2683, 2016 be deferred until the following conditions can be met:
 - i) *TBD.*

Respectfully submitted:

ERiechert

E. Riechert, Planner

Endorsed by:

Donna Butler

D. Butler, Development Services Manager

Attachments: No. 1 – Referral list

No. 2 – Significant Policy changes and Subdivision applications that may adversely affected

Attachment No. 1 — Referral List

Agency Referral List		
⌋ Agricultural Land Commission (ALC)	⌋ BC Parks	⌋ Environment Canada
⌋ Interior Health Authority (IHA)	⌋ School District #53	⌋ Fisheries and Oceans Canada
⌋ Ministry of Agriculture	⌋ Okanagan Basin Water Board (OBWB)	⌋ Ministry of Transportation and Infrastructure
⌋ Ministry of Jobs, Tourism, & Innovation	⌋ City of Penticton	⌋ Ministry of Forest, Lands, and Natural Resources Operation
⌋ Ministry of Energy and Mines	⌋ Penticton Indian Band (PIB)	⌋ Telus
⌋ Ministry of Environment (MoE)	⌋ Okanagan Nation Alliance (ONA)	⌋ Fortis
⌋ Integrated Land Management Bureau	⌋ Lower Similkameen Indian Band (LSIB)	⌋ Shaw Cable
⌋ Archaeology Branch	⌋ Lower Nipit Improvement District	⌋ Kaleden Irrigation District
⌋ Apex Mountain Resort	⌋ Twin Lakes Golf Course	⌋ St Andrews Utility Incorporated
⌋ Dominion Radio Astrophysical Observatory	⌋ Farleigh Lake Water Users Community	

Attachment No. 2 – Significant Policy Changes

The following is an overview of significant policy changes in the Draft Electoral Area “D-1” Official Community Plan (OCP), the changes are presented under their respective headings, in order in which they appear in the draft OCP. It should be noted that not every change to the existing OCP is identified in this Attachment. Minor policy additions or modifications to wording have not been included.

Community Profile (revised and expanded)

This section includes a geographic and historical description of the many rural and diverse settlement histories in the Plan area, including a discussion of the Penticton Indian Band. While not in the RDOS jurisdiction, a significant portion of the plan area is occupied by PIB reserve lands. It is important to note the PIB has initiated a significant residential development called Skaha Hills, that proposes up to 600 new single and multi-family homes. Updated data on demographics and projected population growths are also included.

Vision and Broad Goals (revised)

The new vision that shares a set of common values has been included along with nine broad goals that reflect the input and priorities of residents.

Growth management (revised and new)

The Growth Management section has been expanded to include residential capacity of land available within rural growth areas and has compared it to the estimated population projections. It has been determined that there is sufficient residential capacity. This section contains maps, capacity analysis along with objectives and policies.

Based on population forecasts based on historical population trends, the population as a whole in Electoral Area “D” has declined since 2006, although it is anticipated that some growth is expected over the next twenty to thirty years. The OCP forecasts a low range of 0.5% growth rate to a high range of 3.5% growth rate with an approximate medium rate of 2%. This rate equates to between approximately 160 and 240 new residents by 2031 (low to high projections).

The Growth Management section now also contains general Local Area policies with specific policies for Kaleden, Apex, St Andrews, Twin Lakes, and other areas.

Resource Area (revised and expanded)

Resource Area policies now include the identification and establishment of a Watershed Resource Area for watersheds designated as community watersheds under the Forests and Range Practices Act.

The policy to maintain a 20 ha minimum parcel size for RA has not been revised. Communication with First Nations is supported in a policy regarding management and development of Crown resources.

Agriculture (revised)

This section now includes a policy requiring that any proposal for an ALR exclusion must be accompanied by an assessment from a qualified professional Agrologist stating that the land has been incorrectly designated land the exclusion would not negatively impact nearby agricultural values.

Also included is a policy recommending that any new development adjacent to agricultural land provide sufficient buffering according to the Ministry of Agriculture’s Guidelines.

Rural Holdings (revised)

Now contains separate policies for Large and Small Holdings. Green Mountain Road around Apex Mountain Road area has been re-designated as Large Holdings from the current Resource Area designation.

Residential (revised and expanded)

Three residential designations have been recognized in the plan: residential Low Density (LR); residential Medium Density (MR); and residential Mixed Use (RMU). Within Apex and Twin Lakes growth areas land has been designated as RMU. There are now specific policies for low density, medium density and mixed use residential designations.

Commercial (revised)

The Plan recognizes a limited capacity for commercial activities in the plan area but does continue to support the area around the Kaleden post office and general store as general commercial, and maintaining the existing highway commercial along Highway 97. No further lands have been designated as Commercial.

Policies have been developed for both general Commercial and Tourist Commercial.

Administration, Cultural and Institutional (revised and expanded)

School enrollment data at the one elementary school in the plan area has been confirmed as being relatively stable. There is recognition that protective services are multi-jurisdictional in the Plan area and the RDOS continue to work with other governments to ensure adequate services are maintained. Fire protection for all established communities is supported.

A revised section dealing with the Dominion Radio Astrophysical Observatory (DRAO) supports no further rezoning or subdivision within the Radio Frequency Interference (RFI) area. There is also a policy encouraging the Federal Government to purchase lands that pose the greatest risk of RFI whenever possible. A good neighbour Agreement between DRAO and nearby properties such as St Andrews is also encouraged to create awareness and education around DRAO's mission and needs.

Informed by the newly completed 2015 *Regional Heritage Strategic Plan*, the Heritage and Cultural Resources section has been updated and includes support and recognition for cultural resources in the Plan area. Policies also include recognizing the rich First Nations cultural features that exist in the Plan area.

Parks, Recreation and Trails (new and revised)

The Parks, Recreation and Trails section has been largely informed by the RDOS Master Trail Plan. The Parks section now categorizes parks as being a regional district park, the KVR trail, a controlled Recreation Area and provincially protected areas.

There is a sub-section for Parkland Dedication policies that provides direction for the Board and for staff when considering a parkland dedication as land or as cash-in-lieu. The policies follow the *RDOS 2010 Parkland Dedication Policy* and are consistent with the Provincial Best Practises for Parkland dedication.

Policies include completion of the KVR trail linking Kaleden to the City of Penticton; support the provision of public access to Skaha Lake; support to work with regional partners and local

environmental organizations to support wildlife education programs to minimize wildlife/human conflicts.

Natural Environment and Conservation (new and revised)

The new Natural Environment and Conservation section includes background information, objectives and policies for the natural environment and conservation. The section now contains separate sub-sections for riparian and foreshore areas, terrestrial areas, and Conservation Area designated lands. Policies have been informed by *Keeping Nature in Our Future: A biodiversity Conservation Strategy for the South Okanagan-Similkameen* (2013).

Hazard Lands (revised)

The Hazard Lands section has been revised and expanded to include greater understanding of the types of hazards in the Plan area. Schedules under this section include maps on soil stability; steep slopes; and wildfire. A new subsection of Fire Management is now included which provides policies on requiring a fire hazard risk assessment report if a new subdivision is identified as being in a high or very high fire hazard risk area.

A new policy regarding radon gas is also included in this section.

Transportation (revised)

The Transportation section has been revised to encompass and enable safe, efficient mobility of goods and people with the Plan area. The Plan supports and encourages the provision of safe pedestrian and cycling opportunities as improvements are made to the roadways. The policies in this section have been informed by the *Okanagan Similkameen Transit Future Plan*.

Infrastructure and Servicing (revised and expanded)

This section provides information of a general approach to coordinating infrastructure planning in the Plan area. There are also sub-sections on water supply and distribution; wastewater and sewage; stormwater management; solid waste; and other utilities. This section also includes a detailed aquifer map of the Plan area showing the number of aquifers.

There have been numerous new policies included to protect water resources and help to develop sustainably. Of note are new policies directed at Twin lakes and St Andrews, both areas have been identified as having aquifers at risk through the background technical work. Policies include that may require additional information for aquifer protection such as a professional analysis of the hydrological system, type of aquifer, aquifer boundaries, local surface water, and estimated recharge area; a description of users within 1 km of the site; a preliminary pre-development water budget; water quality and potential for contamination. Also required would be details on the proposed work and alteration of lands and how it would impact the existing aquifer and surface water, as well as specific recommendations on well and aquifer protection measures and monitoring recommendations.

Aggregate and Mineral Resources (new)

This is a new section in the OCP that was separated from the Industrial section where it was contained in the old OCP. This section contains policies on criteria to be addressed if a processing of aggregate material application is proposed. The policies include supporting the Provincial reserve against mineral claim staking in the designated sections of White Lake Basin.

Climate Change and Greenhouse Gas Reduction (revised)

Language was updated in this section reflecting the BC Climate Action Charter.

Temporary Use Permits (no change)

This section reflects the most current TUP policies in other Electoral Areas, including vacation rentals.

Development Permit Areas (revised)

There have been changes to the Environmentally Sensitive Development Permit (ESDP) Area section that reflects the direction being proposed for all electoral areas. There have been no changes to the Watercourse Development Permit area and no new development permit areas have been created.

Implementation (new and expanded)

This section includes a list of implementation items to be initiated once the OCP is approved. Included on this list are zoning bylaw amendments, subdivision servicing bylaw, and discharge/termination of Land Use Contracts, including St Andrews and Twin Lakes as priorities.

SUBDIVISIONS

There are three current subdivisions that may be affected by policies in the proposed OCP. These are outlined as follows:

- SUB –D-08-02343.005 (Twin Lakes Golf Resort), this subdivision was applied for in 2008 and has had ongoing issues that need resolution including several studies calculating water sustainability. Through the OCP process the strategic directions for the Twin Lakes Golf Resort are to remove the existing hillside zoning to centralize the any new development on the area near the clubhouse; to phase in development starting with 50 units and monitor and assess water sustainability for ten years before any new development is contemplated.
- SUB-D-15-06585.000 (St Andrews), this subdivision was applied for in 2015 to develop the remaining units permitted under Land Use Contract – 6- D. The developer is currently undertaking technical studies to assess a number of issues, including water sustainability. The new OCP encourages the concentration all new development to be outside of the radio Frequency Interference (RFI) sensitive area that negatively impact the work of the Dominion Radio Astrophysical Observatory research facility. The OCP also recommends termination of all the Land Use Contracts in the Plan area, including St Andrews.
- SUB-D-13-04936.000 (Mahoney), this application was applied for in 2013 for a lot line adjustment between two properties on Green Lake Rd, approximately 22 km west of Penticton. MOTI has issued a letter of approval but a subdivision has not been initiated. This subdivision is within the area of the proposed re-designations from Resource Area to Large Holdings.

AREA "D-1" KALEDEN APEX



OCP Bylaw No. 2683, 2016 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN



DRAFT

Regional District of Okanagan-Similkameen
Electoral Area “D-1”
Official Community Plan Bylaw No. 2683, 2015

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Note: Schedules 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I' and 'J' can be viewed either on the Regional District website at www.rdos.bc.ca, or by request in hard copy at the Regional District office.

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Acronyms used in this document

Agricultural Land Reserve	ALR
Agricultural Land Commission	ALC
Dominion Radio Astrophysical Observatory	DRAO
Environmental Impact Assessment	EIA
Environmentally Sensitive Development Permit Area	ESDPA
Kettle Valley Railway	KVR
Official Community Plan	OCP
Radio Frequency Interference	RFI
Regional District of Okanagan-Similkameen	RDOS
Watercourse Development Permit Area	WDPA

Regional District of Okanagan-Similkameen
Electoral Area "D-1" Kaleden-Apex
Official Community Plan Bylaw No. 2683, 2016

A Bylaw to guide land use decisions within Electoral Area "D" pursuant to Division 4 of the *Local Government Act of British Columbia, R.S.B.C. 2015*.

WHEREAS the Regional District of Okanagan-Similkameen wishes to adopt an Official Community Plan pursuant to Division 4 of the *Local Government Act*;

AND WHEREAS the Regional Board may adopt an Official Community Plan by bylaw and each reading of the bylaw must receive an affirmative vote of a majority of all directors of the Regional Board who are entitled to vote on that bylaw;

AND WHEREAS after first reading of the bylaw the Regional Board shall, in sequence, examine the Official Community Plan in conjunction with its most recent capital expenditure program, the waste management plan, wastewater management plan, and economic strategy plan that is applicable in the RDOS to ensure consistency between them, in accordance with the *Local Government Act*;

AND WHEREAS the Regional Board shall refer the Official Community Plan to the Province for comment with respect to land in the Agricultural Land Reserve pursuant to the *Agricultural Land Commission Act*;

AND WHEREAS the Regional Board has provided one or more opportunities for consultation with persons, organizations and authorities it considers affected in the development of the Official Community Plan in accordance with Section 475 of the *Local Government Act*;

AND WHEREAS the Regional Board of the RDOS has complied with all requirements of the *Local Government Act*, prior to adoption of this bylaw and Official Community Plan including all of the foregoing;

AND WHEREAS upon adoption of this bylaw, the Plan is an Official Community Plan of the RDOS;

NOW THEREFORE the Regional Board of the RDOS, in open meeting assembled, enacts as follows:

The Electoral Area "D-1" Official Community Plan attached hereto as Schedule 'A' and Map Schedules 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', and 'J' forming part of this bylaw are adopted as the Regional District of Okanagan-Similkameen Electoral Area "D-1" Official Community Plan.

The bylaw shall apply only to that portion of the RDOS shown outlined on Schedule 'B' (Official Community Plan Map) forming part of this bylaw.

If any statement, section, sub-section, clause, sub-clause or phrase of this bylaw and the Official Community Plan adopted by this bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this bylaw and Official Community Plan.

This bylaw may be cited for all purposes as the Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016.

Transition

The Kaleden-Apex Southwest Sector Official Community Plan Bylaw No. 2456, 2008, is repealed.

READ A FIRST TIME on the ____ day of _____, 2016.

READ A SECOND TIME on the ____ day of _____, 2016.

PUBLIC HEARING held on the ____ day of _____, 2016.

READ A THIRD TIME on the ____ day of _____, 2016.

ADOPTED this ____ day of _____, 2016.

Chair

Corporate Officer

SCHEDULE 'A'

Regional District of Okanagan-Similkameen

Electoral Area "D-1"

Official Community Plan Bylaw No. 2683, 2016

1.0 INTERPRETATION AND ADMINISTRATION

The provisions of this Plan apply to all lands and surface of water within Electoral Area "D-1" identified on Schedule 'B' Official Community Plan Map of this bylaw.

1.1 Purpose

The Electoral Area "D-1" Kaleden-Apex Official Community Plan (OCP) contains objectives, policies, and land use designations adopted by the Regional District of Okanagan-Similkameen (RDOS) Board of Directors. The purpose of these objectives, policies and designations is to provide direction for land use and development consistent with the community values of the Electoral Area. The policies of the Plan are intended to balance the demands placed on the land base in order to ensure an equitable, comprehensive, and logical distribution of land uses. Policies are often implemented on a long-term basis, generally over a seven to 10 year period.

The OCP provides a basis for the following actions:

- .1 The adoption or amendment of land use regulations, such as the Zoning Bylaw.
- .2 The direction of public and private investment.
- .3 The guidance of elected officials, and others who have statutory approval authority, in the evaluation of proposals, referrals, and amendment of bylaws.
- .4 Bringing the Regional District into compliance with provincial regulations, such as the Riparian Area Regulation and the greenhouse gas management requirements of the *Local Government Act*.

1.2 Interpretation

An OCP means an Official Community Plan as referred to in the *Local Government Act*, and as adopted by the Regional Board of the RDOS (hereafter referred to as the Regional Board), in accordance with the requirements of the *Local Government Act*.

1.3 Administration

- .1 This OCP comes into effect as of the date of adoption by the Regional Board.
- .2 The Zoning Bylaw will be the primary tool to regulate development, not the OCP. All rezoning proposals must be consistent with the intent of this OCP that serves as a policy foundation for the Zoning Bylaw.
- .3 This Plan will be reviewed on a regular basis and, in order that the document continues to accurately reflect the long-range planning objectives of Electoral Area "D-1", the Plan should undergo a comprehensive review every seven to 10-years.
- .4 The OCP can only encourage senior levels of government to take action; it cannot force or require senior governments to act. Furthermore, although the OCP cannot

commit the Regional Board to specific expenditures, the Regional Board cannot enact bylaws or undertake works that are contrary to it without amending the Plan.

- .5 No one goal, objective or policy contained within this OCP should be read in isolation from the others to imply a particular action or consequence.

DRAFT

2.0 WHAT IS AN OFFICIAL COMMUNITY PLAN?

2.1 Background

An Official Community Plan (OCP) is a planning document that provides policies on a broad range of topics including land-use, transportation, housing, parks and infrastructure. OCPs designate land for specific purposes, such as commercial/retail, residential, park, and industrial. OCPs are developed through public consultation and the objectives and policy statements within them reflect the collective desires of the people within the planning area.

Effectively, OCPs provide a blueprint and map for the community's future. They are created to guide decisions on planning and land use management by establishing a long-term vision, supporting goals and objectives, and policies to achieve them.

Municipalities in British Columbia are given the authority to adopt an OCP through the *Local Government Act* (LGA), which describes what must be included in the OCP, what may optionally be included, and what steps need to be followed for the OCP to be adopted. The required content of an OCP is defined in Section 473 of the *Local Government Act*.

This OCP should be re-examined and updated every seven to 10-years to ensure that it continues to reflect the long-range planning objectives of Plan Area residents, local government staff, and the Regional Board. Occasional updates also ensure the OCP remains consistent with other procedures, bylaws and government implementation tools.

2.2 Planning Process

This OCP was developed over a period of fourteen months. Commencing in September 2014, development of the Plan included a substantial community outreach component, which included open houses, surveys (137 completed on-line and paper copies), project newsletters, a project website, regular email updates, and meetings with community stakeholders and agencies throughout the process (e.g. South Okanagan Stewardship Committee, Penticton Indian Band). The first project open house in Kaleden was attended by over 100 people and was one of the best-attended public outreach events the Regional District has hosted (see Figure 1).

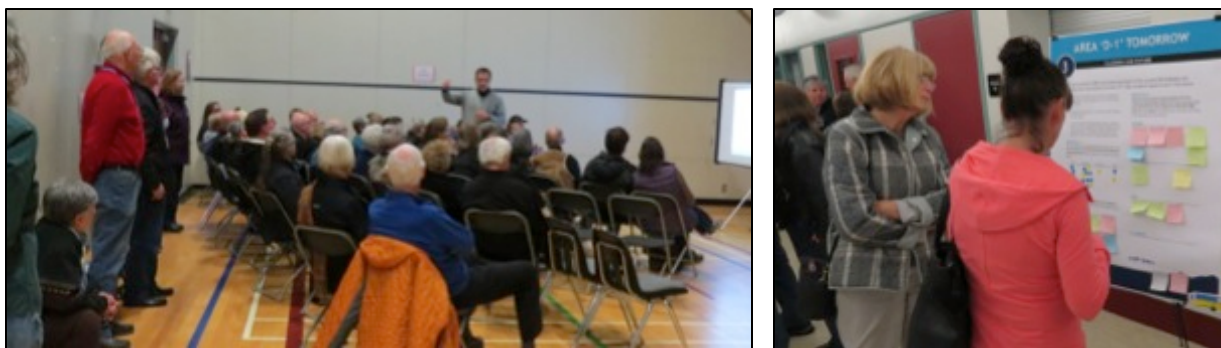


Figure 1: Electoral Area "D-1" OCP Update Open House – Kaleden, February 2015

2.3 Amending the Plan

An OCP is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the Regional District Board, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the OCP should occur every seven to 10 years, with public open houses being held to review all major development proposals prior to the formal public hearing process.

2.4 Development Approval Information

Electoral Area "D-1" (the "Plan Area") is a Development Approval Information Area, and the Regional District may require development approval information for a Zoning Bylaw amendment application, Development Permit application, or Temporary Use Permit application.

The objective in designating the Plan Area as a Development Approval Information Area is to ensure the Regional District can obtain information from the applicant in order to gain a sound understanding of the anticipated impact of the proposed activity or development on the community and to make a well informed decision regarding such applications. Where deemed relevant, an applicant may be expected to provide information regarding:

- .1 The impact of the proposed development on surrounding land uses.
- .2 The consideration of public facilities such as schools, parkland, public spaces, and/or amenities.
- .3 The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, and dispersal of such drainage.
- .4 The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, Environmentally Sensitive Development Permit Areas,

Watercourse Development Permit Areas, and rare or endangered plant or animal species.

- .5 The ability of the proposed development to provide on-site water and septic disposal or to connect to community services, if available.
- .6 The impact of the proposed development on public infrastructure and community services such as water supply, sewage disposal, fire protection systems, solid waste management and recycling.
- .7 The impact of the proposed development on the radio frequency interference (RFI) protection requirements of the Dominion Radio Astrophysical Observatory (DRAO).
- .8 The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour.
- .9 The impact of proposed development on traffic volumes and roads.
- .10 How the proposed development provides buffers for adjoining farming and rural areas to ensure no negative impact is caused.
- .11 The archaeological impact of a proposed development in areas identified to have high archaeological potential.
- .12 Fire hazard risk assessment in accordance with the *Community Wildfire Protection Plan*.

3.0 COMMUNITY PROFILE

3.1 Location and Geography

The Plan Area extends north along the boundary of Electoral Area "F" and Penticton Indian Reserve No. 1; south and west along the boundary of Electoral Area "G" and "C"; and east to Skaha Lake.

The Plan Area is mostly rural with a dispersed and relatively small population. There are four main communities – Kaleden, Twin Lakes, St. Andrews, and Apex – and several smaller, rural areas, including Farleigh Lake and along Green Mountain Road.

The area is a semi-arid, mountain-to-valley landscape with human settlements and agriculture clustered in the valley bottoms, and cattle grazing in the native grasslands between the valleys and the treeline above.

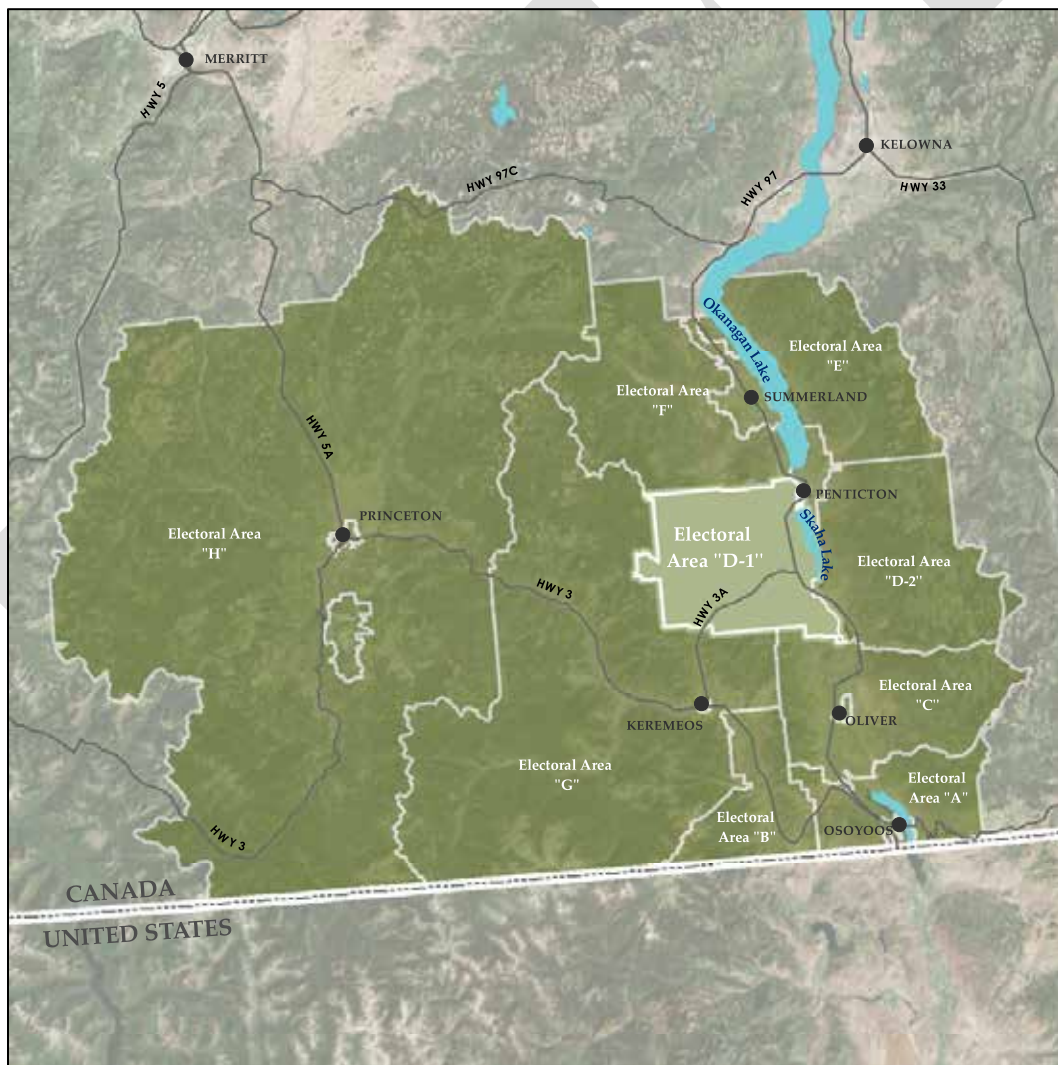


Figure 2: Plan Area Regional Context

3.2 History

Indigenous people lived in the Regional District area for thousands of years prior to the arrival of Europeans. The original people of the Okanagan are known as the Syilx speaking people – the “Okanagans” and according to their history have been in the area since the beginning of people on this land. The Okanagans (Syilx) people occupied an area that extended over approximately 69,000 square kilometres. The northern area of this territory stretched from the area of Mica Creek, just north of modern day Revelstoke, BC and east to Kootenay Lake. The southern boundary extended to the vicinity of Wilbur, Washington and the western border extended into the Nicola Valley.

Today, there are two First Nations (Syilx/Okanagan) with reserve land in the Plan Area, Penticton Indian Band and the Lower Similkameen Indian Band. Neither community is engaged in the current BC Treaty process and both are members of the Okanagan Nation Alliance (ONA).

The non-Indigenous historical records of the Plan Area date back to 1821 with establishment of the Hudson’s Bay Fur Brigade trail. The trail represented a fur trading supply route through the Okanagan Valley north to Kamloops. With the United States and Canada boundary settlement in 1847, alternative trails were developed from Kamloops through the Fraser Canyon to Fort Langley. The last brigade took the trail in 1847.

Non-Indigenous settlement in the Plan Area began in the 1890’s. During this period several of the current settlements known today were established (e.g., Okanagan Falls). Due to the absence of a public roadway system connecting the early settlements, stern-wheeler boats played an important role transporting supplies to residents, and agricultural produce to trail heads at the three Okanagan Valley centres.

The following provides a brief summary of some of the historical settlements in the Plan Area.

- **White Lake:** White Lake derives its name from white alkali, which is found around its shoreline. The White Lake area was located along the Hudson’s Bay Brigade Trail. Between 1895 and 1905, much of the lower elevation lands were settled. Ranches, mixed farms and some orchards dominated the landscape. A post office was established in the White Lake area in 1895.

The area is home to the National Research Council’s Dominion Radio Astrophysical Observatory. The White Lake Basin was selected after a Canada-wide search and was followed by significant federal land purchases to assemble the site and complementary Provincial land reserves. The Observatory opened in 1960.

- **Kaleden:** Kaleden was the vision of Mr. Jim Ritchie, who began assembling land in the area in 1905. By 1908 Mr. Ritchie had assembled some 1,200 hectares (3,000 acres) of land on the west shores of Skaha Lake. In 1909 a contest was held to choose a name for the development area. Reverend Walter Russell combined the Greek word “Kalos” meaning beautiful, with Eden for the name Kaleden. His prize was a lot in the new townsite.

Mr. Ritchie's vision for Kaleden included the establishment of an agricultural community served by a townsite commercial centre. This vision was realized with development of a concrete irrigation system in 1909, and development of permanent buildings in the town site (Kaleden Post Office 1910 and Kaleden Hotel 1912), the remains of which still stand.

- **Apex:** Mount Beaconsfield was used by local Penticton Scout troops from the late 1940's for ski camps. In the late 1950's a Penticton group initiated steps to establish a permanent ski hill on Mount Beaconsfield, and to establish the mountain as a Provincial Park. After resolving mineral claims and road access issues through private ranch land (today know as Apex Aspen Ranch), the Apex Alpine Ski Resort officially opened in December 1961. Since that time the resort has expanded several times to include Mount Riordan (1963) and further development on Mount Beaconsfield (1969).
- **Farleigh Lake:** named after William James Farleigh who farmed and bred registered cats at his Sunnyside Ranch from 1903 to 1908.
- **Green Mountain Road:** was first surveyed and roughed in around 1903 to provide access to Nickel Plate Mine above Hedley, BC. Over time, it became the main road to the Similkameen from the Okanagan, first by stagecoach and later by vehicle.

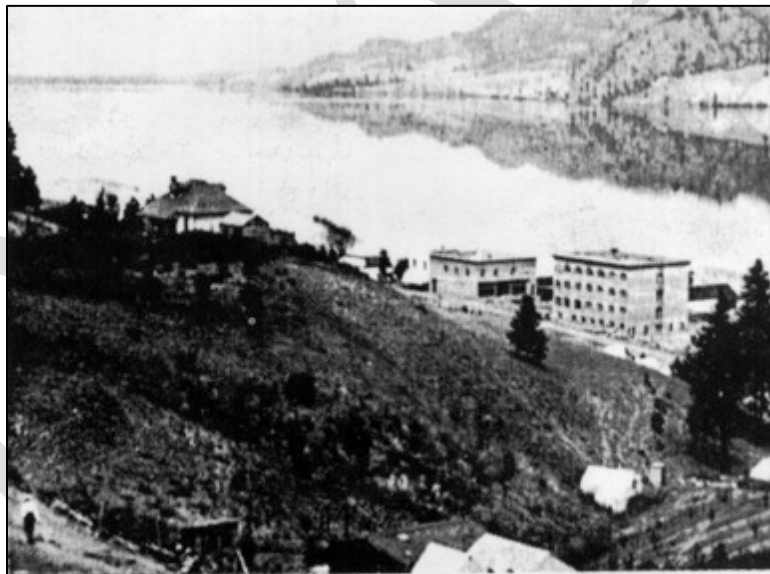


Figure 3: Kaleden 1912

3.3 Communities and Other Areas

The four main communities within the Plan Area are Kaleden, Twin Lakes, Apex and St. Andrews. The Plan Area is also home to a number of smaller, settlement areas, including Farleigh Lake and along Green Mountain Road. These communities are described further in Section 7.0 Local Area Policies.

3.4 Pentiction Indian Band

While not within the jurisdiction or planning authority of the Regional District, a significant portion of the Plan Area is occupied by Pentiction Indian Band reserve lands. The Pentiction Indian Band (PIB), also known as SnPink'tn, has three reserves, all of which are located within the Regional District. It should also be noted that PIB traditional lands, where PIB has significant cultural and environmental interests, occupy the totality of the Plan Area.

Pentiction Indian Reserve No.1 (IR#1) is located immediately west of Pentiction and is located entirely within the Plan Area boundaries. At 19,277 hectares (47,630 acres), Pentiction IR1 is the largest reserve by land area in BC, and it is the main community for the Pentiction Indian Band. PIB has 1,035 members (as of 2014), and the population has been growing at about 2% per year since 2007. Approximately 450 members currently live on PIB's principal reserve (IR#1).

In June 2013, PIB, Lower Similkameen Indian Band (who have a small, unpopulated reserve in the Plan Area), and the Osoyoos Indian Band signed a protocol agreement with the Regional District. The agreement represents a significant step toward improved partnership and communication, and commits the parties to more collaborative and cooperative land use planning.

PIB has been involved in several new development projects and has emerged as one of the Regional District's major land developers. One development in Electoral Area "D-1" is a 223 hectare residential development called Skaha Hills. To date, the first phase of the multi-phase, mixed-use residential, commercial development is nearing completion and the second phase of residential units should commence construction soon. When completed, the development will feature a vineyard and up to 600 single-family and multi-family units.

PIB has identified several Crown Land parcels abutting IR#1 on the south and west boundaries in the Plan Area that the Band is exploring to have added to the reserve. The addition-to-reserve process is a federal process coordinated through Aboriginal and Northern Development Canada and can take several years to complete.

PIB underwent a seven-year process to create a community-driven Comprehensive Community Plan that outlines and provides a mandate for leadership to make decisions for the community based on a common vision. The plan created the foundation to begin a community-driven Land Use Plan that will be completed by December 31, 2015. This plan will outline areas for development and protection, both on and off reserve.

Land Use Plan implementation tasks are expected to include PIB's continued work on building relationships with all levels of government, including the Regional District, by:

- Encouraging continued recognition and implementation of the existence of Indigenous peoples' inherent title and rights

- Acknowledgement that Indigenous systems of governance and laws are essential to the regulation of lands and resources throughout British Columbia.
- Acknowledgment of the mutual responsibility that all of our government systems shall shift to relationships, negotiations and agreements based on recognition.
- Move to consent based decision-making and title based fiscal relations, including revenue sharing, in our relationships, negotiations and agreements.

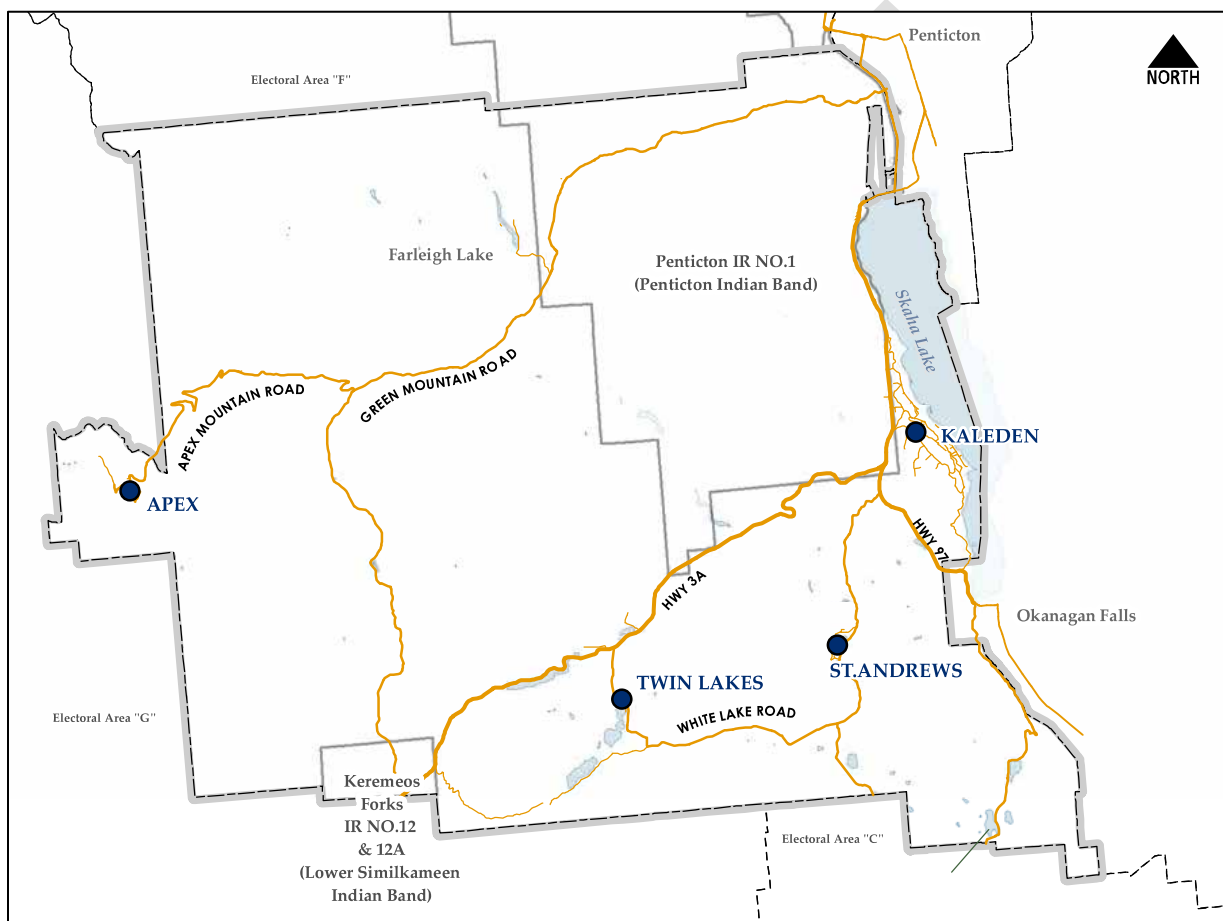


Figure 4: Plan Area Communities and Settlement Areas

3.5 Population and Demographics

The population of Electoral Area "D" was 5,717 residents in 2011. It is estimated that approximately 40% of Electoral Area "D" residents were living in the Plan Area as of 2011, for a population of about 2,400.ⁱ

ⁱ This number is an approximation based on data obtained through Statistics Canada's GeoSearch tool. Because this number is based on an amalgamation of smaller dissemination areas that do not precisely comprise the boundaries of Area "D-1", it is not an exact figure. The following Statistics Canada dissemination areas have been included in this approximation: 59070206, 59070172, 59070177, and 59070178.

The age and gender distribution of the Plan Area is illustrated in Figure 5. Overall, approximately 47.5% of the population of the Plan Area is male, while 52.5% is female. In the Plan Area, the “baby boomer” generation makes up the most significant proportion of the population, particularly in comparison to the number of residents aged 20-39. This data indicates the population of the Plan Area is aging, which is a consistent trend across the Regional District and the province as a whole. A recently completed *Age Friendly Assessment Report* (2014) recognized this trend and the resulting need for seniors housing and associated support services.

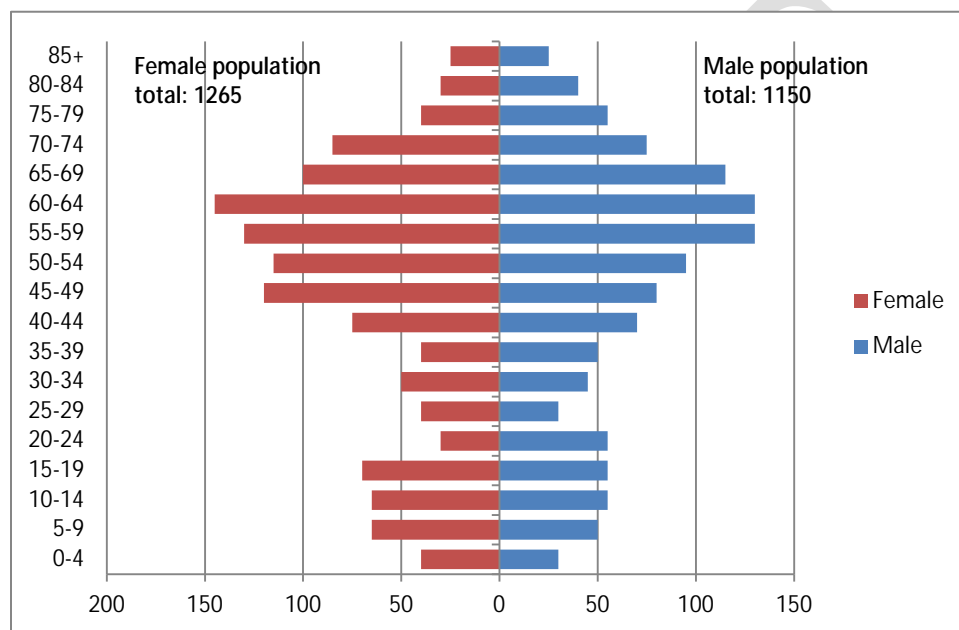


Figure 5: Plan Area 2011 Estimated Population by Gender and Age Cohort, 2011

As population data for the Plan Area is not available for past years, the population growth pattern of Electoral Area “D” as a whole (i.e., “D-1” and “D-2” together) has been used as a proxy to help understand the trends in the region and to project future population growth.

Between 2006 and 2011, the population in Electoral Area “D” as a whole declined 3.3%. This downward trend was apparent in the Plan Area where the largest community, Kaleden, declined in population 5% between 2006 and 2011.

Despite the declining population, enrolment at Kaleden Elementary has remained fairly constant according to the local School District. While there are fewer school aged children in Kaleden, the School District reports parents living in Okanagan Falls and working in Penticton are enrolling their children at the school (dropping them off and picking them up on their way to and from work in Penticton), which has helped maintain enrolment.

Of the eight electoral areas that comprise the Regional District, just three saw growth between 2006 and 2011; Electoral Areas “B”, “F” and “G”. Overall, the population of the Regional District grew by just 1.6%, less than half the growth experienced in the Regional District of Central Okanagan (RDCO in Figure 6). This low growth rate is consistent with other similar areas in BC and influenced by both an aging population and decreasing fertility rates.

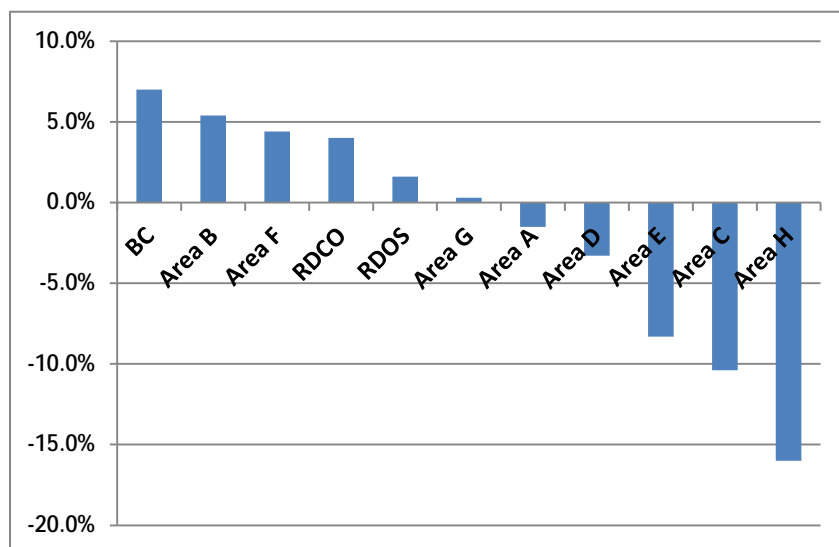


Figure 6: Population Growth Rates 2006-2011 BC, RDOS, Regional District of Central Okanagan

Although the population of Electoral Area “D” as a whole has declined, some population growth is expected over the next twenty to thirty years. According to projections, the population of Electoral Area “D” as a whole could grow to 5,910 by 2021, an increase of 3.3% over 2011, and a return to 2006 levels (see Figure 7). By 2031, the population of Area “D” as a whole could total 6,115 (about a 2% growth rate). A more conservative growth rate (1.5% below the projected rate) would see Electoral Area “D” as a whole return to 2006 population levels by 2026.

Population forecasts are based on BC Statistics P.E.O.P.L.E. methodology/model (Population Extrapolation for Organizational Planning with Less Error) using Statistics Canada census data up to 2011. The methodology/model is a standard framework for developing population projections and is used by local governments throughout BC. It is based on historic population trends (e.g., fertility, death rates) and historic in- and out-migration trends.

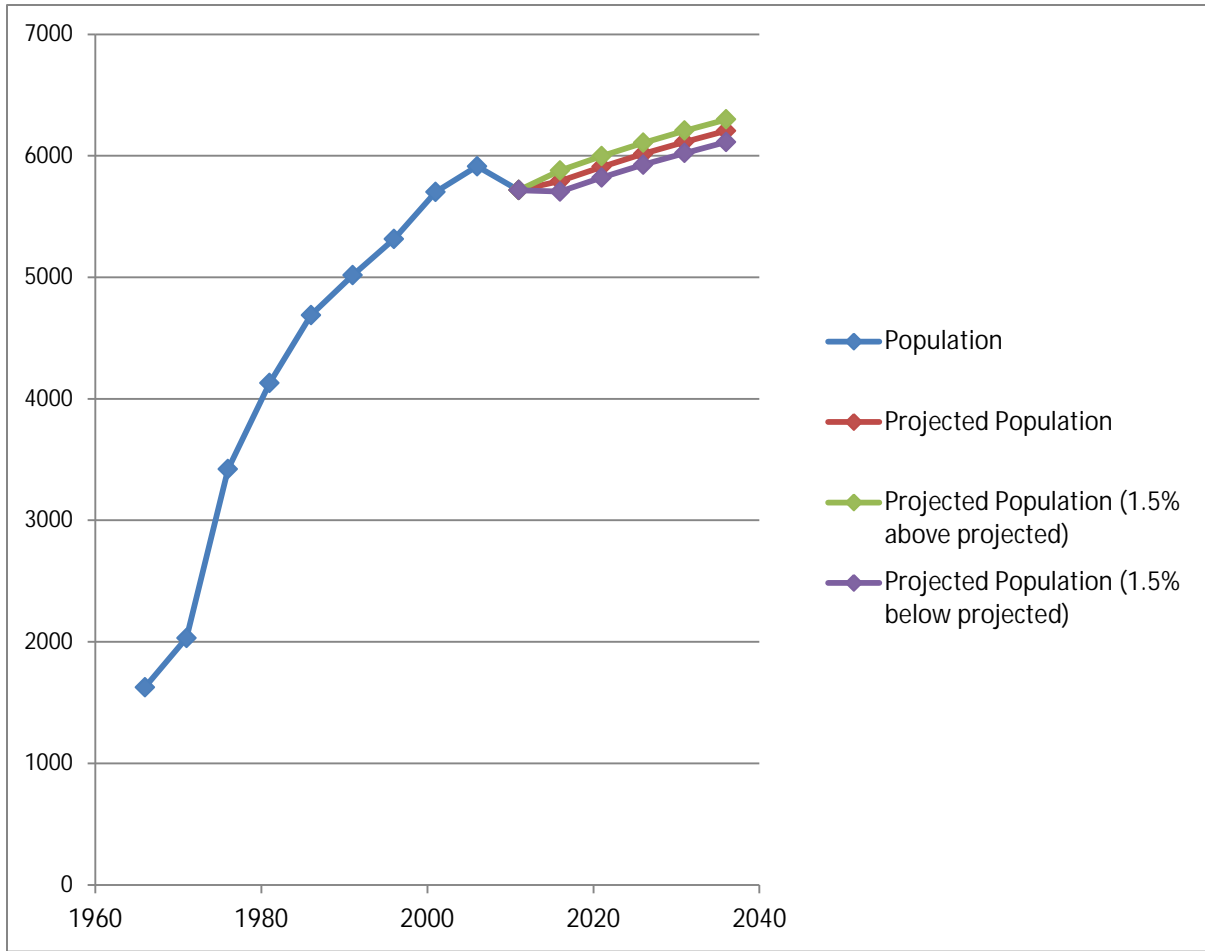


Figure 7: Electoral Area "D" Projected Population Growth (1966-2036)

3.6 Housing types

For the most part, housing in the Plan Area consists primarily of single-detached homes. There are also a small number of manufactured/mobile homes in the Plan Area, along with a limited amount of apartment-style and semi-detached (e.g., row, duplex) housing. Much of the medium-density housing in the Plan Area is located in Apex. **Figure 8** illustrates housing by dwelling type in Electoral Area "D-1".

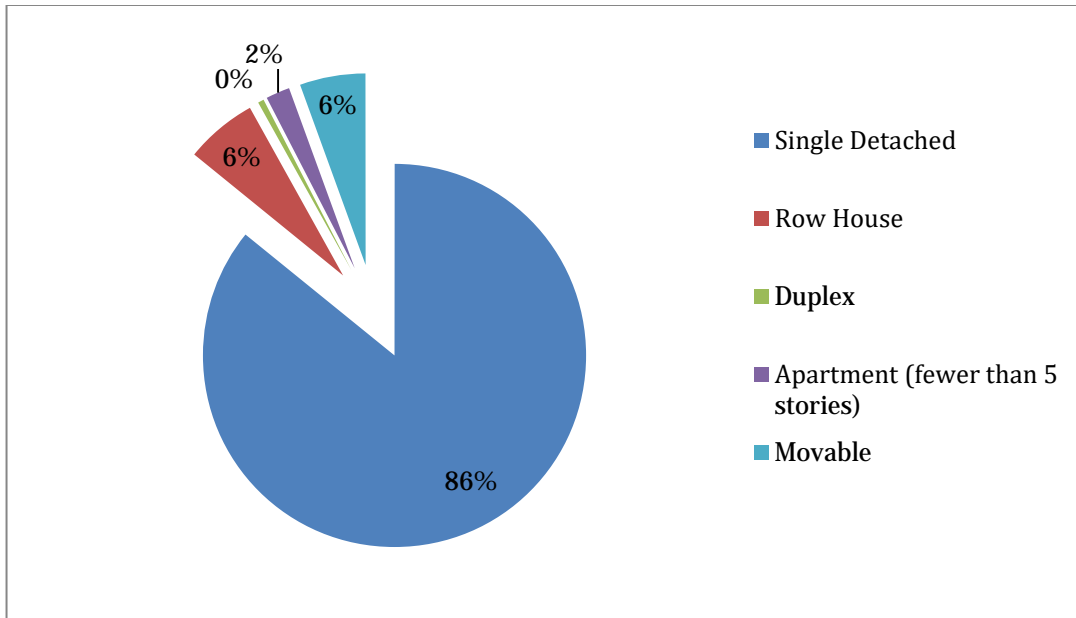


Figure 8: Plan Area Housing by Dwelling Type

As illustrated in Figure 9, the majority of households (52%) in Electoral Area "D-1" are two person households according to recent Census data. Together one and two person households account for 71% of households. The smaller household sizes are consistent with an aging population and people having fewer children.

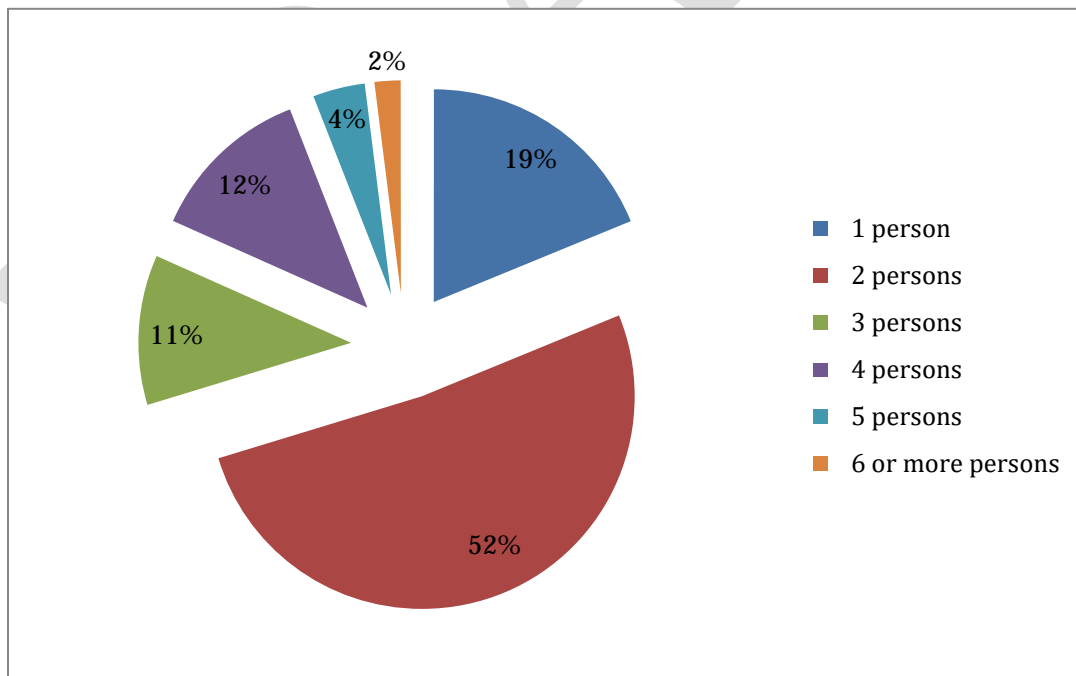


Figure 9: Electoral Area "D-1" Household Size

4.0 OFFICIAL COMMUNITY PLAN DESIGNATIONS

The future use and development of land within Electoral Area “D-1” must be consistent with the land use designations illustrated on Schedule ‘B’ (Official Community Plan Map). Inset maps are provided the planning area’s four main communities, Kaleden, Twin Lakes, St. Andrews and Apex.

Rural Designations

Resource Area	RA
Agriculture	AG
Large Holdings	LH
Small Holdings	SH

Residential Designations

Low Density Residential	LR
Medium Density Residential	MR
Residential Mixed Use	RMU

Commercial Designations

Commercial	C
Commercial Tourist	CT

Industrial Designation

Industrial	I
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Community Services and Administrative Designations

Administrative, Cultural and Institutional	AI
Parks, Recreation and Trails	P
Conservation Area	CA

The general types of uses encouraged in each land use designation are explained in subsequent sections of this Bylaw.

The Regional Board recognizes that some existing land uses do not conform to the designations shown on OCP maps. The intent of the Regional Board is not to change the uses of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs while this Plan is in force.

5.0 VISION AND BROAD GOALS

5.1 Vision

The Plan Area's communities and settlement areas share a similar rural lifestyle and values. While each may face its own unique challenges, community consultation identified a set of common values and a shared vision for the Plan Area. The following vision statement describes a preferred future for the Plan Area.

Electoral Area "D-1" is a safe, peaceful rural area made up of small communities and settlement areas that support a mix of housing types with both permanent and seasonal residents. The area's rural lifestyle and character is valued by all residents and supported by the preservation and stewardship of the area's important agricultural, natural habitat, and recreation areas. Water resources are well-managed and protected for residential and agricultural uses and ecosystem health and wellbeing.

5.2 Broad Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan. These goals will be used by the Regional District and senior government agencies to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development in the Plan Area. They are organized and prioritized according to feedback from Plan Area residents, which was provided through community engagement activities and events and resident surveys.

- .1 **Natural environment.** Steward and protect the area's natural features and systems, including sensitive and endangered ecosystems, fish and wildlife habitats, and wildlife corridors.
- .2 **Water resources.** Protect and manage water resources, including both surface and groundwater, for residential and agricultural uses, and for ecosystem health and wellbeing.
- .3 **Infrastructure and services.** Improve and expand infrastructure in designated rural growth areas, including water and wastewater treatment systems, and cellular and Internet coverage and connectivity for all settled areas without compromising the protection of the Dominion Radio Astrophysical Observatory from Radio Frequency Interference (RFI).
- .4 **Community health and wellbeing.** Promote community health, active living and recreation, and support the area's aging population, including encouraging supported and/or seniors housing where appropriate and feasible.
- .5 **Economic development.** Work to strengthen and diversify a sustainable economic

and employment base for the Plan Area, including year-round tourism and recreation, agriculture, research and technology.

- .6 **Transportation.** Maintain a safe and effective transportation system for all road users and improve public transit options from area communities to larger regional centres.
- .7 **Residential development and housing.** Encourage a diversity of housing options for all age groups, while ensuring new housing development maintains the area's rural character, protects and respects unique and fragile habitats, and does not exceed the sustainable water supply.
- .8 **Agriculture.** Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve and connect local residents, particularly younger generations and new community members, with the agricultural legacy of the Plan Area.
- .9 **Public and stakeholder engagement.** Improve and expand communications, consultation and engagement with residents and community stakeholders, including the Penticton Indian Band.

6.0 GROWTH MANAGEMENT

6.1 Background

Growth Management is a critical aspect of planning for a community's future. It allows a community to forecast growth, based on trends and aspirations and to direct anticipated growth to areas that align with the community's vision and broad goals.

In 2010, the Regional District adopted a Regional Growth Strategy (RGS) for the South Okanagan. Under the *Local Government Act*, once an RGS has been adopted, OCPs must be consistent. The goal of the RGS is to direct the substantial majority of future growth in the south Okanagan Valley area to designated Primary Growth Areas (e.g., City of Penticton, Town of Osoyoos, Okanagan Falls). The RGS envisions maintaining the rural character of the Plan Area, but anticipates directing growth to designated Rural Growth Areas, which the RGS specifically identifies as areas with:

- Established rural settlement areas with a minimum of 200 lots and/or dwelling units;
- Community water or community sewer services in place;
- Existing commercial or industrial; or
- Where development has been pre-determined through zoning, but not yet developed (e.g., Twin Lakes).

Within the Plan Area, the South Okanagan RGS designates Kaleden, Twin Lakes and Apex as Rural Growth Areas. There are no Primary Growth Areas in the Plan Area. The three areas were designated based on existing zoning, OCP designations and service areas.

The South Okanagan RGS recognizes that "some infill development may occur" in areas not designated as Rural Growth Areas as these other settlement areas evolve over time, provided that development "does not significantly increase the number of units or the established density and respects the character of the communities." Policy H3, "Protect the character of rural areas" of the South Okanagan RGS further stipulates that, "Proposed developments that do not closely adhere to OCP guidelines for the protection of rural and resource areas will not be supported."

Because of the South Okanagan RGS's emphasis to direct growth where infrastructure exists, an *Infrastructure Study for Electoral Area "D-1"* (April 2015, KWL Kerr Wood Leidal Consulting Engineers) was completed to understand the capacity of utilities in the Plan Area. The Rural Growth Containment Areas were informed by the infrastructure study and will help ensure future development is directed to areas known to have some capacity in order to maximize community infrastructure efficiencies.

6.2 Rural Growth Areas and Capacity

Based on population projections carried out as part the OCP Update (see Section 3.5), it was determined that the Plan Area could become home to between 160 and 240 additional residents (low and high projections) by 2031. Based on 2.3 people per

household (Census Canada figures), there is a projected need for between 70 to 104 homes by 2031, or between five to seven new homes per year.

	1.5% below projected growth rate	1.5% above projected growth rate
Additional population estimate (2031)	160	240
Persons per household	2.3	2.3
New dwellings required	70	104

Figure 10: New Dwelling Unit Requirements Projections

It is estimated that there is sufficient development capacity available to accommodate projected population growth. This estimate was based on existing zoning established through Zoning Bylaw No. 2457. The numbers indicated in the table below represent new unit capacity on both vacant and underdeveloped lots on residentially zoned properties. Constraints were considered including the Agricultural Land Reserve, steep slopes and other terrain hazards that would not permit development, watercourses, and DRAO's acknowledged requirement for an operating environment with minimal radio frequency interference (RFI). The table differentiates between Rural Growth Areas (Kaleden, Twin Lakes and Apex) and 'other' areas.

It is important to note that water supply and servicing was not included as a constraint in this analysis. In some areas the additional dwelling unit capacity would be further limited by these considerations. Also, actual dwelling unit capacity would be subject to additional Regional District review and approvals.

Development Type	Zoning Districts	Potential New Units - Rural Growth Areas	Potential New Units - outside Rural Growth Areas	Total Potential new units
Medium Density Residential Mixed Use	RMU	370	-	370
Medium Density Residential	RM1, RM3	100	-	100
Low Density Residential	RS1, RS2, RS4, RSM1	260	80	340
Rural Residential	SH2, SH3, LH	15	57	72
TOTAL		745	137	882

Figure 11: Residential Development Capacity

While not under the jurisdiction of the Regional District, Penticton Indian Band is currently developing Skaha Hills in IR#1, a phased, mixed-use development that will feature up to 600 single-family and multi-family units, which will add additional residential capacity to the Plan Area.

6.3 Rural Growth Areas Development Considerations and Constraints

Future growth and development in each of the three designated Rural Growth Areas will be influenced by a number of potential development constraints and considerations. These constraints and considerations are summarized by area on the following pages. Approximate Rural Growth containment boundaries are illustrated in accompanying figures.

The Regional Board recognizes that to create a continuous boundary to contain growth there are properties within the boundary that are protected from development by provincial legislation and Development Permit Area regulations. It is not the intention of the Regional Board to encourage development of land within designated Agricultural areas or land identified as Parks/Recreation, Conservation Area, environmentally sensitive areas, watercourses, or steep slopes and terrain hazards within the defined growth boundary. Land with these designations or characteristics should continue to be protected from development.

Kaleden: The Regional District's South Okanagan Regional Growth Strategy Bylaw designated Kaleden as a Rural Growth Area. With a planned sewer extension from a new wastewater treatment plant in Okanagan Falls, there may be some capacity for the community to grow in the future, although this capacity will be limited by steep, hazard slopes and ALR land in the area.

There is a planned two phase sewer extension to the community. While the first phase of the planned sewer extension is not anticipated for at least several years given funding requirements and the planned extension of services to Skaha Estates first, the new sewer service will permit infill development through subdivision that is not currently achievable due to septic system requirements. Completion of the project is not anticipated for 10 to 15 years, or beyond the timeline of this OCP.

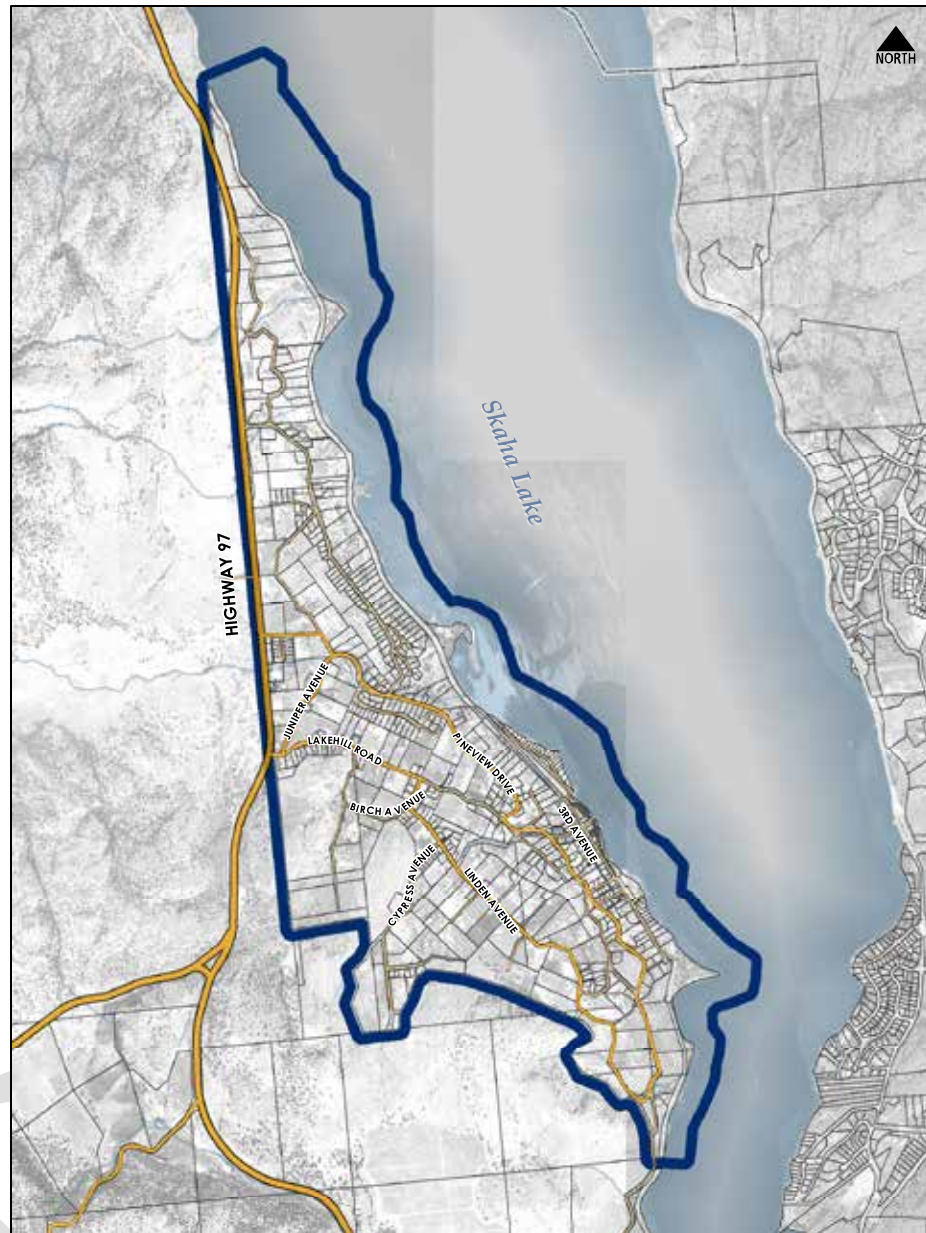


Figure 12: Kaleden Rural Growth Area Containment Boundary

Apex: The *South Okanagan Regional Growth Strategy* designated Apex as a Rural Growth Area. While Apex has the most significant growth potential of the three Rural Growth Areas, the likelihood of year-round residency is limited by the area's seasonal nature and distance from services and employment opportunities. Until such time as a more year-round village develops, Apex's growth will likely be limited to mostly seasonal residents.



Figure 13: Apex Rural Growth Area Containment Boundary

Twin Lakes: The *South Okanagan Regional Growth Strategy* designated Twin Lakes as a Rural Growth Area. Growth capacity for Twin Lakes is constrained by groundwater supply issues, or more specifically the significance or consequences of the groundwater constraints. Several studies have been undertaken to determine groundwater supply and capacity in the area, including a high-level, technical summary review carried out in conjunction with the Plan Area OCP update project (*Infrastructure Study for Electoral Area "D-1"*, KWL Consulting Engineers, 2015). The issue remains unresolved and will likely require a longer monitoring period to confirm supply issues. While zoning has been in place for a proposed 200-unit development on a bluff above the golf course since 1992, both the market and groundwater supply issues have not enabled the development to proceed. A revised, preliminary development concept removes the residential land use designations from the bluff to the Twin Lakes Golf Course commercial area where the clubhouse and an RV park are currently located. The revised, preliminary development concept features clustered townhouses on a relatively small footprint. Any new formal application will remain subject to sustainable groundwater supply and capacity issues.

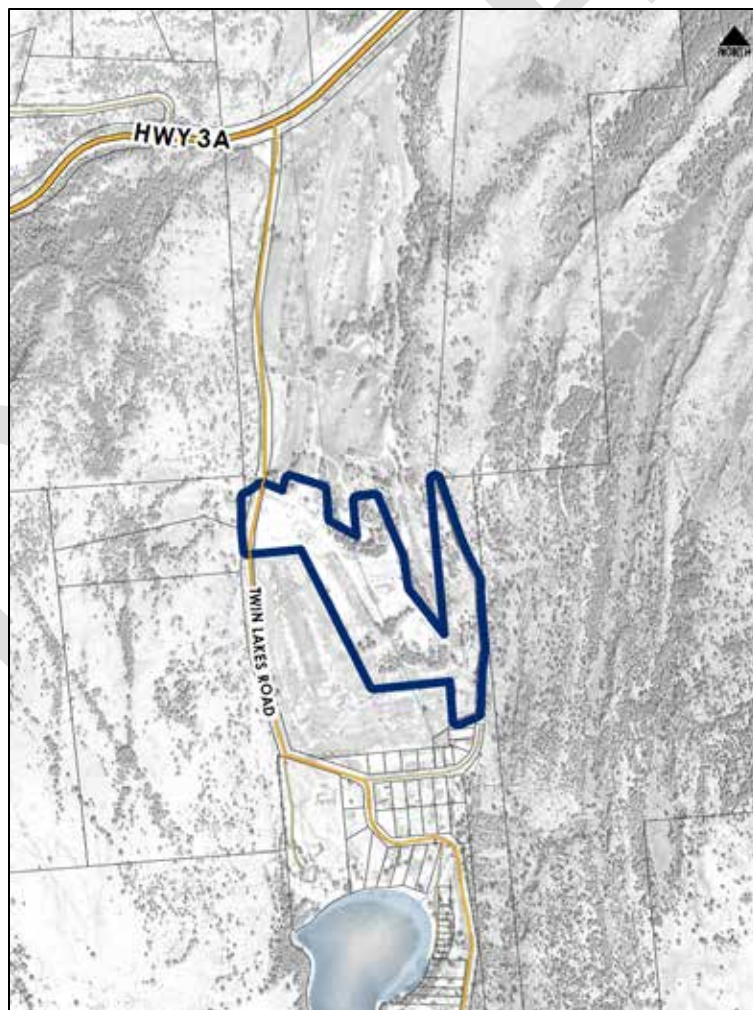


Figure 14: Twin Lakes Rural Growth Area Containment Boundary

6.4 Objectives

- .1 Manage growth within the Plan Area by directing residential development to designated Rural Growth Areas subject to confirmation of sustainable water supply.
- .2 Accommodate anticipated growth while maintaining the rural character and conserving the natural environment of the Plan Area.
- .3 Consider limited new development in other existing settlement areas where appropriate and in keeping with this OCP's broad goals and policies.

6.5 Policies

The Regional Board:

- .1 Recognizes Kaleden, Apex and Twin Lakes as the designated Rural Growth Areas in the Plan Area.
- .2 Will direct growth to designated Rural Growth Areas, by discouraging the re-designation or re-zoning of land that permits residential uses outside of the Rural Growth Area containment boundaries.
- .3 Recognizes the need for ongoing monitoring of groundwater at Twin Lakes to determine the area's capacity to accommodate additional development on a sustainable basis as a currently designated Rural Growth Area.
- .4 Recognizes that there is an appropriate amount of residential land designated to permit residential development within the Rural Growth Area containment boundaries to accommodate anticipated growth to 2031.
- .5 Recognizes Okanagan Falls and Penticton as designated Primary Growth Areas that have the community infrastructure, community services, economic and employment opportunities to sustain higher densities and residential growth than the Plan Area.
- .6 Will ensure any new development in designated Rural Growth Areas to provide community services pursuant to the Regional District's Subdivision Servicing Bylaw.
- .7 Directs development away from hazard lands, critical habitat areas, watercourses and the Dominion Radio Astrophysical Observatory Radio Frequency Interference (RFI) area.
- .8 Directs residential development away from designated Agricultural AG areas.
- .9 Requires that all new parcels of less than one hectare in size connect to a community sewer system.
- .10 Supports water metering and other residential water conservation measures.

7.0 LOCAL AREA POLICIES

7.1 Background

The Plan Area is comprised of four distinct communities and several smaller rural areas. While they each have much in common, including a strong desire to maintain and protect the larger Plan Area's rural qualities and environmental values, each community is also unique. This section of the Plan outlines policies for each of the Plan Area's main communities.

7.2 Apex

Apex is a ski resort community located approximately 33 kilometers west of Penticton and is a significant attraction and employer within the D-1 area. Primarily a winter resort, Apex and the surrounding area offer activities such as downhill and cross-country skiing, tubing, skating, and snowshoeing during the winter season. The village area at the resort has amenities including restaurants, a ski sales and repair shop, a general store, day lodges, equipment rental, childcare facilities, and a range of accommodations, including a hostel, condos, hotels, B&Bs, and private cabins. During the summer months there are many mountain biking and hiking opportunities.

A large portion of the Apex area has been designated for mixed use and has a greater proportion of medium-density housing such as apartments and mixed-use commercial/residential buildings than other parts of the Plan Area. A 2006 study indicated there were approximately 40 year-round residents², and had a current "bed base" of 2,600, with a total "bed base" of 3,800 at build-out. There is no current estimate of year-round residents, but monthly water consumption data indicates that between 60 and 180 people may be in the community at any one time during the shoulder and summer season.

Apex is a designated Rural Growth Area with the potential to support a larger, year round population. As primarily a seasonal resort area, any new growth and development will depend upon a broader range of services being available in the village centre and new residential development. Through the OCP update process, Apex homeowners were strongly supportive of a renewed local area planning process to address community issues, concerns and opportunities that have arisen since the first resort master plan was completed for Apex over 30 years ago. The need for a new Local Area Plan for the community is underscored by potential resort expansion in the future that could greatly expand the community's footprint.

7.2.1 Policies

The Regional Board:

² Feasibility of Fire Protective Services within Apex Mountain Resort, 2006

- .1 Supports the development of a Local Area Plan for Apex in partnership with the Resort owners prior to, or concurrent with, any expansion of the resort to:
 - a) consolidate and improve the village centre as the community's service centre and social heart;
 - b) address residential development and servicing; and
 - c) support improved services and infrastructure, including fire and emergency services, sewer, water and solid waste management.
- .2 Requests provincial financial and planning support to carry out the creation of a new Local Area Plan and help support consultation and engagement with Penticton Indian Band.
- .3 Requests that the Province consult with the RDOS in the early stages of any proposed expansion of Apex resort.
- .4 Supports the creation of a Form and Character Development Permit Area during the development of any Local Area Plan for Apex that includes guidelines around:
 - a) environmental considerations, including snow, ice and wind;
 - b) site design;
 - c) building orientation and form;
 - d) building materials; and
 - e) snow management.
- .5 Encourages new development to consider and plan for safe storage of snow removed from roads and driveways.
- .6 Will continue to support the creation of a local service area for fire protection.
- .7 Strongly encourages and supports the development of a solid waste and recycling transfer station in Apex.
- .8 Supports ongoing community consultation and coordination between forestry operators within the Resource Area RA designation to minimize the impacts of forest harvesting on the community and its associated scenic and recreation values.
- .9 Supports enhanced road connectivity between Apex and the City of Penticton to improve safety, provide transportation alternatives to the single occupant vehicle, and ensure a safer road environment for residents living along Green Mountain Road and in Penticton Indian Band lands.
- .10 Supports the development of a recreational trail network in the area.

7.3 Kaleden

Kaleden is a small, unincorporated community located along the western side of Skaha Lake. Home to approximately 1,224 residents, Kaleden is situated south of Penticton

with access from Highway 97. Kaleden is the largest community in the Plan Area; though it incurred a 5% decrease in residents between 2006 and 2011, primarily due to the community's aging population and an associated decrease in fertility rates. In prior years, the community experienced sustained, if slow, growth.

In recent years, grape production has increased in prominence in tandem with the overall growth of the Okanagan's wine industry. Approximately 45% of Kaleden's land base is in Agricultural Land Reserve, or about 45% of the community's total area. Kaleden is also home to significant tourism industry. The area features a number of B&Bs, a beautiful lakeside area, camping, and many recreational options (e.g., biking, rock climbing, hiking, swimming, sailing). In addition, the town is located along the historic Kettle Valley Railway, which today is a popular trail network for cyclists and hikers.

The community has grown over the years and now supports several community amenities, including a small elementary school, a branch of the Okanagan Library, community hall, post office, general store, fire hall and gas station.

As a designated Rural Growth Area, the community has some growth and development opportunities, particularly when sewer service is extended to the community from Okanagan Falls in the medium-term. Access and traffic safety on Highway 97 entrances and exits to the community are concerns. The gradual expansion of commercial and community services in Kaleden, including the development of a broader range of residential housing opportunities to support and attract young families and permit older residents to age-in-place and remain in the community, is important. Access to Skaha Lake and the ongoing development and improvement of the Kettle Valley Railway (KVR) Trail are also important community issues.

7.3.1 Policies

The Regional Board:

- .1 Supports extension of community sewer services to Kaleden.
- .2 Supports the development of a Local Area Plan for Kaleden concurrent with longer-term sewer service planning and community engagement to:
 - a) encourage a broader range of residential housing opportunities;
 - b) consolidate and improve the community commercial services; and
 - c) ensure that the Regional District's vision and broad goals direct and guide future development in the area.
- .3 Supports maintaining and enhancing the existing commercial uses for both local services and tourist commercial activities.
- .4 Supports a broader range of residential housing opportunities, including seniors housing, when feasible and appropriate, respects the character of the area, and is supported by the community.

- .5 Encourages and supports the Province to continue safety and access improvements along the Highway 97 corridor, at Kaleden, within the existing right-of-way, including improved lighting, medians and traffic lights.
- .6 Encourages the Province to review safety issues related to commercial development accesses along Highway 97 at Kaleden.
- .7 Supports improving transit connections and linkages between Kaleden and surrounding communities, including Okanagan Falls, the City of Penticton, the Town of Osoyoos and the Town of Princeton.
- .8 Supports Kaleden Recreation and Parks Commission in their efforts to manage and enhance Pioneer Park.
- .9 Supports completion of the KVR Trail as an important linear park to link Kaleden with Okanagan Falls and, in the future, the City of Penticton.
- .10 Should work collaboratively with the Province and other relevant stakeholders to improve and maintain the KVR Trail between Kaleden and Okanagan Falls and the City of Penticton including interpretive signage and the development of non-vehicular accesses.
- .11 Supports improving public access from upper Kaleden to Skaha Lake and the KVR trail where feasible and appropriate, including the use of road ends. Potential access points for further consideration include from Pineview Drive near the south end of Banbury Point, and from Oak Avenue to the KVR trail near the Ponderosa Resort.
- .12 Supports working with the Ministry of Transportation and Infrastructure to maintain the old Kaleden to Okanagan Falls Road for bicycle and pedestrian traffic as an adjunct to the KVR Trail.
- .13 Recognizes that Skaha Lake access and completion of the KVR Trail are priorities in terms of parkland acquisition.
- .14 Supports the provision of public access to Skaha Lake and recognizes road ends to the Lake as an important public resource that should be open where feasible and appropriate.
- .15 Encourages the restoration and re-vegetation of Skaha Lake public access points that have been damaged by public access and supports the use of interpretive and educational signage to enhance public awareness of the environment and help limit potential future damage.
- .16 Should work with partner agencies and organizations to identify Crown land parcels and adjacent accreted lands along Skaha Lake that may be suitable for designation as a Conservation Area.
- .17 Will consider developing public access objectives and design guidelines for the Skaha Lake shoreline that include criteria to minimize impacts to the foreshore ecosystem and species.

- .18 Should work with other agencies to limit the number of wharves, docks, retaining walls and other structures on Skaha Lake, encourage sharing of docks and wharves on the lake, and consider future dock regulations.
- .19 Should work with partner agencies and organizations, to identify and minimize shoreline infill below the Skaha Lake high water mark (natural boundary) on private properties and public access points.
- .20 Should manage development to ensure that Skaha Lake water quality and supply is protected for long-term sustainability.
- .21 Will protect existing ALR areas in Kaleden from residential development, and encourage agricultural development on these ALR lands.

7.4 St. Andrews

Commonly known by the name of nine-hole golf course around which the development is centred (St. Andrews-by-the-Lake), St. Andrews is a small, privately developed strata community home to approximately 86 residential dwellings, with an additional eight parcels surveyed and registered but not yet built. A further 56 units were approved in the original Land Use Contract. The built residential units are organized in a cluster-housing concept ranging from single-family dwellings to attached units. There is also a clubhouse at the golf course containing a small pro shop, a full service licensed restaurant, a banquet hall, and six rental "motel" rooms. It is a very popular venue for weddings and other events.

While the community has not grown significantly since its initial development, recent indications show that a small number of young families are moving into the community, which has helped stabilize its population.

New development at St. Andrews is constrained by its proximity to the Dominion Radio Astrophysical Observatory (DRAO), an internationally important research facility (and the Plan Area's largest year-round employer) that is extremely sensitive to human generated Radio Frequency Interference (RFI). As a result, the St. Andrews development was intentionally restricted as a condition of initial project approval and several specific clauses were included in the Land Use Contract to protect the Observatory from RFI related to human development and activity. The Land Use Contract specifically laid out conditions to restrict installation and use of electrical equipment on the lands that could cause radio interference with the Observatory. These are included in agreements between the developer and buyers of lots in St. Andrews.

Technical background studies carried out as part of the development of this OCP determined that sustainable groundwater supply is also an issue for the community along with wastewater management. The studies recommend no further groundwater development in this area without a detailed capacity assessment.

7.4.1 Policies

The Regional Board:

- .1 Supports the eventual termination of the existing Land Use Contract in St. Andrews and its replacement with appropriate designations and zoning and other necessary measures including supporting DRAO securing an enduring legal basis for RFI protection and management.
- .2 Supports the Residential - Low Density Residential (LR) designation in the St. Andrews Land Use Contract area with implementation and zoning subject to:
 - a) clear demonstration of consistency with the broad goals and objectives of this OCP;
 - b) location of new development outside the identified RFI area as shown on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area).
 - c) proof of sustainable water availability and supply based on measured residential use and St. Andrews Golf Course use;
 - d) establishment of adequate community on-site domestic water and sewage disposal in accordance with the Regional District's Subdivision Servicing Bylaw and provincial regulations and submission of an assessment from a Qualified Professional;
 - e) compatibility and integration with adjacent land uses and designations, and the character of the existing area;
 - f) proximity and access to existing roads and other community and essential services;
 - g) appropriate distribution of land uses, timing and staging of the development; and
 - h) clear demonstration of best practice residential water conservation standards, including water metering and xeriscaping.
- .3 Supports low densities of land within the identified RFI area as shown on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area) designated AG Agricultural, RA Resource Area or AI Administrative, Cultural and Institutional to reflect its ALR status, environmental sensitivity, or presence of DRAO facilities as the case may be.
- .4 Encourages the reuse of treated grey water for golf course irrigation, where feasible and appropriate.
- .5 Supports upgrading the community wastewater infrastructure and will explore the feasibility and appropriateness of establishing a community sewer service.
- .6 Supports detailed assessment and determination of a sustainable supply of groundwater as a condition of all potential new development in the area.

7.5 Twin Lakes

Located about twenty minutes southwest of Kaleden, the Twin Lakes area is a small, but

relatively dispersed community that developed over time from a number of historic ranches that operated in the area. The Twin Lakes Guest Ranch existed from 1945 to 1975. The first owners of the Guest Ranch also initiated the area's first residential property subdivisions in 1959.

With the popular 18-hole Twin Lakes Golf Course roughly marking the geographic centre of the community today, the area generally includes Twin Lake (also known as Nipit Lake), Horn Lake, Trout Lake (across Highway 3A from the golf course), Toy Lake, Sheep Creek, and the Marama Creek areas. Over the years, the area has grown to about approximately 175 properties, including about 55 residential properties and a small commercial complex with a gas station, convenience store and restaurant clustered near Trout Lake. The area's year-round population estimated to be about 200 people, though there are more seasonal residents (most of whom live in summer homes around Twin Lake).

Much of the housing in Twin Lakes consists of single-family detached homes. There is also a 39-site RV park adjacent to the Twin Lakes Golf Course, which includes a seasonal clubhouse and associated facilities.

Groundwater supplies the majority of residential users in the Twin Lakes area and community members have expressed concerns regarding aquifer and groundwater sustainability. Engineering studies, including a high-level, technical summary review carried out in conjunction with the Plan Area OCP update project (*Infrastructure Study for Electoral Area "D-1", KWL Consulting Engineers, 2015*), have identified and confirmed a number of aquifer issues and groundwater scarcity issues. The golf course uses a significant amount of water for irrigation, but has reported reducing its consumption by 50% over the past several years. Balancing any new potential development with water conservation and environmental stewardship is the community's driving objective. Longer-term monitoring of groundwater with community observation wells, combined with monitoring of residential, agricultural and golf course use will determine the long-term sustainability of groundwater supply in the community and, potentially, Twin Lakes viability as a designated Rural Growth Area. Technical background studies carried out as part of the development of this OCP recommended no further development without additional groundwater studies.

Twin Lakes is a designated Rural Growth Area in the South Okanagan RGS. A preliminary revised concept envisions shifting a development originally proposed for bench lands above the Twin Lakes Golf Course to an area in and around the existing clubhouse and RV park (see Section 6.3). Should development not proceed in Twin Lakes over the lifetime of this OCP, there is an opportunity for the Regional District to consider removing the area as designated Rural Growth Area during an RGS review process.

7.5.1 Policies

The Regional Board:

- .1 Supports the termination of the Land Use Contract in Twin Lakes and its

replacement with appropriate zoning, specifically:

- i) designating Lot 20, Plan KAP17461, Section 36, Township 89, District lot 2169, SDYD, as Agriculture (AG); and
 - ii) designating Lots 1, 2 & 4-6, Plan KAP38989, Section 36, Township 89, District Lot 2169, SDYD, and Lots 1 & 2, Plan KAP58497, District Lot 2169, SDYD, as Small Holdings (SH).
- .2 Supports the designation of the Rural Growth Area as Residential Mixed Use (RMU).
- .3 Should consider new residential development proposals within the designated Rural Growth Area containment boundary subject to water supply availability.
- .4 Must require new, multi-unit or multi-lot residential development, or RV park development proposed for the designated Rural Growth Area to:
- a) clearly demonstrate its consistency with the broad goals and objectives of this OCP;
 - b) provide an assessment of the proposal against the following criteria:
 - i) provision of sustainable water supply without impacting existing residential developments and environmental flows;
 - ii) establishment of adequate community on-site domestic water and sewage disposal in accordance with:
 - .1 the Regional District's Subdivision Servicing Bylaw
 - .2 provincial regulations and
 - .3 submission of an assessment from a Qualified Professional.
 - iii) compatibility with adjacent land uses and designations, and the character of the existing area; and
 - iv) type, timing and staging of the development.
 - c) consider an urban village concept with pedestrian focus;
 - d) clearly demonstrate best practice residential water conservation standards, including water metering, water re-use, and xeriscaping; and
 - e) be organized around a phased concept plan where any future development phases are contingent upon sustainable water availability and supply based on at least ten-years of supply data monitored by a Qualified Professional from both existing groundwater observation wells and measured residential and Twin Lakes Golf Course use.
- .5 May review the suitability of Twins Lakes as a Rural Growth Area in the event development does not proceed within the area designated for Residential Mixed Use by 2025.

- .6 Supports the Small Holdings SH designation within the RFI area as shown on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area) to reduce subdivision potential and prevent and minimize potential additional RFI from new residential development.
- .7 Supports the development of a community sewer system in the Nipit and Trout Lake areas in coordination with potential new residential development in the designated Rural Growth Area.
- .8 Supports water metering and water conservation measures for existing and new development.
- .9 Supports the reuse of treated grey water for golf course irrigation, where feasible and appropriate.
- .10 Supports the establishment of a fire protection service for Twin Lakes, when appropriate and feasible.
- .11 Supports the development of a recreational trail network in the area.

7.6 Other Areas

Farleigh Lake, Green Mountain Road and Marron Valley are three rural areas in the Plan Area.

The Farleigh Lake area is home to about 14 homes on both large lot and agricultural designations, with properties primarily clustered around the lake. The area is accessed via a paved road from Green Mountain Road.

Unlike Farleigh Lake, which is a focused area around its namesake lake, Green Mountain Road is a rural area spread along approximately 60 kilometres of road between Highway 3A, the Apex turn off, and the Penticton Indian Band IR#1. Located primarily in the Resource Area designation, the area is home to approximately 34 homes on large rural parcels. The area includes 17 properties that are designated Large Holdings (LH) close to the intersection of Apex Mountain Road and Green Mountain Road intersection.

Marron Valley includes about 24 rural properties along Highway 3A between Twin Lakes and Kaleden, and along Marron Valley Road between Highway 3A and Green Mountain Road.

7.6.1 Policies

The Regional Board:

- .1 Supports working with the Ministry of Transportation and Infrastructure and the RCMP to improve road safety on Green Mountain Road.
- .2 Supports working with Penticton Indian Band to minimize conflict between agricultural and non-agricultural uses (i.e., livestock) in areas where Penticton Indian Band IR#1 abuts Regional District lands in the Farleigh Lake and Green Mountain Road areas.

- .3 Supports ongoing collaboration with Penticton Indian Band regarding the management of wild horses in the area.
- .4 Recognizes the limited potential for further expansion of rural holdings in the Farleigh Lake area within the time frame of this Plan in consideration of physical and servicing limitations of the remaining lands.

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8.0 RESOURCE AREA

8.1 Background

This designation encompasses lands used and valued for grazing or rangelands, forestry, natural resource extraction, recreation, environmental conservation opportunities, and large rural residential. The designated Resource Areas in Electoral Area “D-1” reinforce the rural character of Plan Area and are a valued community resource.

The Resource Area designation is intended to guide development outside of existing settlement areas, and provide direction for responses to referrals from provincial agencies. Resource Areas are described as large parcels of land, and includes both private and/or Crown land.

It is recognized that certain matters considered in this section are beyond the jurisdiction of the Regional District (e.g., Crown land); however, the objectives and policies relating to these are intended to serve as indicators of community preference and to assist senior levels of government in planning and decision making.

8.2 Objectives

- .1 Conserve scarce water resources and protect the quality and quantity of those resources for future generations.
- .2 Maintain the renewable natural resource land base and protect it from activities that may diminish the resource value and potential.
- .3 Plan for and protect wildlife corridors, habitat of threatened and endangered species and ecosystem connectivity.
- .4 Encourage and protect responsible outdoor recreation activities.

8.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Resource Area (RA) identified in Schedule ‘B’ (Official Community Plan Map) for grazing or rangelands, forestry, natural resource extraction, recreation, environmental conservation, watershed protection and management opportunities, and limited rural residential uses.
- .2 Supports lands designated as Resource Area (RA) generally being maintained as large land parcels (i.e., as un-surveyed Crown land, or as District Lots).
- .3 Supports a 20 hectare minimum parcel size in recognition that these areas will remain as rural, with limited community services and infrastructure.
- .4 Supports responsible, low impact recreational uses which avoid critical habitats and minimize disturbance; and will work with the Province and others to ensure there are adequate staging areas with off-road parking.

- .5 Supports communication with and participation by Syilx/Okanagan communities in the management and development of Crown resources.
- .6 Supports activities that improve range and forage conditions, including the continuation of the Noxious Weed Control Program to help control the invasion and spread of noxious weeds in the Plan Area.
- .7 Where there is forestry use, supports selective logging to maintain undiminished the capacity of the land to absorb and retain water, prevent erosion, and permit groundwater recharge throughout the harvest cycle.
- .8 Supports the identification and establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds under the *Forest and Range Practices Act* where:
 - a) one of the primary land management priorities is to maintain and manage local water quality and quantity;
 - b) the minimum parcel size is 120 ha with a limited range of uses permitted;
 - c) intensive recreation, subdivision and rezoning of lands within the zone are discouraged;
 - d) recreationalists are encouraged to minimize stream crossings and stay on existing trails to prevent erosion; and
 - e) the Province is encouraged to retain, in perpetuity, public ownership and to manage, for watershed protection purposes, all Crown land within designated community watersheds of existing major or minor domestic water sources.

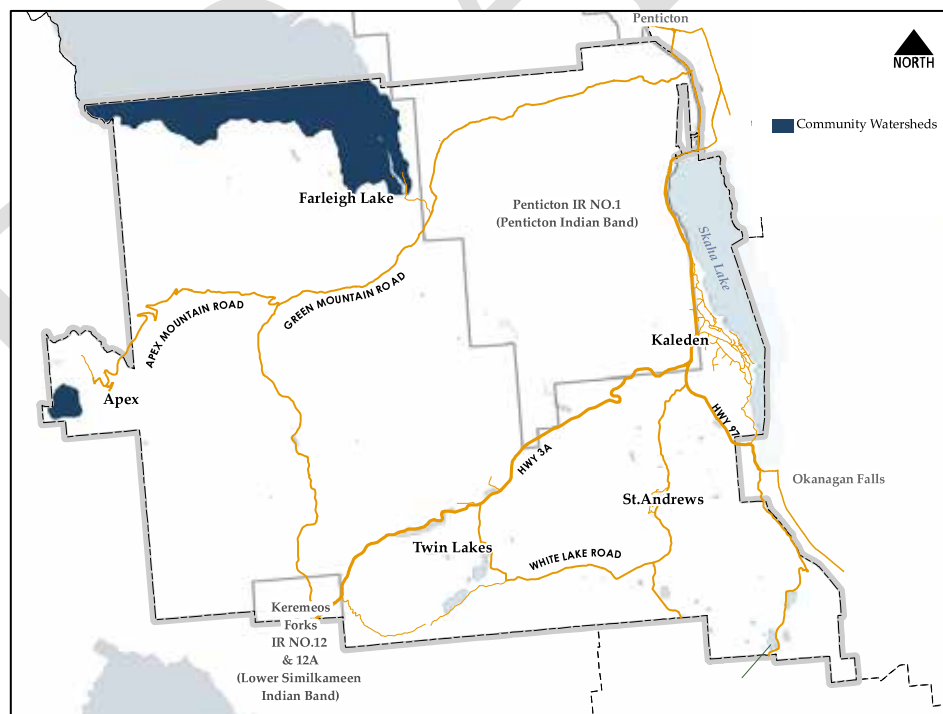


Figure 15: Plan Area – Designated Community Watersheds

9.0 AGRICULTURE

9.1 Background

The agricultural land base in the Plan Area is limited and widely dispersed. Approximately 9.3% of the total land base of the Plan Area is designated as Agriculture (AG). The area's agricultural land generally consists of two types. Small intensively managed areas are devoted to the production of tree fruits, grapes and vegetables; and larger areas, usually at higher elevations, generally consisting of rangeland for grazing cattle. The smaller areas are at lower elevations and are often irrigated. The larger areas consist mainly of Crown land leases and may have some forest cover.

Land used for agricultural purposes is generally located within the Agricultural Land Reserve (ALR) and is therefore regulated by the Agricultural Land Commission (ALC).

The Agriculture AG designation within the Plan Area applies to land used or intended to be used for an agricultural operation or activity generally including the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.

9.2 Objectives

- .1 Protect the agricultural land base of the Plan Area and associated farming, ranching and general agricultural activities.
- .2 Minimize conflicts and improve the compatibility between non-agricultural uses and agricultural uses.
- .3 Minimize the impacts of agriculture and ranching on sensitive environmental resources.

9.3 Policies

The Regional Board:

- .1 Generally supports the use of lands designated Agriculture (AG) identified on Schedule 'B' (Official Community Plan Map) for an agricultural operation or activity generally including the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.
- .2 Recognizes agricultural land as necessary for agricultural businesses that provide regional economic stability and growth opportunities.

- .3 Encourages the preservation of environmental values in the Agriculture (AG) designation.
- .4 Discourages subdivisions that fragment farm, vineyard, or orchard units and will encourage consolidation of small parcels into larger farm units to increase efficiency and production.
- .5 Considers that any application proposing to exclude land from the ALR shall be accompanied by an assessment from a qualified Professional Agrologist (P.Ag) stating the property is incorrectly designated and that exclusion would not adversely affect the long-term agricultural value of adjoining lands.
- .6 Supports second dwellings within the ALR where they are used to support agricultural activities and purposes (e.g., workers' housing).
- .7 Encourages new development adjacent to agricultural areas to provide sufficient buffering in the form of setbacks, fencing and landscaping that is consistent with Ministry of Agriculture guidelines.
- .8 Encourages provincial and utility agencies to minimize the impact of new roads and utility corridors through agricultural land by utilizing only those lands necessary, and by maximizing the capacity of existing corridors and roads.
- .9 Supports the agricultural industry by considering the establishment of economic strategies that promote the industry, and identify new farm markets.
- .10 Supports the agricultural and rural economy by encouraging secondary, value-added uses such as agritourism, secondary processing of products, and home occupations/industry provided they are compatible with surrounding land uses.
- .11 Encourages the consolidation of legal parcels that form part of the same farm unit where the consolidation permits a more efficient use of agricultural land.
- .12 Supports measures by the Province to reduce agricultural/residential conflicts through education, aimed at helping residents better understand the requirements of farm operations, and helping farm operations use different methods that may create fewer conflicts.
- .13 Recognizes that parcel sizes within the Agriculture designation may vary depending on respective zoning, and the decisions of the Agricultural Land Commission, but generally shall not be smaller than 4 ha for orchards, 10 ha for vineyards and 20 ha for ranching.
- .14 May consider supporting applications to subdivide parcels smaller than 4 ha within the Agricultural Land Reserve, subject to approval of the ALC, in the following cases:
 - a) For a homesite severance under the ALC's homesite severance policy; and
 - b) Where the subdivision or boundary adjustment enhances agricultural viability.

Note: In these cases, the individual parcel sizes within the Agriculture designation are subject to approval by the Agricultural Land Commission, and must meet minimum parcel size required to satisfy the relevant Provincial regulations for septic disposal fields. The Agricultural Land Commission may not always support applications for these forms of subdivision.

10.0 RURAL HOLDINGS

10.1 Background

The Plan Area's rural character and lifestyles are some of the most valued aspects to area residents. While the majority of future residential growth will be directed to designated Rural Growth Areas, there is potential for limited rural development.

Within the Plan Area, Rural Holdings are generally grouped into two categories, Large Holdings (LH) and Small Holdings (SH).

The Large Holdings designation, applies to typically privately-held properties smaller than Resource Area parcels and includes large parcels of land generally used for acreages, hobby farms, limited agriculture, ranching, grazing, and other uses that fit with the character of this area. Large Holdings should have a range of minimum parcel sizes but no less than of 4 hectares.

The Small Holdings designation includes medium sized parcels of land generally used for rural residential, part time farming, limited agriculture, home industry uses and other uses that fit with the character of the area. As with Large Holdings, Small Holdings are located outside of the Agricultural Land Reserve.

10.2 Objectives

- .1 Retain and enhance the rural character of lands designated for Large Holdings and Small Holdings.
- .2 Prevent rural sprawl, by limiting development on Small Holdings properties to rural residential densities and agricultural uses.
- .3 Reduce potential conflicts between rural residential developments and agricultural operations on Rural Holdings.
- .4 Reduce the wildfire hazard threat to residential areas located within the Small and Large Holdings designations.

10.3 Policies - General

The Regional Board:

- .1 Supports home occupation and home industry uses on lands designated Small Holdings (SH) and Large Holdings (LH), provided the uses are compatible with the surrounding rural character.
- .2 Will evaluate new Rural Holdings developments against the implications and impacts on the agricultural uses in the area.
- .3 Generally does not support additional development outside of the designated Rural Growth Areas.

- .4 Requires any proposal to create additional land designated or zoned either Large Holdings or Small Holdings to:
- a) Clearly demonstrate and articulate the need for it in the context of its impact on the community and the objectives of this OCP; and
 - b) Provide an assessment of the proposal against the following criteria:
 - i) availability of vacant land currently designated as either Large Holdings or Small Holdings;
 - ii) capability of the natural environment to support the proposed development;
 - iii) impact on environmentally sensitive areas, as illustrated on Schedule 'I' (Environmentally Sensitive Development Permit Areas);
 - iv) capability of accommodating on-site domestic water and sewage disposal, or availability of community water or sewer, and submission of an assessment from a qualified professional in accordance with the Regional District Subdivision Servicing Bylaw;
 - v) proximity to existing roads and other community and essential services;
 - vi) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - vii) compatibility with adjacent land uses and designations, and the character of the existing area;
 - viii) consideration of visual impacts where development is proposed on hillsides and other visually sensitive areas; and
 - ix) type, timing and staging of the development.
- .5 Supports home occupation and home industry uses which can potentially generate RFI within the identified RFI area as shown on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area) only if compatible with DRAO's operations.
- .6 Protects and conserves agriculturally productive land, and environmentally sensitive areas within designated Small Holdings and Large Holdings areas.
- .7 Should work collaboratively with the Subdivision Approving Authority to ensure that rural developments and subdivisions allow for public access to Crown land.
- .8 Encourages voluntary environmental stewardship on private lands within Small and Large Holdings areas.
- .9 Generally will not support applications for rezoning or subdivision of lands designated as Radio Frequency Interference (RFI) areas as shown on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area).
- .10 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.

10.4 Policies – Large Holdings

The Regional Board:

- .1 Supports the use of lands designated Large Holdings identified in Schedule 'B' (Official Community Plan Map) for ranching, grazing, outdoor recreation, open space, limited residential use and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.
- .2 Will establish a range of densities and parcel sizes, to be no less than 4 ha in area, for land designated Large Holdings in the Plan area through the Zoning Bylaw.
- .3 Allows secondary suites and may consider additional accessory dwellings based on the size of parcel.
- .4 Will not consider accessory dwelling units within the identified RFI area as shown on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area) to reduce RFI risks.
- .5 Discourages changes in land designation or zoning that will allow for incompatible land uses or the subdivision of Large Holdings parcels to less than four hectares in size.

10.5 Policies – Small Holdings

The Regional Board:

- .1 Generally supports a range of uses on the lands designated Small Holdings in Schedule 'B' (Official Community Plan Map), including: rural residential, hobby farming, limited agriculture and others uses that fit within the rural character of the surrounding area.
- .2 Will establish a range of densities and parcel sizes for lands designated Small Holdings in the Plan Area through the Zoning Bylaw.
- .3 Supports a minimum parcel size of one hectare for lands without community sewer within the Small Holdings (SH) designation.

11.0 RESIDENTIAL

11.1 Background

Residential development in the Plan Area has occurred in four primary locations -- Kaleden, St. Andrews, Twin Lakes and Apex. Low-density single detached dwellings are the predominant housing form throughout the Plan Area including these settlement areas. Other forms of low-density residential housing include semi-detached, and manufactured homes.

The Plan Area contains a significant amount of medium density residential housing in the Apex area. The Twin Lakes Golf Resort also contains lands which are designated Medium Density Residential, but which are not yet developed. The St. Andrews Land Use Contract includes 'rowhouses' and 'semi-detached' housing.

There are three residential land use designations recognized within this Plan. Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.

- **Low Density Residential (LR):** generally includes single detached dwellings, mobile homes, duplexes, and complementary secondary uses such as daycares, preschools, and small parks which are integral to a low density residential neighbourhood.
- **Medium Density Residential (MR):** generally includes townhouses, duplexes, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and small parks, which are integral to a medium density area.
- **Residential Mixed Use (RMU):** generally incorporates mixed medium density residential, institutional and commercial lands in Apex and the designated Rural Growth Area in Twin Lakes. The designation also includes a range of higher density housing types from row housing to apartments, mixed use recreation and commercial uses, natural open spaces, and administrative, cultural or institutional uses.

11.2 Objectives

- .1 Direct new residential development to existing serviced areas, within designated Rural Growth Areas to protect the predominately rural character of the Plan Area.
- .2 Minimize impacts from new residential development on the natural environment.
- .3 Accommodate a range of housing types and tenures to meet the socio-economic needs of the community.
- .4 Direct new residential development away from Environmentally Sensitive Development Permit Areas, Watercourse Development Permit Areas and hazard lands.

- .5 Protect the Dominion Radio Astrophysical Observatory by minimizing residential uses in the White Lake Basin, St. Andrews and other areas within the RFI areas shown on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area), to help minimize Radio Frequency Interference (RFI) from residential uses.

11.3 Policies – General Residential

The Regional Board:

- .1 Directs the development of new housing to existing vacant lots (with servicing), or previously approved residential subdivisions, prior to considering more residential development on non-residential designations in identified Rural Growth Areas.
- .2 Should not support new residential development outside of designated Rural Growth Areas.
- .3 Supports a range of residential densities and parcel sizes for the existing residential areas and resort communities in the Plan Area.
- .4 Supports housing for a range of income levels, lifestyles and ages including rental housing and secondary suites where appropriate and feasible.
- .5 Will assess proposed residential developments on the following development criteria:
 - a) capability of accommodating on-site domestic water and sewage disposal, or the availability of community water or sewer;
 - b) ability of community water or sewer systems to be extended to existing neighbouring subdivisions which are presently un-serviced;
 - c) proximity to Environmentally Sensitive Development Permit Areas;
 - d) proximity to Watercourse Development Permit Areas;
 - e) impact on adjacent land uses and character of the existing area;
 - f) proximity to existing roads and other community and essential services;
 - g) susceptibility to natural hazards including, but not limited to, flooding, soil instability, land slide, rockfall, moderate or higher forest fire;
 - h) parkland dedication; and
 - i) demonstration of housing need, and provision for a variety of housing types.
- .6 In consideration of the potential of RFI impacts on the Dominion Radio Astrophysical Observatory facility, generally will not support applications for rezoning or subdivision upon lands identified as radio frequency interference (RFI) areas as shown on Schedule 'C' *Dominion Radio Astrophysical Observatory RFI Area*.
- .7 Will evaluate any new residential development on its implications and impacts on adjacent lands designated as Agriculture AG.

- .8 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .9 Encourages residential development that abuts land designated Agriculture AG to provide buffers pursuant to Ministry of Agriculture guidelines.

11.4 Policies –Low Density Residential

The Regional Board:

- .1 Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for single family dwellings, secondary suites, manufactured homes, small parks, small religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.
- .2 Considers the maximum density of lands designated Low Density Residential (LR) to be 15 to 20 dwelling units per gross hectare, subject to servicing requirements.
- .3 Encourages clustering of Low Density Residential (LR) development within designated Rural Growth Areas to achieve lower servicing costs and to minimize environmental impacts.
- .4 Supports home occupations and bed and breakfasts within a single family dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.

11.5 Policies –Medium Density Residential

The Regional Board:

- .1 Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule 'B' *Official Community Plan Map* for multi-family developments, including duplexes, triplexes, fourplexes, and townhouses that fit with the residential intent of the designation.
- .2 Considers the maximum density of lands designated Medium Density Residential (MR) to be between 30 and 35 dwelling units per gross hectare for townhouse developments, subject to servicing requirements.
- .3 May consider the designation of new Medium Density Residential (RM) areas in Kaleden in conjunction with planned sewer service to the area, additional planning and analysis, and community input.
- .4 Supports the following types of special housing in areas designated Medium Density Residential (MR):
 - a) community care housing; and
 - b) seniors and special needs housing.

- .5 Will avoid locating Medium Density Residential (MR) development next to land designated as Agriculture (AG). If multiple family development is to be located near land designated as Agriculture (AG), then the following steps must be taken:
 - a) buffering should be constructed in accordance with Ministry of Agriculture guidelines;
 - b) the ground floor of the building should be set back far enough from the agricultural use to minimize conflicts; and
 - c) the building should be designed to step back away from the Agriculture land as the building increases in height.

11.6 Policies – Residential Mixed Use

The Regional Board:

- .1 Generally supports the use of lands designated Residential Mixed Use (RMU) identified in Schedule 'B' *Official Community Plan Map* for medium density mixed use developments with residential and commercial components that fit with the mixed use intent of the designation.
- .2 Considers the maximum density of lands designated Residential Mixed Use (RMU) to be between 50 and 55 dwelling units (townhouses and apartments) per gross hectare, subject to servicing requirements.
- .3 Supports the following types of special housing in areas designated Residential Mixed Use (RMU), subject to the creation of a local service area for fire protection:
 - a) community care housing; and
 - b) seniors and special needs housing
- .4 Will avoid locating Residential Mixed Use (RMU) development next to land designated as Agriculture. Low Density Residential (LR) uses will be preferred as a transition between Agriculture and Residential Mixed Use (RMU) development. If residential mixed use development is to be located near land designated as Agriculture (AG), the following steps must be taken:
 - a) buffering should be constructed in accordance with Ministry of Agriculture guidelines;
 - b) the ground floor of the building should be set back far enough from the agricultural use to minimize conflicts; and
 - c) the building should be designed to step back away from designated Agriculture (AG) land as the building increases in height.
- .5 Commercial uses in Residential Mixed Use (RMU) development are encouraged that cater to the local neighbourhood service and retail needs or provide small scale tourist accommodation services.

11.7 Policies - Vacation Rentals

The Regional Board:

- .1 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed.
- .2 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:
 - a) capability of accommodating on-site domestic water and sewage disposal;
 - b) mitigating measures such as screening and fencing;
 - c) provision of adequate off-street parking;
 - d) confirmation that the structure proposed complies with the BC Building Code; and
 - e) benefits that such accommodation may provide to the community.

12.0 COMMERCIAL

12.1 Background

Commercial development in the Plan Area is limited and generally occurs in the form of gas stations (with convenience stores), some tourist commercial lodgings and RV sites, and fruit stands in Kaleden. Currently, most commercial sites are located along Highway 97 at Kaleden and Highway 3A at Twin Lakes. There are a few smaller, neighbourhood commercial sites located in Kaleden. Apex includes mixed-use commercial and residential development, clustered primarily in the village centre. There is a designated Tourist Commercial area on Green Mountain Road at the turn-off for Apex that is currently undeveloped.

The Plan recognizes highway commercial and tourist commercial developments under the same Commercial designation and also generally encourages larger scale services and commercial developments be directed to designated Primary Growth Areas such as Okanagan Falls and the City of Penticton, which are better able to function as regional service centres.

At the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed commercial uses, as it considers that there is sufficient unused land presently designated for commercial uses.

12.2 Objectives

- .1 Maintain the current level of local commercial sites to serve the existing communities and tourists, and expand services as future growth may dictate.
- .2 Direct major commercial development to Primary Growth Areas.
- .3 Support existing and new recreation and resort commercial opportunities.

12.3 Policies – General Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial (C) identified in Schedule 'B' *Official Community Plan Map* for smaller-scale, neighbourhood-serving commercial activities.
- .2 Limits local commercial uses to those existing designated areas, or to areas where they may be developed in conjunction with future residential or commercial tourism developments.
- .3 Limits highway commercial development along Highways 97 and 3A to parcels already zoned accordingly, or designated as Commercial (C) or Commercial Tourist (CT).

- .4 Will work with the Ministry of Transportation and Infrastructure to help ensure safe access and egress for commercial areas fronting Highway 97 in Kaleden and Highway 3A at Twin Lakes.
- .5 Directs major office, service and general business commercial uses to Primary Growth Areas such as Okanagan Falls or the City of Penticton, which have the necessary infrastructure and support services.

12.4 Policies – Tourist Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial Tourist (CT) identified in Schedule 'B' *Official Community Plan Map* for commercial services and activities catering to tourists, including campgrounds, resorts, RV parks, golf courses, and agri-tourism businesses, including fruit stands.
- .2 Encourages open space recreation and resort commercial opportunities, such as guest ranches, trail rides, campgrounds, and/or wilderness guides in areas designated as Resource Area or Large Holdings provided they do not impact on abutting land uses and meet Watercourse Development and/or Environmentally Sensitive Development Permit Area requirements.
- .3 May support proposed tourist and resort developments that:
 - a) are located outside the Agricultural Land Reserve;
 - b) are located outside the Radio Frequency Interference (RFI) areas as shown on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area);
 - c) can accommodate on-site domestic water and sewage disposal, or have community water or sewer available;
 - d) enhance adjacent land uses or the character of the existing area;
 - e) can be accessed safely from local highways (Highway 97 or Highway 3A);
 - f) can be adequately serviced by emergency services, in particular fire protection;
 - g) meet any Watercourse or Environmentally Sensitive Development Permit Area requirements;
 - h) are outside areas susceptible to natural hazards, including but not limited to, steep slopes, flooding, soil instability, or rock fall; and
 - i) indicate an adequate wildfire hazard interface area if located in or near an identified high-risk wildfire hazard area.

13.0 INDUSTRIAL

13.1 Background

There are currently no designated Industrial areas in the Plan Area, however, the principal industrial activity in the Plan Area is logging, which generally occurs on Crown lands that are subject to the Resource Area designation. Small-scale resource extraction also occurs within the Plan Area.

Limited and small-scale industrial home-occupations (e.g., small scale sawmilling) can occur in Resource Areas and Rural Holdings. Larger industrial activities, including light manufacturing and fabricating are encouraged to locate in designated, serviced industrial areas in Okanagan Falls, which are better suited to accommodate them.

The Plan recognizes the importance — to the whole of the Electoral Area — of the former Weyerhaeuser site in Okanagan Falls as an industrial park and supports this initiative by directing more intensive industrial development to this site, which is also better able to function as a service centre

Accordingly, at the time of adoption of this Plan, the Regional District is not designating any areas for proposed industrial uses. The Regional District may consider designating land for proposed industrial uses on a case-by-case basis if or when demand warrants.

13.2 Objectives

- .1 Support Okanagan Falls as the industrial centre for the larger area (i.e., outside of the Plan Area).
- .2 Support small-scale home industry and home occupation activities in Resource Areas and Large Holdings where appropriate.

13.3 Policies

The Regional Board:

- .1 Encourages larger-scale industrial and light manufacturing activities to locate in Okanagan Falls and other serviced and designated industrial areas in the Regional District.
- .2 May consider designating land Industrial, where appropriate, on a case-by-case basis.
- .3 May consider accommodating time limited industrial uses through Temporary Use Permits if compatible with adjacent uses and RFI impacts.

14.0 ADMINISTRATIVE, CULTURAL AND INSTITUTIONAL

14.1 Background

As a primarily rural area with a relatively small, dispersed population, the Plan Area contains limited administrative and community facilities and cultural resources.

The Administrative, Cultural and Institutional designation includes public, non-profit or utility uses such as schools, religious buildings, recreation facilities, community centres, public health facilities, community care facilities, fire halls, libraries, post offices, and local government and improvement or irrigation district buildings.

The principal institutional use in Plan Area is the National Research Council of Canada's Dominion Radio Astrophysical Observatory (DRAO) at White Lake. Inaugurated in 1960, the internationally significant component of NRC activities currently operates three telescopes on its extensive radio-quiet site, including a 26-metre fully steerable radio receiver dish. The only radio astronomy site in Canada, the large facility site was selected following a Canada wide site selection process for its rural location and the fact that it is shielded significantly by surrounding terrain from Radio Frequency Interference (RFI). The site remains sensitive to RFI and requires ongoing protection. DRAO is the Plan Area's largest, year-round employer with approximately 50 staff and plays an important role in the regional economy as well as being of national and international scientific importance.

At the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed institutional uses. The Regional District may consider designating land for proposed institutional uses on a case-by-case basis, as demand warrants.

14.2 Educational and Community Facilities

The school system within the Plan Area is operated by two school districts, School District No. 67 and School District No. 53. The Regional District has no mandate on education policies other than advocating to the School Districts on policy areas that impact the Regional District.

Presently there is only one elementary school in the Plan area and it is located in Kaleden, School District No. 67. Students in the rural areas are bussed into the more populated communities such as Kaleden for elementary school and to the Town of Oliver and City of Penticton for high school. The school population is stable and the School District does not anticipate any changes to Kaleden Elementary School over the longer term.

The Plan Area presently has one community hall at Kaleden. The facility is joint use with a library and daycare centre operated from the building.

14.2.1 Objective

- .1 Maintain existing facilities and provide new or expanded community facilities consistent with population growth.

14.2.2 Policies

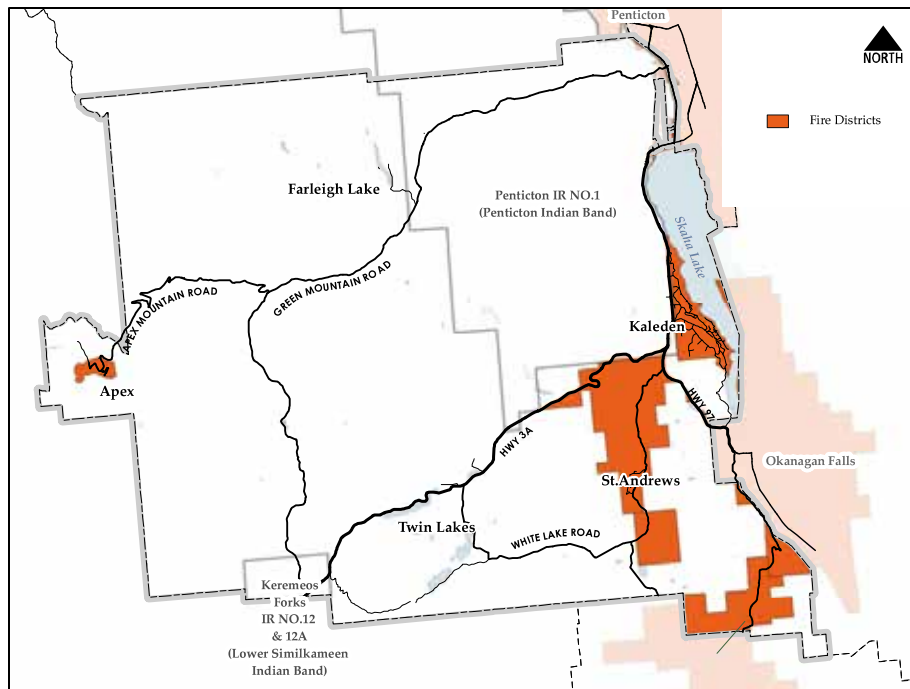
The Regional Board:

- .1 Continues to liaise with School Districts No. 67 (Okanagan Skaha) and No. 53 (Okanagan Similkameen) to determine needs and issues.
- .2 Will continue to encourage the use of school buildings and grounds, after regular school hours, by community groups, clubs, sports teams and Plan Area residents.
- .3 Recognizes the use of private community facilities and amenities (e.g., clubhouses, etc.) for community activities, events and programs in Apex, St. Andrews and Twin Lakes.
- .4 Supports Kaleden Recreation and Parks Commission and Kaleden Community Association in their efforts to maintain and enhance Kaleden Community Hall and park amenities.

14.3 Protective Services

The Kaleden fire district includes Kaleden as well as the area to the southwest along White Lake Road to St. Andrews. It is important to ensure these communities have sufficient water supply to support fire protection. There is also a need to provide fire protection services to those areas presently not covered. This includes Apex Mountain where a local service area for fire protection has been proposed for a number of years, but has been difficult to secure given the limited number of year-round residents (i.e., limited volunteer capacity).

Police services are provided by the RCMP, which has stations in the City of Penticton and the Town of Oliver as does the BC Ambulance Service.



Map Note:
Apex Fire District is proposed but it does not yet exist due to limited tax base and volunteer base.

Figure 16: Plan Area Fire Protection Service Areas

14.3.1 Objectives

- .1 Maintain existing protective services and facilities, and coordinate resources to establish new facilities and services.
- .2 Expand and enhance existing community policing programs as resources and population growth allow.

14.3.2 Policies

The Regional Board:

- .1 Should continue exploring opportunities to establish fire protection services to Twin Lakes and Apex Mountain.
- .2 Should continue to work with senior governments to ensure adequate and visible provincial and federal services are maintained in the Plan Area.
- .3 Encourages new community water systems to be capable of fire suppression as required under the Regional District's Subdivision and Servicing Bylaw.
- .4 Should work with the RCMP and Regional District staff to review opportunities to expand community policing in the Plan Area where necessary.
- .5 Should support and facilitate effective and efficient bylaw enforcement in the Plan Area.
- .6 Supports fire protection service for all established communities within the Plan Area.

14.4 Dominion Radio Astrophysical Observatory

The Dominion Radio Astrophysical Observatory (DRAO) is the only research facility of its kind in Canada, and, as the largest year-round employer in the Plan Area, provides a significant contribution to the local economy and ongoing contributions to national and international research initiatives.

The Regional District acknowledges the critical scientific and economic importance of DRAO, and recognizes its sensitivity to Radio Frequency Interference (RFI) that may result from development and human activity outside of DRAO property but within the RFI area.

The degree to which development may interfere with Observatory activities is, in part, a function of distance and whether the development lies within lines-of sight of radio-telescope equipment. Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area) identifies the approximate areas that are:

- directly within the lines-of-sight of existing telescopes or potentially within the lines-of-sight of any future telescopes;
- within 61.0 metres vertically of such lines-of-sight; and
- within 2.5 km of the Observatory.

Development within the area identified in Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area) could significantly interfere with the research activities conducted at DRAO. While the impact of RFI generated by human activity within 61 metres vertically of the lines-of-sight of existing telescopes; it is nevertheless important to minimize the levels of RFI or risks of potential RFI.

The Regional District will work with DRAO with respect to any development proposed in the area identified in Schedule 'C' to avoid RFI risk.

14.4.1 Objectives

- .1 Minimize the levels of Radio Frequency Interference (RFI) on DRAO from existing development.
- .2 Prevent and/or minimize additional RFI from potential new development.

14.4.2 Policies

The Regional Board:

- .1 Supports the designation of that part of Lot A, Plan KAP27201, Section 3 10, Township 88, District Lot 2463S, SDYD, Except Plan SPK180 (St Andrews), situated outside the RFI area as Low Density Residential (LR), provided such development meets the criteria outlined in Section 7.4.1 (Local Area Policies).
- .2 Generally will not support future rezoning or subdivision applications that will create additional development or intensify development within the area illustrated on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area).

- .3 Encourages the Federal Government to purchase undeveloped lands that could present a potential significant risk of RFI wherever feasible and appropriate.
- .4 Will continue supporting and working with DRAO to:
 - a) help inform current and prospective residents about their properties being located within, or near, an RFI area as illustrated on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area);
 - b) inform current and prospective owners about RFI impacts on this major scientific facility; and
 - c) educate current and prospective residents on how to prevent and minimize uses with a RFI impact.

14.5 Heritage and Cultural Resources

The Regional District recognizes that heritage conservation is an important community value that contributes to the distinct identity of the region.

The Regional Heritage Strategic Plan will identify community heritage values and places of historical significance in Electoral Area "D-1", such as historic buildings and landscapes, features such as the Fur Brigade Trail, and other significant heritage resources.

With Indigenous traditional use activities dating back millennia, the Plan Area is also home to a large number of important cultural sites and landscapes of profound value to the Penticton Indian Band, Lower Similkameen Indian Band and other Okanagan Nation Alliance members. One of the most important cultural resource areas is White Lake, which is still actively used for cultural activities. Other important sites include a number of important Senklip (Coyote) landmarks (e.g., winter house, tribute rock) and other cultural sites in the Twin Lakes area.

14.5.1 Objectives

- .1 Promote the conservation of heritage resources in the Plan Area, as indicated by the Regional District's Regional Heritage Strategic Plan.
- .2 Celebrate the culture and heritage of the peoples and communities, including Indigenous communities, within the Plan Area to educate and inform visitors and residents alike.
- .3 Seek opportunities to work with Penticton Indian Band and Lower Similkameen Indian Band through the Protocol Agreement's Joint Council and other planning avenues, to recognize, protect and, where appropriate and feasible, interpret important cultural sites and features in the Plan Area.
- .4 Support incorporation of Penticton Indian Band and Lower Similkameen Indian Band cultural and heritage resource objectives within the Regional District's Regional Heritage Strategic Plan where appropriate and practical.

- .5 Seek opportunities to work with the Osoyoos Indian Band to recognize, protect and, where appropriate and feasible, interpret important cultural sites and features in the Plan Area.

14.5.2 Policies

The Regional Board:

- .1 May consider the inclusion of heritage conservation in all aspects of community and regional planning.
- .2 Supports the Province and other interest groups in identifying and protecting features and sites of Indigenous, paleontological, scenic, architectural, historical, archaeological and other sites of significance within the Plan Area.
- .3 Supports the management of heritage resources on a regional basis including the establishment of a Regional District community heritage commission and the creation of a community heritage register.
- .4 Should undertake the conservation and protection of heritage resources through the Regional Heritage Strategic Plan using appropriate heritage conservation tools.
- .5 Encourages developers to consider cultural and heritage resource opportunities in project planning and design.
- .6 Recognizes and celebrates the rich Syilix/Okanagan cultural and cultural features that exist in the Plan Area.
- .7 Should consult with Penticton Indian Band, Lower Similkameen Indian Band and other Okanagan Nation Alliance (ONA) members on development proposals within the Plan Area through the Protocol Agreement's Joint Council and other appropriate planning avenues.

15.0 PARKS, RECREATION AND TRAILS

15.1 Background

Parks are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities. In the Plan Area, parkland includes Crown land, such as Apex Recreation Area, land owned by the Regional District, land zoned for park purposes and land designated as park on a subdivision plan, including some private park and recreation areas. Parkland also includes land or general areas that the Regional District may have an interest in for park in the future.

The types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional District Parks:** There are two small parks, one regional park (Kaleden Hotel Park), and one local park (Pioneer Park). Both are operated and maintained by the Regional District.
- **Kettle Valley Railway (KVR) Trail:** The sections of the KVR Trail that are publically owned and maintained by the Regional District are designated Park.
- **Controlled Recreation Area:** Apex Mountain is a provincially designated Controlled Recreation Area.
- **Provincial Protected Areas:** There are two provincial protected areas in the Plan Area. Brent Mountain Protected Area, and White Lake Grasslands Protected Area.

The Plan Area also includes diverse recreation opportunities for a range of trail users. Local residents use the trail system for activities ranging from an evening stroll along the KVR to commuting to work from one community to another, to active motorized and non-motorized trail-based recreation. Visitors also frequent the Plan Area's trails to participate in a wide range of activities from walking and backcountry hiking to cycle touring and off-road vehicle recreation.

Together, parks and trails provide a valued amenity for Plan Area residents and visitors and provide important environmental benefits. While the Plan Area includes only one small regional park, Kaleden Hotel Park, and one small community park, Pioneer Park, the need for additional parks is moderated both by the area's small population and the extensive opportunities available on Crown land, Plan Area lakes, and in provincial protected areas. It is also a challenge to provide community park services to areas with small, dispersed populations.

Provincial legislation authorizes the provision of land to the Regional District as parkland equivalent in size up to 5% of the parcel being subdivided. As an alternative, the Regional District may take cash in lieu representing the market value equivalent in size to 5% of the parcel being subdivided land. It is anticipated that acquisition of new land will be focused upon completion of the Kettle Valley Railroad (KVR) trail and

improving Skaha Lake access, although the Regional District will consider acquiring new parkland as opportunities arise.

In 2012, the Regional District adopted a Regional Trails Master Plan that defines future direction, policies, priorities, standards and actions for the Regional District and its partners with respect to existing and potential future linear parks and trails and support of a regional trail network. The plan provides the basic framework to define and guide regional trail development and management through to 2021.

The Parks designation applies to the Plan Area's regional and local parks, the completed portion of the KVR trail, a potential park area behind Kaleden Elementary School, and an area in St. Andrews that was designated for future park development for its conservation values during the early development of the area.

See Schedule 'D' (Parks, Recreation and Trails) for a map of designated parks and trails in the Plan Area.

15.2 Objectives

- .1 Provide a level of parks and recreational opportunities that can meet the needs of local residents, within their ability and resources to pay for such facilities.
- .2 Promote recreational opportunities that meet local needs and complement the natural environment and existing resources.
- .3 Improve and maintain public access to park and recreation resources.
- .4 Promote the development of an integrated trail and park system.
- .5 Identify and work to acquire parks and recreation sites to meet the present and future needs of residents.

15.3 Policies

The Regional Board:

- .1 Supports the stewardship, enhancement and interpretation of important environmental features and areas in park and recreation lands.
- .2 Supports Kaleden Recreation and Parks Commission in their efforts to manage and enhance Pioneer Park and other parks and recreation amenities.
- .3 Supports completion of the KVR Trail as an important linear park to link Kaleden with Okanagan Falls and, in the future, the City of Penticton.
- .4 Should work collaboratively with the Province and other relevant parties/organizations to improve and maintain the KVR Trail between Kaleden and Okanagan Falls and the City of Penticton including the signage and development of non-vehicular accesses.
- .5 May explore opportunities to establish interpretative signage along the KVR Trail between Kaleden and Okanagan Falls.

- .6 Recognizes that Skaha Lake access and completion of the KVR Trail are priorities in terms of land acquisition.
- .7 Supports improving local linkages and connections to the KVR Trail in Kaleden.
- .8 Supports improving public access from upper Kaleden to Skaha Lake and the KVR trail where feasible and appropriate, including the use of road ends. Potential access points for further consideration include from Pineview Drive near the south end of Banbury Point, and from Oak Avenue to the KVR trail near the Ponderosa Resort.
- .9 Supports working with the Ministry of Transportation and Infrastructure to maintain the old Kaleden to Okanagan Falls Road for bicycle and pedestrian traffic as an adjunct to the KVR Trail.
- .10 Supports the Provincial Approving Officer taking all accesses to water to the Regional District for review and comment.
- .11 Should work to implement the action items, recommendations and overarching direction for the Plan Area identified in the *Regional Trails Master Plan*.
- .12 Encourages that all new trail projects are designed and constructed using provincial best management practices, in order to minimize the impact on the natural environment.
- .13 Seeks to mitigate existing and future conflicts between trail users, agricultural operators and rural landowners.
- .14 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry.
- .15 Encourages trails proposed on agricultural lands, including those located within the ALR, to be developed using Ministry of Agriculture guidelines.
- .16 Encourages tenure holders to preserve, steward and maintain trails to maintain the integrity of the larger trail system and the natural environments they traverse.
- .17 Encourages the Province to undertake a backcountry recreation planning process.
- .18 Encourages the Province to ensure timber harvesting is carried out in such a manner as to preserve the recreational and aesthetic qualities of the Apex Mountain Resort Area.
- .19 Supports consultations with Penticton Indian Band in all processes related to establishing parks, recreation areas and trails, and their operation.
- .20 Should work with regional partners and local environmental organizations to support wildlife education programs to minimize wildlife/human conflicts on trails.

- .21 Should work with regional partners to ensure that trails within Plan Area boundaries include adequate parking, bear-proof garbage and recycling receptacles and signage where feasible and appropriate.
- .22 Supports trail use guidelines that promote “leave no trace” trail use.

15.4 Parkland Dedication Policies

The Regional Board:

- .1 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.
- .2 Recognises that the Plan Area is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails, including the KVR Trail.
- .3 May determine, in accordance with the criteria below, whether at the time of a subdivision, the owner of land being subdivided must:
 - a) provide without compensation, parkland in an amount that does not exceed 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or
 - b) pay to the Regional District an amount that equals the market value of the land up to 5% required for park purposes.
- .4 Prefers that if cash in-lieu is chosen at the time of subdivision for park acquisition and development in the Plan Area, that the benefits accrue to those communities from which the funds are received.
- .5 May consider, when determining a potential parkland dedication under Section 510 of the *Local Government Act*, the following criteria:
 - a) proximity to settlement areas, other parks & trails, and bodies of water;
 - b) distance from environmental hazard areas;
 - c) average slope should be 10% or less;
 - d) adequate accessibility:
 - i) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
 - ii) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - e) cultural or natural features of significance;
 - f) potential for additional dedication of parkland from subdivision applications of surrounding parcels; and

- g) Potential for recreation, stewardship and preservation of important natural features and areas, or enhancement of public access.
- .6 Considers that park proposals must provide a benefit for the community; proposals with no benefit to the community may not be accepted.
- .7 Strongly prefers that land considered for park be maintained in its natural state and should not be cleared. Cleared and disturbed lands should only be accepted where the proposed park is to be used for recreational uses that require cleared lands, or can be reclaimed for other purposes.

16.0 NATURAL ENVIRONMENT AND CONSERVATION

16.1 Background

The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region's milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. As the Plan Area contains significant developed areas and a variety of land uses including recreation, agriculture, forestry areas and the like, it also contains a high number of species at risk.

The Plan Area itself is home to many unique environmental features, including White Lake Basin and Skaha Lake among others.

Under the *Local Government Act*, the Regional District has the authority to establish Development Permit (DP) Areas in order to protect the natural environment, its ecosystems and biological diversity.

In order to protect important habitat areas for wildlife, including plant communities, the Regional District has also implemented an Environmentally Sensitive Development Permit (ESDP) Area. These areas generally comprise "high" and "very high" ecologically sensitive areas as identified by the *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* (2013) prepared by South Okanagan Similkameen Conservation Program (SOSCP), and as described further in Section 23.2 of this Plan. The two layers on the ESDP mapping indicate all of the "high" and "very high" ecological sensitive areas; however the Permit area does not include Crown land or ALR land.

As a local government listed under Section 3 of the *Riparian Area Regulation*, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas; being lakes, watercourses and wetlands along with lands and vegetation within a 30 metre buffer, and as described further at Section 23.3 of this bylaw.

For maps of sensitive foreshore areas, watercourses, and habitat areas in the Plan Area see Schedule 'I' (Environmentally Sensitive Development Permit Areas) and Schedule 'J' (Watercourse Development Permit Areas).

16.1.1 Objectives

- .1 Maintain and sustain a healthy environment by encouraging the enhancement of ecological systems and by protecting biodiversity.

- .2 Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.
- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to important landscape features such as watercourses, hillsides, and sensitive ecosystems of the Okanagan.
- .4 Support efforts to protect source water quality and quantity today and for future generations.

16.1.2 Policies - General

The Regional Board:

- .1 Recognizes the importance of containing and controlling invasive plants and noxious weeds through the continued endorsement of weed prevention and control initiatives.
- .2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community's natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.
- .3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Impact Assessment (EIA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 23.2 as well as relevant federal and provincial best management guidelines.
- .4 Requires that EIA reports prepared by QEPs be undertaken in accordance with the Regional District's approved terms of reference for professional reports.
- .5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will work with the Penticton Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

16.2 Riparian and Foreshore Areas

Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The foreshore is specifically defined as the areas surrounding lakes, including land within 30.0 metres of the high water mark and areas in shallow shoal areas beneath the water. The Plan Area includes one large lake, Skaha Lake, and several smaller lakes including Nipit, Twin, Trout, Green and Mahoney Lakes.

The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and

foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.

Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.

Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.

Because riparian and foreshore areas are so strongly connected to both habitats for species at risk and water quality through groundwater/surface water, it is vital that land use practices protect riparian areas by retaining and restoring native species, and ecosystems. Natural riparian areas provide significant ecosystems benefits that costly water treatment and recovery planning for species at risk cannot replace.

Generally land above the high water mark (natural boundary) is privately held and land below the high water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high water mark is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 23.0). Other foreshore activities that may be subject to provincial regulation include dock construction and modification, mooring buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).



Figure 17: Nipit Lake

16.2.1 Objectives

- .1 Foster community awareness of the importance and sensitivity of the riparian and foreshore environments in the Plan Area.
- .2 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development as identified in Schedule 'I' (Environmentally Sensitive Development Permit Areas) and Schedule 'J' (Watercourse Development Permit Areas).
- .3 Improve and better manage waterfront public access along the Skaha Lake shoreline in Kaleden, while limiting the overall number of public access points.
- .4 Minimize and avoid development in high hazard soil instability areas on the Skaha Lake foreshore. See Schedule 'E' (Hazard Lands – Soil) and Schedule 'F' (Hazard Lands – Steep Slopes).
- .5 Encourage high quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive foreshore ecosystems.
- .6 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners.
- .7 Identify, manage and protect significant watercourses to maintain their natural habitat and environmental quality.

16.2.2 Policies

The Regional Board:

- .1 Recognizes riparian values and, in accordance with the provincial *Riparian Area Regulation*, has designated watercourses as Development Permit Areas in the Watercourses Development Permit (WDP) Area. Development in designated WDP areas is to occur according to guidelines outlined in Section 23.3 of this OCP. WDP Areas are identified in Schedule 'J' (Watercourse Development Permit Areas).
- .2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems and groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.
- .3 Supports efforts that maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats.

- .4 Continues to work with the Okanagan Basin Water Board (OBWB) to promote the shared water interests of Okanagan communities.
- .5 Encourages and supports the analysis of groundwater hydrology in areas with identified aquifers, and require environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage containment.
- .6 Discourages development that will have a negative environmental impact on lake foreshore areas.
- .7 Will work with other partners and landowners to identify and restore riparian areas.
- .8 Encourages the provincial Subdivision Approving Officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*.
- .9 Encourages the restoration and re-vegetation of Skaha Lake public access points that have been damaged by public access and supports the use of interpretive and educational signage to enhance public awareness of the environment help limit potential future damage.
- .10 May consider developing public access objectives and design guidelines for the Skaha Lake shoreline that include criteria to minimize impacts to the foreshore ecosystem and species.
- .11 Should work with other agencies to limit the number of wharves, docks, retaining walls and other structures on Skaha Lake, and encourage sharing of docks and wharves on all lakes.
- .12 Supports the use of Section 86 of the *Land Title Act* and Section 56 of the *Community Charter* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.

16.3 Terrestrial Areas

Terrestrial areas are simply described as the areas upland or beyond water. They include areas with grassland and shrub-steppe, sparsely vegetated, broadleaf woodlands, coniferous woodlands and old forest ecosystems. Many at risk species are found in terrestrial ecosystems in the Plan Area.

Like foreshore and riparian areas, terrestrial areas also contain areas sensitive to development and land use. Of the various ecosystem types, the grassland and shrub-steppe ecosystems are particularly sensitive to disturbance and subject to habitat loss through development, agriculture conversion, impacts from invasive plants, and habitat loss resulting from recreation use.

Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: the Mahoney Lake Ecological Reserve, Brent Mountain Protected Area, and White Lake Grasslands Protected Area. Additional lands

have been protected in the White Lake Basin around the Dominion Radio Astrophysical Observatory, where sensitive lands owned by the National Research Council of Canada plus those dedicated by the Province for Observatory purposes limit development. The Nature Trust of BC and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes.

16.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'I' (Environmentally Sensitive Development Permit Areas).
- .2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for endangered or threatened species in the Plan Area.
- .3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.
- .4 Encourage and facilitate linkages of protected habitat areas.



Figure 18: White Lake Basin

16.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands and designates these lands on Schedule 'I' (Environmentally Sensitive Development Permit Areas) as:
 - a) Development Permit Areas under Section 920 of the *Local Government Act*; or
 - b) "Important Ecosystem Areas".

- .2 Requires that land designated as environmentally sensitive on Schedule 'I' (Environmentally Sensitive Development Permit Areas) shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 23.2 of this Plan.
- .3 Considers that land listed as comprising "Important Ecosystem Areas" should generally be retained in a natural state and, if a re-designation of land under the OCP or Zoning bylaws is proposed, that these lands be considered for inclusion as formal development permit areas in Schedule 'I'.
- .4 Encourages the parcel sizes of areas designated as environmentally sensitive on Schedule 'I' (Environmentally Sensitive Development Permit Areas) to remain as large as possible to protect these habitat areas.
- .5 Will not support the re-designation of land under the OCP or Zoning bylaws where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.
- .6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.
- .7 Encourages the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
 - a) donation of areas to the Regional District or provincial government;
 - b) donation of areas to a land trust or conservation organization;
 - c) introduction of conservation area designation and zoning;
 - d) creation of conservation covenants in favour of the local government, provincial government, or private conservation organizations;
 - e) establishment of statutory right of ways under the *Land Title Act* for affected areas;
 - f) establishment of long-term leases for sensitive areas; or
 - g) land stewardship and participation in conservation initiatives by the private landowner.
- .8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.
- .9 Encourages the use of native vegetation to restore disturbed sites.
- .10 Supports the retention of land listed as comprising "important ecosystem areas" in a natural state but has not designated such lands on Schedule 'I'

(Environmentally Sensitive Development Permit Areas) where they are in Crown ownership or regulated by the ALC. In the event of a Crown land disposition, ALR exclusion, or re-designation of land in the OCP, such lands will be considered for inclusion in Schedule 'I' (Environmentally Sensitive Development Permit Areas).

16.4 Conservation Areas

For the purpose of protecting environmentally sensitive areas (ESAs), the Regional District may designate lands as Conservation Area (CA). The Conservation Area designation is applied to land that is preserved and protected for its unique natural value, land left in a natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.

Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Area. It can also include private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada. In the Plan Area, the CA designation applies to one small ecological reserve, Mahoney Lake Ecological Reserve. It also applies to two parcels located behind the Kaleden Elementary School.

There are two significant areas of private lands that have been acquired for conservation purposes in the Plan Area. In the spring of 2012, The Nature Trust of BC secured the Twin Lakes Ranch Conservation Area. The 809 hectare property is one of the largest intact private grassland properties in the South Okanagan. A second area is The Nature Trust of BC's White Lake Basin Biodiversity Ranch, acquired in phases between 1996 and 2012. The biodiversity ranch program integrates livestock management with conservation of habitat for species at risk. The 905.9 hectare site is home to a number of threatened and endangered species. As these lands are within the Agricultural Land Reserve, and portions of the properties are used for environmentally sensitive ranching and agriculture, both areas are designated Agriculture. They are sufficiently protected for their conservation values by the designation, underlying zoning and the conservation covenants that apply to the areas.

For a map of Conservation Areas in the Plan Area see Schedule 'B' (Official Community Plan Map).



Figure 19: Mahoney Lake Ecological Reserve

16.4.1 Objectives

- .1 Protect and steward designated Conservation Areas in their natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.
- .2 Work with agencies and partners, including Penticton Indian Band and Lower Similkameen Indian Band to enhance, protect and interpret ecological systems and biodiversity in Conservation Areas.
- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to adjacent or abutting Conservation Areas.

16.4.2 Policies - General

The Regional Board:

- .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations, and supports accommodating these uses where they do not conflict with Conservation Area objectives.
- .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will work with the Penticton Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.
- .3 Will work with partner agencies and organizations to identify Crown land parcels and accreted lands along Skaha Lake that may be suitable for designation as a Conservation Area.

17.0 HAZARD LANDS

17.1 Background

Hazard lands include, but are not limited to areas the Regional District has reason to believe are subject to natural hazards including flooding, mud flows, torrents of debris, erosion, rockfall, landslip, sink holes, avalanche and wildfire.

The information available for the entire Regional District can be variable and may lack detail, so hazards often need to be investigated on a site-by-site basis. Recognizing this, site planning for proposed developments should consider the potential hazards on any given site. Some hazards, such as geologic issues, can be evaluated and the risk reduced at the time of development. Other hazards, such as wildfire, can not only impact new developments, but also threaten existing structures.

In 2011, the Regional District prepared a *Community Wildfire Protection Plan* (CWPP) for those communities with a high probability and consequence of fire in the interface zone. The plan was developed in accordance with recommendations contained within the provincial government's *Firestorm 2003 Provincial Review*. The CWPP program was launched to improve fire prevention in the Wildfire-Urban Interface Zone and to improve community safety and reduce the risk of property damage.

As dynamic systems, forested ecosystems change over time along with the fuel hazards they pose. As the South Okanagan Valley contains ecosystems within which wildfire is a natural disturbance, and since wildfire cannot be eliminated from these ecosystems, the threat of wildfire will always be present. However, the risk wildfire poses to development can be managed through appropriate development policies and continual management efforts.

The Plan Area and larger region has been recognized for radon issues. Radon gas is a recognized health hazard and the Province has established regulations in the BC Building Code for new construction to vent radon that may seep into homes.

See Schedule 'E' (Hazard Lands – Soil), Schedule 'F' (Hazard Lands – Steep Slopes), and Schedule 'G' (Hazard Lands – Wildfire) for maps of key hazard areas in the Plan Area.

17.2 Objectives

- .1 Prevent injury and loss of life and to prevent or minimize property damage as a result of natural hazards.
- .2 Ensure development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.
- .3 Recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.
- .4 Reduce wildfire hazard threats to proposed new and existing development.

17.3 Policies – General Hazard Lands

The Regional Board:

- .1 Will strive to prevent development on lands that may be susceptible to a potential natural hazard, or have been identified as hazardous by the Regional District or other agencies having jurisdiction, unless the applicant can prove the land can be safely used for the use intended.
- .2 Will direct development away from lands identified as being susceptible to soil instability and potentially hazardous geotechnical conditions.
- .3 Discourages development on slopes with grades in excess of 30% to avoid geotechnical hazards.
- .4 Requires new development areas with slopes greater than 30% to be reviewed for soil instability, potentially hazardous conditions and environmental sensitivity. Development shall follow the recommendations of a geotechnical report.
- .5 Requires that where the Regional District or the Subdivision Approving Officer has requested a geotechnical report, a qualified professional registered by the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) shall prepare the report.
- .6 Requires that where the Regional District or the Subdivision Approving Officer has requested a geotechnical report, the report should be registered in a Section 218 covenant on title to ensure safe use for all subsequent owners as per Section 86 (1)(d) of the *Land Title Act*.
- .7 Requires that where a non-geotechnical report has been requested by the Regional District or the Subdivision Approving Officer, the report must be prepared by a relevant qualified professional (e.g., RPBio, certified arborist, BCSLA) acceptable to the Regional District.
- .8 Discourages development of land susceptible to flooding and encourages those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.
- .9 Requires that where land subject to flooding is required for development and no alternative land is available, construction and siting of buildings and manufactured homes to be used for habitation, business, industry, or the storage of goods damageable by floodwaters shall comply with Provincial Flood Hazard Area Management Guidelines or the recommendations of a geotechnical report prepared by a qualified professional.
- .10 Encourages provincial and/or federal agencies to conduct further research on possible radon health risks in and around the Plan Area.

- .11 Encourages Plan Area residents to test their homes for radon exposure and to take appropriate mitigation measures where radon levels are found to be higher than recommended levels.
- .12 Supports providing information on radon and radon mitigation opportunities to Plan Area residents.

17.4 Fire Management

A *Community Wildfire Protection Plan* (CWPP) was completed for the Regional District in 2011. The plan assessed wildfire risk across the region and made recommendations to improve the community's risk profile through pre-planning and preparedness, policy, and fuel management.

As a predominantly rural area, the CWPP determined that development in the Plan Area generally consists of:

- low to moderately dense rural intermix areas (>1structure/ha) with more forested areas between structures and a less defined perimeter;
- a well-defined urban/interface complex where the interface perimeter is more clearly defined; and
- individual structures remotely scattered within the wildlands.

See Schedule 'G' (Hazard Lands – Wildfire) for a map of wildfire hazard areas in the Plan Area.

17.4.1 Objectives

- .1 Minimize fire risk to people and property within the Plan Area.

17.4.2 Policies

The Regional Board:

- .1 In reviewing a rezoning application submitted to the Regional District for development in those areas identified in the *Community Wildfire Protection Plan* (CWPP) and shown on Schedule 'G' (Hazard Lands – Wildfire), the Regional District may require a fire hazard risk assessment from the applicant that is recommended to include, but is not limited to, the following:
 - a) incorporating fuel breaks adjacent to or on the residential subdivisions;
 - b) establishing zones around potential structures and homes which are clear of debris, highly combustible material or trees;
 - c) utilizing fireproofing techniques and fireproof materials in building design;
 - d) designing roads that provide evacuation routes and facilitate movement of firefighting equipment;

- e) ensuring all roads are named and signed;
 - f) ensuring availability of water supply facilities adequate for fire suppression;
 - g) ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements; and
 - h) implementing setbacks, interface fire protection standards, and building material standards pursuant to Provincial guidelines, or their equivalent.
- .2 Strives to foster wildfire awareness and resiliency through public education materials, programs and events.
 - .3 Strongly encourages that all new developments be designed to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.
 - .4 Should review and update wildfire protection approaches as often as necessary based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.
 - .5 Encourages property owners to adhere to the relevant Provincial guidelines to protect properties and communities from wildfire risk through such measures as reducing fuel loads. Such measures should be supportive of the natural environment and mimic the natural effects of localized ground fire such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.
 - .6 Supports pursuing provincial funding and resources to undertake wildfire risk reduction in the community/forest interface areas.

18.0 TRANSPORTATION

18.1 Background

The Province identifies Highway 97 as a primary highway (Okanagan Valley Corridor), and Highway 3A as a secondary highway. The Province's projections forecast that Highway 97 in the vicinity of Kaleden will see traffic volumes and congestion increase over the next 20 years. The Regional District does not; however, anticipate construction of any new major road systems within the Plan area.

The road network indicated on Schedule 'H' (Transportation Network) shows:

- Highways (Highway 97 and Highway 3A), allow for rapid, efficient movement of large volumes of through traffic to achieve regional continuity. To secure swift and safe traffic movement, direct access onto Controlled Access Highways will be limited, and more turning lanes and channelization may be required at major intersections;
- Collector Roads (e.g., Green Mountain Road, Apex Mountain Road, White Lake Road, Lakehill Road) are paved secondary roads linking rural communities.
- Local Roads (e.g., Farleigh Lake Road) are generally gravel roads providing access to smaller, secondary communities.

In addition, Schedule 'D' (Parks, Recreation and Trails) shows existing trails within the Plan Area.

18.2 Objectives

- .1 Enable safe, efficient mobility of goods and people within the Plan Area.
- .2 Ensure safe and convenient movement of goods and people through Highway 97 and 3A.
- .3 Provide for safe and convenient pedestrian and bicycle access to schools and parks throughout all Plan Area communities.
- .4 Minimize the impacts of traffic corridors on farmland, ESDP Areas and WDP Areas.
- .5 Support an expanded regional transit system that services communities throughout the Regional District.
- .6 Provide a multi-model transportation system and secure road and trail networks for all forms of transport, including pedestrians and bicycles.

18.3 Policies

The Regional Board:

- .1 Encourages and supports the Province to continue safety and access improvements along the Highway 97 corridor, at Kaleden, within the existing right-of-way, including improved lighting, medians and traffic lights.
- .2 Encourages the Province to review safety issues related to commercial development accesses along Highway 97 at Kaleden.
- .3 Encourages and supports the Province to work with regional partners, including Penticton Indian Band and the Regional District, to improve safety at the Highway 97 and Highway 3A intersection.
- .4 Supports and encourages the provision of safe pedestrian and cycling opportunities along all Plan Area roads where feasible and appropriate as improvements are made to the roadways.
- .5 Encourages the Province to widen and pave shoulders on designated cycle routes and improve safety signage for cyclists and drivers.
- .6 Supports large-scale cycling events on Plan Area roads, such as the Granfondo, and encourages the Province to improve cyclist safety for these events.
- .7 Encourages the Province to require traffic impact studies as part of development proposals which may impact safety and mobility on network roadways and, to ensure that:
 - a) existing and future roads and alignments are designed with due consideration for watercourses and critical habitat areas;
 - b) safety is maintained through access management and control;
 - c) disruption to farming operations is minimized; and
 - d) projected traffic volumes do not reduce the present service levels for the existing roadway.
- .8 Supports the development of an improved local road network system in Kaleden to reduce the reliance on Highway 97 for short local trips.
- .9 Encourages and supports the Province to locate and design at-grade intersections along Highway 97 such that they do not interfere with passing sight distance for highway traffic.
- .10 Supports and facilitates bicycle safety improvements in the White Lake area.
- .11 Supports the implementation of the Okanagan-Similkameen Transit Future Plan.
- .12 Encourages the RCMP to improve traffic safety and enforcement on all Plan Area roads.

19.0 INFRASTRUCTURE AND SERVICING

19.1 Background

A well-planned community ensures services are able to meet the needs of its residents, with development occurring in a manner that allows infrastructure and utilities to be provided efficiently and cost-effectively.

By having a more compact form of growth, it is more affordable to provide infrastructure to the community. Sewer and water lines do not have to be extended over long distances, and there will be a population base in a defined area, large enough to fund infrastructure and services.

Infrastructure and services within the jurisdiction of the Regional District include water distribution, liquid waste management, stormwater and solid waste management. As electrical, gas and communication utilities are also important to the community, the Regional District has an interest in helping guide the provision of these services.

Within the life of this Plan, sewer services may be provided to Kaleden. The presence of community sewer in Kaleden could encourage further development in the community. With the provision of sewer services Kaleden has the capacity to absorb modest growth within the existing lands designated for residential use.

It is also anticipated that a Waste Transfer Station should be constructed in the Apex area in the next year. The Waste Transfer Station will be to consolidate and reload solid waste and recycling but not to permanently dispose of materials.

19.2 Objectives

- .1 Implement a coordinated approach to infrastructure planning within the Plan Area.
- .2 Ensure that water, sewer and drainage systems support good health and safety, and meet recognized standards of service.
- .3 Maintain and foster relationships with provincial agencies, Improvement Districts and Irrigation Districts that influence the delivery and management of community infrastructure.
- .4 Discourage the development of additional private systems for the provision of water and sewer services.

19.3 Policies

The Regional Board:

- .1 Promotes orderly, logical, economic growth and extension of community water and sewer services.

- .2 May require that adequate infrastructure, including water, sewer, roads, and stormwater management be provided in new developments, at no cost to public agencies.
- .3 Requires that all new parcels of one hectare or less in size connect to a community sewer system.
- .4 Encourages the implementation of sustainable development principles through consideration of renewable and alternative technologies for community infrastructure.

19.4 Water Supply and Distribution

The Plan Area contains two water purveyors or irrigation districts, a number of private community systems, and private individual wells and water licenses. There is a need to ensure future developments have a secure, safe, and sustainable water supply and distribution system.

For the Plan Area, groundwater is a critical resource and source for residential and, agricultural uses in all communities and rural settlement areas. The Regional District acknowledges that land use activities play a significant role in the quality and quantity of local groundwater resources. Local aquifer's water quality and quantity varies due to a number of factors, including geological conditions, soils, vegetation cover, impermeable cover, sewage disposal methods, and handling and storage of potential contaminants. A large number of aquifers are located within the Plan area as documented in Figure 20. Managing these aquifers to ensure their long-term sustainability is essential. The Regional District will take into account the effects of climate change, the needs of residential and agricultural water users, and the intrinsically regional character of groundwater resources when assessing future development.

Surface water is also a critical resource with Skaha Lake providing water for Kaleden. Protecting Skaha Lake water quality is highlighted in multiple OCP policy sections, including local area policies for Kaleden and Section 16.0 Natural Environment and Conservation.

19.4.1 Objectives

- .1 Continue cooperation and coordination between water purveyors (e.g. irrigation districts), the Province, and fire protection services in order to ensure adequate water quantity and quality.
- .2 Manage development to ensure that surface water sources and aquifers are not depleted and their long-term sustainability is protected.
- .3 Manage and protect the Plan Area's groundwater resources on a sustainable basis and work to prevent irreversible or other adverse impacts to water resources.
- .4 Continue to work in conjunction with the Ministry of Environment, the Interior Health Authority, and residents to protect, manage and maintain high water

quality and to ensure the sustainable use of the Plan Area's surface and groundwater resources.

19.4.2 Policies

The Regional Board:

- .1 May consider developing a groundwater bylaw for the Regional District to better protect, manage and steward groundwater resources in the Plan Area and other electoral areas.
- .2 Actively promotes, educates, coordinates and implements water conservation practices, and will work with water utilities to establish water conservation programs.
- .3 Should consider new development only if proven adequate water supply and appropriate water systems are in place. New community water systems should be designed and built to the satisfaction of the Regional District.
- .4 Encourages continued maintenance and upgrading of existing water systems.
- .5 May consider undertaking a study, or encourage water utilities to undertake a study, to examine the options for coordinating or amalgamating some of the various small water utilities in the Plan Area under Regional District management.
- .6 Encourages private water utilities to adopt the Regional District's Subdivision Servicing Bylaw regulations, requirements, standards and specifications.
- .7 Strongly discourages the creation of new private water utilities.
- .8 Strives to ensure that new developments do not restrict or limit the availability of water supply for existing users and agricultural irrigation.
- .9 Supports amending the Development Procedures Bylaw to require all rezoning applications to include information on water and liquid waste servicing design for the subject lands.
- .10 Promotes management of demand through water conservation measures to reduce per capita consumption levels.
- .11 Supports working with Penticton Indian Band on regional water management initiatives to protect, revitalize and restore waters systems within the Plan Area.
- .12 As a development information area, may request additional information for Twin Lakes and St. Andrews for aquifer protection containing the following:
 - a) a professionally prepared background analysis that includes the following known information on the site:
 - i) a description of the hydrological system and setting, including the type of aquifer, aquifer boundaries, local surficial and bedrock geology, physical hydrogeology, local surface water features, estimated recharge area and conditions and climate;

- ii) a description of existing users within 1.0 km of the development site;
 - iii) a preliminary pre-development water budget;
 - iv) water quality, including characterization of natural groundwater quality, potability, as well as possibility of contamination; and
 - v) methodology and, if applicable, uncertainties and limitations of the report.
- b) a description of the proposed work, detailing construction, cut and fill, blasting, road, driveway or utility line construction, vegetation clearing, water supply requirements, alteration to hydrological systems, septic field installation, landscaping, or other land alteration during or after the development phase.
 - c) conclusions and recommendations consisting of:
 - i) a summary of results and impact assessment;
 - ii) a statement that the proposed development will not adversely impact aquifer(s), existing wells, or surface water bodies in terms of water quality and quantity; or
 - iii) specific recommendations on well and aquifer protection measures and mitigation activities.
 - d) any recommended monitoring requirements, identifying actions that will be taken to ensure all proposed activities are completed as described, including a monitoring schedule.

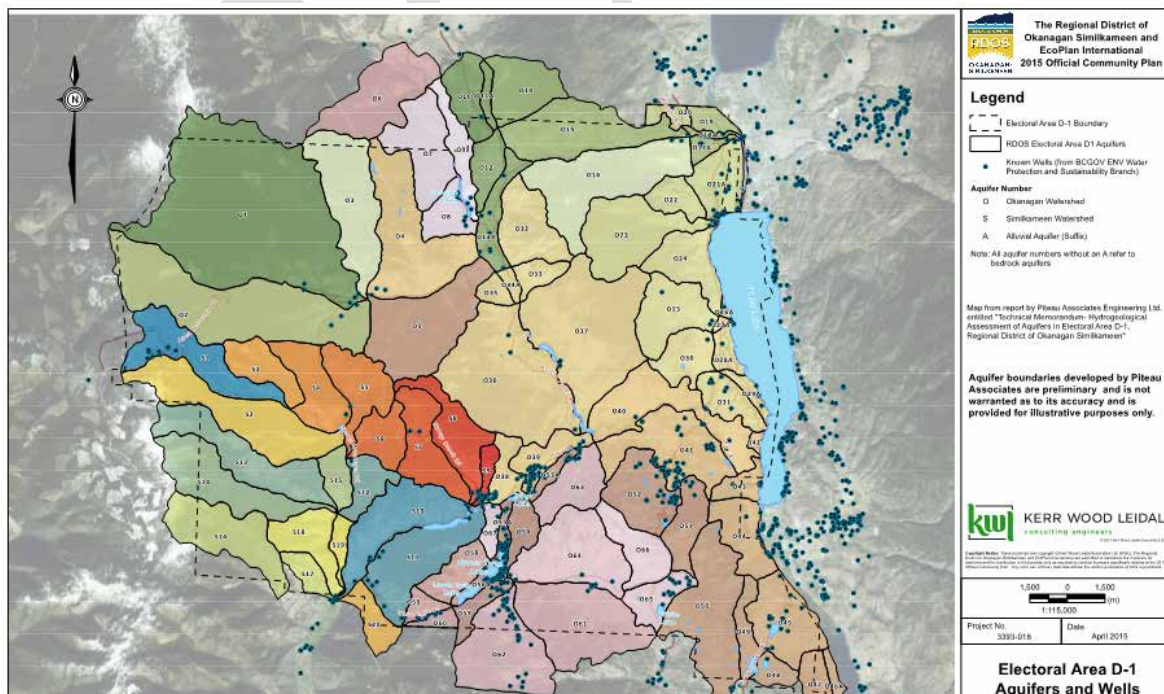


Figure 20: Plan Area Aquifers

Map Note: Please see *Infrastructure Study for Electoral Area "D-1", KWL Consulting Engineers, 2015* for aquifer details.

19.5 Wastewater and Sewage

The predominant sewage disposal method in the Plan Area is individual on-site septic systems. Individual septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over one hectare in size. This method of disposal also increases the probability of potable groundwater contamination and nutrient loading into watercourses such as Skaha Lake.

The Okanagan Falls Area *Liquid Waste Management Plan* reviewed the potential for the provision of sewer services to Kaleden. For the purpose of the review Kaleden was split into two sewerage areas. The first, Kaleden Lakeshore, is immediately adjacent to the southwest portion of Skaha Lake and is considered high priority for sewer as it has a high water table. The Kaleden Lakeshore Sewerage Area covers a 32 hectare area of Kaleden and includes 142 lots. The second, Kaleden Bench Sewerage Area, is considered a lower priority, even though it covers the majority of Kaleden, as it consists mainly of large agricultural parcels. The Kaleden Bench Sewerage Area covers 349 hectares and includes 438 lots.

19.5.1 Objectives

- .1 Reduce levels of nutrients and effluent disposal into watercourses.
- .2 To maintain healthy aquatic and groundwater environments and protect human health from water contamination.
- .3 Establish long-term sustainable sewage collection and disposal methods.

19.5.2 Policies

The Regional Board:

- .1 Strives to work with the Province and local authorities to ensure any development is in compliance with all applicable legislation governing sewage disposal.
- .2 Encourages the Province to educate residents about the requirements for properly maintaining a septic tank and tile fields.
- .3 In areas where there is no community sewer or water systems, requires all new and re-development to adhere to the best practices recommendations of the Regional District's *Liquid Waste Management Plan* as well as the Provincial Sewerage System Regulation administered by Interior Health Authority for on-site sewage disposal and private wells.
- .4 Strives to ensure that private septic tanks and ground disposal systems be sited to minimize pollution of surface and groundwater, and have appropriate setbacks from watercourses, lakes, and water wells.
- .5 Does not support the use of septic holding tanks for new developments.

19.6 Stormwater Management

Effective stormwater management will help protect the water quality of the various lakes and other water bodies found within the Plan Area. Currently, stormwater drainage in the Plan Area is comprised of open ditches, natural drainage courses and absorption into the ground through dry wells. Skaha Lake and other watercourses are the ultimate destination for much of the stormwater in the Plan Area. Given these watercourses are a source of drinking water, and an important ecosystem, it is important to manage the quality and quantity of stormwater.

19.6.1 Objectives

- .1 To improve the management of stormwater quality and quantity within the Plan Area.
- .2 To develop responsible surface water drainage standards for development in the Plan Area.
- .3 Coordinate stormwater management with the Ministry of Transportation and Infrastructure.

19.6.2 Policies

The Regional Board:

- .1 Encourages the Province to require master storm drainage plans for new residential subdivisions.
- .2 Encourages the Approving Officer to require that each parcel of land within a proposed subdivision address stormwater runoff and that it protect aquatic ecosystems (lakes, wetlands, rivers, streams).
- .3 Encourages the use of permeable surfaces on driveways, parking lots and access roads, as well as other measures such as xeriscaping, infiltration basins, swales and other sustainable design features to reduce overland runoff.

19.7 Solid Waste

The Regional District has established a Solid Waste Management Plan (SWMP) for the region. This has been in response to the Province, which has set goals to reduce waste delivered to landfills, through waste diversion initiatives.

19.7.1 Objectives

- .1 Reduce the volume of solid waste requiring disposal in accordance with Provincial waste reduction targets.
- .2 Establish recycling and transfer stations in the Plan Area.

19.7.2 Policies

The Regional Board:

- .1 Encourages and supports efficient and environmentally acceptable solid waste disposal methods through an education process, especially reduction of waste, reuse of materials, recycling, and backyard composting.
- .2 Continues to implement the strategies of its Solid Waste Management Plan, as it is amended from time to time.
- .3 Continues to work towards developing a waste transfer station and recycling depot in Apex.

19.8 Other Utilities

Utility services, including electrical, gas, phone and Internet are vital services to a community. The Regional District is not the provider of these utility services; however through the objectives and policies of this section, the community is encouraged to work with utility providers to ensure that Plan Area residents have access to the best possible services.

Being a predominately rural community, the Plan Area, particularly smaller settlement areas (e.g., Green Mountain Road, Farleigh Lake) are not well serviced by high-speed Internet or cellular phone service. Residents support the improvement of communication services in the community.

Reliable, high quality electricity service is also an issue for some residents in the Green Mountain Road area. There is no electricity service along Green Mountain Road from the Apex Mountain turnoff south to Highway 3A.

19.8.1 Objectives

- .1 Encourage the operators of utilities to provide residents and businesses in the rural settlement areas with utility services.
- .2 Encourage cooperation and coordination of the provision of utilities to existing and future developments.

19.8.2 Policies

The Regional Board:

- .1 Should work with utility providers to deliver affordable and convenient utility services, including high-speed Internet and cellular service, throughout the Plan Area.
- .2 Should work with utility providers and DRAO to ensure new utility installations and upgrades are compatible with Observatory operations.

- .3 Encourages public utility companies and the Province to develop and maintain infrastructure corridors in a manner that will not negatively impact existing residents and the natural environment, or have a negative impact on existing Environmentally Sensitive Development Permit Areas and Watercourse Development Permit Areas.
- .4 Supports the establishment of renewable energy projects that use water, wind, sunlight, biomass or geothermal energy to generate electricity for sale into the electrical transmission and distribution infrastructure when those facilities:
- a) have been properly evaluated and are shown to be technically sound, environmentally sensitive and socially responsible;
 - b) are located, designed, constructed and operated in a manner that is consistent with the overall vision for the region;
 - c) can be connected into the existing transmission and distribution infrastructure with minimal impact; and
 - d) provide tangible community benefits.

20.0 AGGREGATE AND MINERAL RESOURCES

20.1 Background

The Regional District has limited influence on the location of mineral and aggregate resource extraction. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process. Figure 21 illustrates *potential* aggregate areas in the Plan Area (i.e., where aggregate resources are located, not that they should be extracted wherever they are located). The Province placed a no registration reserve to prevent mineral claim staking within the area shown on the figure to protect DRAO from RFI.

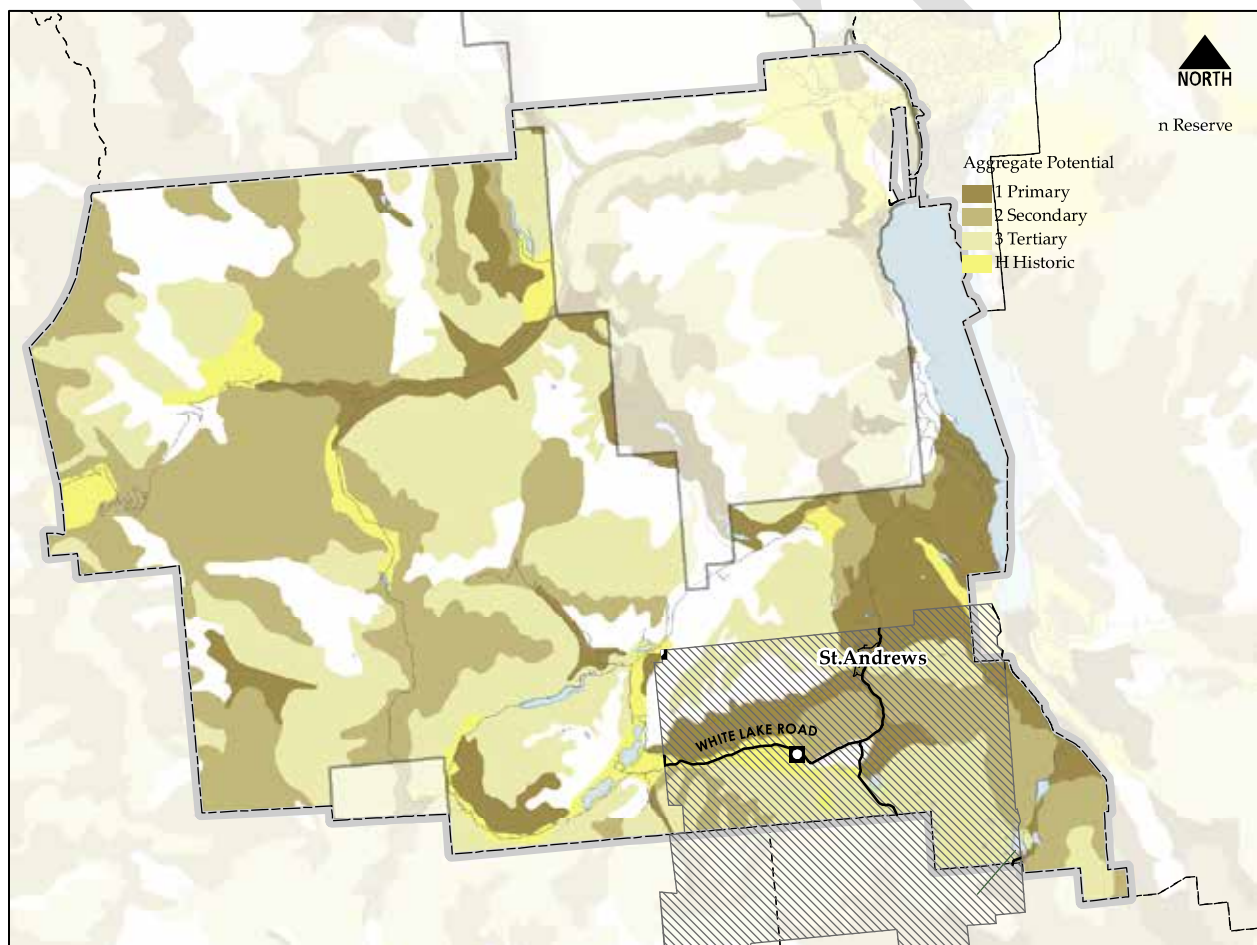


Figure 20: Resource Extraction Potential

20.2 Objectives

- .1 Protect sand and gravel aggregate supplies for anticipated future needs.
- .2 Protect non-agricultural lands having recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.

- .3 Minimize conflicts between sand and gravel processing operations and adjacent land uses.
- .4 Support the Province to require rehabilitation and remediation of resource extraction sites.
- .5 Direct sand and gravel extraction proposals toward sites that have no adverse environmental impact or where the impact can be adequately mitigated.

20.3 Policies

The Regional Board:

- .1 Encourages the Province to continue referrals of mineral exploration proposals to the Regional District for comment and due consideration of the impact of resource extraction activities on surrounding land uses and development.
- .2 Supports the use of designated Resource Areas for sand and gravel extraction, where the uses will not cause a significant visual, environmental or RFI area disturbance.
- .3 Will consider rezoning applications for the processing of aggregate resources based on any or all of the following criteria:
 - a) extent of visual screening, and other mitigation works proposed;
 - b) type of processing proposed;
 - c) prevailing wind direction, and the potential for noise and dust;
 - d) compatibility with adjacent land uses;
 - e) environmental sensitivity of the site, and lands adjacent to potential aggregate resource processing site;
 - f) avoiding potential risk of generating RFI with DRAO operations;
 - g) accessibility; and
 - h) characteristics of aggregate deposits and groundwater resources.
- .4 Encourages the Province not to issue new surface leases and permits for mineral processing within 1,000 metres of designated residential areas unless effective mitigation measures can be implemented to significantly reduce or nullify the effects of the proposed activity.
- .5 Supports the Provincial reserve preventing mineral claim staking in the designated section of White Lake Basin.
- .6 Encourages the Province not to issue leases or permits for aggregate or mineral extraction or processing within the designated RFI area.

- .7 Encourages the Province to include in their licensing, the rehabilitation of aggregate extraction and processing sites after extraction and processing are completed.
- .8 May consider implementing conditions set by the ALC to mitigate the impact of aggregate extraction and processing sites on lands outside the ALR.
- .9 Supports additional product end-use consideration for areas slated for gravel and sand extraction. Specifically: gravel or rock crushing sites characteristic of radon rich materials should be avoided for concrete mix, otherwise the concrete used in the foundation could import an indoor radon gas problem into the house for centuries. Likewise, material taken from sites high in crystalline silica or containing significant clay/silt fines used as winter road grit may cause an outdoor air dust problem, and associated air quality advisory, that could otherwise be avoided if equally or better quality road grit was used with a lesser capacity for airborne fines.
- .10 Does not support the exploration and mining of uranium within the Plan Area.

21.0 CLIMATE CHANGE AND GREENHOUSE GAS REDUCTION

21.1 Background

The scientific community has reached general consensus that the increasing emissions of human-caused greenhouse gases (GHGs) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation.

Globally, the impacts of climate change will be significant, and are already evident in some areas. Locally, the potential impacts and vulnerabilities are less well documented; however they are a growing concern.

As one of 182 local governments that are signatory to the B.C. Climate Action Charter, the Regional District is committed to reducing GHGs and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s *Local Government Act* was amended in 2008 to require all Official Community Plans to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets set.

Under the *Greenhouse Gas Reduction Targets Act*, B.C.'s GHG emissions are to be reduced by at least 33% below 2007 levels by 2020. A further emission-reduction target of 80% below 2007 levels is required for the year 2050. The three areas where local government can play a role in reducing greenhouse gas emissions are in the transportation, waste management and building sectors.

21.2 Objectives

- .1 Understand the likely impacts and vulnerabilities of regional climate change within the Plan Area.
- .2 Reduce GHG emissions within the Plan Area as per the B.C. Climate Action Charter reduction targets.
- .3 Achieve carbon neutral local government operations.
- .4 Promote and provide community outreach and education related to climate change and reduction of GHG emissions.

21.3 Policies

The Regional Board:

- .1 Will work towards the target of reducing GHG emissions by 33% below 2007 levels by 2020.

- .2 Will work with other agencies, stakeholders and the community to achieve emission reduction targets and energy conservation goals by encouraging:
- a) the construction of energy efficient buildings;
 - b) improvements to the energy efficiency of existing buildings;
 - c) the increased use of alternative energies;
 - d) energy efficient developments;
 - e) improvements to alternative transportation amenities;
 - f) the use of fuel-efficient vehicles;
 - g) reduction and diversion of waste from landfills;
 - h) maximizing value from agricultural wastes;
 - i) the development of more compact and complete communities;
 - j) the protection and restoration of natural areas and forest ecosystems; and
 - k) the protection of riparian areas and sensitive habitats.
- .3 Will work towards a corporate GHG reduction strategy to achieve carbon neutral operations.

22.0 TEMPORARY USE PERMITS

22.1 Background

Temporary Use Permits may be considered by the Regional Board to allow specific land uses to occur for a short period of time. The permit can contain detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and the other conditions.

Such permits are provided at the discretion of the Regional Board and are only in effect for a limited period of time. Temporary Use Permits are not a substitute for a rezoning.

22.2 Objectives

- .1 To avoid conflicts between different types of uses (i.e., residential, commercial, agricultural).
- .2 To provide for temporary approval of transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide rezoning and long term land use patterns.
- .3 To ensure that Temporary Use Permits are not considered a substitute for a rezoning application.
- .4 To allow on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits.

22.3 Policies

The Regional Board's policies are as follows:

- .1 Land within all of the Land Use Designations in this OCP is designated under Section 492 of the *Local Government Act* as an area in which Temporary Use Permits may be issued.
- .2 The holding of a public information meeting may occur prior to the issuance of a Temporary Use Permit.
- .3 Any proposed access to public roads must be reviewed and approved by the Ministry of Transportation and Infrastructure.
- .4 In evaluating a Temporary Use Permit application submitted to the Regional District, the Regional District may consider the following criteria:
 - a) the use must be clearly temporary or seasonal in nature;
 - b) compatibility of the proposal with adjacent uses;
 - c) compatibility with the RFI requirements of DRAO;

- d) impact of the proposed use on the natural environment, including groundwater, wildlife, and all Environmentally Sensitive Development Permit and Watercourse Development Permit Areas;
 - e) intensity of the proposed use;
 - f) opportunity to conduct the proposed use on land elsewhere in the community; and
 - g) the remedial measures to be carried out to mitigate any damage to the natural environment as a result of the temporary use.
- .5 In issuing a Temporary Use Permit, the Regional District may specify conditions including, but not limited to:
- a) the buildings to be used;
 - b) the area of use;
 - c) the hours of use;
 - d) appearance;
 - e) environmental protection measures, and
 - f) groundwater protection.
- .6 In issuing a Temporary Use Permit for a short-term vacation rental, the Regional District may specify conditions, in addition to those listed under sub-section 22.3.5 of this Plan, including, but not limited to:
- a) the provision of screening or fencing in order to address potential impacts or to address neighbour privacy issues;
 - b) the provision of the manager or owner's contact information, as well as a copy of any issued Temporary Use Permit, to each neighbour whose property is located within 100 metres of the subject property;
 - c) the availability or accessibility by telephone of the manager or owner;
 - d) the posting of the following information:
 - i) the location of property lines by way of a map;
 - ii) any applicable Regional District noise bylaws;
 - iii) measures to address water conservation;
 - iv) fire safety regulations;
 - v) storage and management of garbage;
 - vi) septic system care; and
 - vii) control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw.

- e) a maximum accommodation of ten persons, with an aggregate occupancy of two persons per bedroom within a dwelling unit when such dwelling unit is being occupied as a vacation rental;
 - f) the provision of one parking space for each bedroom available for vacation rental use;
 - g) the prohibition of the use of recreational vehicles or camping on the property or any use of accessory buildings for vacation rental occupancy;
 - h) confirmation from a qualified person that the building used for vacation rental meets a minimum standard for health and safety; and
 - i) other requirements that the Regional District Board may consider appropriate.
- .7 As a condition of issuing a Temporary Use Permit, the Regional District may require the posting of a bond or other applicable security to ensure compliance with the conditions of a permit.

23.0 DEVELOPMENT PERMIT AREAS

23.1 Background

Pursuant to the provisions of Section 488 of the *Local Government Act*, an Official Community Plan (OCP) may designate Development Permit Areas within the Plan Area. Unless otherwise specified, a Development Permit must be approved by the Regional Board prior to any disturbance, development or subdivision of land within a designated Development Permit Area.

For lands within a Development Permit Area, the OCP must describe the special conditions or objectives that justify the designation and specify guidelines respecting the manner by which the special conditions or objectives will be addresses.

There are two Development Permit Areas designated in the Electoral Area "D-1" OCP:

- Environmentally Sensitive Development Permit (ESDP) Area
- Watercourse Development Permit (WDP) Area

23.2 Environmentally Sensitive Development Permit (ESDP) Area

23.2.1 Category

The Environmentally Sensitive Development Permit Area (ESDP Area) as shown on Schedule 'I' (Development Permit Areas – Environmentally Sensitive Areas) is designated as a Development Permit Area under section 488(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.

23.2.2 Area

The lands shown as ESDP Area on Schedule 'I' are designated as "Environmentally Sensitive Development Permit Area".

23.2.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect habitat for endangered species of native, rare vegetation or wild, and provide wildlife corridors and secondary habitat.

23.2.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be

recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state in order to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. This Development Permit Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife habitat and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, forest, wetlands, shallow soiled rock outcrops and ridges. It is the close proximity of these diverse habitats that contributes to the wide diversity of species, both common and rare, that are found within Electoral Area "D-1".

23.2.5 Development Requiring a Permit

- .1 A Development Permit is required, except where specified under Exemptions, for development on lands within the ESDP area. Where not exempted, development requiring a Development Permit includes:
 - a) subdivision;
 - b) the construction of, addition to or alteration of a building or other structure; and
 - c) alteration of the land, including grading, removal, deposit or moving of soil, paving, installation of drainage or underground services.

23.2.6 Guidelines

- .1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:
 - a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:
 - i) An Ecological Assessment Phase including:
 - .1 background information;
 - .2 an ecological assessment;

- .3 listing of rare and endangered species; and
- .4 stratification and rating of Environmentally Sensitive Areas (ESAs).
- ii) An Impact Assessment and Mitigation Phase including:
 - .1 description of proposed development;
 - .2 assessment of potential impacts;
 - .3 short and long term impacts;
 - .4 cumulative and residual impacts;
 - .5 avoidance of ESAs;
 - .6 mitigation and compensation;
 - .7 security requirements;
 - .8 monitoring reports;
 - .9 accountability; and
 - .10 monitoring plan.
- b) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
- c) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
- d) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
- e) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.
- .2 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

23.2.7 Expedited Development Permit

- .1 Despite sub-section 18.2.6(a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:
 - a) A REA, prepared in accordance with the Regional District's Development Procedures Bylaw, has been submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia or team that includes a Registered Professional Biologist in British Columbia (RPBio) under contract to the development applicant, and includes:
 - i) a site plan documenting, if applicable, the location and extent of Environmentally Valuable Resources (EVRs) occurring within 100 metres of the proposed footprint of the development.
 - ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:
 - .1 There is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or
 - .2 Known EVR occurrence(s) have been identified and:
 - a) measures have been prescribed to avoid impacts; or
 - b) acceptable restoration/mitigation have been prescribed.
 - iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.
 - b) If a QEP cannot certify the absence of EVRs or that impacts to known EVRs have been avoided or acceptably mitigated through a REA to the satisfaction of the Regional District, an EA as outlined under sub-section 18.2.6(a) will be required.
 - c) The Regional District may incorporate any areas or measures identified in a REA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

23.2.8 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;

- .2 the repair or maintenance of existing buildings and structures provided there are no additions or increases to the footprint of the building or structure;
- .3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m² from the original footprint of the principal dwelling unit and the development comprises either:
 - a) an alteration or addition to the original footprint of an existing principal dwelling unit; or
 - b) the construction of an accessory building or structure, provided the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.
- .4 works conducted in accordance with the Provincial *FireSmart Manual*, provided that all landscaping is conducted within 10.0 metres of an existing structure or building (existing on-site native plants which meet the *FireSmart Manual* guidelines are encouraged to be maintained as part of the landscaping);
- .5 the construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission Act* on land located in the ALR and classified as "farm" under the *Assessment Act*;
- .6 any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;
- .7 any farm use that is subject to an approved Environmental Farm Plan(EFP) through the Canada-British Columbia Environmental Farm Plan Program;
- .8 the repair of existing fences; and
- .9 subdivisions that propose to:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

23.3 Watercourse Development Permit (WDP) Area

23.3.1 Category

The Watercourse Development Permit (WDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.

23.3.2 WDP Area

The lands shown as WDP Area on Schedule 'J' are designated as a "Watercourse Development Permit Area".

The definitions used in the *Local Government Act* and Provincial *Riparian Areas Regulation* (RAR) shall apply.

23.3.3 Justification

To regulate development activities within Riparian Assessment Areas (RAA) as a means to protect aquatic habitat, enhance, conserve and restore watercourses and their riparian areas.

23.3.4 Guidelines

- .1 Where not exempt, development requiring a Development Permit includes any of the following associated with or resulting from residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 26 of the *Local Government Act*:
 - a) removal, alteration, disruption or destruction of vegetation;
 - b) disturbance of soils;
 - c) construction or erection of buildings and structures;
 - d) creation of non-structural impervious or semi-impervious surfaces;
 - e) flood protection works;
 - f) construction of roads, trails, docks, wharves and bridges;
 - g) provision and maintenance of sewer and water services;
 - h) development of drainage systems;
 - i) development of utility corridors;
 - j) subdivision as defined in Section 566 of the *Local Government Act*.
- .2 A Development Permit is required for development within the WDP Area, and shall be in accordance with the following guidelines:

- a) an Assessment Report must be submitted to the Regional District in respect of the proposed development by a QEP under contract to the development applicant, including:
 - i) certification that the professional is qualified to undertake the assessment and has used the appropriate assessment methods, all in accordance with the Provincial RAR;
 - ii) description and map of all pertinent aspects of the proposed development;
 - iii) confirmation of the boundaries of the RAA, and within that, the determined width of the Streamside Protection and Enhancement Area (SPEA);
 - iv) description of the natural features, functions and conditions in the riparian area that support fish life processes;
 - v) recommended measures necessary for conserving, restoring or enhancing the integrity of the riparian area; and
 - vi) professional opinion that either the development as proposed would not result in *serious harm to fish* as defined under the *Fisheries Act*.
- b) the Regional District may require a Section 219 covenant to ensure long term protection of vegetation along a natural watercourse, pond or lake so that it will be maintained to provide shade for the water surface, bank stability, and wildlife or waterfowl habitat sufficient for species which frequent the area; and
- c) the Regional District may incorporate the SPEA determined by the QEP assessment report and any measures identified in the QEP assessment report necessary to protect the integrity of that area from the effect of the development as terms and conditions of the Development Permit.

23.3.5 Security and Environmental Monitors

Development Permits may include requirements for environmental monitoring where riparian areas must be protected. Remediation must be completed or where construction requires environmental controls must include an Environmental Monitoring Report. Environmental monitoring reports, when required, must be prepared by the QEP.

The Regional District Board may require security in accordance with Section 925 of the *Local Government Act* and any applicable Regional District Policies to correct a situation where:

- a) a condition in a permit respecting landscaping has not been satisfied;
- b) an unsafe condition has resulted as a consequence of contravention of a condition of a permit; or

- c) damage to the natural environment has resulted as a consequence of a contravention of a condition in a permit.

Security shall be based on the estimated cost of any environmental controls, remediation works, landscape or other planting and monitoring as determined by a QEP and accepted by the Regional District.

23.3.6 Exemptions

A WDP is not required under this section for any of the following:

- .1 The construction, repair, maintenance or alteration of any public structure, facility or land, including parkland, open space, roads or trails;
- .2 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works;
- .3 An area where the applicant can demonstrate that the conditions of the WDP Area have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected;
- .4 Any type of development, provided a QEP has confirmed that there is no watercourse or riparian area as defined by the Riparian Areas Regulation on the parcel to be developed or subdivided.
- .5 The activity is limited to the environmentally sensitive removal of trees and shrubs designated as hazardous by a professional forester or professional biologist registered in British Columbia and certified by the Wildfire Danger Tree Committee for Danger Tree Assessment in Urban and Recreational Areas, in accordance with Provincial "*FireSmart*" standards or those trees and shrubs designated as host trees by the Sterile Insect Release Program as recommended in a report submitted to the Regional District.
- .6 Environmentally sensitive removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial guidelines) as indicated in a report by a QEP or ISA certified Arborist with the provision of environmental monitoring to ensure the tree removal is carried out in accordance with the report recommendations.
- .7 Development Permit provisions do not apply to activities such as gardening and yard maintenance activities within an existing landscaped area, such as mowed lawns, minor pruning of trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.

23.3.7 Variance to Protect the SPEA

The Regional District encourages Development Variance Permit (DVP) applications for the relaxation of zoning (parcel line) setbacks on existing small lots in order to reduce impacts and preserve the SPEA.

23.3.8 Expedited Development Permit

In the following cases the Regional District may issue a Development Permit without the provision of an Assessment Report, and the Regional District may require security and environmental monitoring under Section 23.3.5:

- .1 Where the development applicant provides a sketch or plan prepared by a B.C. Land Surveyor or QEP indicating to the Regional District's satisfaction that no physical alteration of land is proposed within the Watercourse Development Permit Area or within any RAA within the Watercourse Development Permit Area, in which case the Development Permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted;
- .2 Where the applicant proposes to reconstruct, repair, alter or add to an existing permanent building or other structure without increasing the footprint of the building or structure within any RAA or within a SPEA identified in a riparian area assessment previously provided to the Regional District, in which case the Development Permit must indicate by means of a sketch or plan the location and extent of the footprint;
- .3 Where the applicant proposes a subdivision of land that adjusts an interior lot line and each proposed lot provides, outside any RAA, a building envelope of sufficient area to permit the construction of a building of reasonable floor area complying with all building siting regulations applicable to the lot, in which case the Development Permit must indicate by means of sketch or plan the proposed lot configuration and the location of the building envelope;
- .4 Where the applicant proposes a subdivision of land in which each proposed lot complies with the applicable minimum parcel area and width regulations exclusive of any area within the Watercourse Development Permit Area and no land alteration is proposed within that area, in which case the Development Permit must indicate by means of a sketch or plan the proposed subdivision layout and the area of the land to which physical alterations are restricted;
- .5 Where the applicant proposes a subdivision of land in respect of which no land alteration is proposed within any RAA, in which case the Development Permit must indicate by means of a sketch or plan the area of the land to which the subdivision is restricted; and
- .6 Where the applicant proposes to restore the natural environment based upon a planting plan completed by a QEP and submitted to the Regional District for approval.

24.0 IMPLEMENTATION

24.1 Introduction

The OCP sets out broad objectives, policies and directions for the Plan Area, but does not provide the tools for implementing its policies. The Regional District has a number of tools and methods available for implementing the Plan. The purpose of this section is to set out specific steps the Regional District can take to implement this Plan. Some of the steps include refining the Plan; changing existing bylaws; adopting new bylaws; conducting studies to obtain more information and direction; and working closely with other jurisdictions and government agencies. Some of the specific steps are set out in the subsections below.

24.2 Refinements and Amendments

OCP amendments are usually triggered by site-specific rezoning proposals that are inconsistent with the OCP. Other changes to the OCP may be proposed by RDOS staff to keep the plan up-to-date and to meet the needs of a changing community.

The *Local Government Act* regulates the process for an application for an OCP amendment. The process requires public notification, public hearing, and opportunities for consideration of the application by the RDOS Board.

The Regional District may also consider refinements to this OCP. These refinements may include but are not limited to the following:

- .1 Periodic assessment of the Plan Area OCP to determine area revisions;
- .2 Coordination with changes to Provincial legislation (e.g. *Local Government Act*, *Community Charter*, *Agricultural Land Commission Act*, etc.);
- .3 Coordination with new or revised Provincial plans and policies that relate to land use and community issues in the Plan Area.
- .4 Coordination with new or revised regional plans and policies (e.g. South Okanagan Regional Growth Strategy).
- .5 Changes resulting from transportation planning (e.g. Okanagan-Similkameen Transit Future Plan) and capital improvements (e.g., Kaleden sewer extension).
- .6 Changes to the known geographic extent of Environmentally Sensitive Development Permit Areas, as determined through the review of plans, reports and applications submitted by project proponents to the Regional District.
- .7 Changes suggested by the Joint Council (i.e., Regional District, Penticton Indian Band, Lower Similkameen, Osoyoos Indian Band).

Recognizing this Plan is a living document, it has been identified that the Plan should be reviewed and updated every seven to 10 years and that a comprehensive review and update should take place every 10 to 15 years.

Some future additions to the OCP have also been identified as follows:

OCP Policy	Action Required
7.2.1.4	Consider creation of a Form and Character DPA in conjunction with a Local Area Plan for the Apex area
7.3.1.16	Identify Crown land parcels and accreted lands along Skaha Lake that may be suitable for designation as Conservation Area
7.3.1.17	Consider development of public access objectives and design guidelines for the Skaha Lake shoreline that include criteria to minimize impacts to the foreshore ecosystems and species
7.5.1.5	Review the suitability of Twin Lakes as a Rural Growth Area when the Regional Growth Strategy is reviewed or updated

Figure 21: Potential Future OCP Additions

24.3 Zoning Bylaw

The Zoning Bylaw sets out the density of development on a parcel of land, as well as specifying the permitted uses allowed. It also contains specific regulations that control the size, siting and various other details of development on a parcel of land. The Zoning Bylaw will be updated to ensure consistency with the OCP and to implement portions of this Plan. Specific Zoning Bylaw updates recommended by this OCP's policies are outlined in the following table.

OCP Policy	Action Required
8.3.8	Establish a Watershed Resource Area Zone for designated community watersheds
NA	Remove Residential zoning from the slopes east of Twin Lakes golf course
NA	Update Zoning Bylaw for the 13 Large Holdings (LH) parcels in the Green Mountain Road / Apex Road intersection area
10.5.2	Establish a range of densities and parcel sizes within the Zoning Bylaw for lands designated Small Holdings

Figure 22: Zoning Bylaw Updates

24.4 Subdivision Servicing Bylaw

The Regional District's Subdivision Servicing Bylaw sets out minimum standards for roads, sidewalks, curb and gutter, water systems, sewer systems, storm drainage, and street lighting. Subdivisions must meet these standards before they are approved. The Subdivision Servicing Bylaw will need to be reviewed and amended where necessary to

ensure it works to implement various policies in the Plan, particularly with respect to servicing levels related to parcel sizes.

24.5 Other Agencies

The Regional District will take a leadership role in coordinating work with Provincial, Federal and other agencies to help implement and complement portions of the Plan.

24.6 Follow-up Studies and Initiatives

The following are studies and initiatives that have been identified in the OCP as actions that could implement portions of this Plan. The actions are organized into short-term (one to three years), medium-term (four to six years), and long-term (seven+ years) actions.

Recognizing the capacity issues (i.e., limited time, human resources, financial resources) faced by the RDOS and stakeholders who may be involved in implementing OCP actions, RDOS staff screened and prioritized the actions. Actions currently underway or in process (e.g., Regional Heritage Strategic Plan) are identified as short-term actions.

Short-term / ongoing (one to three years)	
Actions	Lead Responsibility
<i>Water Sustainability Act</i> – policy implications/revisions	RDOS
Explore groundwater bylaw for RDOS	RDOS with support from Okanagan Basin Water Board and Province
Development of Apex transfer and recycling station	RDOS in partnership with Apex Mountain Resort, community and local businesses
Development of a new Local Area Plan for Apex	RDOS with support from Province and in partnership with Apex community and Resort
Medium-term (four to six years)	
Development of a Local Area Plan for Kaleden	RDOS with support from Province
Explore the feasibility of an RDOS maintained and operated community sewer service at St Andrews	RDOS with St. Andrews Strata
Explore the feasibility of an RDOS maintained and operated community sewer service at Twin Lakes	RDOS with Twin Lakes developer
Explore opportunities to establish fire protection services for Apex and Twin Lakes	Regional District; with support from local communities and stakeholders (e.g., Apex Mountain Resort)
Explore the feasibility for coordinating and/or amalgamating water utilities in the Plan Area under Regional District management	Regional District in partnership with water utilities
Long-term (seven+ years)	
Expansion of sewer services to Kaleden	RDOS with support from Province
Plan Area transit improvements	BC Transit with support from RDOS

24.7 Discharge of Land Use Contracts (LUCs)

Legislative changes adopted under the Section 547 of the *Local Government Act* will result in the termination of all LUCs by June 30, 2024. Local governments must adopt zoning that applies to land regulated by LUCs by June 30, 2022.

Land use designations in this Plan reflect the proposed land uses to be implemented through future zoning changes. The discharge of LUCs will not take effect until at least one year after a zoning bylaw has been adopted that applies to the lands currently regulated by LUCs. Voluntary discharges of a LUC can implement new zoning as soon as the bylaw is adopted.

The Plan provides for the following land use designations for existing LUCs.

Land Use Contract	Land Use Designation
LU-23-D77 (Bylaw No. 377, 1977)	Small Holdings (SH) along the north and east sides of Trout Lake
LU-10-D (Bylaw No. 218, 1974)	Small Holdings (SH) on four small parcels, Resource Area (RA) on remainder
LU-9-D (Bylaw No. 206, 1974)	Small Holdings (SH) along the north shore of Nipit Lake and Agriculture (AG) on one parcel on the ALR on the northwest shore of Nipit Lake
LUC-6-D (Bylaw No. 169, 1973)	Resource Area (RA) on remaining undeveloped parcels, Low Density Residential (LR) on developed parcels. <i>NOTE:</i> the Regional District Board supports DRAO securing measures to ensure enduring legal protection and management to protect the ongoing operations of the Observatory prior to discharging the LUC.

Figure 24: Land Use Contracts and Replacement Land Use Designations

24.8 Monitoring

The Regional District Board should monitor the OCP on an ongoing basis. The OCP should be revised when necessary to ensure it addresses current needs and aspirations of the community and reflects changing local and external conditions. In support of this initiative, the Regional District will monitor:

- .1 population and demographic changes;
- .2 groundwater supply, consumption and management issues;
- .3 land supply / demand;
- .4 changing housing requirements; and
- .5 economic, social, and environmental factors.

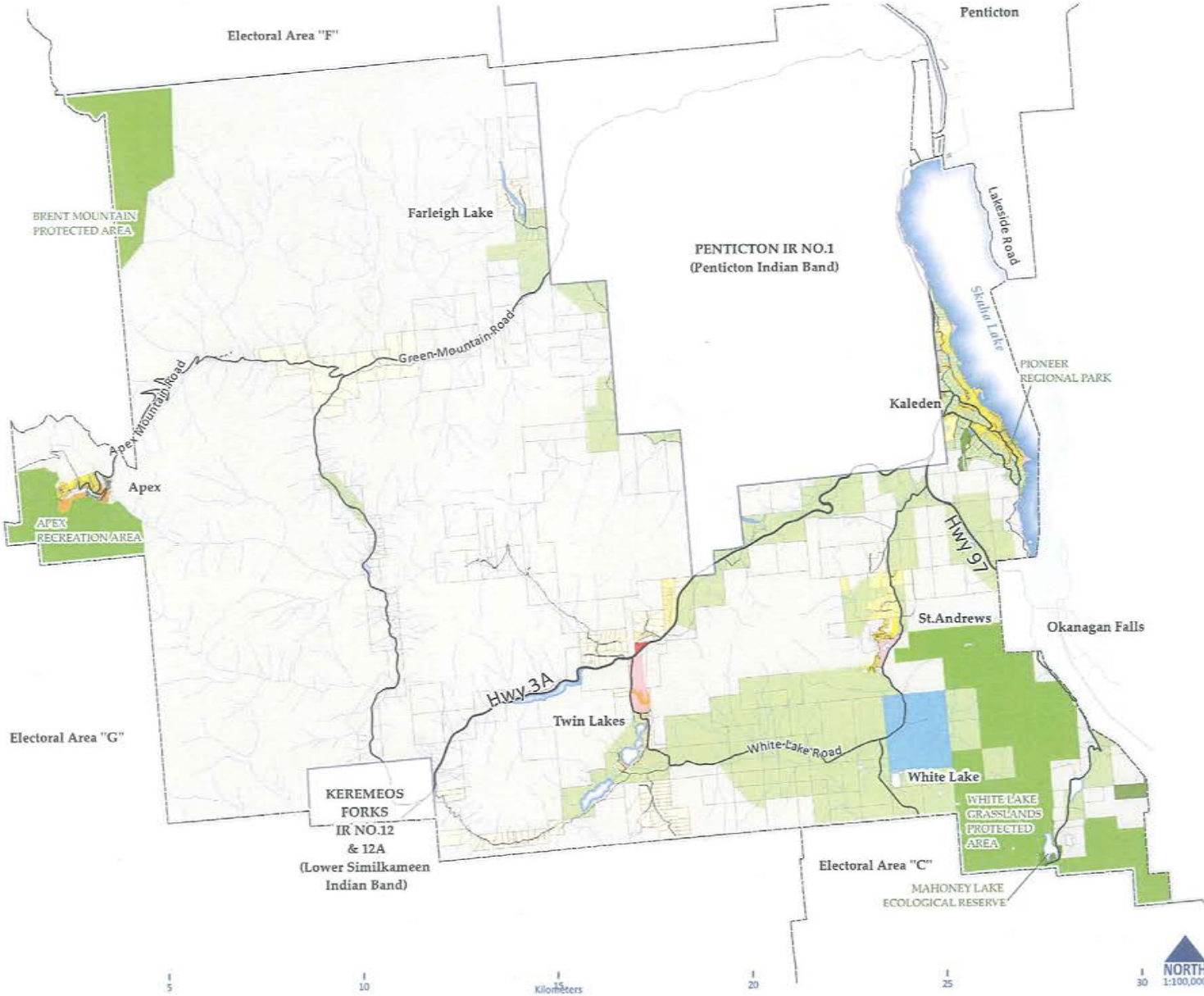
Based on the review of information collected from OCP monitoring, the Regional District may choose to refine or amend the Electoral Area "D-1" OCP accordingly as resources permit.

~ end of Schedule 'A' ~

RDOS AREA "D-1" OCP SCHEDULE "B"

OFFICIAL COMMUNITY PLAN MAP

DRAFT 22 AUG 2016



- Future Land Use Designations
- AG - Agriculture
 - RA - Resource Area
 - LH - Large Holdings
 - SH - Small Holdings
 - LR - Low Density Residential
 - MR - Medium Density Residential
 - RMU - Residential Mixed Use
 - C - Commercial
 - CT - Commercial Tourism
 - AI - Administrative, Cultural and Institutional
 - P - Parks, Recreation, and Trails
 - CA - Conservation Area

This is Schedule "B" (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

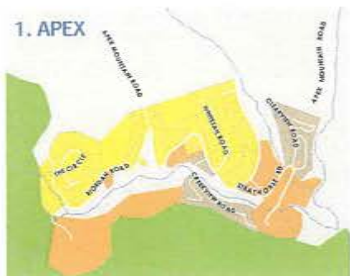
Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____



1. APEX



2. TWIN LAKES



3. ST. ANDREWS



4. KALEDEN



RDOS AREA "D-1" OCP SCHEDULE "B" OFFICIAL COMMUNITY PLAN MAP - INSETS DRAFT 22 AUG 2016



Future Land Use Designations

- AG - Agriculture
- RA - Resource Area
- LH - Large Holdings
- SH - Small Holdings
- LR - Low Density Residential
- MR - Medium Density Residential
- RMU - Residential Mixed Use
- C - Commercial
- CT - Commercial Tourism
- AI - Administrative, Cultural and Institutional
- P - Parks, Recreation, and Trails
- CA - Conservation Area

This is Schedule "B" (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2583, 2016

Chair

Chief Administrative Officer

Schedule Amendments: Bylaw Number, Adoption Date



0

1

2

3

Kilometers

4

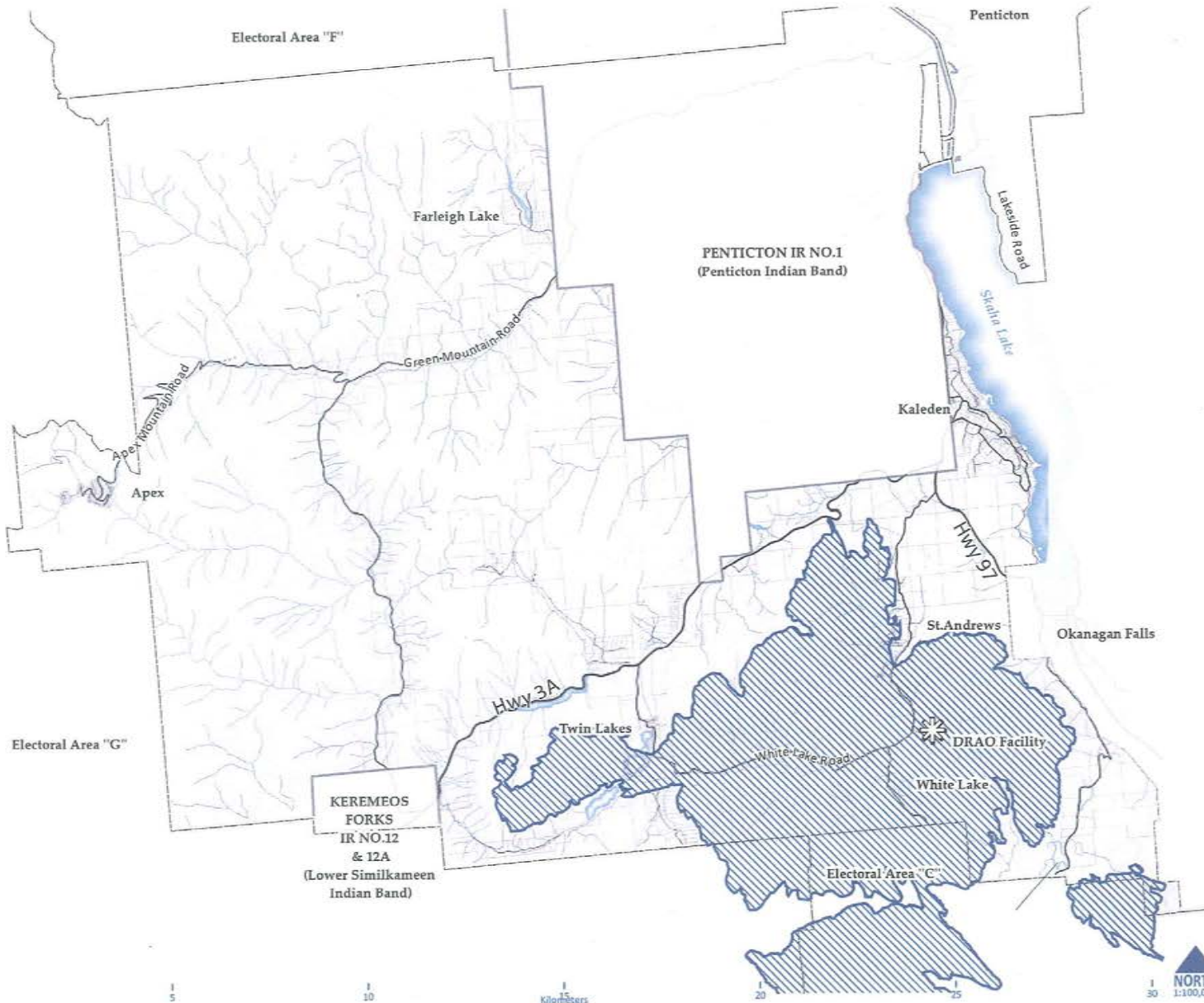
5

6

7

NORTH

1:24,000



**RDOS AREA "D-1" OCP SCHEDULE "C"
DOMINION RADIO ASTROPHYSICAL
OBSERVATORY (DRAO) - RADIO
FREQUENCY INTERFERENCE (RFI)
AREA
DRAFT 22 AUG 2016**

DRAO Radio Frequency Interference Area

note: The Radio Frequency Interference (RFI) Area identifies the approximate areas that are:
 1. Directly within the lines-of-sight of existing telescopes or potentially within the lines-of-sight of any future telescopes;
 2. Within 61.0 metres vertically of such lines-of-sight; and,
 3. Within 2.5 km of the Observatory.

This is Schedule "C" (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair _____
 Chief Administrative Officer _____
 Schedule Amendments: Bylaw Number, Adoption Date _____

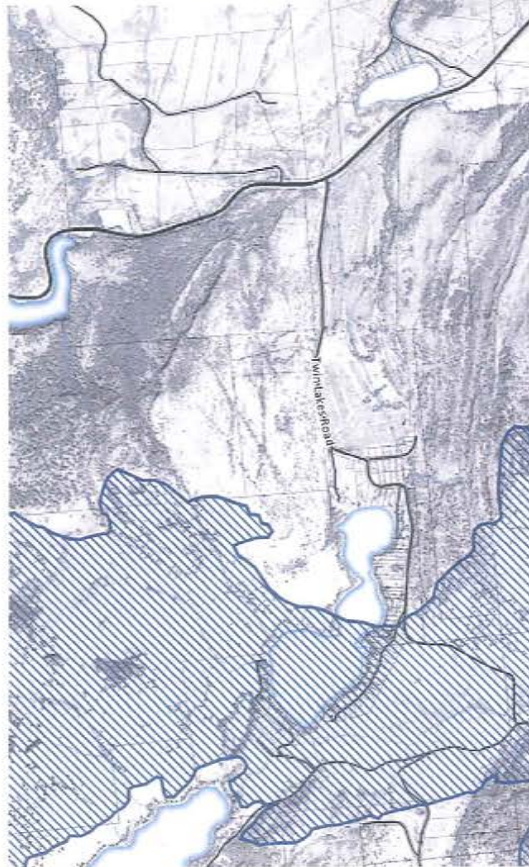




1. APEX



2. TWIN LAKES



3. ST. ANDREWS



4. KALEDEN



**RDOS AREA "D-1" OCP SCHEDULE 'C'
DOMINION RADIO ASTROPHYSICAL
OBSERVATORY (DRAO) - RADIO
FREQUENCY INTERFERENCE (RFI)
AREA INSETS**

DRAFT 22 AUG 2016



RDOS Radio Frequency Interference Area

- note: The Radio Frequency Interference (RFI) Area identifies the approximate areas that are:
1. Directly within the lines-of-sight of existing telescopes or potentially within the lines-of-sight of any future telescopes;
 2. Within 61.0 metres vertically of such lines-of-sight; and,
 3. Within 2.5 km of the Observatory.

This is Schedule 'C' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair

Chief Administrative Officer

Schedule Amendments: Bylaw Number, Adoption Date



1
0

1
1

1
2

1
3

Kilometers

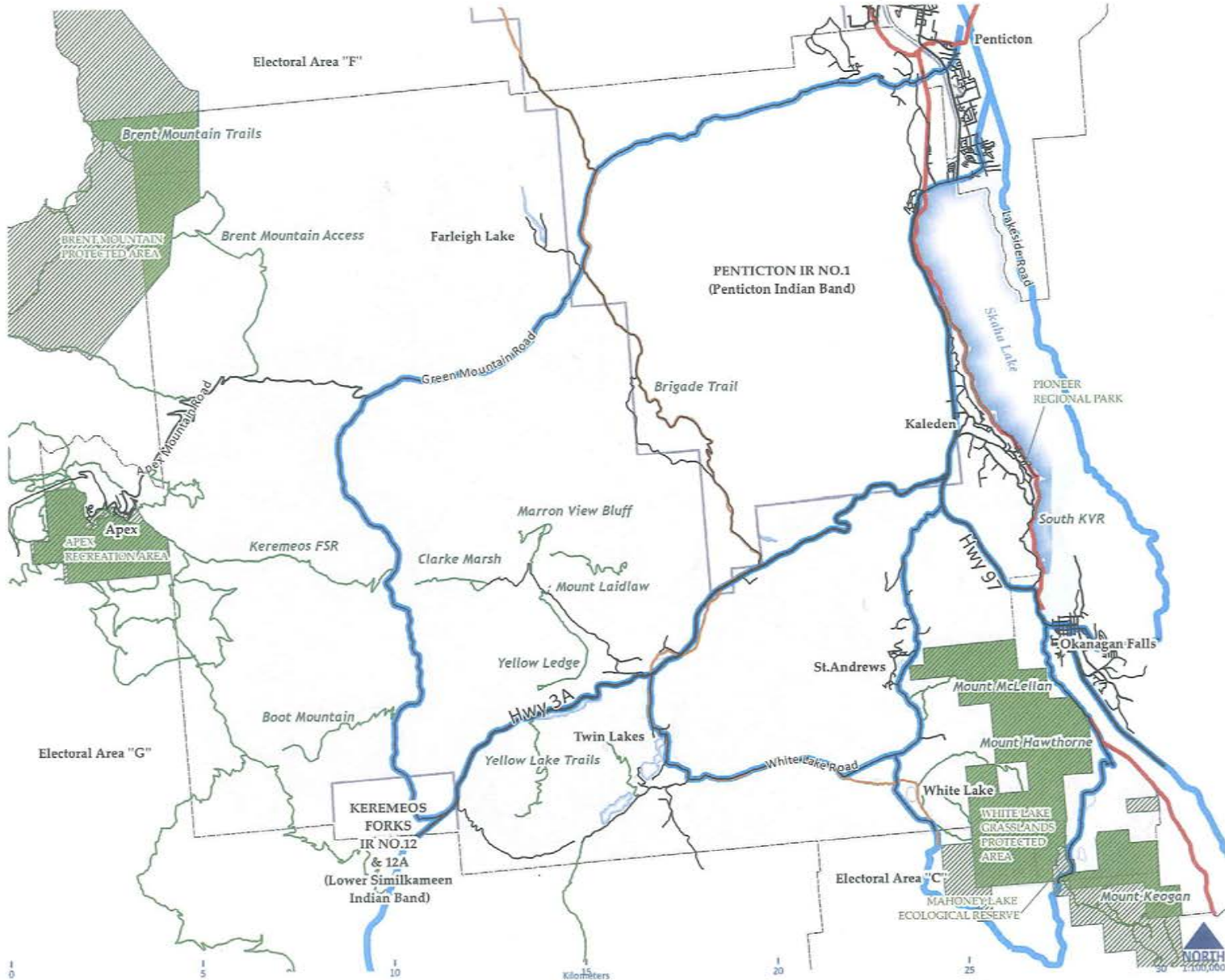
4

1
5

1
6

1
7





RDOS AREA "D-1" OCP SCHEDULE "D"
PARKS, RECREATION AND TRAILS
 DRAFT 22 AUG 2016

- Regional Parks, Protected Areas, Ecological Reserves
- OCF Land Use Designations
- P - Parks, Recreation, and Trails
- Trails
- KVR
- Cycling Routes
- Other Trails
- Heritage Trail (Hudson Bay Brigade Trail)

This is Schedule "D" (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____



1. APEX



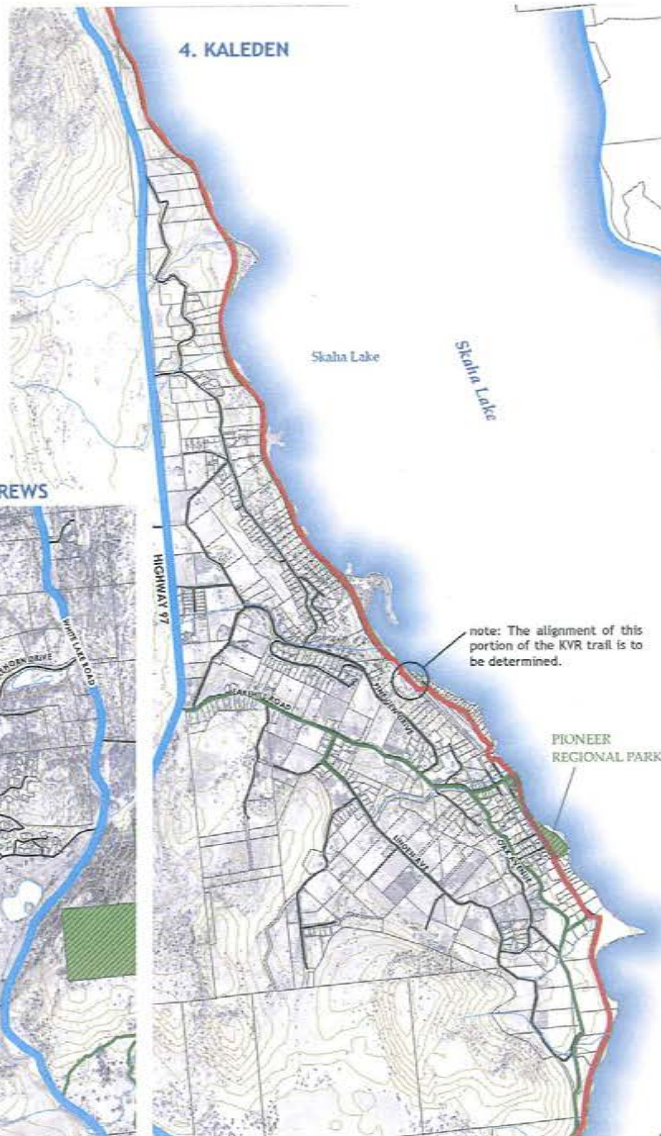
2. TWIN LAKES



3. ST. ANDREWS



4. KALEDEN



note: The alignment of this portion of the KVR trail is to be determined.

PIONEER REGIONAL PARK

RDOS AREA "D-1" OCP SCHEDULE "D" PARKS, RECREATION AND TRAILS - INSETS DRAFT 22 AUG 2016



- P - Parks, Recreation, and Trails
- KVR
- Cycling Routes
- Other Trails
- Heritage Trail (Hudson Bay Brigade Trail)
- Regional Parks, Protected Areas, and Ecological Reserves

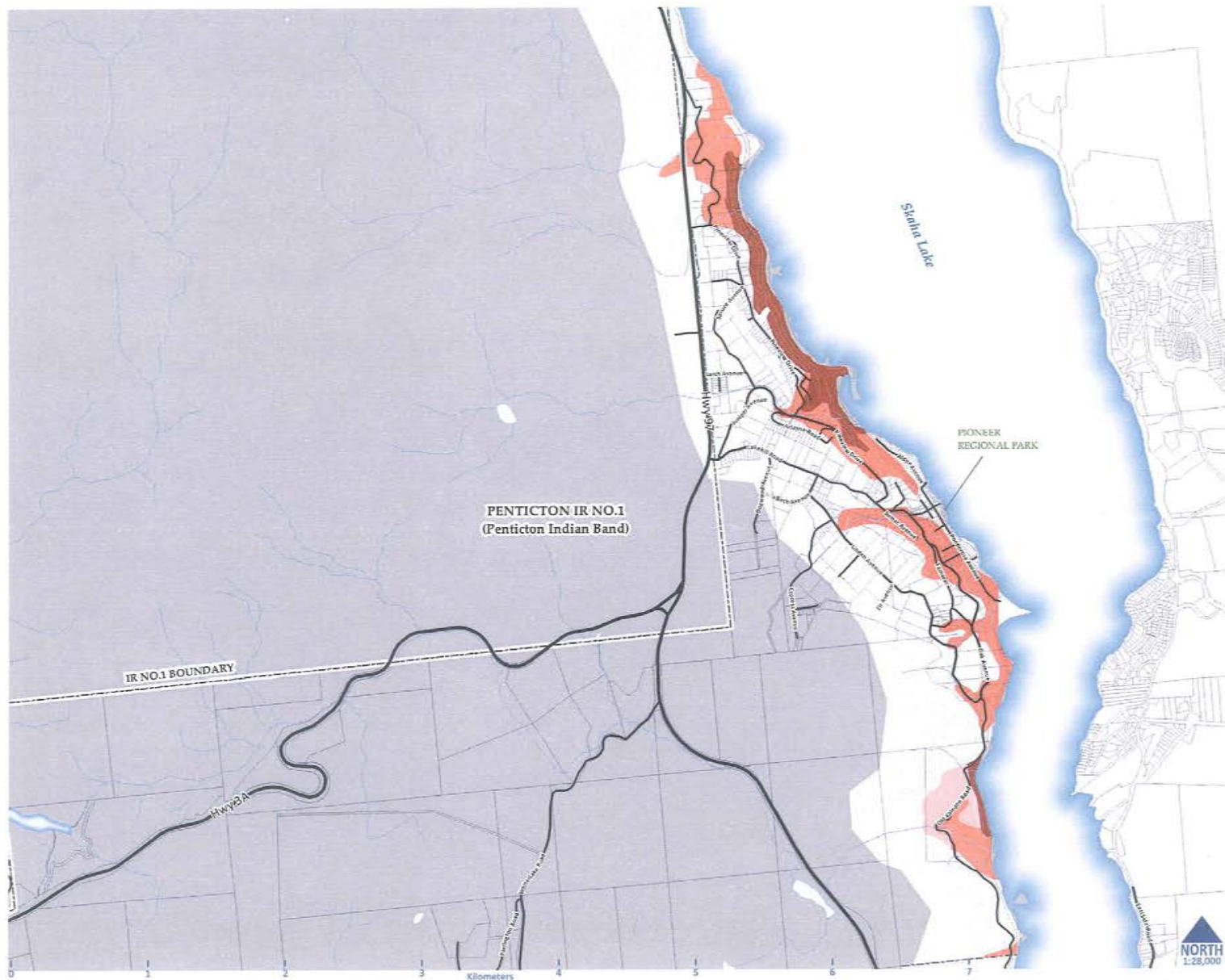
This is Schedule "D" (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair

Chief Administrative Officer

Schedule Amendments: Bylaw Number, Adoption Date





RDOS AREA "D-1" OCP SCHEDULE "E"

HAZARD LANDS - SOIL

DRAFT 22 AUG 2016



- Hazard of materials sliding or slumping
- Hazard of slumps and slides
- Low to moderate hazard
- Limited or no hazard
- Outside Study Area

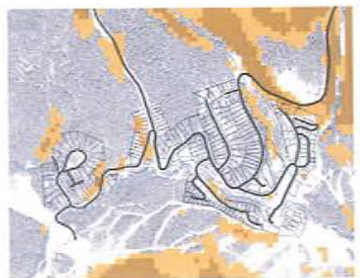
This is Schedule "E" (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair

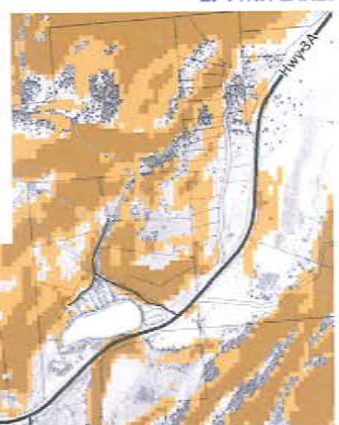
Chief Administrative Officer

Schedule Amendments: Bylaw Number, Adoption Date

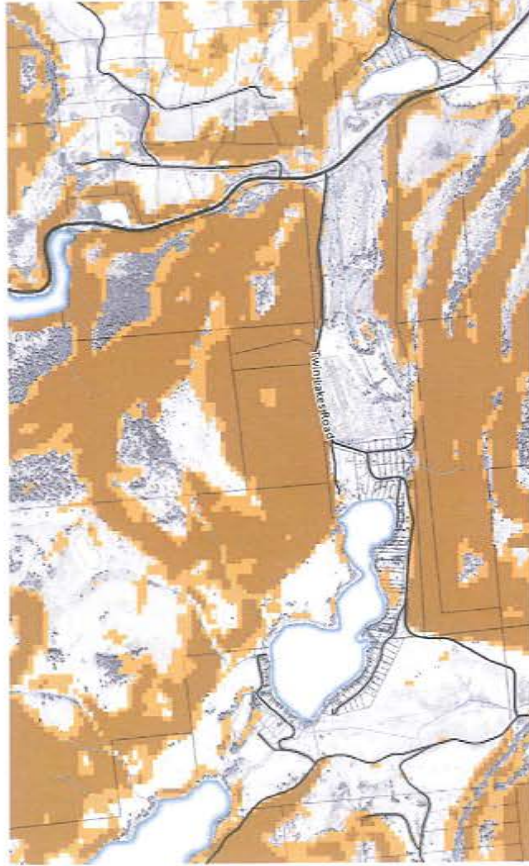




1. APEX



2. TWIN LAKES



3. ST. ANDREWS



4. KALEDEN

RDOS AREA "D-1" OCP SCHEDULE "F"
HAZARD LANDS - STEEP SLOPES INSETS
 DRAFT 22 AUG 2016



- slopes between 30% - 40%
- slopes greater than 40%

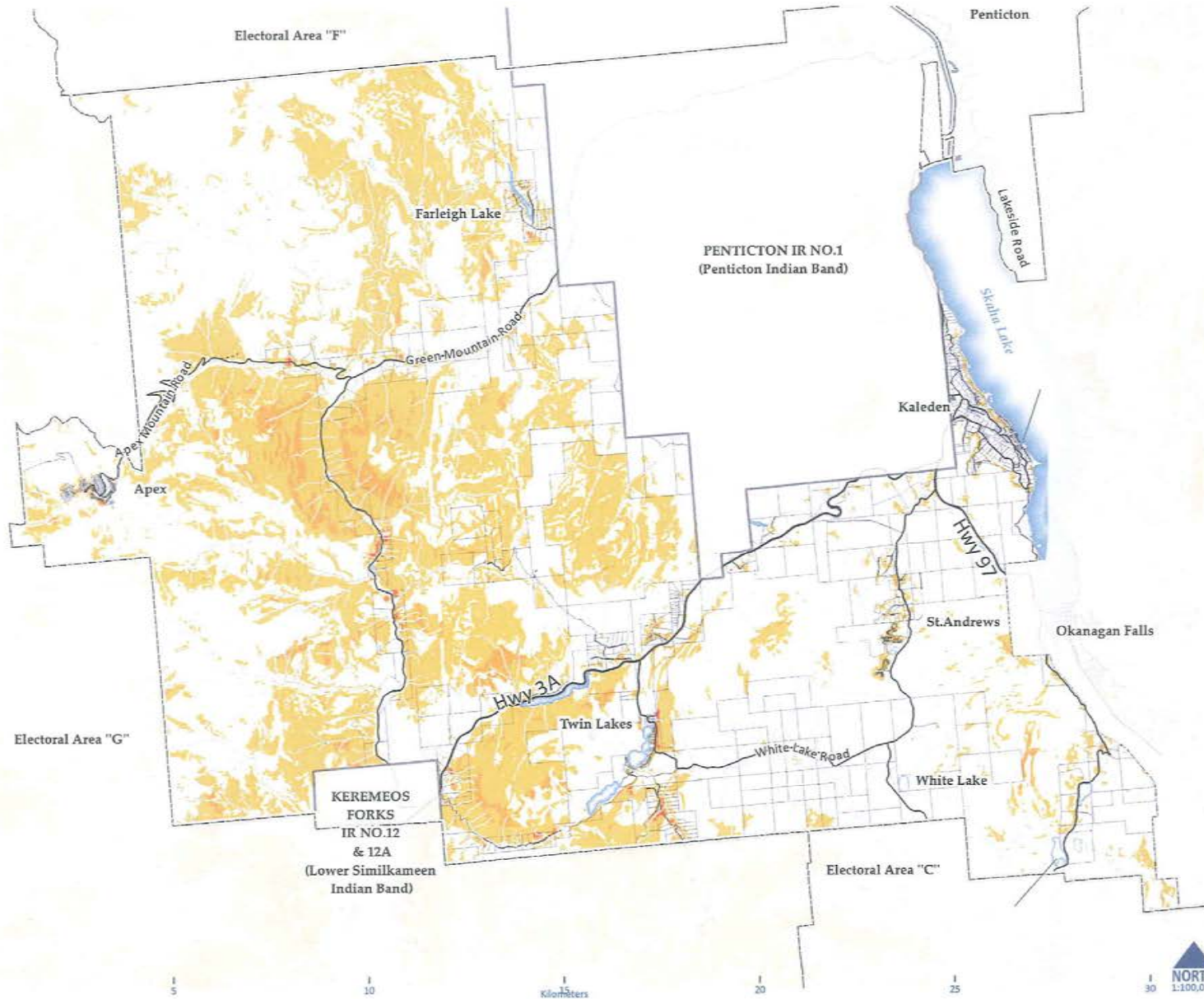
This is Schedule "F" (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____

RDOS
 OKANAGAN-SIMILKAMEEN
 OFFICIAL COMMUNITY PLAN
 UPDATE 2014



RDOS AREA "D-1" OCP SCHEDULE "G"

HAZARD LANDS - WILDFIRE

DRAFT 22 AUG 2016

Wildfire Risk Rating

- 81 - 90 Very High
- 71 - 80
- 61 - 70 High

note: The fire hazard mapping represented here was completed in 2011 for the RDOS Community Wildfire Protection Plan. This rating will change over time with development and changes to forest conditions.

This is Schedule "G" (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair

Chief Administrative Officer

Schedule Amendments: Bylaw Number, Adoption Date





RDOS AREA "D-1" OCP SCHEDULE "H"

TRANSPORTATION NETWORK

DRAFT 22 AUG 2016

Road Network

- Highway
- Collector
- Local

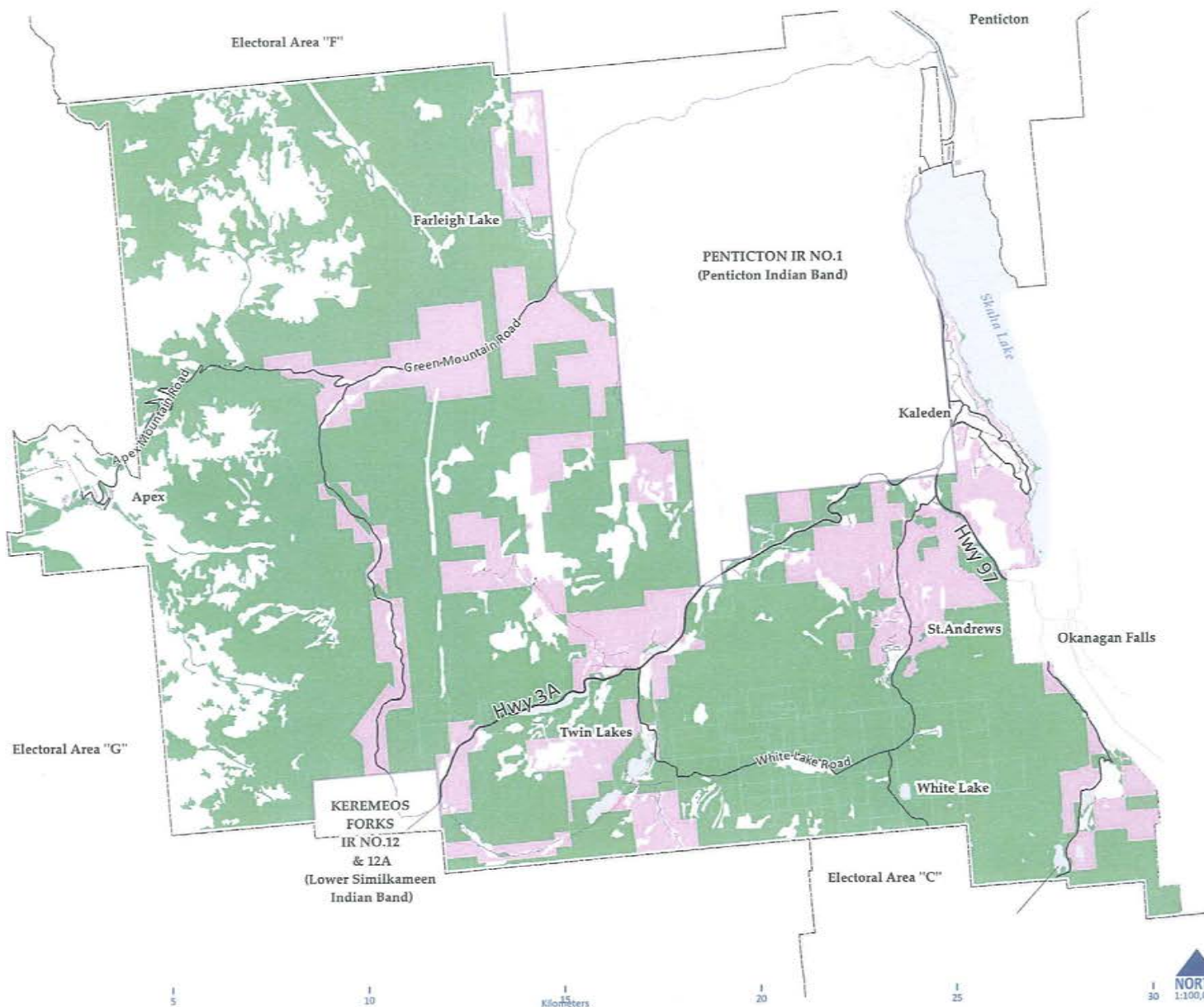
This is Schedule "H" (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____





RDOS AREA "D-1" OCP SCHEDULE "I"
**ENVIRONMENTALLY
 SENSITIVE DEVELOPMENT
 PERMIT AREAS**
 DRAFT 22 AUG 2016

Environmentally Sensitive DPA
 Important Ecosystem

This is Schedule T (Official Community Plan Map) as
 referenced in the Regional District of Okanagan-
 Similkameen's Electoral Area "D-1" Official Community Plan
 Bylaw No. 2683, 2015

Chair _____

Chief Administrative Officer _____

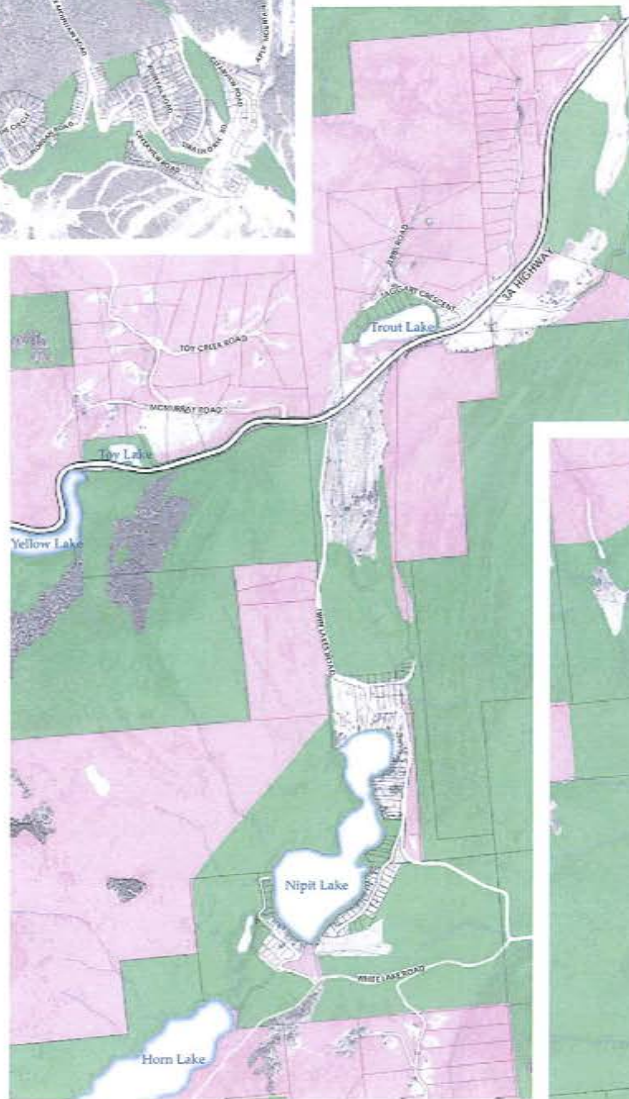
Schedule Amendments: Bylaw Number, Adoption Date _____



1. APEX



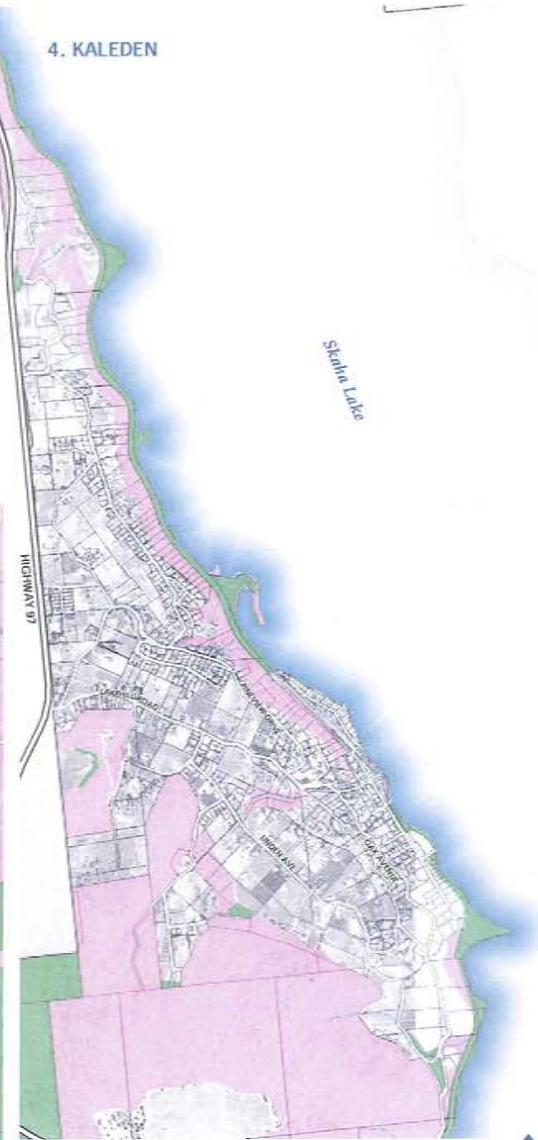
2. TWIN LAKES



3. ST. ANDREWS



4. KALEDEN



RDOS AREA "D-1" OCP SCHEDULE "I"
ENVIRONMENTALLY
SENSITIVE DEVELOPMENT
PERMIT AREAS - INSETS
DRAFT 22 AUG 2016



Environmentally Sensitive DPA
Important Ecosystem

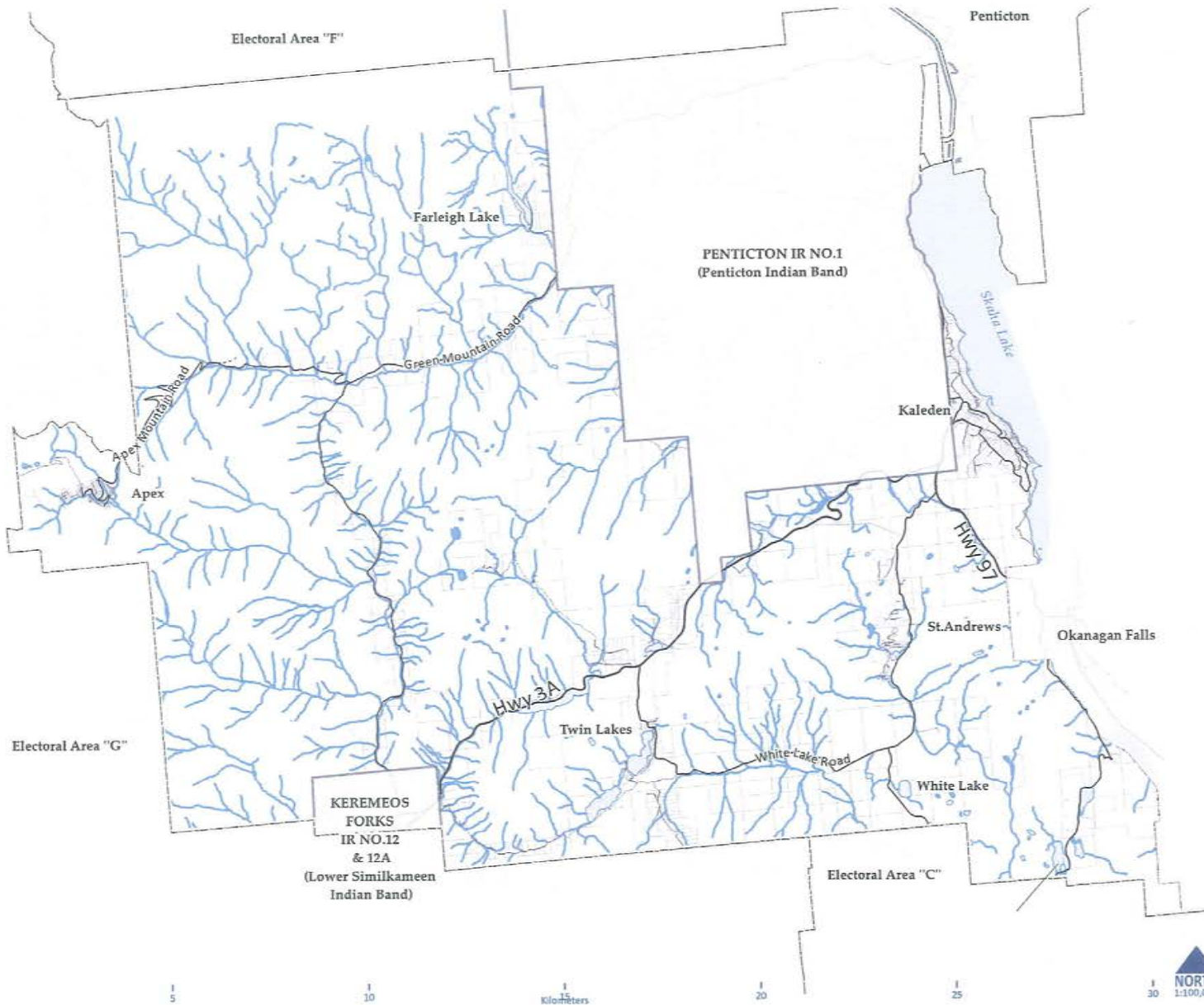
This is Schedule T (Official Community Plan Map) as
referenced in the Regional District of Okanagan-
Similkameen's Electoral Area "D-1" Official Community Plan
Bylaw No. 2683, 2016

Chair

Chief Administrative Officer

Schedule Amendments: Bylaw Number, Adoption Date





RDOS AREA "D-1" OCP SCHEDULE "J"
WATERCOURSE
DEVELOPMENT PERMIT
AREAS
 DRAFT 22 AUG 2016

Watercourse Development Permit Areas

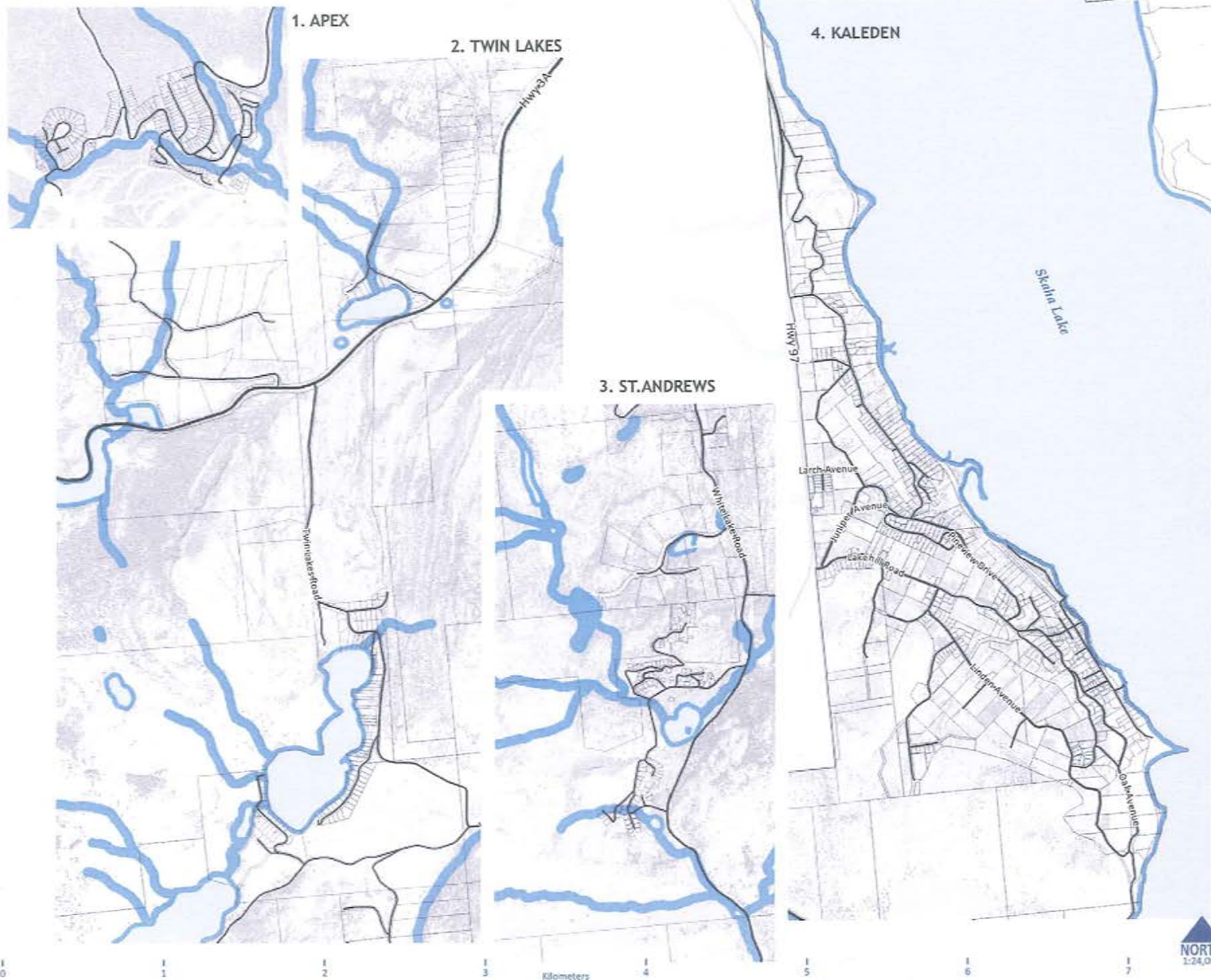
This is Schedule 'J' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair

Chief Administrative Officer

Schedule Amendments: Bylaw Number, Adoption Date





RDOS AREA "D-1" OCP SCHEDULE 'J'
**WATERCOURSE
 DEVELOPMENT PERMIT
 AREA - INSETS**
 DRAFT 22 AUG 2016



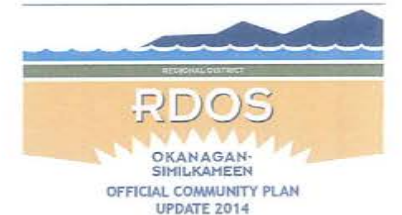
Watercourse Development Permit Areas

This is Schedule 'J' (Official Community Plan Map) as
 referenced in the Regional District of Okanagan-
 Similkameen's Electoral Area "D-1" Official Community Plan
 Bylaw No. 2683, 2016

Chair

Chief Administrative Officer

Schedule Amendments: Bylaw Number, Adoption Date



To: Regional District of Okanagan Similkameen Board of Directors

Fr: OCP Citizens Committee

Date: Sept. 1, 2016

In principle we support the draft OCP dated 2016-08-09.

However there are four areas of concern we have with this draft document.

1. Dominion Radio Astrophysical Observatory (DRAO) Section 14.4. The critical international importance and protection of DRAO needs to be emphasized. Such as:

The OCP Policies for the Dominion Radio Astrophysical Observatory provides enduring and predictable protection from sources of radio frequency interference, which are related to human activity and development.

2. Environmentally Sensitive Development Permit (ESDP) Section 23.2. The citizen committee was not part of the ESDP process and did not draft the guidelines.

- a. Mapping of the ESDP has changed significantly and in areas, incorrect. For example:

Banbury Point, Sickie Point, and Ponderosa Point are currently mapped mostly in green, thus identified as "Important Ecosystem Areas" (IEAs) Section 16.3.2.3; IEAs "...should generally be retained in a natural state....". However, Banbury Point is already fully developed as a commercial campground, and Ponderosa Point is developed as a resort. Most of Sickie Point's vegetation was removed 5 years ago by a developer. The southern and northern tips of Sickie Point, as well as connecting riparian strips, have been designated on the map as ESDP areas (pink). These are low-lying marsh and riparian areas that should be IEAs (green) like the rest of the adjacent Kaleden foreshore has been designated, and they in fact are landlocked by adjacent IEA lands, making land access impossible for developers.

3. Protective Services Section 14.3. We ask RDOS to encourage federal and provincial agencies to provide greater protection in rural areas and recommend equal amounts of RDOS's protective services budget is focused on the rural areas.

RECEIVED
Regional District

SEP - 7 2016

101 Martin Street
Penticton BC V2A 5J9

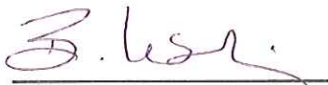
4. Suggested wording by the RDOS' Lawyers has weakened the document. The committee believes the following wording should be used.

Specific areas of concern of the committee:

- Section 14.4 (DRAO)
 - o Section 14.4.2 "Should" change to "Will"
- Infrastructure and Servicing Section 19.4.2.1. (Ground water Bylaw)
 - o "May" change to "Should"
- Infrastructure and Servicing Section 19.4.2.12. (Development Information Area)
 - o "May" change to "Should"
- Infrastructure and Servicing Section 19.4.2.3. (Development Information Area)
 - o "Should" change to "Will"

Regards,

Co-chair of the citizen committee



Barb Leslie



Verna Mumby

Lauri Feindell

Subject: FW: Bylaw Referral - Area D-OCP Review

From: XPAC Referrals Pacific [<mailto:ReferralsPacific@dfo-mpo.gc.ca>]

Sent: December 8, 2015 10:03 AM

To: Lauri Feindell

Subject: RE: Bylaw Referral - Area D-OCP Review

The role of the DFO's Fisheries Protection Program (FPP) is to protect and conserve fish and fish habitat in support of Canada's coastal and inland fisheries resources, and to make regulatory decisions under the fisheries protection provisions of the Fisheries Act. The FPP is specifically responsible for reviewing projects for which a s.35(2) Fisheries Act Authorization is required.

DFO does not have a regulatory role related to OCP's because they do not directly propose works, undertakings or activities that may result in serious harm to fish.

DFO's Projects Near Water website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) includes information for proponents on how to comply with the *Fisheries Act*, request a DFO review of a project, and request a *Fisheries Act* authorization.

If you have any further questions about DFO's regulatory process or need general information, contact DFO's Fisheries Protection Program toll free: 1-866-845-6776 or email: EnquiriesPacific@dfo-mpo.gc.ca.

Tessa Richardson

Fisheries Protection Biologist
Fisheries and Oceans Canada
200 – 401 Burrard Street
Vancouver, BC V6C 3S4



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

December 10, 2015

Reply to the attention of Martin Collins
File: 46563

Evelyn Riechert, Planner
Regional District of Okanagan Similkameen
101 Martin St.
Penticton, BC
V2A 5J9

Dear Ms Riechert

Re: Draft OCP Bylaw No. 2683, 2015 Electoral Area D-1

Thank you for forwarding a revised draft of Official Community Plan Bylaw No. 2683, 2015 (the OCP) for the Agricultural Land Commission's (the ALC's) review and comment. The ALC would like to thank the Regional District for the opportunity to comment on the earlier draft forwarded in October 2015. The purpose of the review is to ensure that OCP is consistent with the goals of the *Agricultural Land Commission Act* (ALC Act) and regulation, as per Section 46 of the ALC Act and previous decisions of the ALC.

It is noted that the ALC's previous (Oct 21, 2015) recommendations have been incorporated into the draft OCP. The ALC thanks the Regional District for its responsiveness to the ALC's suggestions. In view of the amendments undertaken to the draft OCP, the ALC has no objection to the bylaw, and considers it consistent with the purposes of the ALC Act and the decisions of the ALC (as per Section 46 of the Act).

However, the ALC advises that a declaration of consistency does not bind or fetter the ALC's discretionary decision making on individual subdivision, exclusion and non-farm use applications. The ALC is not compelled to make decisions on applications which are consistent with bylaw policies.

If you have any further questions about the above comments, please contact Martin Collins at 604-660-7021.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to read 'Martin Collins', is written over a horizontal line.

Martin Collins, Regional Planner



Agricultural Land Commission
133–4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

October 21, 2015

Reply to the attention of Martin Collins
File: 46563

Evelyn Riechert, Planner
Regional District of Okanagan Similkameen
101 Martin St.
Penticton, BC
V2A 5J9

RECEIVED
Regional District

OCT 29 2015

101 Martin Street
Penticton BC V2A 5J9

Dear Ms Riechert

Re: Draft OCP Bylaw No. 2683, 2015 Electoral Area D-1

Thank you for forwarding an early draft copy of Official Community Plan Bylaw No. 2683, 2015 (the OCP) for the Agricultural Land Commission's (the ALC's) review and comment. The following comments are offered to improve the draft OCP from an agricultural perspective and to ensure that OCP is consistent with the goals of the *Agricultural Land Commission Act* (ALC Act) and regulation, as per Section 46 of the ALC Act and previous decisions of the ALC.

Section 7.3 Kaledon (Page 29)

It is noted that Kaledon is designated as a "growth centre" and is identified as the largest community in the plan area. One sentence in paragraph 2 indicates that grape production has increased in prominence, but no further information about the extent of the ALR in Kaledon or the intensity of agricultural development is offered, potentially giving the impression that most of the area is suitable for non-agricultural growth and development. In addition, no policies are provided in 7.3.1 which indicate that it is a Regional District priority to preserve agricultural land in Kaledon or encourage farming of suitable agricultural land. Therefore it is suggested that more detail be provided in the preamble about the ALR in Kaledon (such as the size and % of the overall land base – our rough estimate is that the general area of Kaledon is 465 ha and that the ALR is 211 ha or 45 % of Kaledon), and that the following policy be added in 7.3.1:

"Protect existing ALR areas in Kaledon from residential development, and encourage agricultural development of these ALR lands."

Section 9.0 Agriculture (Page 39/40)

The following minor text amendments to the Agriculture section are offered for clarity:

Page 40 9.3.7 Delete "is" and substitute "are"

9.3.10 value added uses such as agri-tourism, secondary processing of farm products, home occupations/industry provided they are.....

9.3.12 Supports measures by the Province to reduce agriculture/residential conflicts through education aimed at helping residents.....

...2

Schedule B Map

Although "AG - Agricultural" designated areas on the Schedule B map appear to coincide very closely with ALR lands, there may be merit in providing an ALR map with the ALR boundary, or placing the ALR boundary on the Schedule B map.

It is noted that there are properties within the ALR which are designated for other than agriculture. The ALC has no objection to the following designations:

- The two ALR properties located on Highway 97 which are designated *Commercial Tourism* and *Commercial* in Kaleden. The ALC has approved these non-farm uses through the ALR application process.
- Twin Lakes Golf Course (which includes a *Commercial* designated area) and other parks in the ALR which are designated as *P- Park*.
- The large ALR area at White Lake designated *AI – Administrative Cultural and Institutional* which is occupied by the Dominion Radio Astrophysical Observatory. The facility predates the ALR.

However, the ALC does not support the *Low Density Residential* (LDR) designation of ALR parcels PID 012-199-052 (Lot 96) and Lot 138, DL1065, Plan 719, SDYD, located in Kaleden. It is possible that these designations were applied to the parcels because single small lot subdivision was permitted by the ALC through the ALR application process; the former a 0.37 ha homesite severance (not yet concluded); and the latter a 0.4 ha storage tank site for the Kaleden Irrigation District. However, the ALC has not approved any further subdivision of the ~1.6 ha remainder parcels and requests that the referenced properties be designated as *AG – Agricultural* to reflect their agricultural potential. A map and airphoto are attached which reflect the above request for changes to the Schedule B map.

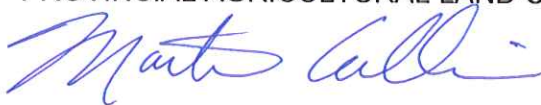
There are other adjacent properties to those referenced above which lie within the ALR and are also designated *Low Density Residential*. Given their small size and topographic constraints, the ALC does not object to the LDR designation, but advises that by not objecting the ALC is not compelled to permit a subdivision or exclusion application.

Finally, the bylaw is to be commended on the policies associated with avoiding locating higher residential densities adjacent to ALR lands, and reference to Ministry of Agriculture guidelines for buffering and setbacks.

Thank you for the opportunity to comment on this early draft of the OCP. It is anticipated that a revised draft OCP will be provided after first reading of the bylaw for the ALC's review to confirm its consistency with the *ALC Act* and regulation. If you have any further questions about the above comments, please contact Martin Collins at 604-660-7021.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Martin Collins, Regional Planner

cc: Map and airphoto

RDOS AREA "D-1" OGP SCHEDULE "B"
**OFFICIAL COMMUNITY
 PLAN MAP - INSETS**
 DRAFT 13 APRIL 2015



1. APEX

2. TWIN LAKES

4. KALEDEN

3. ST. ANDREWS

NO OBJECTION

Skaha Lake

TO BE DESIGNATED "AGRICULTURAL" ① ②

INCORRECT
 ALR BOUNDARY
 (SEE ATTACHED
 AIR PHOTO)

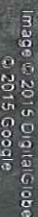
- Future Land Use Designations
- AC - Agricultural
 - RA - Resource Area
 - LH - Large Holdings
 - SH - Small Holdings
 - LR - Low Density Residential
 - MR - Medium Density Residential
 - AMU - Alpine Mixed Use
 - C - Commercial
 - CT - Commercial Tourism
 - AI - Administrative, Cultural and Institutional
 - P - Parks

OFFICIAL COMMUNITY PLAN MAP SCHEDULE "B"
 ELECTORAL AREA "D-1" OFFICIAL COMMUNITY PLAN
 BYLAW NO. 2683, 2015



0 1 2 3 4 5 6 7 Kilometers





Google earth

feet	km
100	0.09144
200	0.18288
300	0.27432
400	0.36576
500	0.45720
600	0.54864
700	0.64008
800	0.73152
900	0.82296
1000	0.91440

3000





Your File #: Bylaw 2683, 2015
- Area D-1 OCP
Review

eDAS File #: 2015-06241

Date: January 6, 2016

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

Attention: Lauri A Feindell, Planning Secretary

**Re: Proposed Official Community Plan for Area D-1:
Kaleden, Apex, Twin Lakes, St. Andrews, Farleigh Lake,
Green Mountain Road and Marron Valley**

The Ministry has no concerns or comments with the proposed OCP for Area D-1.

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

Yours truly,

Rob Bitte
District Development Technician

Local District Address

Penticton Area Office

102 Industrial Place
Penticton, BC V2A 7C8
Canada

Phone: (250) 490-8200 Fax: (250) 490-2231

Lauri Feindell

From: Beaupre, John <John.Beaupre@interiorhealth.ca>
Sent: January-14-16 12:33 PM
To: Planning
Cc: Evelyn Riechert
Subject: Official Community Plan (OCP) for the Electoral Area "D-1" - RDOS File: 6480.20D

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

Attention Evelyn Riechert:

Re: Official Community Plan (OCP) for the Electoral Area "D-1"

Thank you for the opportunity to provide comment on the Area D-1 OCP from a Healthy Built Environment public health perspective.

Interior Health endorses this OCP's objectives and policies which are reflective of a community that wishes to:

- Retain its rural character
- Protect the natural environment
- Support community sewer in identified areas
- Limit densification to specific areas
- Support improving public transit
- Encourage a broader range of residential housing types, including seniors housing

The goal of the Healthy Built Environment program is to help support local government in creating more sustainable land use practices which allow for healthy community growth. It is evident through reading the OCP and the supporting documentation that residents in D1 value the environment and have a clear concern for water sustainability and conservation.

Notable concerns have been identified within the Plan regarding aquifer and groundwater sustainability in the Twin Lakes Area. As mentioned on p.34, technical studies recommended no further development without additional groundwater studies. It also states within the objectives on page 79 to "manage and protect the Plan Area's groundwater resources on a sustainable basis and work to prevent irreversible or other adverse impacts on water resources." Interior Health is supportive of limiting the growth in the Twin Lakes area until more information can be gathered on the long-term sustainability of the ground water supply in the area. It would be proactive to discontinue Twin Lakes as a Rural Growth Area until a hydro-geological study has been completed to assess the availability of drinking water, as well as a potential impacts of development on watershed function, recharge capacities and surface runoff.

Creating an additional Development Permit Area which focuses on water conservation is another strategy that can be developed to help manage the water sustainability issues of the noted Plan Areas. Please see the Provincial document Development Permit Areas for Climate Action for more information.

The OCP identifies that the predominant sewage disposal method in the Plan Area is individual on-site septic systems. Many healthy public planning policies identified within your OCP, such as densification, mixed housing, and

the protection of the environment, are challenging to implement without the expansion of community sewer. Kaleden has been identified as a Rural Growth Area and will greatly benefit with the addition of the proposed community sewer. Liquid Waste Management Plans are useful in planning for future infrastructure and can aid in securing funding for infrastructure within planned future growth areas.

Please contact me with any questions you may have or to further discuss the Area D-1 OCP.

Thank you.

John C. Beaupre, C.P.H.I.(C)
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Interior Health Authority
Penticton Health Protection
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RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2683, 2015

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Please note that due to the size and number
of schedules that had to be reviewed
online only, the Board feels the short
timeline for a response was not
appropriate.

Signature: Cheriff E. Della

Signed By: Cheriff E. Della

Agency: KANEDEN IRRIGATION DIST.

Title: Administrator

Date: December 28, 2015

Twin Lakes Submission on OCP D1 2016

Response to the RDOS D1 OCP Update Bylaw Review - due Jan. 4, 2016.

By the Lower Nipit Improvement District (LNID) as requested on Dec.17/15. We note that this timeline for such an important document is extremely short notice at a busy time of the year.

The LNID accepts the OCP with some suggestions, corrections and additional maps.

Our Understanding of the Twin Lakes Area

The LNID has 50 years of documented observations, and the recent memories of the very low water levels of 2007 to 2009 when water intakes no longer operated. We do also rely on past studies - the 1973 Botham Report, the 1994 EBA Hydro Geological Study, and the 2010 Summit Twin Lakes Aquifer Capacity Study along with the supporting material found in the Green and Groundwater Bylaws Toolkits, the "Eco Asset Strategy and Accounting" now used and presented by Emanuel Machado CAO of Gibsons, "Environmental Expectations for Regulations Under BC's Water Sustainability Act" by Linda Nolan of West Coast Environmental Law and Lawyer Anne Muter, and the "Guide to the Use of Intrinsic Aquifer Vulnerability for the Comox Area." www.cvrld.bc.ca.

Reasons for Our Concern/Interest in the D1 OCP

We, in the Twin Lakes Area (TLA), are significantly affected by the D1 OCP because land use planning involves water use. This aquifer is at risk. The TLA is a height of land, in a groundwater limited area without any other source of water (apart from trucking it in). The water in this area is "already allocated and maybe over allocated" according to Summit. In 2010, Summit stated that water balance findings indicated nearly ¼ and potentially up to ¾ of all natural groundwater flow through the aquifer is captured by pumping and these are high values for a bounded aquifer located in a recharge zone. "Actual evapotranspiration and the moisture deficit were estimated to be 71% and 26% of the annual precipitation"(EBA 1994).

The Twin Lake unconsolidated aquifer (MoE #261) is only 2 km square in the valley bottom and is bounded by bedrock to the east and west and by a groundwater divide to the south of Horn Lake. "To the north the aquifer discharges through the Marron Valley to a down gradient bedrock aquifer (OBWB Aquifer SK2) which recharges Skaha Lake directly. ... The flow direction is from south to north and groundwater movement is topographically driven. ...the Twin Lake hydrologic system is characterized by relatively rapid response to stresses such as extraction or climate variability" as stated in 3.1 titled Aquifer Extent of the 2010 Summit Aquifer Study. "There is not enough water for existing users during dry cycles" is stated by the 2010 Summit Twin Lakes Aquifer Capacity Study - 9.0 Conclusions and Recommendations.

Suggestions

1. Consider adding to the development permit areas "Development Information Areas" related to ground/surface water interaction /cumulative effects, water conservation and

protection of aquifers. The OCP of the Gulf Islands and Spallumcheen include specific statements and permits for aquifer protection. The Spallumcheen OCP includes a “Natural Environment Development Permit Area” (the document is attached to the email).

2. Consider expanding the phrase “proof of water” for the Preliminary Layout Approval process with requirements such as - hydro geological assessment by a registered professionals in areas under consideration for development that have the potential to affect the hydrologic cycle. The assessment should make recommendations intended to mitigate development impacts to ground/surface water or biodiversity with long term follow up by a hydrologist – add monitoring schedule **by a hydrologist** to 19.4.2 12d)

3. Develop “Watershed Resource Area Zones” as in Implementation but not just for Designated Community Watersheds, but also for Community Watersheds.

4. Will the draft OCP be reviewed by an Environmental Lawyer so that the OCP aligns with the requirements and guidance under the new Water Sustainability Act (WSA)? To ensure water sustainability there must be wetland, watershed, and groundwater protection with recognition of the surface and groundwater connection along with the importance of maintaining environmental flows. However, for the protection to be effective, all the waterways and watersheds must be shown in the D1 document. Because the RDOS D1 Area is generally semi-arid, and groundwater limited, the 10 to 15 year land use planning document should include groundwater protection as in the Groundwater Bylaws Toolkit.

Specific Corrections/Questions

The Bylaw Referral page states under Other Information that there are 2 areas where land designations are tentative – Green Mt. Road and land at St. Andrews. We suggest there are 3 - the Twin Lakes Golf Course development is still a proposal and must apply for **zoning**, a water variance and present a Water Study for “proof of water”.

7.5 Line 6 should read - the area includes Horn Creek, White Lake Rd. West, Horn Lake, Turtle Pond, Twin Lake, Trout Lake (across highway 3A from the Golf Course) and back across 3A to the S.N. part of the Marron Valley as Mamara Creek and onto Marron Lake. Toy Lake, Sheep Creek, Sheep, McMurray and Toy Creek Roads are south and above Trout Lake.

7.5 The 3rd paragraph should read - With the addition of a future Trout Lake Area observation well or a designated well nearby. At this time there is no observation well to monitor the Golf Course ground water use. The 2 observation wells only monitor the (Lower) Twin Lake. **The statement about long term monitoring is not correct.**

7.5.9 **Supports water meteringfor existing - should be removed.** Who will pay for the significant costs associated with the operation, maintenance and installation of water meters? Are these meters meant to be a margin of safety for water sustainability?

Metering domestic wells is not in the WSA, thus existing residents should not be required to financially support this initiative?

.5 US g/day/dwelling for household water use is the standard number used in a water budget. Why is metering of private domestic wells necessary? In the Twin Lakes Area few have lawns/gardens due to the soil conditions. There are 2 residents average per dwelling and 40 dwellings are seasonal only.

7.5.10 supports the use of grey water for golf course irrigation. Since golf courses apply fertilizers what are the Interior Health regulations for spraying grey water with lakes and residents nearby? The Twin Lakes unconsolidated, semi confined aquifer is at risk of contamination.

16.2 States that any development within the Riparian Area “**may**” require a WDP. We suggest this should be “**does**” require a WDP to coincide with the RAR.

16.2.1.6 “Conserve and protect...” requires a map of the known surface/ ground water.

16.3.1 .3 Is there a time limit for RDOS working cooperatively when “subject to negative impacts in the past”? The Kaleden Acres crevasse took 4 years to appear and water shortages may not appear for 10 years.

19.3 .2 “Requiresat no cost to public agencies”. Who will pay?

19.4 Line 8 please add **surface water** to “local groundwater”. This aligns with the WSA. Line 11 states “a large number of aquifers”....there are only 4 alluvial type aquifer groups, the rest are bedrock with no water storage capacity. Several aquifers marked on the map influence the Similkameen not D1. Line 14 “Managing these aquifers” – we ask how will the managing be done?

19.4.2 .1 “Will consider developing a groundwater bylaw” – we suggest this should be more positive by taking out the word consider.

19.4.2 .12 ii) “A description of existing users within 1.0 km of the development site” should be reworded to include all those drawing water from the same aquifer which in the Twin Lakes case is at least 3 km.

23.2.4 includes the word wetlands, but they are not mapped.

23.3. 5 c) “Damage to natural environment...” we suggest that the phrase long term be added with regard to water sustainability.

MAPPING

RDOS Planners have stated that they are unable to do site visits. Comprehensive maps will be helpful to Planners. Our suggested changes are as follows:

1. The **Aquifer Map** in the Infrastructure Study, Technical Memorandum requires readable explanations as shown in Table 1- Summary of Water Balances for Aquifers RDOS Electoral Area D1. This map and legend are very important to explain water in the arid D1 area and thus must be larger. It is necessary to distinguish the Okanagan and Similkameen aquifers so to be able to follow the recharge. The bedrock aquifer is different from the alluvial/storage capacity aquifers.

2. The "**Designated Watershed Map**" should be titled "**Mapped Watersheds**" There are only 2 designated watersheds in D1 - Apex and Farleigh Lake. Apex goes to the Similkameen Valley, and Farleigh Lake to the Okanagan Valley. The Twin Lakes Area ... is an important watershed of Skaha Lake/Okanagan River, but was never ... "Designated" which is a Forestry definition which was based on the Interior Health registered small water users in a logged watershed. Therefore, the Twin Lakes Area watershed is not included on the D1 map. With the suggested label change, Twin Lakes could be included and also any other watersheds which may not be "Designated", but are mapped. This will present a far more accurate picture of where the water comes from.

3. The "**Watercourse Permit Map**" should be comprehensive so not, misleading and labelled "**Watercourse Map**". Presently, if ... no permit is needed, the watercourse is not included in the map. The proposed Twin Lakes Golf Resort development does not require a watercourse permit and yet sits over the watercourse. The OCP in 16.1 paragraph 5 states "the RD has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas; being lakes, watercourses and wetlands...." and 16.2 "Riparian and Foreshore Areas ..are places under the influence of water". We also suggest that it is not just what is ... above ground, but also underground (sometimes marked by bushy outcroppings which grow because of underground water). **We request that the full Twin Lakes Waterway Map be included in the D1 OCP.** When water travels under a land divide, it can be marked with hooks along the edge of the underground water course as seen in the attached Comox map, (if enlarged) of the Cumberland area. This is a way to connect surface and ground water and ... to better understand the interaction.

The **Environmentally Sensitive Development Permit Map** would be clearer if it was accompanied by the **Sensitive Ecosystems Inventory (SEI) of the Okanagan Valley**⁴. Are the permit areas not be because of the SEI? The Twin Lakes Waterway has 7 wetlands with an 8th filled with debris from the Yellow Lake Rd. construction. Wetlands are important infrastructure.

Respectfully Submitted,

The LNID Trustees, Harvey Jager, Betty Purdy and Coral Brown

Attachments Twin Lakes Aquifer Map, Twin Lakes Area Watershed Map, Aquifer DPA for Spallumcheen, and 2012CV_Water_Resources Comox Map Underground



20.4 Aquifer Protection – Natural Environment Development Permit Area

.1 Authorization

The Aquifer Protection - Natural Environment Development Permit Area is designated pursuant to *Local Government Act* Section 919.1(1)(a) protection of the natural environment, its ecosystems and biological diversity.

.2 Designated Area

All parcels designated as Industrial in this Plan, or zoned as Industrial, within the Spallumcheen Industrial Park as defined on **Schedule B**, are designated as an Aquifer Protection - Natural Environment Development Permit Area.

.3 Justification

The area of the Spallumcheen Industrial Park is known to be above an unconfined aquifer that is highly sensitive to development. Care must be taken in the storage, handling, manufacture, and use of products on sites within the Industrial Park to avoid contamination of the groundwater system which is the source of domestic water for many Spallumcheen residents.

.4 Development Permit Triggers

Unless otherwise indicated as an exemption in 20.4.6, a development permit must be obtained when any of the following types of development activity occur, in accordance with Section 920 of the *Local Government Act*:

- a) subdivision of land;
- b) construction, addition or alteration of a building or other structure; or
- c) alteration of land.

.5 Objective

The objective of the Aquifer Protection - Natural Environment Development Permit Area designation is:

- a) to protect the subsurface aquifer below the Industrial Park against possible pollution from industrial land use.

.6 Exemptions

With the approval of the Township's Administration and Planner, the following development proposals may not require a Development Permit:

- a) an alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- b) interior alterations to buildings;



- c) the construction of new buildings or structures which do not require a building permit;
- d) the erection of signs and fencing provided they conform with the Zoning Bylaw;
- e) temporary structures limited to construction site offices, short-term special event and emergency facilities;
- f) a subdivision for lot consolidation or road widening provided it conforms with the Zoning Bylaw; and
- g) If the proposed development will not include any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation (B.C. Reg. 375/96).

.7 Aquifer Protection - Natural Environment Development Permit Guidelines

- a) All applications for a development permit shall be accompanied by a report certified by a Professional Engineer or Geoscientist registered in the province of B.C. and experienced in hydrogeological investigations, including capture zone analysis and groundwater stewardship, if the proposed development will include any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation (B.C. Reg. 375/96).

The purpose of the report is to ensure that hazardous materials storage and handling procedures, facility design and operation will not compromise the integrity of the underlying aquifer. The report shall address site design, and Best Management Practices for sewage disposal and hazardous materials handling, storage, clean-up and disposal.

Specified mitigative measures may include descriptions of physical structures and/or facility-specific operational plans and guidelines. A Surface and Foundation Drainage Plan may be required which shows that storm waters will be appropriately collected and discharged as part of a system designed, certified, and inspected as-built by a Professional Engineer registered in the province of B.C. The location of fuel storage tanks, abandoned or operational water wells, and underground pipelines such as water, wastewater or natural gas shall be identified in the report.

The report, which will form part of the Development Permit terms and conditions, may include recommendations pertaining to registration of a Restrictive Covenant to prohibit particular high risk land uses or activities or to specify other restrictions on use of the property.

The report will be used to assist the Township in determining the conditions and requirements it will impose in the Permit.



- b) A means of on-site sewage disposal shall be approved by the Interior Health Authority and designed, inspected and certified as-built by a Registered Professional Engineer with due consideration of the effluent absorption capability of the soils and local groundwater conditions; and notwithstanding this engineering design, the Township may require the installation of a holding tank instead of an on-site sewage disposal system where local conditions warrant.

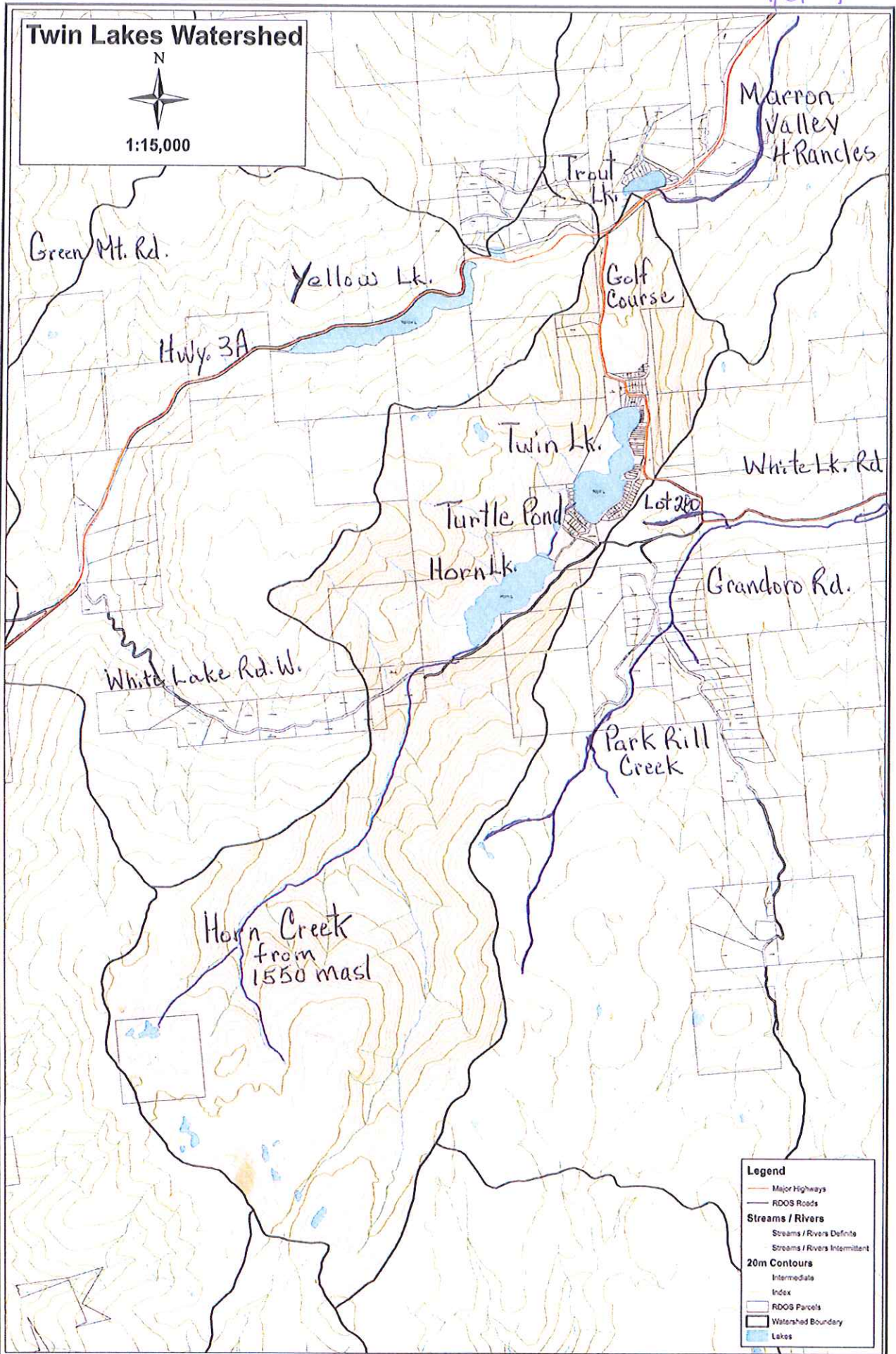
To Marron Lake to Marron River to Ok.
Lake near OK Falls.

8 of 9



Upper Horn Creek from 1530 MASL

Orofino Mt.





Regional District of Okanagan Similkameen Electoral Area 'D-1' Official Community Plan Update

Community Survey Report

April 2015



Background

From February 26, 2015 to March 31, 2015, residents of Area “D-1” were asked to provide their feedback on the area (what they like, what they don’t like, and what could be done to improve things).

- 137 people filled out the survey
- 61% were permanent, year round residents, 29% were seasonal, part-time residents, while the rest included business owners and frequent visitors to the area.

A smaller, “mini” survey on Area “D-1” was also held on the project website (www.D-1update.ca). This survey simply asked people about what they liked and disliked about the area and their vision for the future of Area “D-1”. Approximately 29 people participated in the “mini” survey.

Community Survey Highlights

Brief highlights from the community survey are provided. Full ‘raw’ survey answers from community members, including comments, are provided following the overview of the “mini” project webpage survey.

What do you like about Area “D-1”?

The top two choices are shown below. The first two choices dominated the results by a significant margin.

1. Access to nature and recreation opportunities
2. Rural lifestyle

What are the main challenges facing Area “D-1”?

The top three choices are shown below. Respondents could pick their top three choices, so the results are weighted. The first two choices dominated the other choices by a significant margin.

1. Environmental protection
2. Water quality and quantity
3. Infrastructure services (sewer, water)

Would you support the idea of including specific policies in the updated OCP to better protect Skaha Lake’s foreshore and public access to the lake?

1. Yes (76%)
2. Mostly (11%)

Do you support policies to protect the Dominion Radio Astrophysical Observatory (DRAO) from

development that may impact its operations?

1. Yes (68%)
2. Not sure (25%)

How can RDOS ensure an adequate water supply is protected for all users, including environmental flows, agriculture and residential use?

1. The OCP should include specific policies to encourage water conservation (43%)
2. The OCP should consider directing new development to areas with a more secure and stable water supply (19%)
3. Both 1 & 2 (4%)

Should the Electoral Area’s designated rural growth areas under the Regional District’s Regional Growth Strategy be revisited?

1. Yes (58%)
2. Not sure (30%)
3. No (12%)

Should a new Local Area Plan be developed for Apex?

1. Yes (68%)
2. Not sure (24%)
3. No (8%)

Project Webpage “Mini” Survey

From February to April 10, 2015, the Area “D-1” project website (www.D-1update.ca) included a simple survey for site visitors on the “best and worst” of the area. The following responses were provided over the six months the survey was up on the project website.

Please tell us the three BEST things about living and working in Area “D-1”

- *Rural, quiet, low traffic.*
- *Out of a city, rural.*
- *There are no jobs so working here isn't an option. The scenery is beautiful, and the wildlife is stunning. WE need some single for some of the amazing trails in both summer and winter available for people.*
- *There is no work. Apex pays poorly and it costs too much to drive to ski hill everyday. Go through at least one set of brakes each season. Ouch! It is friendly in this area everyone helps each other*
- *World class trail going north south but poor connections feeding into them. Only one access and that is by Lakehill Road. Love no streetlights. Great recycling services.*

- *It is a small city atmosphere in a prosperous developing wine industry. Don't turn it into another Kelowna.*
- *Fresh air, fresh water, natural beauty*
- *1) Able to farm on good soil with good climate 2) Clean air and water and open spaces around us 3) Vibrant community*
- *Living in a rural but vibrant community, able to grow our own food and have livestock.*
- *The community itself. The local business community. The beach!!*
- *Kaleden: the rural life style; the elementary school, the people are friendly*
- *Rural lifestyle*
- *The privacy, fresh air and mountains make living here a dream.*
- *Great place to raise children - safe*
- *We have one of the most beautiful and precious areas in the world which has been gifted to us to care for so we must take good care of it as we won't be entrusted with anything so beautiful again if we screw it up*
- *Lifestyle, proximity to a large center (Penticton), Recreation*
- *I live on Apex Mountain Road. I love the fact that my place has only one neighbour nearby and the area cannot be subdivided into small lots (RA is 20ha). I like the fact that although my place is remote, it has a well-maintained road (until this past winter I hear). I love the fact that I can do almost anything on my property because it is resource area. I will have lots of dogs and horses and chickens and a cat or two.*
- *1) Peace and quiet 2) Fresh air 3) Space for planting a garden*
- *Wildlife, space and beautiful countryside with many species at risk.*
- *Space, wildlife, nature out our door, the seasons - we get snow.*
- *Kaleden has semi-rural lifestyle. 2) Kaleden Pioneer Park. 3) Great community.*
- *Quiet, rural atmosphere, access to nature*

Please tell us the three WORST things about living and working in Area "D-1".

- *It is changing. All of the above qualities are being eroded.*
- *The bicycling up and down Green Mountain Rd needs to be seriously addressed. The whole "Share the Road" campaign seem to mean to bicyclists that they own the road and cars should move out of the way. This is a seriously dangerous situation on this seriously winding road. Bikers are more than welcome, however they need to stay in single file. We need signs like the 1 (one) sign down on the reserve that say Bicyclists single file all up and down Green Mountain Rd before something horrible occurs. The bike clubs travel in groups seven wide across the whole road and don't seem to see the necessity of moving over when a car arrives., especially at corners. Maybe bikers can't see the same corners as cars, but they are dangerous and you never know who is speeding motorcycles, cars, horses, cows etc. NO CELL COVERAGE all the way up Green Mountain Rd and down to Hwy 3 including Apex Mountain Rd. Ridiculous in this day and age!*

- *Green Mountain Rd needs a sidewalk and street lights from Hwy 97 to West Hills Drive. There are so many more people walking through the reservation, which is awesome, but the road is very dark and I would hate to see someone get hurt.*
- *On the way up Green Mountain Rd on the reserve there should be a sidewalk on one side of Green Mountain Rd at least from Highway 97 to West Hills Drive. There is so much more walking traffic on the reserve. Without streetlights it is very difficult to see the pedestrians.*
- *Terrible that the RDOS and Provincial gov't have not finalized negotiations with private property owners and Banbury Green regarding KVR trail access. Lake Hill Road needs to be resurfaced. Deer populations need to be controlled.*
- *There needs to be airport expansion so that airlines will supply better service. Complete the north taxiway for safety reasons and access.*
- *No public transportation, no fire protection on rural areas, lack of development rules (example developers can build roads on the mountains without permits therefore no geological studies to insure stability and integrity of landscape).*
- *Witnessing development around us without plan (i.e. Sick Point and land swapping with the KVR) 2. Lack of bylaws around building i.e. lighting of houses (light pollution is an issue that needs to be addressed in our community) 3. deer problem should be addressed*
- *The uncertainty of Sick Point development and the ongoing issues with the KVR trail Even though I frequent businesses such as restaurants I see some issues that could be a problem. I question some uses for the land other than agriculture i.e. vehicle repair shops. An industrial area would be more appropriate not here*
- *Kaleden: no liquor store, some roads are in bad condition with potholes,*
- *The area as defined doesn't make sense, it includes a lakeside community, a seasonal resort area and an agricultural/mountain area, with a "one plan fits all" approach. Limited water for some is a real issue.*
- *Septic tanks and fields are failing we need a sewer system. It makes more sense to spend \$25,000 attaching to a sewer system than it does to replace your septic. 2. No bus service. Young families need a bus system, teenagers need a transit system the elderly need a transit system. Families with only one car need a transit system. People can't work in town if they don't have a ride. Families leave as soon as their children have grown and leave.*
- *Trying to have recreation areas and resource harvesting share the same area due to political inaction and complacency*
- *Lack of development, maintenance of rural roads, lack of services, i.e., natural gas, cell phone/internet service*
- *First and foremost, I hate the law requiring me to fence out someone else's cattle from my property at my expense so that they can do their business at my expense. This is an old law that I am certain now violates the Charter of Rights and Freedoms. The cattlemen should be responsible to fence the crown land that they get for almost nothing and keep their cattle up there. If the government wants to subsidize the cattle industry, it should not do it at other landowners' expense. I hate the fact that there are only old Telus lines into the area and no cell coverage or cable. The only option seems to be satellite. The federal government talked about*

getting cell coverage in remote areas and I'd like to see RDOS go after them for that. I'd like to see RDOS negotiate with the Penticton reserve to get new lines through there. I hate that dangerous steep curve at Bobtail Ranch that I slow down to 15 k/h to go around because it's also a steep cliff. I heard that knoll was supposed to be cut and the road put more straight but that never happened when the road was built.

- *Lack of enough water 2. knapweed, etc. 3. driveway maintenance*
- *The drive to our major centre is costly as we are uphill all the way home. It is difficult for officials to understand that there is land but limited water supply. It is difficult for officials to look at the big picture - we have to consider the health of the whole watershed and the aquifer*
- *There is land but limited water, and it seems RDOS does not understand that.*
- *Summer only property owners who do not contribute to the community. 2) possibility of sewer extension changing the community by allowing subdivisions and possible high density housing. This would forever change the community. 3) people who want street lights and sidewalks - move to Penticton*
- *Distance to services (especially in winter), water (supply), road maintenance*

Think about Area "D-1" 15 years in the future. How would you describe it? What's your vision for Area "D-1"?

- *Little change.*
- *More people on smaller acreage in the Green Mountain Rd area, to accommodate the aging population. Better transportation services, maybe allowing seniors to utilize the school buses if they need to go into town for a day. Apex Mountain selling to someone who actually wants to make it a ski resort!!!*
- *It needs more development to be able to adopt any transportation system for the aging population. Everything is too spread out in this whole huge area.*
- *Water shortages, Expensive sewer system being paid for by less than 1 third of Kaleden residents. Failing septic fields and Interior Health not doing anything about it.*
- *A modern small city, with less NIMBY ideas. Road to Apex cleaned up.*
- *I can only hope future generations inherit the beauty and not problems caused for our lack of vision.*
- *Our community is used as an example of environmental stewardship for balancing development with ecological issues. Water is understood to be of great value and therefore water is metered at variable rates depending of whether it is home or farm use. Farms are given financial breaks for implementing water saving methods on their farms. The entire community is educated in water saving measures such as Xeriscaping. Our community is known for its many smaller farms that use permaculture techniques and provide local food to the community on a weekly market set up at the public beach in Kaleden. This market is a gathering place for the community for 4-5 months of the year. There are also leniencies to accommodate suites and more carriage houses to meet affordable accommodation needs. There is also a well thought out plan of which areas can be developed with priorities given to*

the Astrological Venue and open spaces (undeveloped land) to preserve this very fragile landscape in which we live. There is higher density housing in areas like the centre of Kaleden where housing is not dependent on septic fields.

- I would like it to remain single family and orchards and vineyards. We have local businesses in home i.e., hairdressers, bed and breakfasts. It is nice to remain tourist oriented and much the same as it is now.*
- Kaleden: a variety of additional types of housing (but keeping the rural areas, rural!) but basically still the same wonderful place to live!*
- I think the area boundaries need to be re-evaluated.*
- I see it having to adjust to the amount of growth that is going to happen over the next 10 years. More homes and more business. Allow people that live in the area, work in the area.*
- Development of a world class recreation multi-use area for the Apex region without interference from resource harvesting in the region*
- I see very little change in 15 years. RDOS will still be forming committees to discuss what is best for the area. I think more rural development is necessary.*
- I don't know what area D-1 is. I included what changes I would like to see in my area in the above questions.*
- D-1 should be encouraged as pristine summer destination for city people who want to enjoy the beauty of the mountains.*
- This area needs to be a conservation area and likely a scientific resource area with the Geological Research, Observatory and the water science, which can be learned in this area.*
- Try to maintain the current feel and lifestyle for residents. Not turn into a small town.*
- I would like to see it stay as a rural Okanagan area. More younger families and children.*

Community Survey “Raw” Responses and Comments

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 15, 2016

RE: OCP & Zoning Bylaw Amendment — Electoral Area “D-2”
Commercial Zone Update



Administrative Recommendation:

THAT Bylaw No. 2455.24, 2016, Electoral Area “D” Zoning Amendment Bylaw be adopted.

Proposal:

The Regional District Board is proposing to undertake an update of the commercial zones comprised within the Electoral Area “D-2” Zoning Bylaw.

Background:

At its meeting of January 21, 2016, the Planning and Development (P&D) Committee of the Regional District Board resolved to “direct staff to initiate an amendment to the Electoral Area “D” Zoning Bylaw No. 2455, 2008, in order to update the commercial zones.”

All property owners affected by the proposed changes were notified by mail in early February of 2016.

At their meeting of February 9, 2016, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend that the proposed amendments to the Commercial Zone be approved.

At its meeting of July 7, 2016, the P&D Committee of the Regional District Board resolved to direct staff to apply a minimum parcel size requirement of 4.0 hectares to the C7 Zone, and to bring forward the amendment bylaw.

At its meeting of July 21, 2016, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing be scheduled.

A Public Hearing was held on August 10, 2016, where approximately 23 members of the public attended.

At its meeting of September 1, 2016, the Regional District Board resolved to approve third reading, as amended, of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI), due to the amendments applying to land within 800 metres of a controlled area, was obtained on September XX, 2016.

Alternative:

THAT the Board of Directors rescind first, second and third reading of Amendment Bylaw No. 2455.24, 2016, and abandon the bylaw.

Respectfully submitted:

A handwritten signature in blue ink, appearing to be 'C. Garrish', written over a horizontal line.

C. Garrish, Planning Supervisor

Endorsed by:

D. Butler, Development Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.24, 2016

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.24, 2016."
2. The "Electoral Area "D" East Skaha, Vaseux Zoning Bylaw No. 2455, 2008" is amended by:
 - i) deleting the definitions of "sporting, amusement and recreation facility", "farmer's/flea market", "convenience stores", "indoor retail trade", "supermarkets", "pharmacies/drugstores", "video sales and rentals", "brew your own operations" under Section 4.0 (Definitions).
 - ii) replacing the definition of "amusement establishment, indoor" under Section 4.0 (Definitions) with the following:

"amusement establishment, indoor" means premises that provide video, pinball, player participation table top games, computer games and other interactive electronic games for use by the general public. This use does not include indoor recreational services;
 - iii) replacing the definition of "amusement establishment, outdoor" under Section 4.0 (Definitions) with the following:

“amusement establishment, outdoor” means premises for entertainment or amusement activities that primarily take place outdoors where the patrons are the primary participants. Typical uses include but are not limited to amusement parks, go-cart tracks, batting cages, water slides and miniature golf establishments. This use does not include open land recreation;

- iv) replacing the definition of “art gallery” under Section 4.0 (Definitions) with the following:

“art gallery” means a building or part of a building where works of art, such as paintings, sculpture, pottery, glass or weaving are displayed for public viewing, sale or both;

- v) replacing the definition of “hotel” under Section 4.0 (Definitions) with the following:

“hotel” means a building containing commercial guest accommodation units, and a lobby area for guest registration and access to the accommodation units and may contain accessory uses such as a restaurant, licensed drinking facilities, accessory retail store; and meeting rooms;

- vi) adding a new definition of “outdoor market” under Section 4.0 (Definitions) to read as follows:

“outdoor market” means a temporary use where groups of individual sellers offer new and used goods, crafts or produce for sale directly to the public;

- vii) adding a new definition of “personal service establishment” under Section 4.0 (Definitions) to read as follows:

“personal service establishment” means a business which caters to a person's personal needs, and includes a tailor, seamstress, cobbler, photographer, barber, beautician, hairdresser, and laundry and dry cleaning facilities;

- viii) adding a new definition of “retail store, general” under Section 4.0 (Definitions) to read as follows:

“retail store, convenience” means a retail sales outlet for the sale of foodstuffs, periodicals, sundries, fresh fruit and vegetables, hygienic or cosmetic goods or plants to serve the residents of the surrounding community on a day to day basis, which may include a confectionery, delicatessen, meat market, bakery, automated banking machines, video sales

and rental, and depots for film or postal services, and which has a maximum gross retail floor area including storage of 250 m²;

- ix) adding a new definition of “retail store, general” under Section 4.0 (Definitions) to read as follows:

“retail store, general” means premises where goods, merchandise, and other materials, and personal services, including those listed for convenience retail stores, are offered for sale at retail to the general public. Typical uses include by are not limited to grocery, clothing, shoe, hardware, pharmaceutical, appliance, and sporting goods stores. This use excludes warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment or retail stores requiring outdoor storage;

- x) replacing the definition of “recreation vehicle (rv) park” under Section 4.0 (Definitions) with the following:

“recreational vehicle park” means a parcel of land occupied and maintained for temporary accommodation (maximum 180 days) of the travelling public or persons who are the owners of a strata recreational vehicle space within the recreational vehicle park. May include a laundry facility, washroom and shower facility, convenience store, office, storage area, and recreational facilities as part of the permitted use but does not include cabins, hotels, manufactured homes, manufactured home parks, or motels.

- xi) adding a new definition of “recreation vehicle space” under Section 4.0 (Definitions) to read as follows:

“recreational vehicle space” means an area of land within a recreational vehicle park designed for the siting of one recreational vehicle and accessory buildings and structures.

- xii) replacing Section 12.1.1(j) (Residential Multiple Family Zone) with the following:

j) retail sales, general, accessory to multi-dwelling units; and

- xiii) replacing the title of Section 12.1.10 (Residential Multiple Family Zone) with the following:

12.1.10 Provisions for Accessory Retail Sales

xiv) replacing Section 13.1.1 (Neighbourhood Commercial Zone) with the following:

13.1.1 Permitted Uses:

Principal uses:

- a) retail sales, convenience;
- b) offices;
- c) personal service establishments;

Secondary uses:

- d) accessory dwellings, subject to Section 7.11;
- e) home occupations, subject to Section 7.17;
- f) bed and breakfast operation, subject to Section 7.19;
- g) accessory buildings and structures, subject to Section 7.13.

xv) replacing Section 13.2 (Highway Commercial Zone) to read as follows:

13.2 OKANAGAN FALLS TOWN CENTRE ZONE (C4)

13.2.1 Permitted Uses:

Principal uses:

- a) amusement establishment, indoor;
- b) art galleries, libraries, museums;
- c) eating and drinking establishments;
- d) hotels;
- e) motels;
- f) multi-dwelling units, subject to Section 13.2.8;
- g) offices;
- h) outdoor market;
- i) personal service establishment;
- j) retail store, general;

Secondary uses:

- k) accessory dwellings, subject to Section 7.11;
- l) home occupations, subject to Section 7.17;
- m) bed and breakfast occupation, subject to Section 7.19;
- n) accessory buildings and structures, subject to Section 7.13.

13.2.2 Site Specific Okanagan Falls Town Centre (C4s) Provisions:

- a) see Section 17.31

13.2.3 Minimum Parcel Size:

- a) 500 m²

13.2.4 Minimum Parcel Width:

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

13.2.5 Minimum Setbacks:

- a) Buildings and Structures:
 - i) Front parcel line:
 - .1 with secondary lane access: 3.0 metres
 - .2 without secondary lane access: 4.5 metres
 - ii) Rear parcel line:
 - .1 adjacent a Residential Zone: 4.5 metres
 - .2 adjacent all other zones: 0.0 metres
 - iii) Interior side parcel line: 0.0 metres
 - iv) Exterior side parcel line: 3.0 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 3.0 metres
 - ii) Rear parcel line:
 - 1. adjacent a Residential Zone: 6.0 metres
 - 2. adjacent all other zones: 0.0 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 3.0 metres

13.2.6 Maximum Height:

- a) No building shall exceed a height of 12.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

13.2.7 Maximum Parcel Coverage:

- a) 80%

13.2.8 Multi-Dwelling Unit Regulations:

- a) multi-dwelling units shall be located above the first floor or at the rear of a building containing a principal commercial use.

xvi) replacing Section 13.4 (Commercial Amusement Zone) with the following:

13.4 COMMERCIAL AMUSEMENT ZONE (C6)

13.4.1 Permitted Uses:

Principal uses:

- a) amusement establishments, indoor and outdoor;

Secondary uses:

- b) accessory dwelling, subject to Section 7.11;
- c) eating and drinking establishments;
- d) retail store, general, not to exceed 200 m² gross floor area;
- e) accessory buildings and structures, subject to Section 7.13.

13.4.2 Site Specific Commercial Amusement (C6s) Provisions:

- a) see Section 17.17

13.4.3 Minimum Parcel Size:

- a) 5.0 ha

13.4.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth

13.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling

13.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

13.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres;
- b) No accessory building or structure shall exceed a height of 12.0 metres.

13.4.8 Maximum Parcel Coverage:

- a) 35%

xvii) replacing Section 13.5 (Recreational Vehicle Park Zone) with the following:

13.5 RECREATIONAL VEHICLE PARK ZONE (C7)

13.5.1 Permitted Uses:

Principal uses:

- a) recreational vehicle park;

Secondary uses:

- b) accessory dwellings, subject to Section 7.11;
- c) home occupations, subject to Section 7.17;
- d) bed and breakfast operation, subject to Section 7.19; and
- e) accessory buildings and structures, subject to Section 7.13.

13.5.2 Site Specific Recreational Vehicle Park (C7s) Regulations:

- a) see Section 17.18

13.5.3 Minimum Parcel Size:

- a) 4.0 ha for recreational vehicle park; and
- b) 130 m² for each recreational vehicle space, subject to servicing requirements.

13.5.4 Maximum Parcel Size:

- a) not applicable for recreational vehicle park; and
- b) 223 m² for each recreational vehicle space, subject to servicing requirements.

13.5.5 Minimum Parcel Width:

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

13.5.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

13.5.7 Maximum Density:

- a) 50 recreational vehicle spaces per ha, subject to servicing requirements.

13.5.8 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres

- iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior parcel line: 1.5 metres
 - iv) Exterior parcel line: 4.5 metres
- c) Setbacks within each recreational vehicle space for buildings and structures, including recreational vehicles (subject to sub-sections (a) & (b) above):
 - i) Front parcel line: 1.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior parcel line: 2.5 metres
 - iv) Exterior parcel line: 3.5 metres

13.5.9 Minimum Buffer Area:

- a) 1.5 metres around perimeter of parcel for RV Park use.

13.5.10 Maximum Height:

- a) No building or structure shall exceed a height of 8.5 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

13.5.11 Maximum Parcel Coverage:

- a) 35%; and
- b) 40% for recreational vehicle spaces.

13.5.12 General Provisions:

- a) All provisions in the Campsite Bylaw No. 713, 1982, as amended from time to time that have not been specified in this particular bylaw shall be met.

xviii) replacing Section 13.6 (Specialised Commercial Zone) with the following:

13.6 Deleted.

- xix) replacing Section 13.7.1(f) (Tourist Commercial One Zone) with the following:
 - f) outdoor markets;
- xx) replacing Section 13.7.1(h) (Tourist Commercial One Zone) with the following:
 - h) retail sales, convenience;
- xxi) replacing Section 13.7.1(j) (Tourist Commercial One Zone) with the following:
 - j) retail sales, general accessory to outdoor markets, campgrounds and resorts;
- xxii) replacing Section 13.7.1(l) (Tourist Commercial One Zone) with the following:
 - l) accessory dwellings, excluding "hotels", "outdoor markets", "recreation amusement and cultural facilities" and "retail sales, convenience" uses, and subject to Section 7.11;
- xxiii) replacing Section 13.8.1(d) (Tourist Commercial Four Zone) with the following:
 - h) retail sales, convenience, accessory to campgrounds and to a maximum floor area of 235 m²;
- xxiv) replacing Section 13.8.9 (Tourist Commercial Four Zone) with the following:

13.8.9 deleted.

- xxv) adding a new Section 13.9 (Service Commercial One Zone) to read as follows:

13.9 SERVICE COMMERCIAL ONE ZONE (CS1)

13.9.1 Permitted Uses:

Principal uses:

- a) car washes;
- b) propane and other vehicle fuel sales;
- c) retail store, general;

- d) service stations;
- e) vehicle sales and service establishments;

Secondary uses:

- f) eating and drinking establishments;
- g) accessory buildings and structures, subject to Section 7.13.

13.9.2 Site Specific Service Commercial One (CS1s) Provisions:

- a) see Section 17.31

13.9.3 Minimum Parcel Size:

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

13.9.4 Minimum Parcel Width:

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

13.9.5 Minimum Setbacks:

- a) Buildings and Structures:
 - i) Front parcel line: 6.0 metres
 - ii) Rear parcel line: 6.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 6.0 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres

13.9.6 Maximum Height:

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

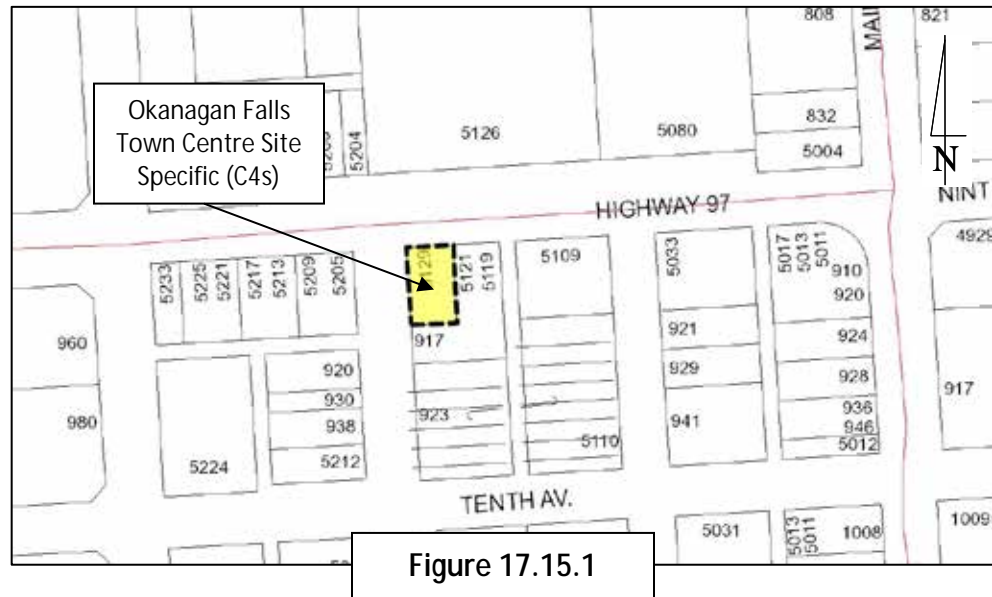
13.9.7 Maximum Parcel Coverage:

- a) 35%

xxvi) replacing Section 17.15 (Site Specific Highway Commercial (C4s) Provisions) with the following:

17.15 Site Specific Okanagan Falls Town Centre (C4s) Provisions:

- .1 In the case of land described as Lot 1, Plan KAP3828, District Lot 374, SDYD, and shown shaded yellow on Figure 17.15.1:
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 13.2.1:
 - a) "vehicle sales and service establishments".



xxvii) replacing Section 17.18 (Site Specific Recreation Vehicle Park (C7s) Provisions) with the following:

17.18 Site Specific Recreation Vehicle Park (C7s) Provisions:

- .1 *deleted*

xxviii) replacing Section 17.19 (Site Specific Specialised Commercial (C8s) Provisions) with the following:

17.19 *deleted.*

xxix) adding a new Section 17.31 (Site Specific Service Commercial One (CS1s) Provisions) to read as follows:

17.31 Site Specific Service Commercial One (CS1s) Provisions:

.1 *blank*

3. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by replacing the reference under the Legend to Highway Commercial (C4) with Okanagan Falls Town Centre (C4).
4. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation for the land described as Lot 9, Plan KAP34520, District Lot 374, SDYD, and shown shaded yellow on Schedule 'Y-1', which forms part of this Bylaw, from Commercial Amusement (C6) to Okanagan Falls Town Centre (C4).
5. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation for the land described as Lot 9, Plan KAP34520, District Lot 374, SDYD, and shown shaded yellow on Schedule 'Y-2', which forms part of this Bylaw, from Recreation Vehicle Park Site Specific (C7s) to Recreation Vehicle Park (C7).
6. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation for the land described as Lot 9, Plan KAP2480, District Lot 3090, SDYD, and shown shaded yellow on Schedule 'Y-3', which forms part of this Bylaw, from Specialised Commercial (C8) to Large Holdings (LH).
7. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation for the land described as Lot A, Plan KAP56500, District Lot 2710, SDYD, Subsidy Lot 17; and Lot 1, Plan KAP50708, District Lot 2710, SDYD, Subsidy Lot 17, Except Plan KAP56500, and shown shaded yellow on Schedule 'Y-4', which forms part of this Bylaw, from Commercial Amusement (C6) to Small Holdings One (SH1).
8. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation for the land described as Lot 1, Plan KAP12468, District Lot 374, SDYD, Except Plan 16980, and

shown shaded yellow on Schedule 'Y-5', which forms part of this Bylaw, from Highway Commercial (C4) to Service Commercial One (CS1).

9. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation for the land described as Lots 1 & 2, Plan KAP3787, District Lot 374, SDYD, and shown shaded yellow on Schedule 'Y-6', which forms part of this Bylaw, from Highway Commercial (C4) to Service Commercial One (CS1).
10. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation for the land described as Lot 11, Plan KAS2687, District Lot 2883S, SDYD, and shown shaded yellow on Schedule 'Y-7', which forms part of this Bylaw, from Highway Commercial Site Specific (C4s) to Okanagan Falls Town Centre (C4).
11. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation for the land described as Lot 1, Plan KAP3828, District Lot 374, SDYD, and shown shaded yellow on Schedule 'Y-8', which forms part of this Bylaw, from Highway Commercial (C4) to Okanagan Falls Town Centre Site Specific (C4s).

READ A FIRST AND SECOND TIME this 21st day of July, 2016.

PUBLIC HEARING held on this 10th day of August, 2016.

READ A THIRD TIME, AS AMENDED, this 1st day of September, 2016.

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of September, 2016.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2016.

Board Chair

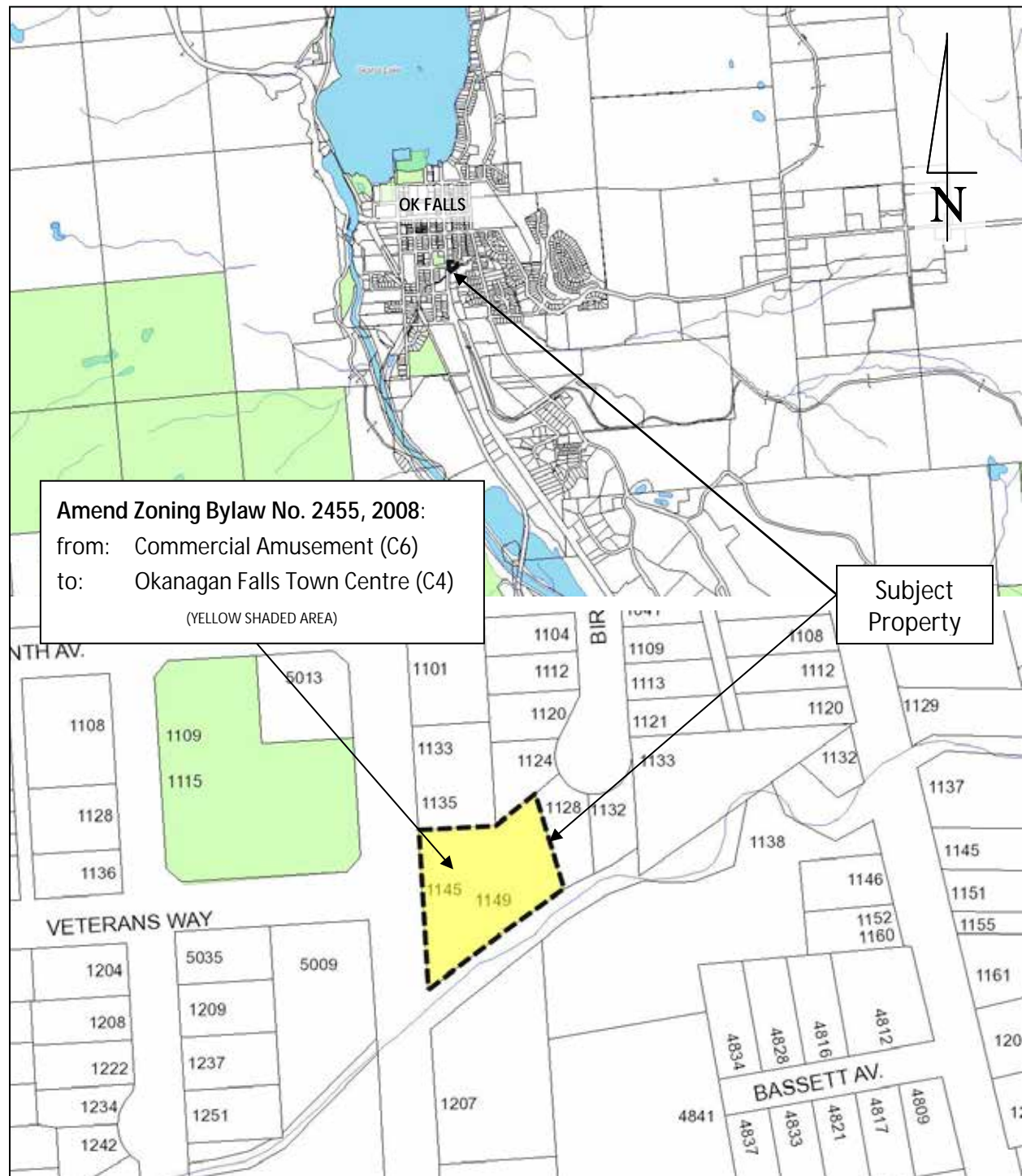
Corporate Officer

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



Project No: D2016.002-ZONE

Schedule 'Y-1'



Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC V2A 5J9

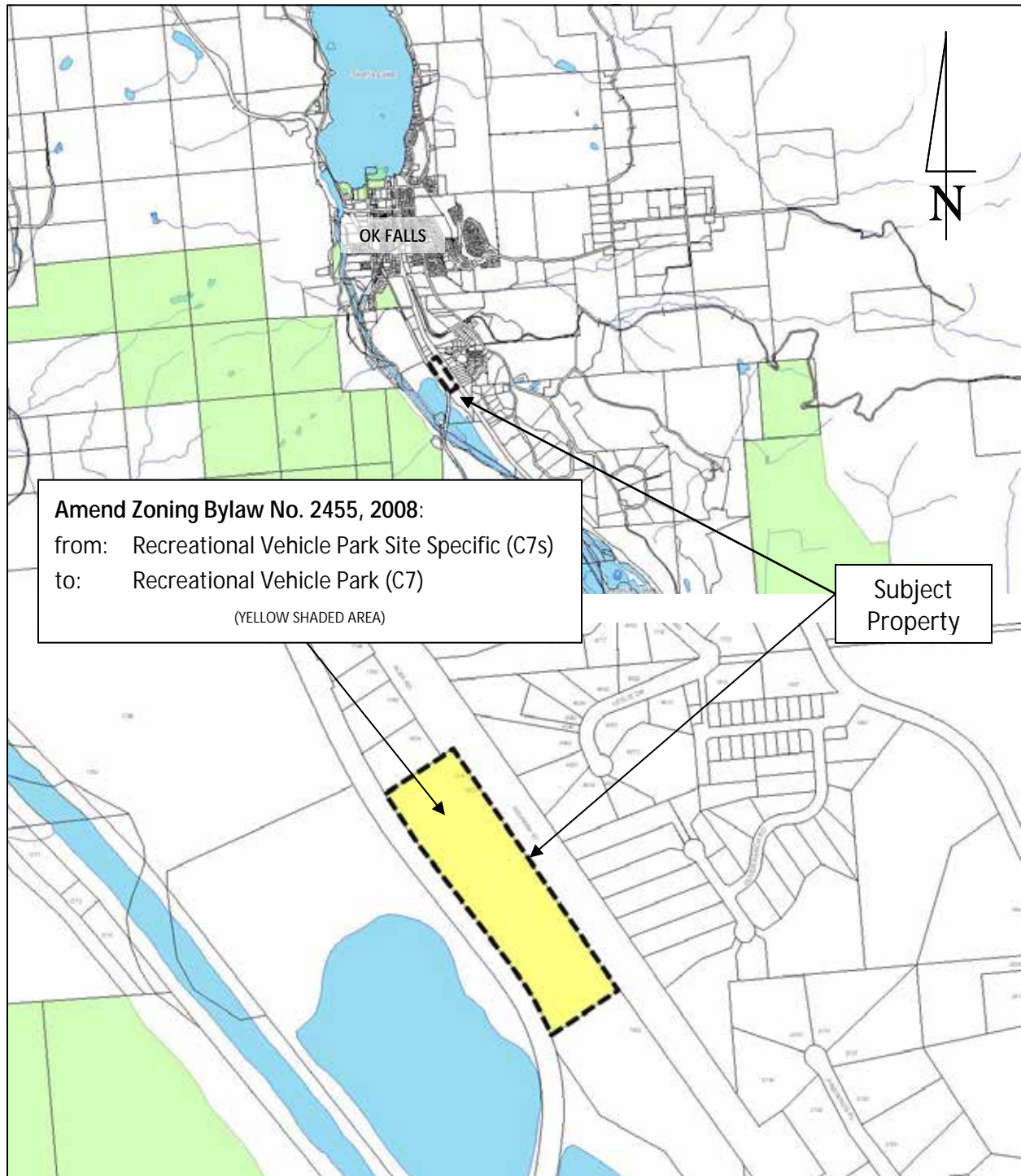
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Amendment Bylaw No. 2455.24, 2016

Project No: D2016.002-ZONE

Schedule 'Y-2'



Amendment Bylaw No. 2455.24, 2016

(D2016.002-ZONE)

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Regional District of Okanagan-Similkameen

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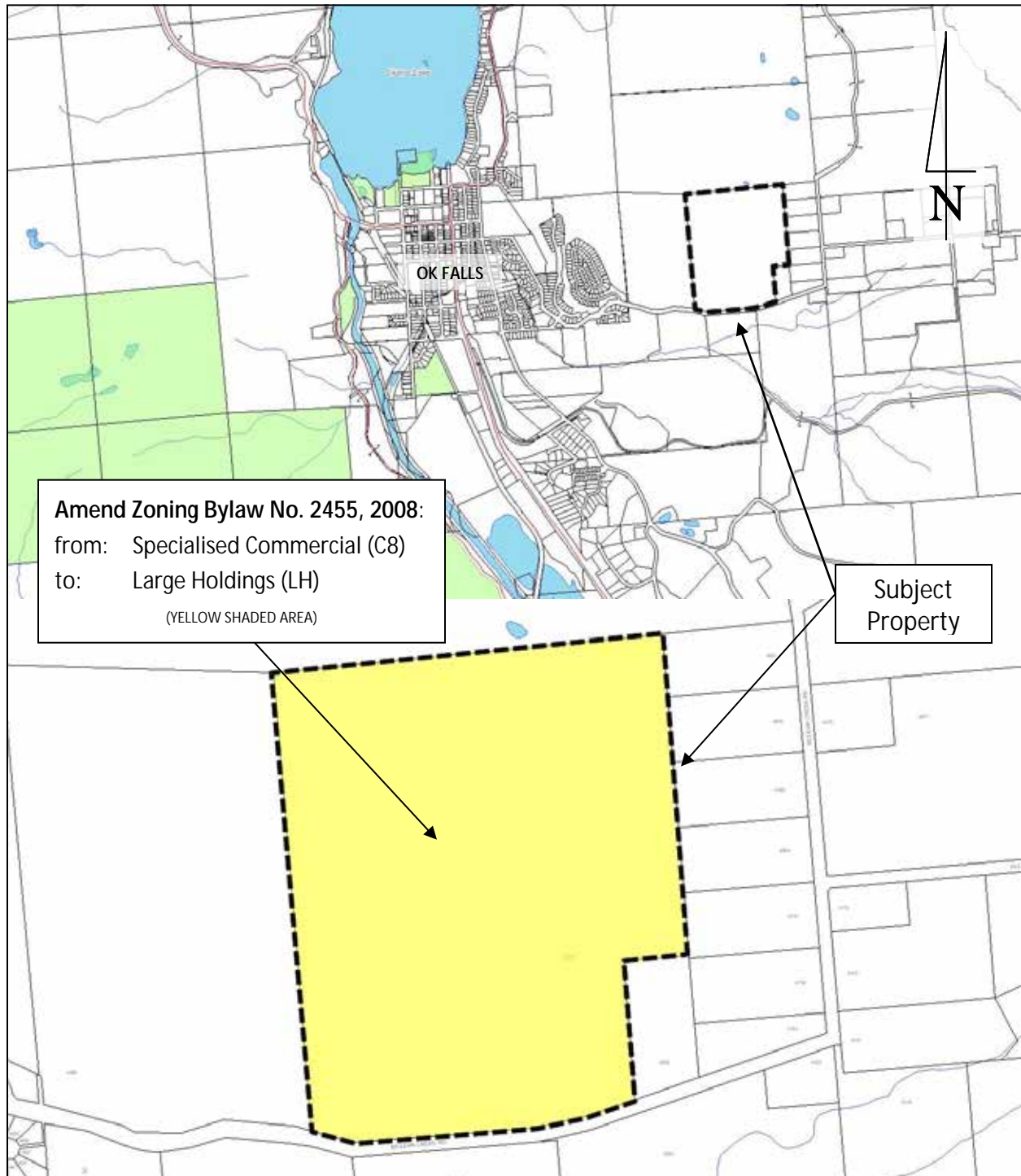
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Amendment Bylaw No. 2455.24, 2016

Project No: D2016.002-ZONE

Schedule 'Y-3'



Amendment Bylaw No. 2455.24, 2016

(D2016.002-ZONE)

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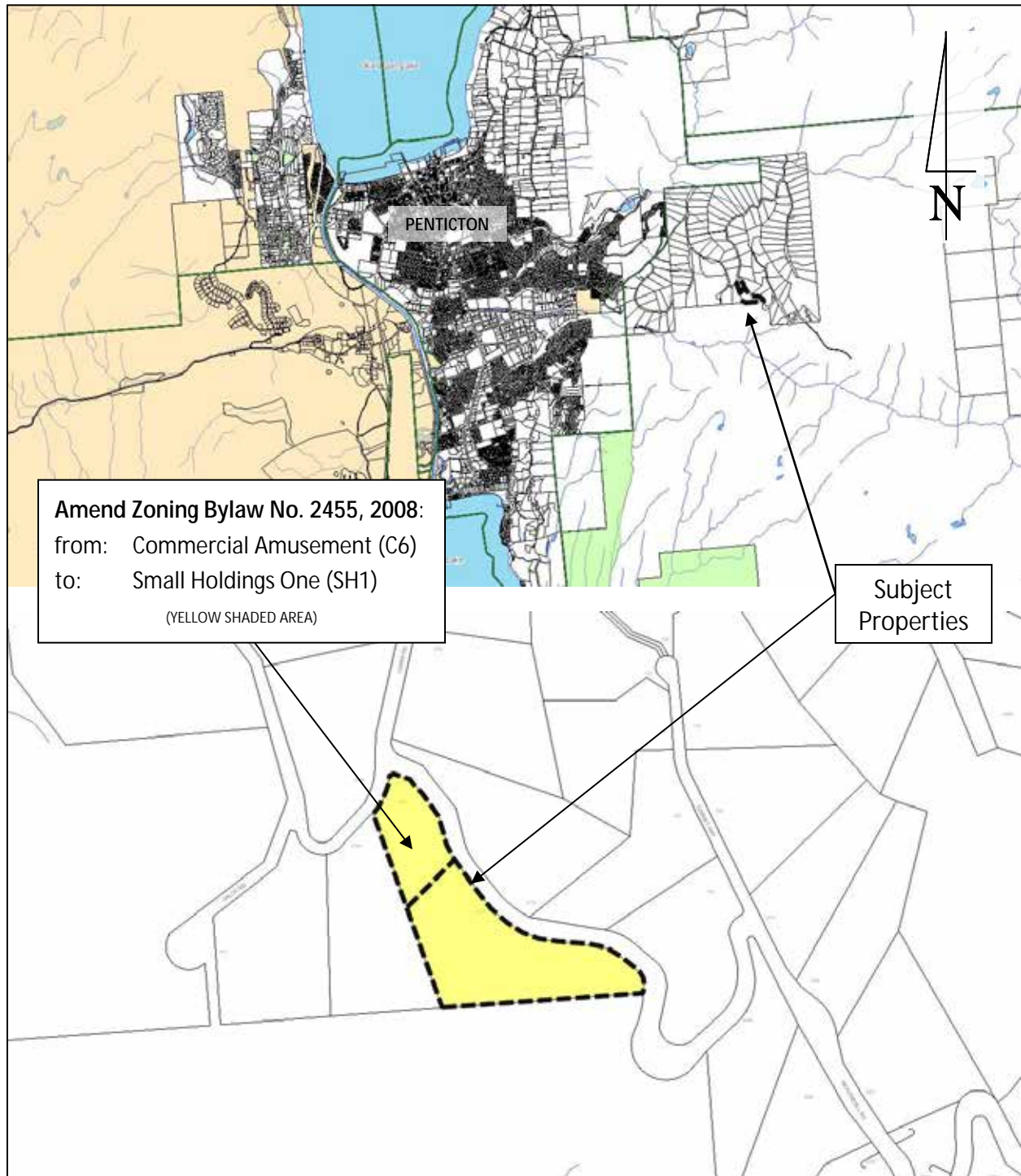
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Amendment Bylaw No. 2455.24, 2016

Project No: D2016.002-ZONE

Schedule 'Y-4'



Amendment Bylaw No. 2455.24, 2016

(D2016.002-ZONE)

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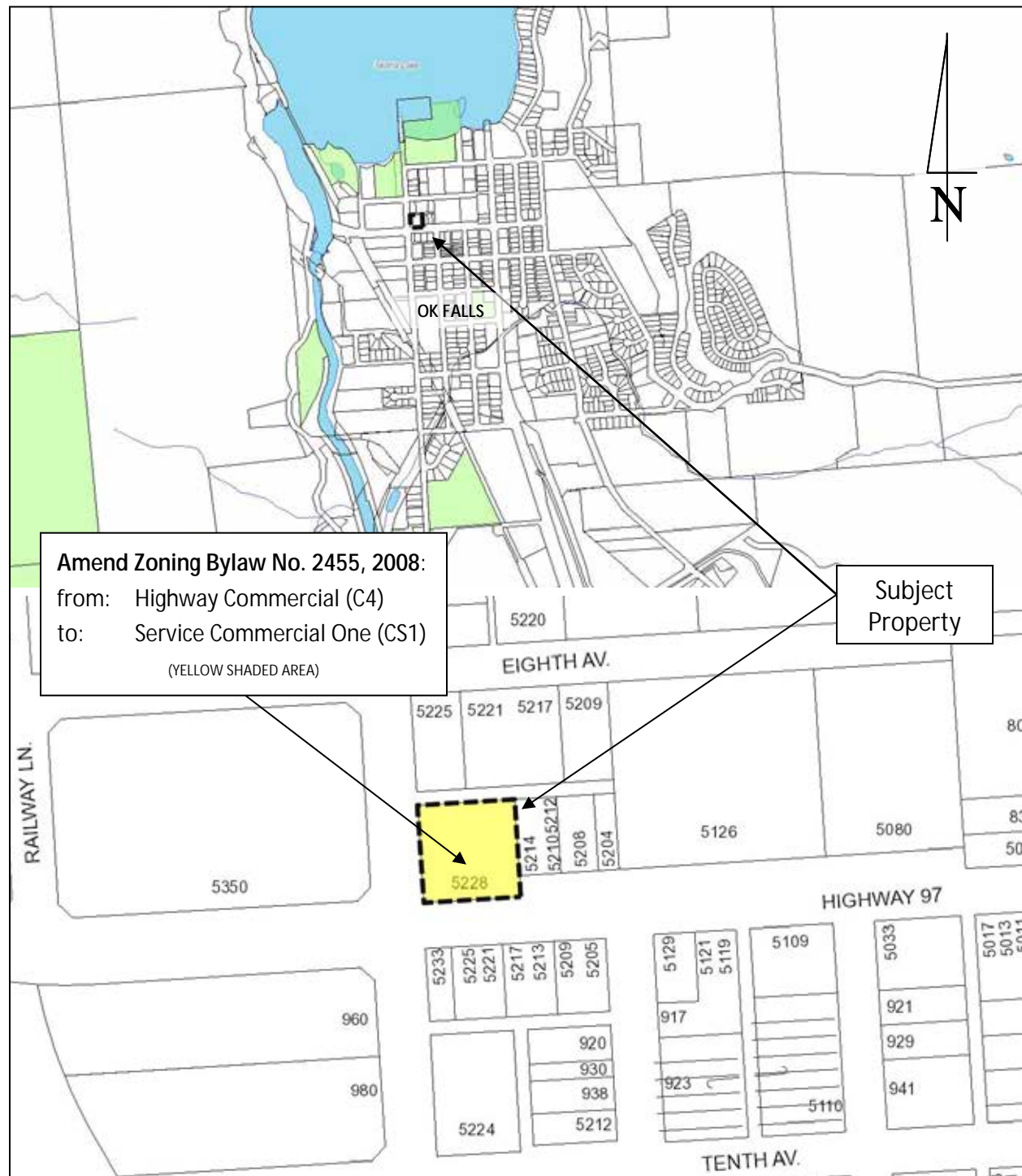
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Amendment Bylaw No. 2455.24, 2016

Project No: D2016.002-ZONE

Schedule 'Y-5'



Amendment Bylaw No. 2455.24, 2016

(D2016.002-ZONE)

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Regional District of Okanagan-Similkameen

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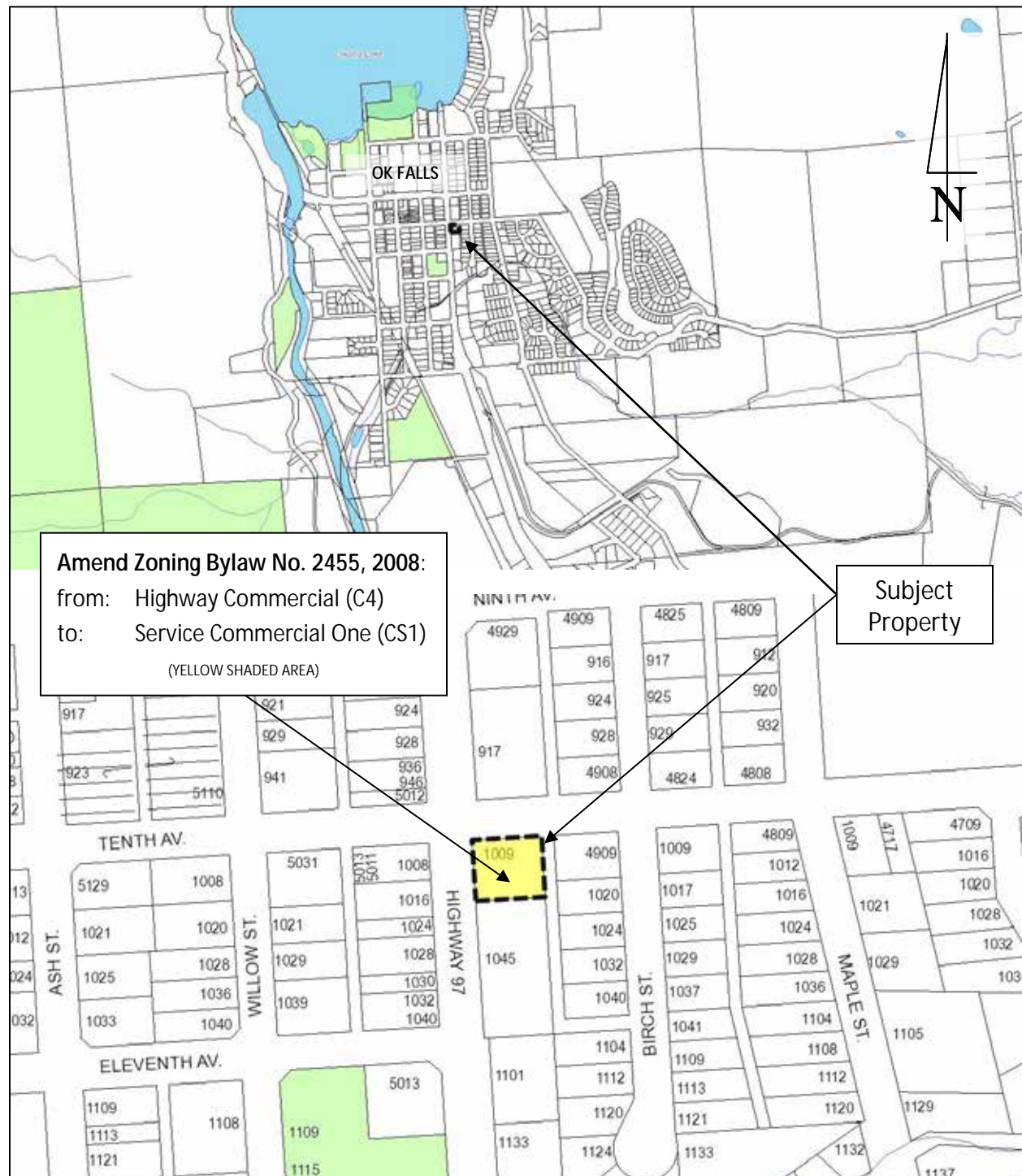
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Amendment Bylaw No. 2455.24, 2016

Project No: D2016.002-ZONE

Schedule 'Y-6'



Amendment Bylaw No. 2455.24, 2016

(D2016.002-ZONE)

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Regional District of Okanagan-Similkameen

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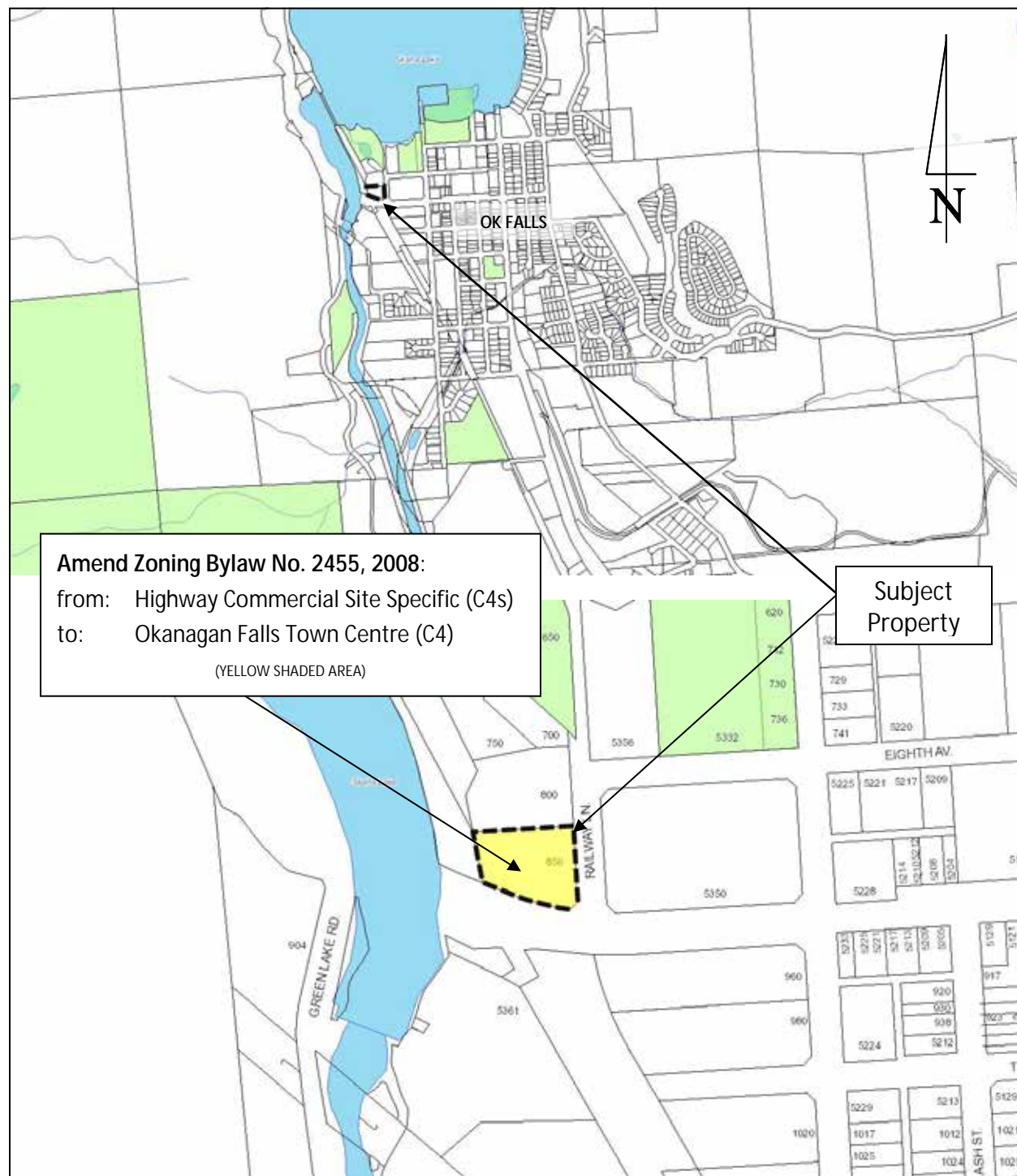
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Amendment Bylaw No. 2455.24, 2016

Project No: D2016.002-ZONE

Schedule 'Y-7'



Amendment Bylaw No. 2455.24, 2016

(D2016.002-ZONE)

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Regional District of Okanagan-Similkameen

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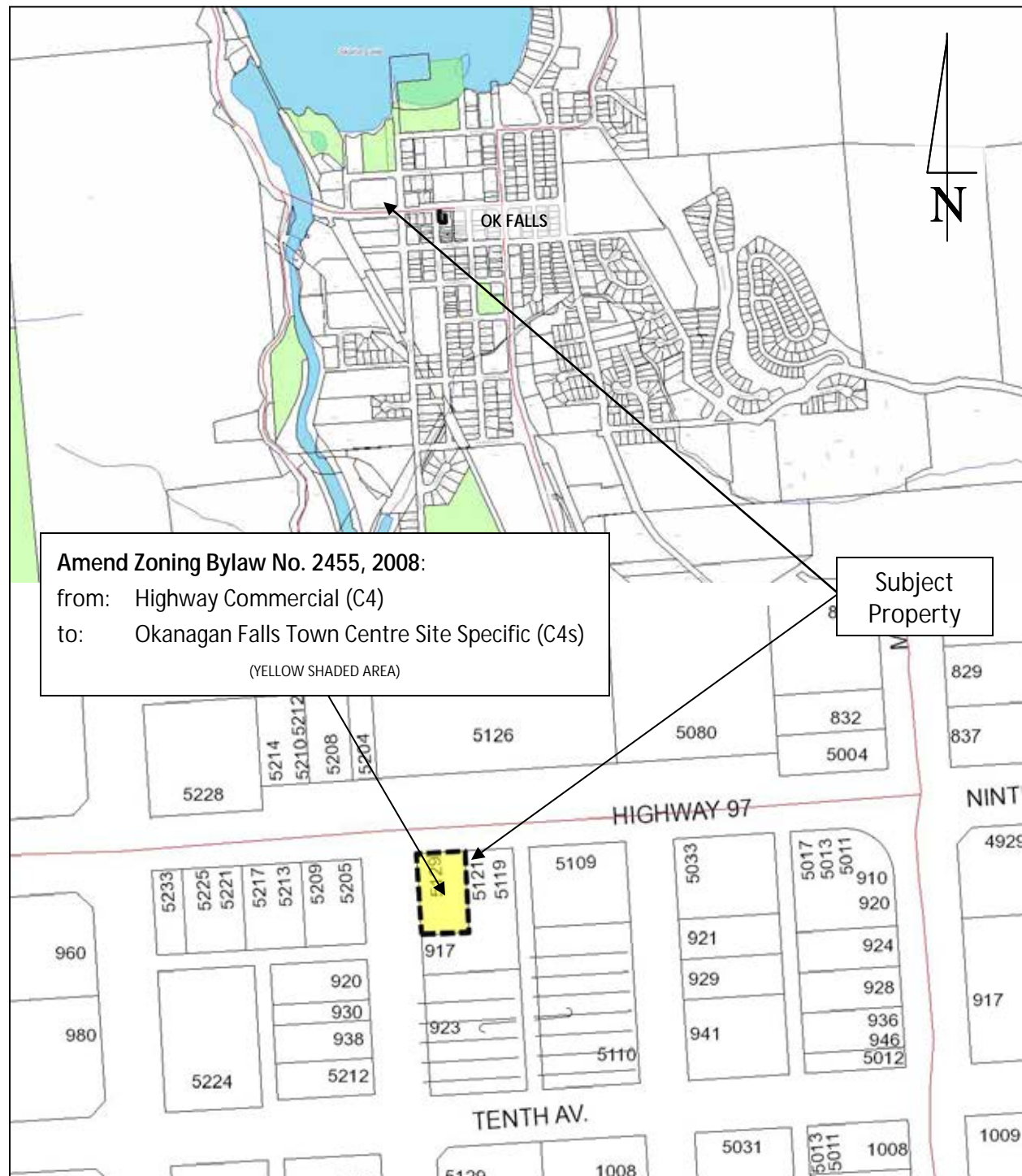
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Amendment Bylaw No. 2455.24, 2016

Project No: D2016.002-ZONE

Schedule 'Y-8'



Amendment Bylaw No. 2455.24, 2016

(D2016.002-ZONE)

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ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 15, 2016

RE: Zoning Amendment Bylaw – Electoral Area “A”, “C”, “D”, “E”, “F” & “H”
Modular and Mobile Homes



Administrative Recommendation:

THAT Bylaw No. 2743, 2016, Regional District of Okanagan-Similkameen Modular and Mobile Home Amendment Bylaw be adopted.

Purpose:

This proposal relates to a number of textual changes proposed for the Electoral Area Zoning Bylaws that will allow for modular homes (A277) and mobile homes (Z240) in a broader range of zones.

Background:

At its meeting of June 2, 2016, the Planning and Development (P&D) Committee considered a report outlining the current zoning issues governing the placement of mobile and modular homes within the Regional District and resolved to direct staff to prepare an amendment to the Electoral Area Zoning Bylaws.

Staff subsequently referred a draft amendment bylaw to external agencies for comment and scheduled the proposed changes for consideration by the Electoral Area Advisory Planning Commissions (APCs).

At its meeting of July 21, 2016, the P&D Committee considered a report outlining the results of the consultation process and directed staff to initiate Amendment Bylaw 2743.

At its meeting of August 4, 2016, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of September 1, 2016.

A Public Hearing was held on September 1, 2016, where approximately 1 members of the public attended.

At its meeting of September 1, 2016, the Regional District Board resolved to approve third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI), due to the amendments applying to land within 800 metres of a controlled area, was obtained on September XX, 2016.

Alternative:


THAT the Board of Directors rescind first, second and third reading of Amendment Bylaw No. 2743, 2016, and abandon the bylaw.

Respectfully submitted:

A handwritten signature in blue ink, appearing to be 'C. Garrish', written over a horizontal line.

C. Garrish, Planning Supervisor

Endorsed by:

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

D. Butler, Development Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2743, 2016

**A Bylaw to amend the Electoral Areas "A", "C", "D-1", "D-2", "E", "F" and "H"
Regional District of Okanagan-Similkameen Zoning Bylaws**

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

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Modular and Mobile Home Amendment Bylaw No. 2743, 2016."

Electoral Area "A"

2. The "Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
 - i) replacing the definition of "accessory dwelling" under Section 4.0 (Definitions) with the following:

"accessory dwelling" means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
 - ii) replacing the definition of "habitable area" under Section 4.0 (Definitions) with the following:

"habitable area" means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

- iii) adding the definition of “manufactured home” under Section 4.0 (Definitions) to read as follows:

“**manufactured home**” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

- iv) adding the definition of “manufactured home park” under Section 4.0 (Definitions) to read as follows:

“**manufactured home park**” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

- v) adding the definition of “manufactured home space” under Section 4.0 (Definitions) to read as follows:

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

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

“**mobile home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

- vii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“**modular home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- viii) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“**single detached dwelling**” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if

permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

- ix) replacing Section 7.11 (Accessory Dwellings) with the following:

7.11 Accessory Dwellings

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for:
 - i) one (1) accessory dwelling unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings located in the Commercial and Industrial zones.
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

- x) replacing section 10.1.1(e) under Section 10.1 (Resource Area Zone) with the following:

- e) single detached dwelling or mobile home;

- xi) replacing section 10.1.1(l) under Section 10.1 (Resource Area Zone) with the following:

- l) accessory dwelling or mobile home, subject to Section 7.11;

- xii) replacing section 10.1.5(a) under Section 10.1 (Resource Area Zone) with the following:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of	Maximum Number of
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	Accessory Dwellings or Mobile Homes	Principal Dwellings
Less than 3.5 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1
8.0 ha or greater	0	2

xiii) replacing section 10.2.1(h) under Section 10.2 (Agriculture One Zone) with the following:

h) single detached dwelling or mobile home;

xiv) replacing section 10.2.1(i) under Section 10.2 (Agriculture One Zone) with the following:

i) accessory dwelling or mobile home, subject to Section 7.11;

xv) replacing section 10.2.5 under Section 10.2 (Agriculture One Zone) with the following:

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	140 m ²
8.0 ha to 11.9 ha	1	2	1	210 m ²
12.0 ha to 15.9 ha	1	3	1	280 m ²
Greater than 16.0 ha	1	4	1	350 m ²
Greater than 8.0 ha	2	0	0	0

b) one (1) secondary suite.

- c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as “farm” under the *Assessment Act*.
 - d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.
- xvi) replacing section 10.3.1(g) under Section 10.3 (Agriculture Two Zone) with the following:
- g) single detached dwelling or mobile home;
- xvii) replacing section 10.3.1(h) under Section 10.3 (Agriculture Two Zone) with the following:
- h) accessory dwelling or mobile home, subject to Section 7.11;
- xviii) replacing section 10.3.5 under Section 10.3 (Agriculture Two Zone) with the following:

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	140 m ²
8.0 ha to 11.9 ha	1	2	1	210 m ²
12.0 ha to 15.9 ha	1	3	1	280 m ²
Greater than 16.0 ha	1	4	1	350 m ²
Greater than 8.0 ha	2	0	0	0

- b) one (1) secondary suite.
- c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in

farming on parcels classified as “farm” under the *Assessment Act*.

- d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.
- xix) replacing section 10.4.1(f) under Section 10.4 (Large Holdings Zone) with the following:
 - f) single detached dwelling or mobile home;
- xx) replacing section 10.4.1(g) under Section 10.4 (Large Holdings Zone) with the following:
 - g) accessory dwelling or mobile home, subject to Section 7.11;
- xxi) replacing section 10.4.5(a) under Section 10.4 (Large Holdings Zone) with the following:
 - a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES
Less than 3.5 ha	1	0
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	1	2
12.0 ha to 15.9 ha	1	3
Greater than 16.0 ha	1	4
Greater than 8.0 ha	2	0

- xxii) adding a new Section 10.5.9 under Section 10.6 (Small Holdings Two Zone) with the following:

10.5.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

- xxiii) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxiv) replacing Section 10.7.9 under Section 10.7 (Small Holdings Four Zone) with the following:
 - 10.7.9 Minimum Building Width:**
 - a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxv) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:
 - 11.1.9 Minimum Building Width:**
 - a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxvi) replacing Section 11.2.9 under Section 11.2 (Residential Two Family (Duplex) Zone) with the following:
 - 11.2.9 Minimum Building Width:**
 - a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxvii) replacing Section 12.1.11 under Section 12.1 (Residential Multiple Family Zone) with the following:
 - 12.1.11 Minimum Building Width:**
 - a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxviii) deleting Section 13.1.8 under Section 13.1 (General Commercial Zone).
- xxix) deleting Section 13.2.9 under Section 13.2 (Tourist Commercial One Zone).

Electoral Area "C"

- 3. The "Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:
 - i) deleting the definition of "additional dwelling for farm labour" under Section 4.0 (Definitions).
 - ii) replacing the definition of "accessory dwelling" under Section 4.0 (Definitions) with the following:

“accessory dwelling” means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- iii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“habitable area” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

- iv) replacing the definition of “manufactured home” under Section 4.0 (Definitions) with the following:

“manufactured home” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

- v) replacing the definition of “manufactured home park” under Section 4.0 (Definitions) with the following:

“manufactured home park” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

- vi) replacing the definition of “manufactured home site” under Section 4.0 (Definitions) with the following:

“manufactured home space” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

- vii) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

- viii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- ix) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

- x) adding the definition of “temporary farm worker” under Section 4.0 (Definitions) to read as follows:

“temporary farm worker” means an individual or individuals who carry out agricultural work on a temporary seasonal basis on a farm operation;

- xi) adding the definition of “temporary farm worker housing” under Section 4.0 (Definitions) to read as follows:

“temporary farm worker housing” means a structure or building providing cooking, sanitary and sleeping facilities to house temporary farm workers(s) on a farm operation necessary for the farm operation.

- xii) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for accessory dwellings located in the Commercial and Industrial zones;
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and

.3 In the Commercial and Industrial zones, accessory dwellings shall:

- i) be located at the rear of a building on the ground floor, or above the first storey; and
- ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

xiii) replacing section 10.1.1(e) under Section 10.1 (Resource Area Zone) with the following:

e) single detached dwelling or mobile home;

xiv) replacing section 10.1.1(m) under Section 10.1 (Resource Area Zone) with the following:

m) accessory dwelling or mobile home, subject to Section 7.11;

xv) replacing section 10.1.5(a) under Section 10.1 (Resource Area Zone) with the following:

a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.5 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha 15.9 ha	3	1
16.0 ha or greater	4	1
8.0 ha or greater	0	2

xvi) replacing Section 10.2.1(e) under Section 10.2 (Agriculture One Zone) with the following:

e) single detached dwelling or mobile home;

xvii) replacing Section 10.2.1(f) under Section 10.2 (Agriculture One Zone) with the following:

f) accessory dwelling or mobile home, subject to Section 7.11;

xviii) adding a new Section 10.2.1(p) under Section 10.2 (Agriculture One Zone) to read as follows:

p) temporary farm worker housing.

xix) replacing Section 10.2.5 under Section 10.2 (Agriculture One Zone) with the following:

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	70.0 m ²
8.0 ha to 11.9 ha	1	2	1	140.0 m ²
12.0 ha to 15.9 ha	1	3	1	210.0 m ²
Greater than 16.0 ha	1	4	1	280.0 m ²
Greater than 8.0 ha	2	0	0	0

b) one (1) secondary suite.

c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.

xx) replacing Section 10.3.1(f) under Section 10.3 (Agriculture Two Zone) with the following:

f) single detached dwelling or mobile home;

xxi) replacing Section 10.3.1(g) under Section 10.3 (Agriculture Two Zone) with the following:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- xxii) adding a new Section 10.3.1(q) under Section 10.3 (Agriculture Two Zone) to read as follows:
 - q) temporary farm worker housing.
- xxiii) replacing Section 10.3.5 under Section 10.3 (Agriculture Two Zone) with the following:

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	70.0 m ²
8.0 ha to 11.9 ha	1	2	1	140.0 m ²
12.0 ha to 15.9 ha	1	3	1	210.0 m ²
Greater than 16.0 ha	1	4	1	280.0 m ²
Greater than 8.0 ha	2	0	0	0

- b) one (1) secondary suite.
- c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
- d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.
- xxiv) replacing Section 10.4.1(f) under Section 10.4 (Large Holdings Zone) with the following:
 - f) single detached dwelling or mobile home;

xxv) replacing section 10.4.1(g) under Section 10.4 (Large Holdings Zone) with the following:

g) mobile home or accessory dwelling, subject to Section 7.11;

xxvi) replacing section 10.4.5 under Section 10.4 (Large Holdings Zone) with the following:

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES
Less than 3.5 ha	1	0
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	1	2
12.0 ha to 15.9 ha	1	3
Greater than 16.0 ha	1	4
Greater than 8.0 ha	2	0

b) one (1) secondary suite.

xxvii) adding a new Section 10.5.9 under Section 10.6 (Small Holdings Two Zone) with the following:

10.5.9 Minimum Building Width:

a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxviii) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.9 Minimum Building Width:

a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxix) replacing Section 10.7.9 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxx) replacing Section 10.8.9 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxxi) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxxii) adding a new Section 11.2.9 under Section 11.2 (Residential Single Family Two Zone) to read as follows:

11.2.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxxiii) adding a new Section 11.3.9 under Section 11.3 (Residential Two Family (Duplex) Zone) to read as follows:

11.3.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxxiv) adding a new Section 12.1.10 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Electoral Area "D-1"

4. The "Electoral Area "D" Zoning Bylaw No. 2457, 2008" is amended by:

- i) replacing the definition of “accessory dwelling” under Section 4.0 (Definitions) with the following:

“accessory dwelling” means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- ii) replacing the definition of “amenity area” under Section 4.0 (Definitions) with the following:

“amenity area” means:

- i) an area located on the same parcel as a manufactured home park which:
 - a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or
- ii) an area, not including the front setback, located on the same parcel as a multi dwelling unit, which
 - a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5.0 m² of private balcony space per dwelling;

- iii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“habitable area” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

- iv) replacing the definition of “manufactured home” under Section 4.0 (Definitions) with the following:

“manufactured home” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not

include travel trailers, recreational vehicles, park model recreational vehicles or campers;

- v) replacing the definition of “manufactured home park” under Section 4.0 (Definitions) with the following:

“manufactured home park” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

- vi) adding the definition of “manufactured home site” under Section 4.0 (Definitions) to read as follows:

“manufactured home space” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

- vii) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

- viii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- ix) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

- x) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwelling

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than the principal dwelling, except for accessory dwellings located in the Commercial and Industrial zones;
 - .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
 - .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xi) replacing section 10.1.1(o) under Section 10.1 (Resource Area Zone) with the following:
- o) single detached dwelling or mobile home;
- xii) replacing section 10.1.1(q) under Section 10.1 (Resource Area Zone) with the following:
- q) accessory dwelling or mobile home, subject to Section 7.11;
- xiii) replacing section 10.1.5(a) under Section 10.1 (Resource Area Zone) with the following:
- a) *deleted*.
- xiv) replacing section 10.1.6 under Section 10.1 (Resource Area Zone) with the following:
- 10.1.6 Maximum Number of Dwellings Permitted Per Parcel:**
- a) one (1) principal dwelling per parcel;
 - b) one (1) secondary suite per parcel; and
 - c) one (1) mobile home or accessory dwelling per parcel.
- xv) replacing section 10.2.1(e) under Section 10.2 (Agriculture One Zone) with the following:

- e) single detached dwelling or mobile home;
- xvi) replacing section 10.2.1(h) under Section 10.2 (Agriculture One Zone) with the following:
 - h) accessory dwelling or mobile home, subject to Section 7.11;
- xvii) replacing section 10.2.5(a) under Section 10.2 (Agriculture One Zone) with the following:
 - a) *deleted*.
- xviii) replacing section 10.2.6 under Section 10.2 (Agriculture One Zone) with the following:

10.2.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.49 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha 15.9 ha	3	1
16.0 ha or greater	4	1

- b) despite Section 10.2.6(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
 - c) one (1) secondary suite.
- xix) replacing section 10.3.1(h) under Section 10.3 (Agriculture Three Zone) with the following:
 - h) single detached dwelling or mobile home;

xx) replacing section 10.3.1(j) under Section 10.3 (Agriculture Three Zone) with the following:

j) accessory dwelling or mobile home, subject to Section 7.11;

xxi) replacing section 10.3.5(a) under Section 10.3 (Agriculture Three Zone) with the following:

a) *deleted*.

xxii) replacing section 10.3.6 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.6 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.49 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha 15.9 ha	3	1
16.0 ha or greater	4	1

b) despite Section 10.2.6(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

c) one (1) secondary suite.

xxiii) replacing section 10.4.1(j) under Section 10.4 (Large Holdings Zone) with the following:

j) single detached dwelling or mobile home;

xxiv) replacing section 10.4.1(l) under Section 10.4 (Large Holdings Zone) with the following:

l) accessory dwelling or mobile home, subject to Section 7.11;

xxv) replacing section 10.4.5(a) under Section 10.4 (Large Holdings Zone) with the following:

a) *deleted.*

xxvi) replacing section 10.4.6 under Section 10.4 (Large Holdings Zone) with the following:

10.4.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling per parcel;
- b) one (1) secondary suite per parcel; and
- c) one (1) mobile home or accessory dwelling per parcel on parcels greater than 12.0 ha in area.

xxvii) replacing Section 10.5.5 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

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

xxviii) replacing Section 10.5.8 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxix) replacing Section 10.6.5 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.5 Maximum Number of Dwellings Permitted Per Parcel:

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

xxx) replacing Section 10.6.8 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxxi) replacing Section 11.1.5 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

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

xxxii) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxxiii) replacing Section 11.2.5 under Section 11.2 (Residential Single Family Two Zone) with the following:

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

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

xxxiv) replacing Section 11.2.9 under Section 11.2 (Residential Single Family Two Zone) with the following:

11.2.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxxv) replacing Section 11.3.5 under Section 11.3 (Residential Apex Alpine Zone) with the following:

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

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

xxxvi) replacing Section 11.3.9 under Section 11.3 (Residential Apex Alpine Zone) with the following:

11.3.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxxvii) adding a new Section 12.1.10 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxxviii) replacing Section 12.2.12 under Section 12.2 (Mixed Use Apex Alpine Zone) with the following:

12.2.12 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxxix) replacing Section 12.3.10 under Section 12.3 (Residential Multiple Unit Three Zone) to read as follows:

12.3.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Electoral Area "D-2"

5. The "Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:

- i) deleting the definition of "single-wide mobile home" under Section 4.0 (Definitions).
- ii) replacing the definition of "amenity area" under Section 4.0 (Definitions) with the following:

"amenity area" means:

- iii) an area located on the same parcel as a manufactured home park which:
 - c) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - d) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or
- iv) an area, not including the front setback, located on the same parcel as a multi dwelling unit, which

- c) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - d) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5.0 m² of private balcony space per dwelling;
- iii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“**habitable area**” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;
- iv) replacing the definition of “mobile home” under Section 4.0 (Definitions) with the following:

“**manufactured home**” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;
- v) replacing the definition of “mobile home park” under Section 4.0 (Definitions) with the following:

“**manufactured home park**” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;
- vi) replacing the definition of “mobile home site” under Section 4.0 (Definitions) with the following:

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;
- vii) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

- viii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- ix) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

- x) replacing the definition of “owner” under Section 4.0 (Definitions) to read as follows:

“owner” means an owner, agent, lessor or manager of a parcel or a person who operates a manufactured home park.

- xi) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwelling

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for accessory dwellings located in the Commercial and Industrial zones;
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and

- ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xii) replacing section 10.1.1(f) under Section 10.1 (Resource Area Zone) with the following:
 - f) single detached dwelling or mobile home;
- xiii) replacing section 10.1.1(n) under Section 10.1 (Resource Area Zone) with the following:
 - n) accessory dwelling or mobile home, subject to Section 7.11;
- xiv) replacing section 10.1.5(c) under Section 10.1 (Resource Area Zone) with the following:
 - c) one (1) accessory dwelling or mobile home per parcel.
- xv) replacing section 10.2.1(c) under Section 10.2 (Agriculture One Zone) with the following:
 - c) single detached dwelling or mobile home;
- xvi) replacing section 10.2.1(h) under Section 10.2 (Agriculture One Zone) with the following:
 - h) accessory dwelling or mobile home, subject to Section 7.11;
- xvii) replacing section 10.2.5(a) under Section 10.2 (Agriculture One Zone) with the following:
 - a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	0	1
4.0 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha 15.9 ha	3	1
16.0 ha or greater	4	1

xviii) replacing section 10.3.1(c) under Section 10.3 (Agriculture Three Zone) with the following:

c) single detached dwelling or mobile home;

xix) replacing section 10.3.1(h) under Section 10.3 (Agriculture Three Zone) with the following:

h) accessory dwelling or mobile home, subject to Section 7.11;

xx) replacing section 10.3.5(a) under Section 10.3 (Agriculture Three Zone) with the following:

a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	0	1
4.0 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha 15.9 ha	3	1
16.0 ha or greater	4	1

xxi) replacing section 10.4.1(d) under Section 10.4 (Large Holdings Zone) with the following:

d) single detached dwelling or mobile home;

xxii) replacing section 10.4.1(j) under Section 10.4 (Large Holdings Zone) with the following:

j) accessory dwelling or mobile home, subject to Section 7.11;

xxiii) replacing section 10.4.5(a) under Section 10.4 (Large Holdings Zone) with the following:

c) one (1) accessory dwelling or mobile home per parcel.

xxiv) replacing Section 10.5.8 under Section 10.5 (Small Holdings One Zone) with the following:

10.5.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxv) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxvi) replacing Section 10.7.8 under Section 10.7 (Small Holdings Five Zone) with the following:

10.7.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxvii) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxviii) adding a new Section 11.2.8 under Section 11.2 (Residential Single Family Two Zone) to read as follows:

11.2.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxix) adding a new Section 11.3.8 under Section 11.3 (Residential Two Family (Duplex) Zone) to read as follows:

11.3.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxx) adding a new Section 12.1.12 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.12 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Electoral Area "E"

6. The "Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:

- i) deleting the definition of "principal dwelling" under Section 4.0 (Definitions).
- ii) replacing the definition of "accessory dwelling" under Section 4.0 (Definitions) with the following:

"accessory dwelling" means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
- iii) replacing the definition of "habitable area" under Section 4.0 (Definitions) with the following:

"habitable area" means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;
- iv) adding the definition of "manufactured home" under Section 4.0 (Definitions) to read as follows:

"manufactured home" means a "mobile home" or "modular home" normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;
- v) adding the definition of "manufactured home park" under Section 4.0 (Definitions) to read as follows:

"manufactured home park" means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for

residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

- vi) adding the definition of “manufactured home space” under Section 4.0 (Definitions) to read as follows:

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

- vii) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“**mobile home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

- viii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“**modular home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- ix) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“**single detached dwelling**” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

- x) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for:
 - i) one (1) accessory dwelling unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings located in the Commercial and Industrial zones.

- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xi) replacing section 10.1.1(e) under Section 10.1 (Resource Area Zone) with the following:
 - e) single detached dwelling or mobile home;
- xii) replacing Section 10.1.1(q) under Section 10.1 (Resource Area Zone) with the following:
 - q) accessory dwelling or mobile home, subject to Section 7.11.
- xiii) adding a new Section 10.1.1(r) under Section 10.1 (Resource Area Zone) with the following:
 - r) accessory buildings and structures, subject to Section 7.13.
- xiv) replacing Section 10.1.5 under Section 10.1 (Resource Area Zone) with the following:

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
12.0 ha or greater	0	2

- b) one (1) secondary suite.
- xv) replacing section 10.2.1(i) under Section 10.2 (Agriculture One Zone) with the following:
 - i) single detached dwelling or mobile home;
- xvi) replacing Section 10.2.1(j) under Section 10.2 (Agriculture One Zone) with the following:
 - j) accessory dwelling or mobile home, subject to Section 7.11.
- xvii) replacing Section 10.2.5 under Section 10.2 (Agriculture One Zone) with the following:

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
12.0 ha or greater	0	2

- b) one (1) secondary suite.
- xviii) replacing section 10.3.1(g) under Section 10.3 (Large Holdings Zone) with the following:
 - g) single detached dwelling or mobile home;
- xix) replacing Section 10.3.1(i) under Section 10.3 (Large Holdings Zone) with the following:
 - i) accessory dwelling or mobile home, subject to Section 7.11.
- xx) replacing Section 10.3.5 under Section 10.3 (Large Holdings Zone) with the following:

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
8.0 ha or greater	0	2

- b) one (1) secondary suite.

- xxi) replacing Section 10.4.5 under Section 10.4 (Small Holdings One Zone) with the following:

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
8.0 ha or greater	0	2

- b) one (1) secondary suite.

- xxii) replacing Section 10.4.9 under Section 10.4 (Small Holdings One Zone) with the following:

10.4.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxiii) replacing Section 10.5.5 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

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

xxiv) replacing Section 10.5.9 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxv) replacing Section 10.6.5 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.5 Maximum Number of Dwellings Permitted Per Parcel:

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

xxvi) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) to read as follows:

10.6.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xxvii) replacing Section 10.7.5 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.5 Maximum Number of Dwellings Permitted Per Parcel:

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

xxviii) adding a new Section 10.7.9 under Section 10.7 (Small Holdings Four Zone) to read as follows:

10.7.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxix) replacing Section 10.8.5 under Section 10.8 (Small Holdings Five Zone) with the following:
 - 10.8.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) principal dwelling unit; and
 - b) one (1) secondary suite.
- xxx) adding a new Section 10.8.9 under Section 10.8 (Small Holdings Five Zone) to read as follows:
 - 10.8.9 Minimum Building Width:**
 - a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxxi) replacing Section 11.1.5 under Section 11.1 (Residential Single Family One Zone) with the following:
 - 11.1.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) principal dwelling unit; and
 - b) one (1) secondary suite.
- xxxii) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:
 - 11.1.9 Minimum Building Width:**
 - a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxxiii) replacing Section 11.2.9 under Section 11.2 (Residential Two Family (Duplex) Zone) with the following:
 - 11.2.9 Minimum Building Width:**
 - a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxxiv) replacing Section 12.1.11 under Section 12.1 (Residential Multiple Family Zone) with the following:
 - 12.1.11 Minimum Building Width:**

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Electoral Area "F"

7. The "Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by:

- i) deleting the definition of "single wide manufactured home" under Section 4.0 (Definitions).

- ii) replacing the definition of "accessory dwelling" under Section 4.0 (Definitions) with the following:

"accessory dwelling" means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- iii) adding the definition of "farm building" under Section 4.0 (Definitions) with the following:

"farm building" means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

- iv) adding the definition of "gas bar" under Section 4.0 (Definitions) with the following:

"service station" means premises used principally for the retail sale of motor fuels, lubricating oils, propane and motor vehicle accessories, retail sales by way of vending machines and the servicing of motor vehicles, excluding other retail sales, wholesale sales, or motor vehicle structural body repairs and painting;

- v) replacing the definition of "habitable area" under Section 4.0 (Definitions) with the following:

"habitable area" means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

- vi) replacing the definition of “manufactured home” under Section 4.0 (Definitions) with the following:

“**manufactured home**” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

- vii) replacing the definition of “manufactured home park” under Section 4.0 (Definitions) with the following:

“**manufactured home park**” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

- viii) adding the definition of “manufactured home space” under Section 4.0 (Definitions) to read as follows:

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

- ix) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“**mobile home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

- x) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“**modular home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- xi) adding a new definition of “personal service establishment” under Section 4.0 (Definitions) to read as follows:

“**personal service establishment**” means a business which caters to a person's personal needs, and includes a tailor, seamstress, cobbler,

photographer, barber, beautician, hairdresser, and laundry and dry cleaning facilities;

- xii) replacing the definition of “secondary suite” under Section 4.0 (Definitions) to read as follows:

“secondary suite” means a self-contained second dwelling unit located within a principal single detached dwelling accessory to the principal dwelling used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. A secondary suite does not include duplex housing, semi-detached housing, multiple-dwelling housing or boarding and rooming housing;

- xiii) replacing the definition of “single family dwelling” under Section 4.0 (Definitions) to read as follows:

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

- xiv) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for accessory dwellings located in the Commercial and Industrial zones.
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

- xv) replacing Section 7.15 (Manufactured Homes) under Section 7.0 (General Regulations) with the following:

7.15 Manufactured Homes

deleted.

- xvi) replacing Section 10.1.1 under Section 10.1 (Resource Area Zone) with the following:

10.1.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) agriculture, intensive, subject to Section 7.22 and 7.23;
- c) processing and retail sales of farm and off-farm products;
- d) animal hospital;
- e) campground;
- f) cemetery;
- g) forestry;
- h) golf course;
- i) government airport;
- j) guest ranch;
- k) guide camp;
- l) natural resource extraction;
- m) place of worship;
- n) public facilities;
- o) provincial reserve, community recreation services and open land recreation;
- p) Regional District sanitary landfill;
- q) single detached dwelling or mobile home;
- r) stable, subject to Section 7.22;

Accessory Uses:

- s) accessory dwelling or mobile home, subject to Section 7.11;
- t) bed and breakfast operations, subject to Section 7.19;

- u) docks, subject to Section 7.26;
- v) home industry, subject to Section 7.18;
- w) home occupation, subject to Section 7.17;
- x) kennel (commercial and hobby), subject to Section 7.22; and
- y) accessory buildings and structures, subject to Section 7.13.

xvii) replacing Section 10.1.5 under Section 10.1 (Resource Area Zone) with the following:

10.1.5 Maximum Density:

- a) 30 campground units per ha.

xviii) replacing Section 10.1.6 under Section 10.1 (Resource Area Zone) with the following:

10.1.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 8.0 ha	0	1
8.0 ha to 11.9 ha	1	1
12.0 ha or greater	2	1

- b) one (1) secondary suite.

xix) replacing Section 10.1.7 under Section 10.1 (Resource Area Zone) with the following:

10.1.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 3.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

xx) replacing Section 10.1.8 under Section 10.1 (Resource Area Zone) with the following:

10.1.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.1.8(a), no "farm building" shall exceed a height of 15.0 metres.

xxi) replacing Section 10.2.1 under Section 10.2 (Agriculture One Zone) with the following:

10.2.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) processing and retail sales of farm and off-farm products;
- c) animal hospital;
- d) guest ranch;
- e) natural resource extraction;
- f) single detached dwelling or mobile home;
- g) stable, subject to Section 7.22;
- h) winery;

Accessory Uses:

- i) accessory dwelling or mobile home, subject to Section 7.11;
- j) bed and breakfast operations, subject to Section 7.19;
- k) docks, subject to Section 7.26;
- l) home industry, subject to Section 7.18;
- m) home occupation, subject to Section 7.17;

- n) kennel (commercial and hobby), subject to Section 7.22;
- o) secondary suite, subject to Section 7.12; and
- p) accessory buildings and structures, subject to Section 7.13.

xxii) replacing Section 10.2.5 under Section 10.2 (Agriculture One Zone) with the following:

10.2.5 Maximum Density:

- a) *deleted.*

xxiii) replacing Section 10.2.6 under Section 10.2 (Agriculture One Zone) with the following:

10.2.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 8.0 ha	0	1
8.0 ha to 11.9 ha	1	1
12.0 ha or greater	2	1

- b) one (1) secondary suite.

xxiv) replacing Section 10.2.7 under Section 10.2 (Agriculture One Zone) with the following:

10.2.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres

- | | |
|--------------------------------|------------|
| ii) Rear parcel line | 3.0 metres |
| iii) Interior side parcel line | 3.0 metres |
| iv) Exterior side parcel line | 4.5 metres |

xxv) replacing Section 10.2.8 under Section 10.2 (Agriculture One Zone) with the following:

10.2.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.2.8(a), no “farm building” shall exceed a height of 15.0 metres.

xxvi) replacing Section 10.3.1 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) agriculture, intensive, subject to Section 7.22 and 7.23;
- c) processing and retail sales of farm and off-farm products;
- d) animal hospital;
- e) forestry;
- f) guest ranch;
- g) natural resource extraction;
- h) single detached dwelling or mobile home;
- i) stable, subject to Section 7.22;
- j) winery;

Accessory Uses:

- k) accessory dwelling or mobile home, subject to Section 7.11;
- l) bed and breakfast operation, subject to Section 7.19;
- m) docks, subject to Section 7.26;
- n) home industry, subject to Section 7.18;
- o) home occupation, subject to Section 7.17;

- p) kennel (commercial and hobby), subject to Section 7.22;
- q) secondary suite, subject to Section 7.12; and
- r) accessory buildings and structures, subject to Section 7.13.

xxvii) replacing Section 10.3.5 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.5 Maximum Density:

- a) *deleted.*

xxviii) replacing Section 10.3.6 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 8.0 ha	0	1
8.0 ha to 11.9 ha	1	1
12.0 ha or greater	2	1

- b) one (1) secondary suite.

xxix) replacing Section 10.3.7 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres

ii) Rear parcel line	3.0 metres
iii) Interior side parcel line	3.0 metres
iv) Exterior side parcel line	4.5 metres

xxx) replacing Section 10.3.8 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.3.8(a), no “farm building” shall exceed a height of 15.0 metres.

xxxi) replacing Section 10.4.1 under Section 10.4 (Large Holdings Zone) with the following:

10.4.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) agriculture, intensive, subject to Section 7.22 and 7.23;
- c) processing and retail sales of farm and off-farm products;
- d) animal hospital;
- e) care centre, major;
- f) cemetery;
- g) community hall;
- h) forestry;
- i) guest ranch;
- j) guide camp;
- k) natural resource extraction;
- l) place of worship;
- m) single detached dwelling or mobile home;
- n) stable, subject to Section 7.22;

Accessory Uses:

- o) bed and breakfast operation, subject to Section 7.19;

- p) home industry, subject to Section 7.18;
- q) home occupation, subject to Section 7.17;
- r) kennel (commercial and hobby), subject to Section 7.22;
- s) secondary suite, subject to Section 7.12; and
- t) accessory buildings and structures, subject to Section 7.13.

xxxii) replacing Section 10.4.5 under Section 10.4 (Large Holdings Zone) with the following:

10.4.5 Maximum Density:

- a) *deleted.*

xxxiii) replacing Section 10.4.6 under Section 10.4 (Large Holdings Zone) with the following:

10.4.6 Maximum Number of Dwellings Permitted Per Parcel:

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

xxxiv) replacing Section 10.4.7 under Section 10.4 (Large Holdings Zone) with the following:

10.4.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 3.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

xxxv) replacing Section 10.4.8 under Section 10.4 (Large Holdings Zone) with the following:

10.4.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.4.8(a), no "farm building" shall exceed a height of 15.0 metres.

xxxvi) replacing Section 10.5.1 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) processing and retail sales of farm and off-farm products;
- c) animal hospital;
- d) community hall;
- e) forestry;
- f) place of worship;
- g) single detached dwelling;
- h) stable, subject to Section 7.22;

Accessory Uses:

- i) bed and breakfast operation, subject to Section 7.19;
- j) home industry, subject to Section 7.18;
- k) home occupation, subject to Section 7.17;
- l) kennel (commercial and hobby), subject to Section 7.22;
- m) secondary suite, subject to Section 7.12;
- n) docks, subject to Section 7.26; and
- o) accessory buildings and structures, subject to Section 7.13.

xxxvii) replacing Section 10.5.5 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.5 Maximum Density:

- a) *deleted.*

xxxviii) replacing Section 10.5.6 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.6 Maximum Number of Dwellings Permitted Per Parcel:

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

xxxix) replacing Section 10.5.7 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

xl) replacing Section 10.5.8 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.5.8(a), no “farm building” shall exceed a height of 15.0 metres.

xli) adding a new Section 10.5.10 under Section 10.5 (Small Holdings Two Zone) to read as follows:

10.5.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

- xlii) replacing Section 10.6.1 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) single detached dwelling;

Accessory Uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupations, subject to Section 7.17; and
- e) accessory buildings and structures, subject to Section 7.13.

- xliii) replacing Section 10.6.5 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.5 Maximum Density:

- a) *deleted.*

- xliv) replacing Section 10.6.6 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

- xliv) replacing Section 10.6.7 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres

- ii) Rear parcel line 9.0 metres
- iii) Interior side parcel line 3.0 metres
- iv) Exterior side parcel line 4.5 metres

xlvi) replacing Section 10.6.8 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.5.8(a), no “farm building” shall exceed a height of 15.0 metres.

xlvi) adding a new Section 10.6.10 under Section 10.6 (Small Holdings Three Zone) to read as follows:

10.6.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

xlvi) replacing Section 10.7.1 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) single detached dwelling;

Accessory Uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) docks, subject to Section 7.26; and
- f) accessory buildings and structures, subject to Section 7.13.

xli) replacing Section 10.7.5 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.5 Maximum Density:

- a) *deleted.*

- l) replacing Section 10.7.6 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

- li) replacing Section 10.7.7 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
- | | |
|--------------------------------|------------|
| i) Front parcel line | 9.0 metres |
| ii) Rear parcel line | 9.0 metres |
| iii) Interior side parcel line | 3.0 metres |
| iv) Exterior side parcel line | 4.5 metres |
- b) Accessory Buildings or Structures, subject to Section 7.22:
- | | |
|--------------------------------|------------|
| i) Front parcel line | 9.0 metres |
| ii) Rear parcel line | 9.0 metres |
| iii) Interior side parcel line | 3.0 metres |
| iv) Exterior side parcel line | 4.5 metres |

- lii) replacing Section 10.7.8 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
b) despite sub-section 10.5.8(a), no "farm building" shall exceed a height of 15.0 metres.

- liii) adding a new Section 10.7.10 under Section 10.7 (Small Holdings Four Zone) to read as follows:

10.7.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

- liv) replacing Section 10.8.1 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) open land recreation, on parcels greater than 2.0 ha in area;
- c) single detached dwelling;

Accessory Uses:

- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) docks, subject to Section 7.26; and
- g) accessory buildings and structures, subject to Section 7.13.

- lv) replacing Section 10.8.3 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.3 Minimum Parcel Size:

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

- lvi) replacing Section 10.8.5 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.5 Maximum Density:

- a) *deleted.*

- lvii) replacing Section 10.8.6 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

- lviii) replacing Section 10.8.7 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:

- i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
 - b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- lix) replacing Section 10.8.8 under Section 10.8 (Small Holdings Five Zone) with the following:
 - 10.8.8 Maximum Height:**
 - a) No building or structure shall exceed a height of 8.0 metres; and
 - b) despite sub-section 10.5.8(a), no “farm building” shall exceed a height of 15.0 metres.
- lx) adding a new Section 10.8.10 under Section 10.8 (Small Holdings Five Zone) to read as follows:
 - 10.8.10 Minimum Building Width:**
 - a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- lxi) replacing Section 11.1.1 under Section 11.1 (Residential Single Family Zone) with the following:
 - 11.1.1 Permitted Uses:**
 - Principal Uses:
 - a) single detached dwelling;
 - Accessory Uses:
 - b) bed and breakfast operation, subject to Section 7.19;
 - c) home occupation, subject to Section 7.17;
 - d) docks, subject to Section 7.26; and

e) accessory buildings and structures, subject to Section 7.13.

lxii) replacing Section 11.1.5 under Section 11.1 (Residential Single Family Zone) with the following:

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) principal dwelling unit.

lxiii) adding a new Section 11.1.9 under Section 11.1 (Residential Single Family Zone) to read as follows:

11.1.9 Minimum Building Width:

a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

lxiv) replacing Section 11.2.1 under Section 11.2 (Residential Single Family Two Zone) with the following:

11.2.1 Permitted Uses:

Principal Uses:

a) single detached dwelling;

Accessory Uses:

b) bed and breakfast operation, subject to Section 7.19;

c) home occupation, subject to Section 7.17;

d) docks, subject to Section 7.26; and

e) accessory buildings and structures, subject to Section 7.13.

lxv) replacing Section 11.2.5 under Section 11.2 (Residential Single Family Two Zone) with the following:

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) principal dwelling unit.

lxvi) adding a new Section 11.2.9 under Section 11.2 (Residential Single Family Two Zone) to read as follows:

11.2.9 Minimum Building Width:

a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

lxvii) replacing Section 12.1.1 under Section 12.1 (Residential Multiple Family Zone) with the following:

12.1.1 Permitted Uses:

Principal Uses:

- a) congregate care housing;
- b) duplex or semi-detached dwellings;
- c) multiple family dwellings;
- d) rowhouse or townhouse dwellings;
- e) senior citizens housing;
- f) single detached dwelling;

Accessory Uses:

- g) home occupation, subject to Section 7.17;
- h) docks, subject to Section 7.26; and
- i) accessory buildings and structures, subject to Section 7.13.

lxviii) replacing Section 12.1.3(a)(i) under Section 12.1 (Residential Multiple Family Zone) with the following:

- i) 460 m² — single detached dwelling;

lix) replacing Section 12.1.4(a) under Section 12.1 (Residential Multiple Family Zone) with the following:

- a) 13.5 metres — single detached dwelling with lane;

lxx) replacing Section 12.1.4(b) under Section 12.1 (Residential Multiple Family Zone) with the following:

- b) 15.0 metres — single detached dwelling without lane;

lxxi) adding a new Section 12.1.13 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.13 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

lxxii) replacing Section 12.2.1 under Section 12.2 (Integrated Housing Zone) with the following:

12.2.1 Permitted Uses:

Principal Uses:

- a) congregate care housing;
- b) multiple family dwellings;
- c) rowhouse or townhouse dwellings;
- d) senior citizens housing; and

Accessory Uses:

- e) accessory buildings and structures, subject to Section 7.13.

lxxiii) replacing Section 13.1.1 under Section 13.1 (Neighbourhood Commercial Zone) with the following:

13.1.1 Permitted Uses:

Principal Uses:

- a) retail sales, convenience;
- b) personal service establishment, not exceeding 223 m²;
- c) offices;
- d) farmers market;
- e) eating and drinking establishment;

Accessory Uses:

- f) service station, accessory to retail sales, convenience;
- g) one (1) accessory dwelling, subject to Section 7.11; and
- h) accessory buildings and structures, subject to Section 7.13.

lxxiv) replacing Section 13.1.5(a)(ii) under Section 13.1 (Neighbourhood Commercial Zone) with the following:

- ii) Front parcel line (service station) 7.5 metres

lxxv) replacing Section 13.1.6 under Section 13.1 (Neighbourhood Commercial Zone) with the following:

13.1.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres; and
- b) No accessory building or structure shall exceed a height of 4.5 metres.

lxxvi) replacing Section 13.2.1 under Section 13.2 (Marina Commercial Zone) to read as follows:

13.2.1 Permitted Uses:

Principal Uses:

- a) marina;

Accessory Uses:

- b) one (1) accessory dwelling, subject to Section 7.11;
- c) home occupation, subject to Section 7.17; and
- d) accessory buildings and structures, subject to Section 7.13.

lxxvii) replacing Section 13.2.6 under Section 13.2 (Marina Commercial Zone) with the following:

13.2.6 Maximum Height:

- a) No building or structure shall exceed a height of 7.6 metres; and
- b) No accessory building or structure shall exceed a height of 4.5 metres.

lxxviii) replacing Section 13.3.1(h) under Section 13.3 (Tourist Commercial One Zone) to read as follows:

13.3.1 Permitted Uses:

Principal Uses:

- a) eating and drinking establishment;
- b) motel
- c) retail sales, convenience;
- d) service station;

Accessory Uses:

- e) home occupation, subject to Section 7.17;

- f) one (1) single detached dwelling, subject to Section 7.11; and
- g) accessory buildings and structures, subject to Section 7.13.

lxxix) replacing Section 13.3.7 under Section 13.3 (Tourist Commercial One Zone) with the following:

13.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres; and
- c) despite Section 13.3.7(b), no single detached dwelling shall exceed a height of 10.0 metres.

lxxx) adding a new Section 13.3.10 under Section 13.3 (Tourist Commercial One Zone) to read as follows:

13.3.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

lxxxi) replacing Section 13.4.1(e) under Section 13.4 (Tourist Commercial Two (Limited) Zone) to read as follows:

13.4.1 Permitted Uses:

Principal Uses:

- a) campground, on parcels greater than 1.0 ha in area and subject to the Regional District's Campsite Bylaw No. 713, 1982;
- b) eating and drinking establishment;
- c) motel;
- d) retail sales, convenience;

Accessory Uses:

- e) home occupation, subject to Section 7.17;
- f) one (1) single detached dwelling, subject to Section 7.11; and
- g) accessory buildings and structures, subject to Section 7.13.

lxxxii) replacing Section 13.4.3 under Section 13.3 (Tourist Commercial Two (Limited) Zone) with the following:

13.4.3 Minimum Parcel Size:

- a) 505 m², subject to servicing requirements.

lxxxiii) replacing Section 13.4.7 under Section 13.4 (Tourist Commercial Two (Limited) Zone) with the following:

13.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres; and
- c) despite Section 13.4.7(b), no single detached dwelling shall exceed a height of 10.0 metres.

lxxxiv) adding a new Section 13.4.10 under Section 13.4 (Tourist Commercial Two (Limited) Zone) to read as follows:

13.4.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

lxxxv) replacing Section 13.5.1(e) under Section 13.5 (Tourist Commercial Three (Limited) Zone) to read as follows:

13.5.1 Permitted Uses:

Principal Uses:

- a) campground, on parcels greater than 1.0 ha in area and subject to the Regional District's Campsite Bylaw No. 713, 1982;
- b) eating and drinking establishment;
- c) motel;
- d) retail sales, convenience;
- e) service station;

Accessory Uses:

- f) home occupation, subject to Section 7.17;
- g) one (1) single detached dwelling, subject to Section 7.11; and
- h) accessory buildings and structures, subject to Section 7.13.

lxxxvi) replacing Section 13.5.7 under Section 13.5 (Tourist Commercial Three (Limited) Zone) with the following:

13.5.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 5.0 metres; and
- c) despite Section 13.5.7(b), no single detached dwelling shall exceed a height of 10.0 metres.

lxxxvii) replacing Section 13.5.9(b) under Section 13.5 (Tourist Commercial Three (Limited) Zone) to read as follows:

- b) A single detached dwelling shall not have a floor area of less than 60.0 m².

lxxxviii) adding a new Section 13.5.10 under Section 13.5 (Tourist Commercial Three (Limited) Zone) to read as follows:

13.5.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

lxxxix) replacing Section 14.1.1 under Section 14.1 (Industrial (Light) One Zone) to read as follows:

14.1.1 Permitted Uses:

Principal Uses:

- a) natural resource extraction;
- b) gravel crushing operation;
- c) asphalt plant;

Accessory Uses:

- d) one (1) accessory dwelling, subject to Section 7.11; and
- e) accessory buildings and structures, subject to Section 7.13.

xc) replacing Section 14.1.5 under Section 14.1 (Industrial (Light) One Zone) with the following:

14.1.5 Minimum Setbacks:

- a) Buildings or Structures;
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 3.0 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) despite Section 14.1.5(a), setbacks for “gravel crushing operations” and “asphalt plants” from an SH4, SH5, RS1, RS2, RM1 and RM2 zone shall be:
 - i) Front parcel line 50.0 metres
 - ii) Rear parcel line 50.0 metres
 - iii) Interior side parcel line 50.0 metres
 - iv) Exterior side parcel line 50.0 metres

- xc i) replacing Section 14.1.6 under Section 14.1 (Industrial (Light) One Zone) with the following:

14.1.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres or 25% of parcel depth, whichever is less.

- xc ii) adding a new Section 14.1.8 under Section 14.1 (Industrial (Light) One Zone) to read as follows:

14.1.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

- xc iii) replacing Section 15.1.1 under Section 15.1 (Administrative and Institutional Zone) to read as follows:

15.1.1 Permitted Uses:

Principal Uses:

- a) cemeteries;
- b) churches;
- c) community care or social care facilities;

- d) community halls;
- e) fire halls, police stations, ambulance service uses and similar emergency services;
- f) funeral homes;
- g) government buildings;
- h) hospitals;
- i) libraries, museums, art galleries;
- j) schools, colleges or other educational centres;
- k) multi-dwelling units for special needs and affordable housing;
- l) charitable, fraternal or philanthropic institutions;

Accessory Uses:

- m) accessory offices; and
- n) accessory buildings and structures, subject to Section 7.11.

xciv) replacing Section 15.2.1 under Section 15.2 (Parks and Recreation Zone) to read as follows:

15.2.1 Permitted Uses:

Principal Uses:

- a) cemeteries;
- b) open land recreation;
- c) parks;
- d) recreation services, outdoors;

Accessory Uses:

- a) one (1) accessory dwelling, subject to Section 7.11;
- b) amusement establishments, indoor;
- c) carnivals, circuses and fairs;
- d) community buildings and associated structures;
- e) interpretation centres;
- f) public moorage and marinas;
- g) recreation services, indoor;

- h) accessory buildings and structures, subject to Section 7.13.
- xcv) replacing Section 16.1.2(b)(xi) under Section 16.1 (Site Specific Resource Area (RAs) Provisions) with the following:
 - xi) single detached dwelling or mobile home;
- xcvi) replacing Section 17.1.5(a) under Section 17.1 (Comprehensive Development One (North Beach Estates) Zone) with the following:
 - a) single detached dwelling or mobile home;
- xcvii) replacing Section 17.1.8(b) under Section 17.1 (Comprehensive Development One (North Beach Estates) Zone) with the following:
 - b) one (1) single detached dwelling or mobile home per share lot.

Electoral Area "H"

- 8. The "Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by:
 - i) deleting the definition of "pad" under Section 4.0 (Definitions).
 - ii) replacing the definition of "accessory dwelling" under Section 4.0 (Definitions) with the following:

"accessory dwelling" means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
 - iii) replacing the definition of "habitable area" under Section 4.0 (Definitions) with the following:

"habitable area" means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;
 - iv) replacing the definition of "manufactured home" under Section 4.0 (Definitions) with the following:

"manufactured home" means a "mobile home" or "modular home" normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not

include travel trailers, recreational vehicles, park model recreational vehicles or campers;

- v) adding the definition of “manufactured home space” under Section 4.0 (Definitions) to read as follows:

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

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

“**mobile home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

- vii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“**modular home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- viii) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“**single detached dwelling**” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

- ix) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for:
 - i) one (1) accessory dwelling unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings located in the Commercial and Industrial zones.

- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
 - .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- x) replacing Section 11.1.1(f) under Section 11.1 (Resource Area Zone) with the following:
 - f) single detached dwelling, or mobile home, or recreational vehicle;
 - xi) replacing Section 11.3.1(i) under Section 11.3 (Agriculture Three Zone) with the following:
 - i) single detached dwelling or mobile home;
 - xii) replacing Section 11.4.1(e) under Section 11.4 (Large Holdings One Zone) with the following:
 - e) single detached dwelling, or mobile home, or recreational vehicle;
 - xiii) replacing Section 11.4.1(f) under Section 11.4 (Large Holdings One Zone) with the following:
 - f) accessory dwelling or mobile home, subject to Section 7.09;
 - xiv) replacing Section 11.5.1(d) under Section 11.5 (Large Holdings Two Zone) with the following:
 - d) single detached dwelling, or mobile home, or recreational vehicle;
 - xv) replacing Section 11.6.1(c) under Section 11.6 (Small Holdings Two Zone) with the following:
 - c) single detached dwelling, or mobile home, or recreational vehicle;
 - xvi) replacing Section 11.7.1(b) under Section 11.7 (Small Holdings Three Zone) with the following:
 - b) single detached dwelling, or mobile home, or recreational vehicle;

xvii) replacing Section 11.8.1(b) under Section 11.8 (Small Holdings Four Zone) with the following:

b) single detached dwelling, or mobile home, or recreational vehicle;

xviii) replacing Section 12.1.1(a) under Section 12.1 (Residential Single Family One Zone) with the following:

a) single detached dwelling or mobile home;

READ A FIRST AND SECOND TIME this 4th day of August, 2016.

PUBLIC HEARING HELD this 1st day of September, 2016.

READ A THIRD TIME this 1st day of September, 2016.

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of September, 2016.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2016.

Board Chair

Chief Administrative Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 15, 2016

RE: Development Variance Permit Application — Electoral Area “D”



Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. D2016.072–DVP.

Purpose: To allow for the replacement of a single family dwelling and the construction of retaining walls.

Owners: S. Hancheroff & B. Paterson Folio: D-01376.001

Civic: 128 5th Street, Kaleden Legal: Parcel B (KW123008), Block 9, District Lot 105S, SDYD, Plan 763

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

Requested Variances: to vary the minimum rear parcel line setback for a principal building from 7.5 metres to 4.9 metres; to vary the minimum front parcel line setback for an accessory structure from 7.5 metres to 4.1 metres; and to vary the minimum rear and interior side parcel line setbacks for an accessory structure from 1.0 metre to 0.0 metres.

Proposed Development:

This application proposes variances to the Electoral Area “D-1” Zoning Bylaw No. 2457, 2008, in order to allow for the replacement of the dwelling on the property and for the construction of retaining walls ranging in height from 1.8 metres to 2.4 metres.

In support of the application the applicant has stated the following regarding the proposed placement of the single family dwelling:

- Because of the slope of the lot, the house, which is of modest size, is pushed towards the bank and there is no room for a rear yard beyond the patio.
- The garage has been attached to the house to allow for area required for the septic field, thus adding to the depth required for the house.
- The lane behind the house is only used by one other neighbour and us. The reduction in rear setback will not affect others.
- By setting the house further back towards the lane, it will increase the stability of the slope of the bank.
- From street side (Ponderosa), it would be more visually attractive to have the house located further back than perched on top of a bank.

Further, the applicant has stated that placing the proposed retaining walls in their locations will:

- Prevent erosion of the bank.
- Make the bank more visually attractive with landscaping, etc. for people visiting the Kaleden Pioneer Beach and Park.

-
- Allow for three metres more usable garden space at the top of the bank, thereby allowing us to enjoy the view and utilize space in front of our home.

The applicant has indicated that they intend to landscape the area on the lake side of the proposed retaining wall at the front of the property with “native or arid-loving plants (mahonia, aquifolium, yuccas, and vines, etc.)” and the area above the wall with “small shrubs (grasses or Japanese boxwood hedge) along the edge”.

Site Context:

The subject property is approximately 669 m² in size and is situated on the west side of Ponderosa Avenue, south of Fifth Street. The property is accessed at its rear via a laneway that runs off Fifth Street.

Surrounding properties comprise similar low density residential uses to the north, west, and south, and Pioneer Regional Park is located east of the property across Ponderosa Avenue.

Background:

The subject property was created by a subdivision deposited on May 9, 1910.

Under the Electoral Area “D-1” Zoning Bylaw No. 2457, 2008, the subject property is zoned Residential Single Family One (RS1), which lists “single detached dwellings” and “accessory buildings and structures” as permitted uses.

As the proposed addition is to be situated within 4.5 metres of Ponderosa Avenue, Ministry of Transportation and Infrastructure approval is required prior to Board consideration (as per the requirements of the Regional District’s Development Procedures Bylaw). The Ministry approved the proposed variance on August 25, 2016.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

Analysis:

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

The bank on the eastern portion of the property limits potential placement options for the dwelling. Placing the dwelling further away from the edge of the bank (i.e. closer to the rear of the property) is likely to have less of a detrimental impact on the amenity of the area and adjoining uses than if the dwelling was placed to meet the required rear setback, as the dwelling will not be ‘perched’ at the edge of the bank.

The retaining wall proposed at the front of the property is similar to existing retaining walls located on sloped properties further north on Ponderosa Avenue. The retaining walls at the interior and rear of the property will replace existing concrete walls, and are not anticipated to affect the amenity of the area or adjoining uses as they will only be visible from the applicant’s property.

For these reasons, Administration supports approval of the requested variances.

Alternatives:

- .1 THAT the Board of Directors deny Development Variance Permit No. D2016.072-DVP; or
- .2 THAT the Board of Directors defers making a decision and directs that the proposal be considered by the Electoral Area "D" Advisory Planning Commission (APC).

Respectfully submitted:



S. Lightfoot, Planning Technician

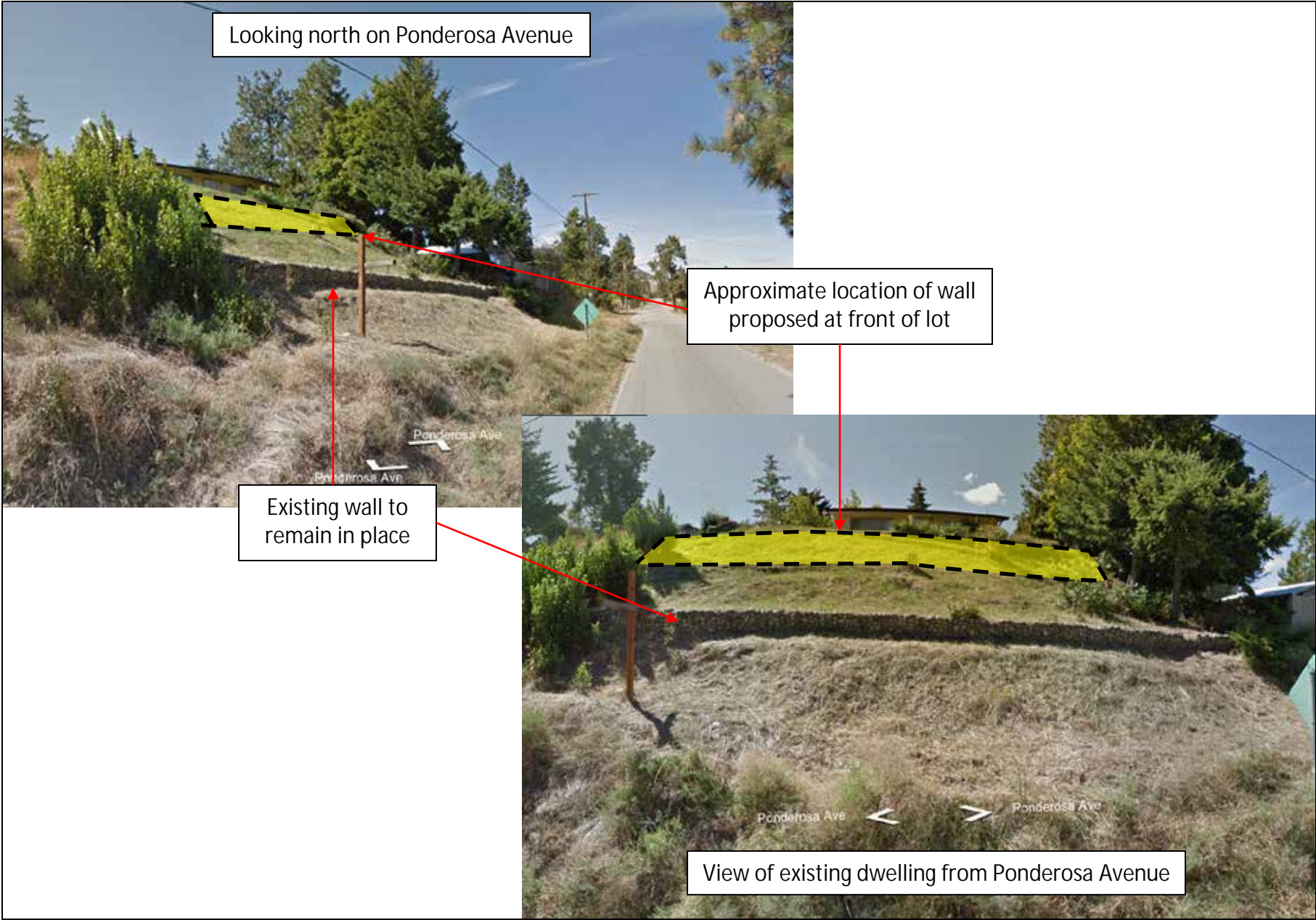
Endorsed by:



D. Butler, Development Services Manager

Attachments: No. 1 – Site Photos (Google Streetview)

Attachment No. 1 – Site Photos (Google Streetview)





Development Variance Permit

FILE NO.: D2016.072-DVP

Owner: Sam Hancheroff &
Barbra Paterson

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Parcel B (KW123008), Block 9, District Lot 105S, SDYD, Plan 763

Civic Address: 128 5th Street, Kaleden

Parcel Identifier (PID): 026-037-131 Folio: D-01376.001

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "D" Zoning Bylaw No. 2457, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The minimum rear parcel line setback for a principal building, as prescribed at Section 11.1.6(a)(ii), is varied:
 - i) from: 7.5 metres
 - to: 4.9 metres, as measured to the outermost projection and as shown on Schedule 'B'.

- b) The minimum front parcel line setback for an accessory structure, as prescribed at Section 11.1.6(b)(i), is varied:
 - i) from: 7.5 metres
 - to: 4.1 metres, as measured to the outermost projection and as shown on Schedule 'B'.
- c) The minimum rear and interior side parcel line setbacks for an accessory structure, as prescribed at Section 11.1.6(b)(ii) and Section 11.1.6(b)(iii), are varied:
 - i) from: 1.0 metre
 - to: 0.0 metres, as measured to the outermost projection and as shown on Schedule 'B'.

7. **COVENANT REQUIREMENTS**

- a) Not Applicable

8. **SECURITY REQUIREMENTS**

- a) Not applicable

9. **EXPIRY OF PERMIT**

The development shall be carried out according to the following schedule:

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

Authorising resolution passed by the Regional Board on _____, 2016.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

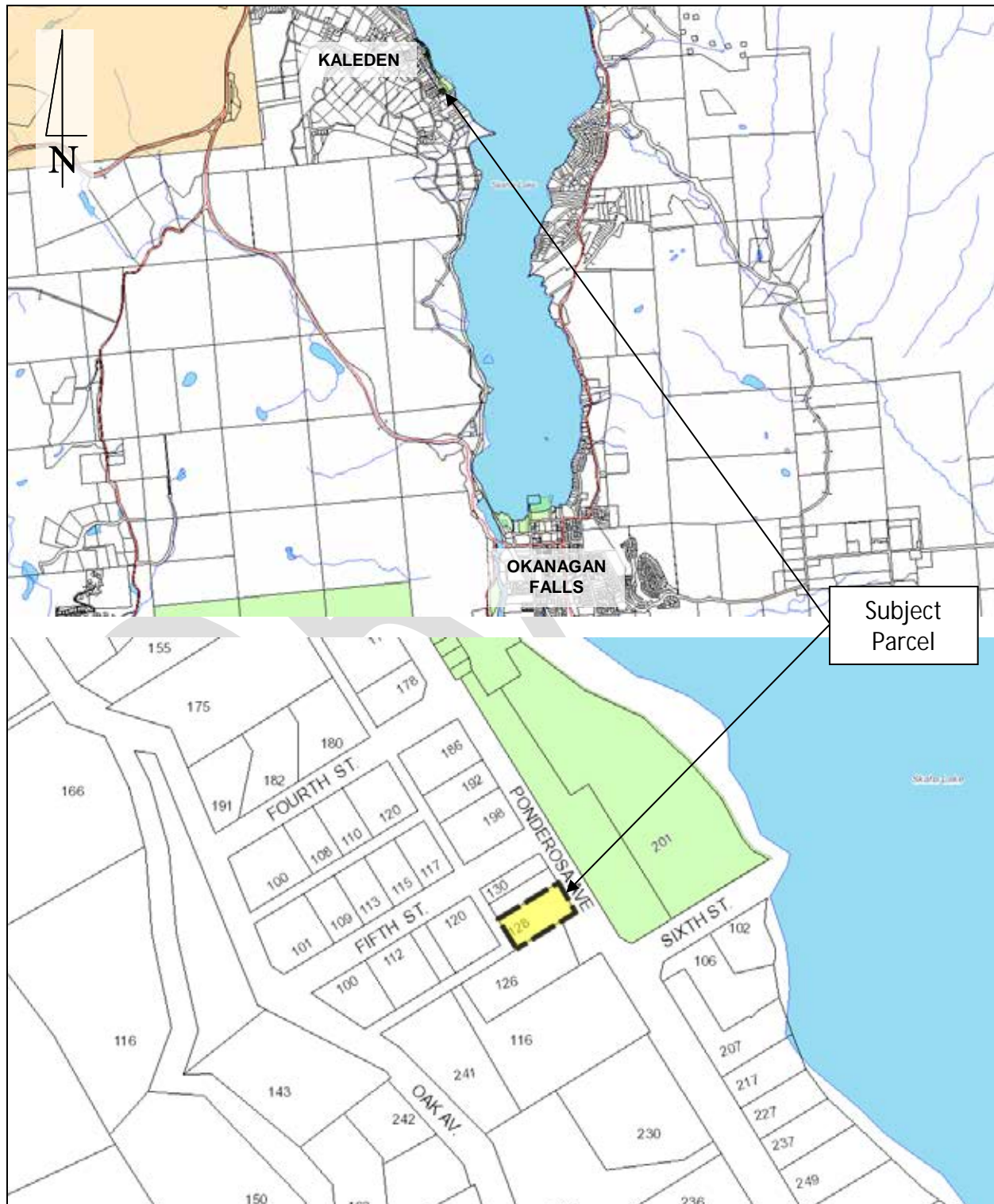
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. D2016.072-DVP

Schedule 'A'

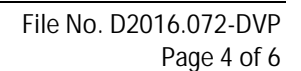


101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



File No. D2016.072-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

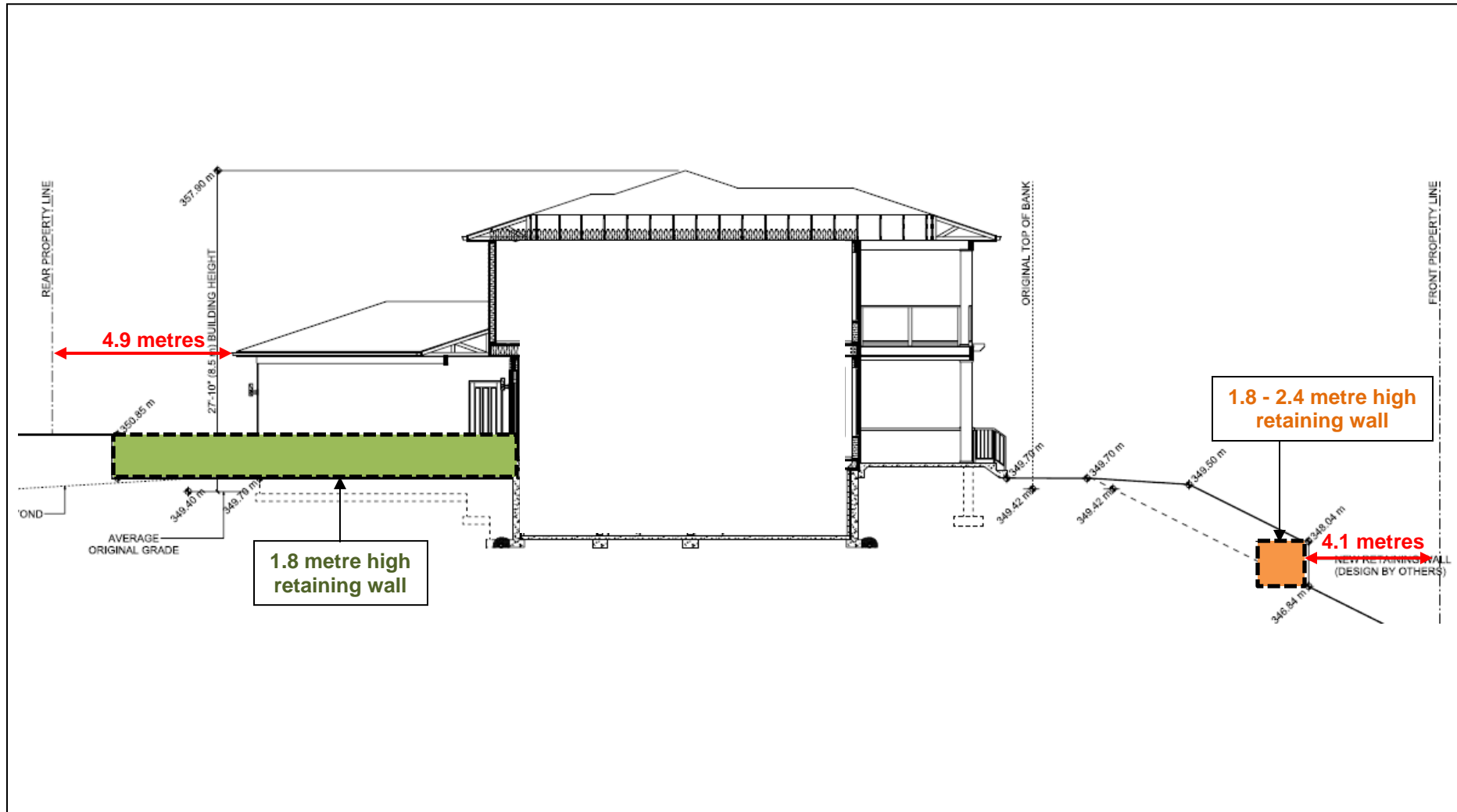
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. D2016.072-DVP

Schedule 'C'



Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC V2A 5J9

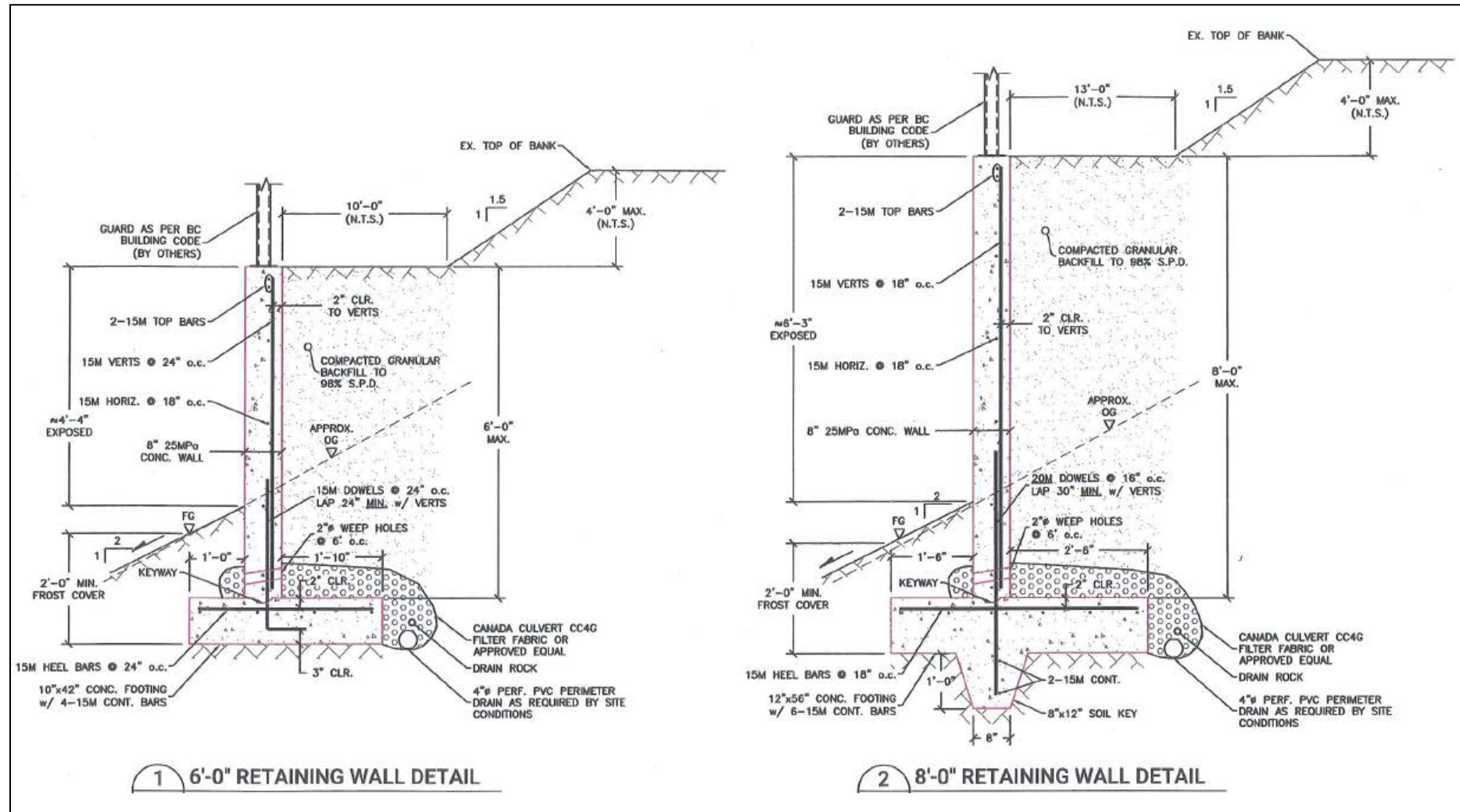
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. D2016.072-DVP

Schedule 'D'



File No. D2016.072-DVP

Page 6 of 6

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: Parkland Dedication Electoral Area 'D', Okanagan Falls



Administrative Recommendation:

THAT the requirement of parkland dedication be accepted in the form of 5%, cash in-lieu option rather than the dedication of land for the subdivision of Lot 6; Plan KAP9973, Land District Similkameen Div of Yale, Okanagan Falls Townsite.

Purpose:

To determine the required parkland dedication as the appropriate option for the proposed subdivision at 4148 Bassett Avenue in Okanagan Falls.

Reference:

Local Government Act, Section 941

Electoral Area 'D-2' Official Community Plan Bylaw No. 2603, 2013

Regional District Okanagan-Similkameen, Electoral Area 'D' Zoning Bylaw No. 2455, 2008

Parkland Dedication, RDOS Board Policy

Business Plan Objective: (Tie to current RDOS Business Plan)

Key Success Driver 2.0: Optimize the Customer Experience

- 2.1 To meet public needs through the provision and enhancement of key services

Key Success Driver 3.0: Build a Sustainable Community

- 3.1 To develop a socially sustainable region

Background:

Under Section 510 of the *Local Government Act*, and Board Policy a subdivision applicant can be required to provide an area of parkland of up to 5% of the total area of subdivided land, or provide cash in lieu of land of up to 5% of the land value; which must then be used to purchase land for public park space.

It has been determined that there was not sufficient land to create adequate parkland on the subject parcel. A 'Narrative Report' appraisal was drafted by an Accredited Appraiser to determine the value of the existing land and the 5 percent value.

Analysis:

The applicant is seeking to create five additional parcels for a total of 6 lots on the existing parcel of land is 0.59 hectares in size. The land is currently designated as Low Density Residential (LR) under the Electoral Area 'D-2' Official Community Plan Bylaw No. 2603, 2013; and zoned as Single Family Residential One Zone (RS1), under the Regional District Okanagan-Similkameen, Electoral Area 'D' Zoning Bylaw No. 2455, 2008.

The Electoral Area 'D-2' Official Community Plan Bylaw No. 2603, 2013, has policies around the consideration of parkland dedication. This proposed subdivision did not lend itself to the acquisition of parkland due the size of the existing lot and steep and rocky topography. The cash in lieu option was the preferred direction for the parkland dedication process.

The subdivision applicant did commission an appraisal of the lands subject proposed to be subdivision as required by the RDOS Parkland Dedication Policy. In support of this parkland dedication the applicant has indicated they are in agreement with the appraisal report and the Administration also accepts the report's findings. The Administration is therefore recommending that the 5% value of the subject lands be accepted as the parkland dedication requirement under the *Local Government Act* and the Regional District Board Policy on Parkland Dedication..

Alternatives:

1. THAT the Board does not accept the parkland dedication, cash in lieu option.

And THAT the Board request the up to 5% land for the subdivision of Lots 6; Plan KAP9973; Land District Similkameen Div of Yale, Okanagan Falls Townsite

Referral Comments:

Advisory Planning Commission:

In consideration of timing, the Electoral Area Director chooses to waive the referral report to the APC.

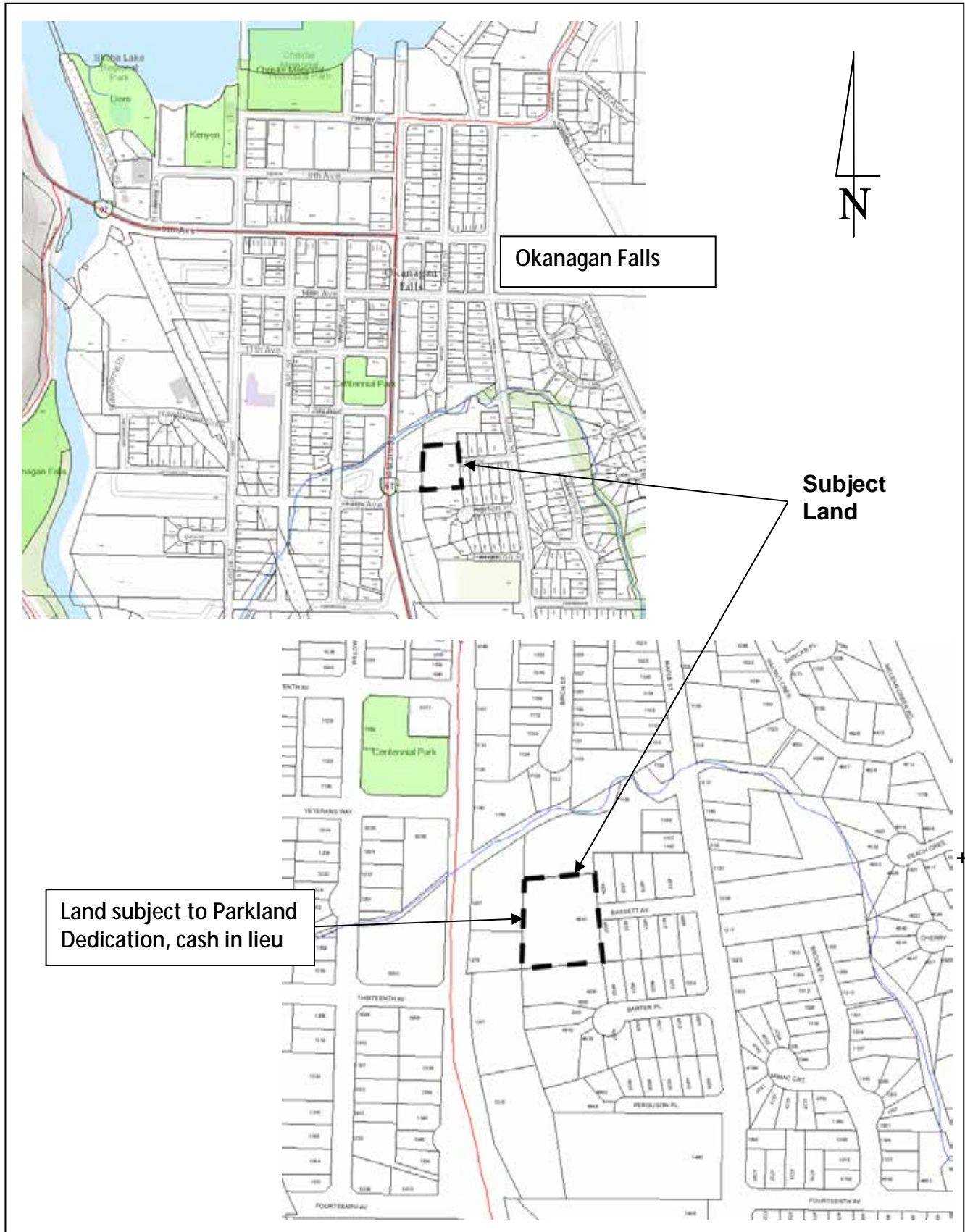
Respectfully submitted:

Stephen Juch

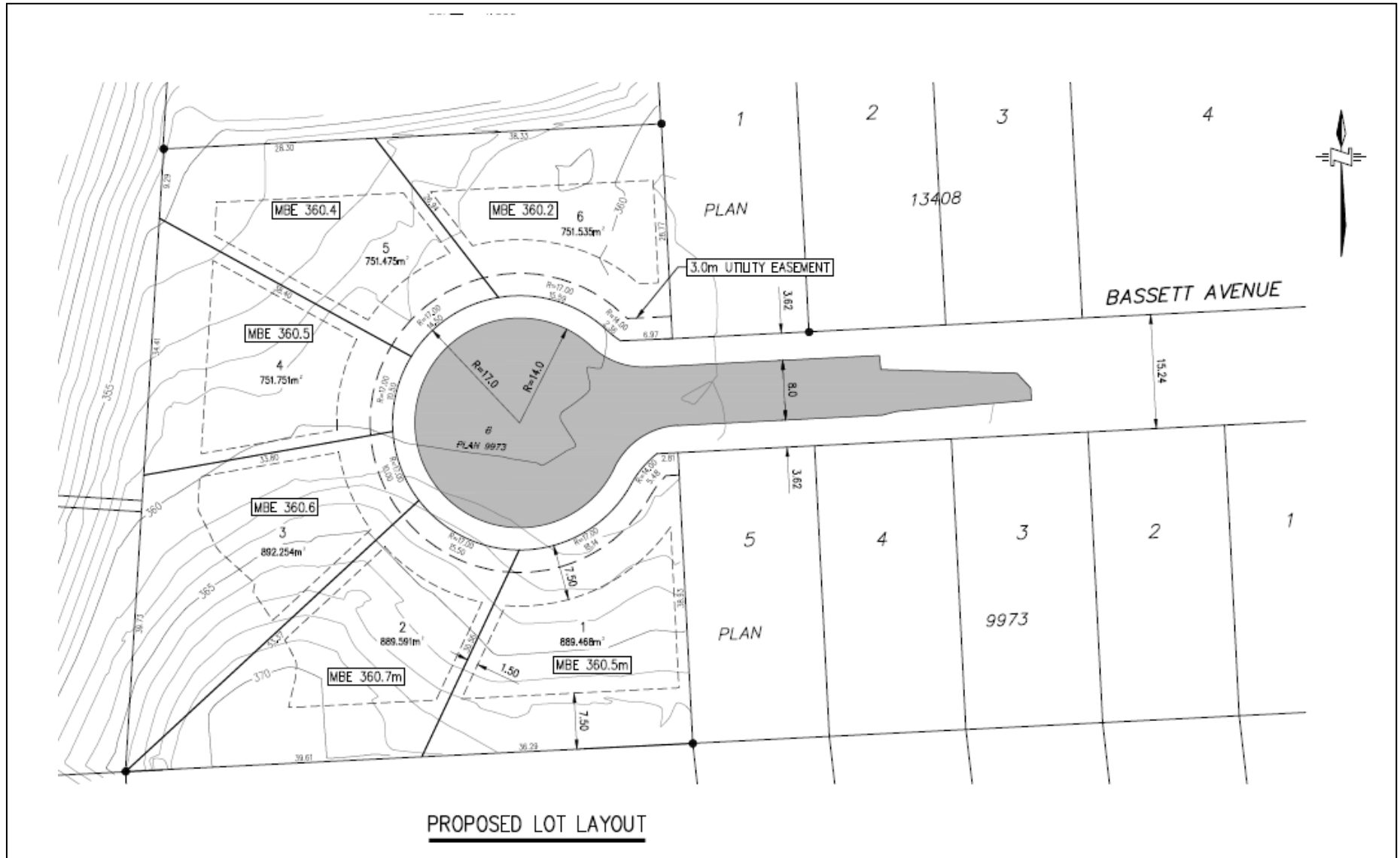
S. Juch, Subdivision Supervisor

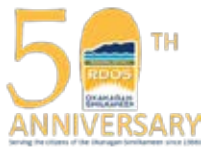
Attachments: No. 1 –Context Maps
No. 2 – Subdivision Plan

Attachment No. 1 — Context Maps



Attachment No. 2 — Reference Plan





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, September 15, 2016

10:30 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Corporate Services Committee Meeting of September 15, 2016 be adopted.

B. PROVINCIAL FINANCE COMMITTEE DELEGATION

To gauge interest in presenting to the Provincial Committee on Finance and Government Services.

RECOMMENDATION 2

THAT the Regional District register to appear before the Finance and Government Services Committee on September 26th, 2016

C. KAIZEN – REQUEST FOR DECISION GUIDELINES

1. Board Policy - Decision Making Guidelines

The Board has previously resolved to review the Legislative Structure and the Decision-Making Model annually at their Legislative Workshop.

RECOMMENDATION 3

THAT the Board of Directors appoint two Directors to participate in the Request for Decision Guidelines Kaizen on October 11, 12, and 13, 2016; and further,

THAT the Board of Directors support the inclusion of participants from a Regional District Water Committee, Recreation Commission and Advisory Planning Commission; and further,

THAT the Board of Directors support the inclusion of participants from local media in both the October 11, 2016 Kaizen training session and the October 13, 2016 Kaizen outcome presentation.

D. CLOSED SESSION

RECOMMENDATION 4

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

E. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: Provincial Finance Committee Delegation



Administrative Recommendation:

THAT the Regional District register to appear before the Finance and Government Services Committee on September 26th, 2016.

Purpose:

To gauge interest in presenting to the Provincial Committee on Finance and Government Services.

Background:

The Select Standing Committee on Finance and Government Services has advised that the Committee will commence its annual budget consultation in the coming weeks. This annual process provides an opportunity for British Columbians to share their views regarding fiscal priorities for next year's provincial budget. The launch of the consultation process coincides with the release of the *Budget 2017 Consultation Paper*, which will be made public by the Ministry of Finance by Thursday, September 15, 2016 and will be made available on the Committee's website upon its release.

British Columbians are invited to present at a community public hearing, to send in a written, audio or video submission, or to complete an online survey. The Regional District has agreed to provide a facility for those who choose to present to the Committee by video conference on Monday, September 26th between 12:00 Noon to 5:00 p.m. The deadline for all public input is Friday, October 14th and the Committee will release a report on its consultation by Tuesday, November 15th.

Analysis:

Interested parties must register to appear and the Regional District may choose to comment on:

1. Road Maintenance Program for unincorporated rural communities - MoTI has a program for numbered highways, but not for other regional district roads.
2. Preventative Health Care – We should try and encourage the Province to fund the Healthy Living Program instead of downloading it to local government.
3. Infrastructure – We're falling further and further behind in our efforts to maintain utility infrastructure, or extend new infrastructure, in sparsely populated areas.
4. Fire Smart Program

Should the Board have other suggestions on matters of interest for the 2017 Budget, they should be identified so Administration can prepare the Briefing Notes for the delegation.

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: Kaizen - Request for Decision Guidelines



Administrative Recommendation:

THAT the Board of Directors appoint two Directors to participate in the Request for Decision Guidelines Kaizen on October 11, 12, and 13, 2016; and further,

THAT the Board of Directors support the inclusion of participants from a Regional District Water Committee, Recreation Commission and Advisory Planning Commission; and further,

THAT the Board of Directors support the inclusion of participants from local media in both the October 11, 2016 Kaizen training session and the October 13, 2016 Kaizen outcome presentation.

Purpose:

The Board has previously resolved to review the Legislative Structure and the Decision-Making Model annually at their Legislative Workshop. The Lean Kaizen process is uniquely designed to review our current Decision-Making process, review the role of advisory bodies and select committees, taking an issue from when a matter arises through to a Board resolution for effectiveness and efficiency. The intent is to assist the Board in their review of the Decision-Making Policy and Model at the November 3rd Legislative Workshop.

Business Plan Objective:

2016 Corporate Action Plan: Objective 2.3.1 – By introducing a process of continuous improvement into the organization.

Background:

Marnie Manders, Manager of Human Resources, obtained her Lean Greenbelt Certification on May 13, 2016 and is qualified to run Kaizen events in areas or processes within an organization. The Lean certification process is centered on the absolute elimination of waste and Kaizen means “change for the better” in Japanese. Kai = Change and Zen = Good.

Mrs. Manders will facilitate a Kaizen event which is defined as - a highly intensive activity designed to make rapid improvements quickly and efficiently - at the Regional District Okanagan Similkameen on October 11, 12 and 13, 2016. The Kaizen starts with a training session on the first morning, the actual Kaizen itself runs October 11 to 13th, and a final presentation to show the results is at 3:30pm on October 13, 2016.

The event will concentrate on the Request for Decision Guidelines which is the process used to determine how an issue gets entered into the system, determines where it goes, who touches it and how a decision is made. The purpose of reviewing the process is to identify bottlenecks or pieces of the process that cause issues and / or take large amounts of time or, perhaps, which steps are missing. Once these are identified, the Kaizen participants narrow the scope and work on making improvements or changes to a part of the process to reduce or eliminate the bottlenecks, but still ensures we get holistic advice to the Board so they can make an informed decision. Representatives or subject matter experts are called upon for input by the Kaizen team and suggested improvements are discussed and verified to ensure the success of potential outcomes.

It will be important to have participation from the Board, but we also believe it important to have representation from those groups created and appointed by the Board to provide advice on certain functions. The Board has recently reviewed the terms of reference for a Water System Committee, Recreation Commissions and Advisory Planning Commissions to provide input and participate in formulating recommendations in the Kaizen event. Their role in this legislative process needs to be taken into account.

The Board may also choose to request participation from one or two local media representatives. From those who cover Board meetings, they may have a unique perspective on the process from the public point of view, or, they may choose to attend on the initial morning training session (October 11th) and the final presentation (3:30pm, October 13th) to gain an understanding of the Lean process at the RDOS or the decision-making process to which we strive.

Alternatives:

1. The Board determines an additional or lessor level of participation then recommended by staff.
2. The Board direct staff to not run a Kaizen event on the Request of Decision Guidelines process.

Communication Strategy:

The outcome of the Kaizen event will communicated back to all interested event participants and RDOS staff at 3:30pm on October 13, 2016.

The outcome the Kaizen event will be presented to the Board on November 3, 2016.

Respectfully submitted:

"insert digital signature; or name in italics"

M. Manders, Manager of Human Resources

Attachment: RDOS Board Policy - Decision-Making Guidelines

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD POLICY

POLICY: Decision-Making Guidelines

AUTHORITY: Board Resolution No. B22/09 dated January 8, 2009.
Reviewed Annually

POLICY STATEMENT

The Regional District of Okanagan-Similkameen has determined a benefit to adopting the 'informed consent' decision-making model. While acknowledging that time constraints often make consensus or unanimous agreement unavailable, The Board believes the process associated with the 'simple majority' system of decision-making has weaknesses, in that it inhibits transparency, and may fail to provide the opportunity for all members to support implementation of a decision for the following reasons:

- They were not offered full information or adequate research on the issue, or an explanation of why their colleagues voted in a certain manner;
- They felt their views were not fully heard and debate was limited;
- That the process failed to acknowledge and respect diverse opinions;
- That the planning, implementation and monitoring of the decision was weak.

PURPOSE

1. To provide a universal understanding of the fundamental process the Board will use to make decisions in the best interests of the Corporation.
2. To identify the information required to enable the Board to make informed decisions.
3. To promote transparency in decision-making.
4. To provide clear direction for District employees for the implementation of Board policy.
5. To set out objective decision-making criteria.

DEFINITIONS

1. Commission – means all Standing Committees and Advisory Planning Commissions
2. Confidential Information - while the classification of information as "confidential" is a matter of discretion, whether labelled as confidential or not, disclosure of information will not constitute a breach of the Board Oath unless that information is of an inherently confidential nature such as:
 - (1) personal data of employees or others.
 - (2) records related to internal policies and practices which, if disclosed, may prejudice the effective performance of a district operation.
 - (3) records of a financial nature reflecting information given or accumulated in confidence.
 - (4) files prepared in connection with litigation and adjudicative proceedings.
 - (5) preliminary reports of consultants, policy drafts and internal communications which, if disclosed, may prejudice the effective operation of a district operation or impugn the reputation of any person.
 - (6) any report prepared for the Board is to be released only by the Board.
 - (7) information regarding the acquisition or disposal of land until it becomes a matter of public record.

-
3. Corporation - means the Regional District of Okanagan-Similkameen.
 4. District Employee - includes all employees and officers of the Regional District of Okanagan-Similkameen as defined in all collective agreements and employment bylaws.

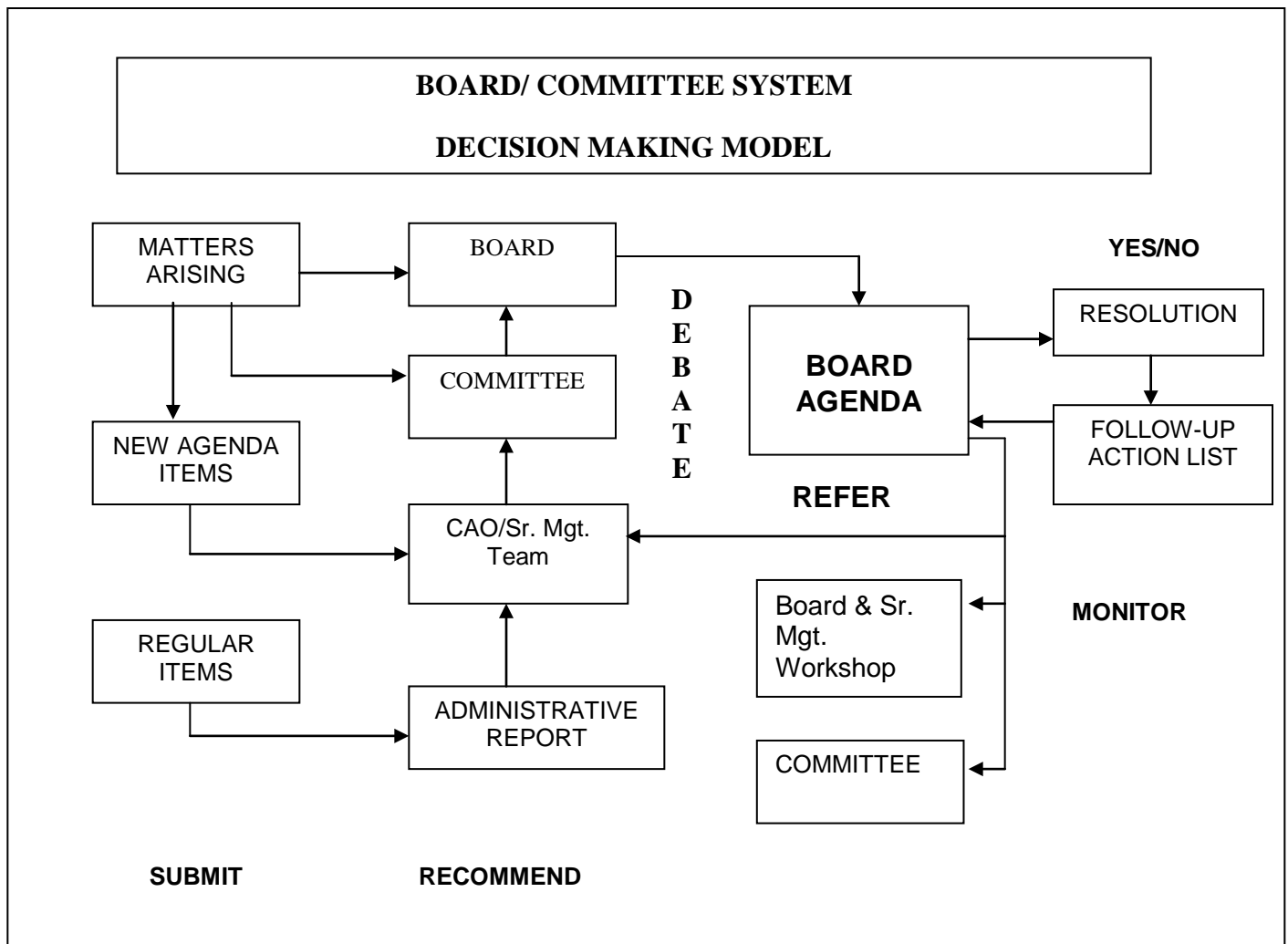
RESPONSIBILITIES

1. Board of Directors shall:
 - (8) Adopt the Board Decision-making policy, and any amendments thereto.
 - (2) Review the policy annually.
2. The Chief Administrative Officer shall:
 - (1) Ensure the Decision-Making Policy is added to the agenda of the annual Legislative Workshop for review.
 - (2) Recommend changes to the decision-making process.
 - (3) Ensure the Decision-making policy is implemented and that administration complies with the information requirements of the policy.
 - (4) Assist the Board with the interpretation of the policy.
 - (5) Assign the issues to the appropriate administrative resource.
3. The Management Team shall:
 - (1) Review administrative reports being prepared for an agenda and ensure that they present fairly the spectrum of information necessary for the Board to make a decision.

PROCEDURES

1. Agenda Submissions
 - (1) All items requiring a Board decision should initially appear on a Committee agenda first.
 - (2) Reports to Committee should be initially researched by Administration and submitted in Administrative Report format, meaning the issue should be clearly identified, reference materials are disclosed, a brief summary of the issue is provided, all options for resolving the item are identified and analysed, and there is a clear administrative recommendation. All staff submissions are subject to the discretion of the Chief Administrative Officer (CAO).
 - (3) Committees are designed to provide a forum where the administrative, public and political perspectives of the issue are discussed. Committees are advisory in nature, having no decision-making authority.
 - (4) A Committee may receive a report for information, refer a report to administration for additional information or make a recommendation to the Board. When requesting additional information, Committee should be specific in the information they require. All referrals must go through the CAO.
 - (5) When Committee is of the opinion they have enough information to send a recommendation to the Board, the minutes of the Committee meeting summarizing the discussion shall go on a Board agenda with the Committee recommendation.

- (6) By the time the issue is placed on the Board agenda, the Board should have enough information to debate the issue and make a decision. Should the debate identify additional information is necessary, the matter may be referred back to administration for research and re-entry. If the Board requires additional public input or the matter has strategic direction implications, the Board may choose to refer the matter back to Committee. The CAO shall assign the staff necessary to assist the Board with the information required or to initiate the processes necessary for the matter to be resolved.
- (7) New issues entered at either the Committee or Board should be referred to Administration for report.
- (8) Draft Committee and Board agendas will be prepared by the Senior Management Team. It is not the role of the Senior Management Team to decide what issues go onto an agenda; they simply facilitate the delivery of the item to Committee for discussion and ensure the issue is placed according to the terms of reference for the Committee as identified in the Procedure Bylaw. Final agenda's will be presented to the Chair by the CAO prior to distribution.
- (9) All Board direction to staff should be given by way of a resolution or notation in the meeting minutes. This step ensures clarity in the intent of the Board, documentation of the direction and accountability on the part of staff to follow up. It also allows the Board to control the administrative capacity box.
- (10) The CAO is responsible for the implementation of all Board decisions and shall report to Board on their status.



ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: Kaleden Parks & Recreation Commission Rescinding Appointment



Administrative Recommendation:

THAT the Board rescind the appointment of Bruce Ramage from the Kaleden Parks & Recreation Commission;

AND THAT a letter is forwarded to Mr. Ramage thanking him for his contribution.

Purpose:

The Regional District Board appoints members to the Recreation Commission a resolution is required to rescind the appointment of members.

Reference:

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

Respectfully submitted:

Justin Shuttleworth

J. Shuttleworth, Park/Facilities Coordinator

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: Property Tax Exemption Bylaw No. 2762, 2016



Administrative Recommendation:

THAT Bylaw No. 2762, 2016 Regional District of Okanagan-Similkameen Property Tax Exemption Bylaw be read a first, second and third time and be adopted.

Reference:

Local Government Act Section 391

Background:

The Board, at its discretion, may grant an exemption to eligible organizations from taxes payable to the RDOS for the upcoming tax year. Organizations within a member municipality's taxing jurisdiction make application for property tax exemption directly to the member municipality.

Annually, the RDOS invites qualifying non-profit organizations to apply for a Property Tax Exemption. Notifications of the exemption application process and July 31 deadline are advertised in local area newspapers in early June and again in early July.

Analysis:

There are no new applicants for the 2017 exemption. With the exception of the Osoyoos Wildlife Federation, all 2016 applicants have reapplied for the 2017 exemption. The Osoyoos Wildlife Federation exemption is now provided at the provincial level. Estimated 2017 taxes are based on 2016 assessment data and tax rates.

		2017 RDOS Est.Taxes Based on 2016 Assessments		2017 RDOS Est taxes
		Without	with exemption	Difference exemption
	Area			
Previous Exemptions, No New Application in 2016				
Osoyoos Wildlife Federation***	A	\$ 0	\$ 0	\$ 0
Keremeos-Cawston Sportsmen Association	G	\$ 1,008	\$ 0	\$ 1,008
South Okanagan Sportsmen Association	C	\$ 198	\$ 0	\$ 198
South Okanagan Sportsmen Association	C	\$ 1,232	\$ 0	\$ 1,232
Fairview Mountain Golf Club Society	C	\$12,870	\$ 1,229	\$11,641
OK Falls Heritage & Museum Society	D	\$ 3,113	\$ 0	\$ 3,113
City of Penticton - golf course	D	\$ 771	\$ 0	\$ 771
Nickel Plate X-Country Ski Club**	G	\$ 387	\$ 0	\$ 387
Princeton Golf Club	H	\$ 4,384	\$ 127	\$ 4,259

Hedley Sports Association	G	\$ 205	\$ 0	\$ 205
Keremeos Elks Lodge	G	\$ 1,297	\$ 0	\$ 1,297
Okanagan Falls United Church**	D	\$ 661	\$ 0	\$ 661
Naramata Museum Society (RDOS Ownership)	E	\$ 1,602	\$ 0	\$ 1,602
Penticton Shooting Sports Association	F	\$ 913	\$ 0	\$ 913
The Natures Trust	C	\$ 611	\$ 0	\$ 611

*** 2016 provincially exempt application applied with BC Assessment

** May already be provincially exempt if applied with BC Assessment

The above table is the approximate amount of property taxes foregone by exemption.

Historically the Board has relied upon the amount of demonstrative benefits each exempted group provides to the community. For example, due to the vast amount of land that a cross-country ski club uses, the amount of taxes on the land would make the fees for cross-country skiing too expensive for everyone wishing to participate in this activity. The golf courses are partial exemptions to offset the public access portions of the fees.

Respectfully submitted:

"Sandy Croteau"

S. Croteau, Finance Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2762, 2016

A bylaw to exempt property tax assessments

WHEREAS the Board of the Regional District of Okanagan-Similkameen is empowered by the Local Government Act to exempt certain land and improvements;

AND WHEREAS it is deemed desirable and expedient to exempt specific properties from property taxation;

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

1 Citation

1.1 This Bylaw shall be cited as the "Regional District of Okanagan-Similkameen Property Tax Exemption Bylaw No 2762, 2016".

2.1 Pursuant to Section 391 (1) of the Local Government Act, the following parcels of land shall be exempt from taxation with respect to land and improvements for the year 2016;

Owners Name

Legal Description

Naramata Museum Society

Parcel A, BI 3, DL210 SDYD
PI 519 714-00565.105

2.2 Pursuant to Section 391 (4) of the Local Government Act, the following parcels of land shall be exempt from taxation with respect to land and improvements for the year 2016;

Owners Name

Legal Description

Keremeos-Cawston Sportsmen Association

Lot A, PI B6949, DL 319, SDYD 716-2752.000

South Okanagan Sportsmen Association

Lot 3, PI 4041, DL 2450S, SDYD Portion L 727
714-6485.000 and Lot 1, PI 13268, DL 2450S,
SDYD Portion L 727 714-6485.100

Fairview Mountain Golf Club Society
(to the extent of an 80% exemption for
improvements for clubhouse excluding
residential portion of facility)

Lot 1, PI KAP62023, DL 2450S SDYD
714-6476.020

OK Falls Heritage & Museum Society

Lot 9, PI 34520, DL 374, SDYD 714-796.090

City of Penticton (leased to golf course)

Lot A, PI 40972, DL 2 366 367, ODYD (Portion
outside Municipal Boundary) 715-2713.010

Nickel Plate X-Country Ski Club
Princeton Golf Club
(to the extent of an 80% exemption for
improvements for clubhouse facility)

SDYD, SUP 11350 716-10308.000
Block B, DL 1091 OS, SDYD 717-895.600

Hedley Sports Association

Lot 13-15, Block 8, PI 2565, DL 2482, SDYD
716-9035.000, 716-9035.002

Keremeos Elks Lodge

Parcel A, DL 0457 , SDYD 716-02837.000

Okanagan Falls United Church

Parcel Y, DL 0374 , SDYD 714-00819.081

Penticton Shooting Sports Association

DL 2499 Except Plan H397 41847,
For Mobile Folio C/REF 89000.100
777-09000.100

The Natures Trust

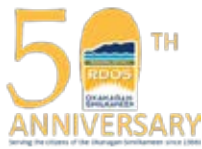
Lot B, PL KAP89970, DL 2450S
714-05353.070

READ A FIRST, SECOND, AND THIRD TIME this ____day of____, 20__

ADOPTED this ____ day of ____, 20__

RDOS Board Chair

Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, September 15, 2016

11:30 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Environment and Infrastructure Committee Meeting of September 15, 2016 be adopted.

B. WEST BENCH WATER METER RATE STUDY – For Information Only

To implement a user-pay water rate fee for the residents of West Bench based on consumption obtained through the water meter.

1. Andrew McLaren, InterGroup Consultants

Mr. McLaren will address the Committee to present the West Bench Water Rate Structure Review.

C. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: West Bench Water Meter Rate Study - For Information Only



Purpose:

To implement a user-pay water rate fee for the residents of West Bench based on consumption obtained through the water meter.

Business Plan Objective: *(Tie to current RDOS Business Plan)*

Key Success Driver 2 – Customer Service
2016 Public Works Business Plan

Background:

The Regional District Okanagan Similkameen entered into an agreement with the City of Penticton on April 19, 2012 to supply potable water to the residents of West Bench from the City of Penticton water distribution system. As part of this agreement, RDOS was to implement a robust water conservation program, which included the installation of water meters to all properties. A fee for a water rate is to be generated based on consumption obtained from the individual water meters.

The Regional District of Okanagan-Similkameen (RDOS) operates the water distribution system for West Bench, servicing approximately 350 customers in the community. Most customers are single family dwellings although there are some farms (including vineyards and orchards), a school and a small number of other customers.

The current rate structure is based on a fixed fee per customer that varies by type of customer (e.g. single family dwelling, school, farm). There is also a flat charge per acre for Grade A irrigation and a flat rate for non-irrigable land. The current rate structure does not incent customers that use more water to conserve.

A metering program has been in place for customers on the West Bench Water Service for over a year. InterGroup Consultants Ltd. was retained to study the existing fee schedule and consumption history and propose a rate schedule based on consumption that will cover the cost of purchasing the bulk water from the City of Penticton and covering the operational and future capital upgrades.

RDOS would like to develop a revised rate structure that includes a variable rate based on water volume consumed to be implemented in 2017.

Communication Strategy:

Open House scheduled for October 2016
Educating residents through existing billing by showing existing usage.

Respectfully submitted:

Roger Huston

R. Huston, Public Works Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN WEST BENCH WATER RATE STRUCTURE REVIEW

Presented by: Andrew McLaren,
InterGroup Consultants

September 2016

OVERVIEW

2

The Regional District of Okanagan-Similkameen (RDOS) operates the water distribution system for the community of West Bench within Electoral Area F. Treated water is supplied to approximately 350 customers through an agreement with the City of Penticton. The current water rate structure is based on a fixed fee per customer plus a flat charge per acre of Grade A irrigation land and a flat rate for non-irrigable land. The rates do not vary with the amount of water consumed by a customer.

InterGroup was retained by RDOS to develop a revised rate structure that includes a variable rate component based on water volume consumed by a customer.

This presentation provides a summary of the review to date:

1. Review of existing costs, water use and revenues
2. Evaluation of scenarios for new water rate options
3. Recommendations and next steps

CURRENT RATES AND REVENUES

3

Forecast revenues at 2016 rates are approximately \$333,000 from user fees and an additional \$73,000 from the capital assessment and the renewal fund for total revenues of approximately \$406,000 in 2016

Type of Customer	Meter Size	Number of Customer units	Consumption (cubic meters)	Average Consumption/ customer (cubic meters)	Current (2016) Rates	Forecast Revenue at 2016 Rates
Single Family Dwelling	1" or less	328	332,083	1,012	\$767	\$251,576
Single Family Dwelling	1.5"	3	3,979	1,326	\$767	\$2,301
Single Family Dwelling	2"	1	733	733	\$767	\$767
Farm	1" or less	12	39,037	3,253	\$787	\$9,444
Farm	2"	2	478	239	\$787	\$1,574
Park	1" or less	1	837	837	\$1,571	\$1,571
Park	1.5"	1	2,380	2,380	\$1,571	\$1,571
School	1" or less	1	9,215	9,215	\$8,943	\$8,943
Vacant Lot		1	0	0	\$767	\$767
Multi-Family			0	0	\$1,405	\$0
Utility	unmetered	1	N/A	N/A	\$787	\$787
Grade A Irrigation		434.3			\$123	\$53,419
Grade B Non-Irrigable		2			\$116	\$232
Sub-total			388,743		\$332,952	
Capital Assessment		351			\$93	\$32,643
Renewal Fund		351			\$115	\$40,365
Total					\$405,960	

2015 CURRENT RATES AND REVENUES

4

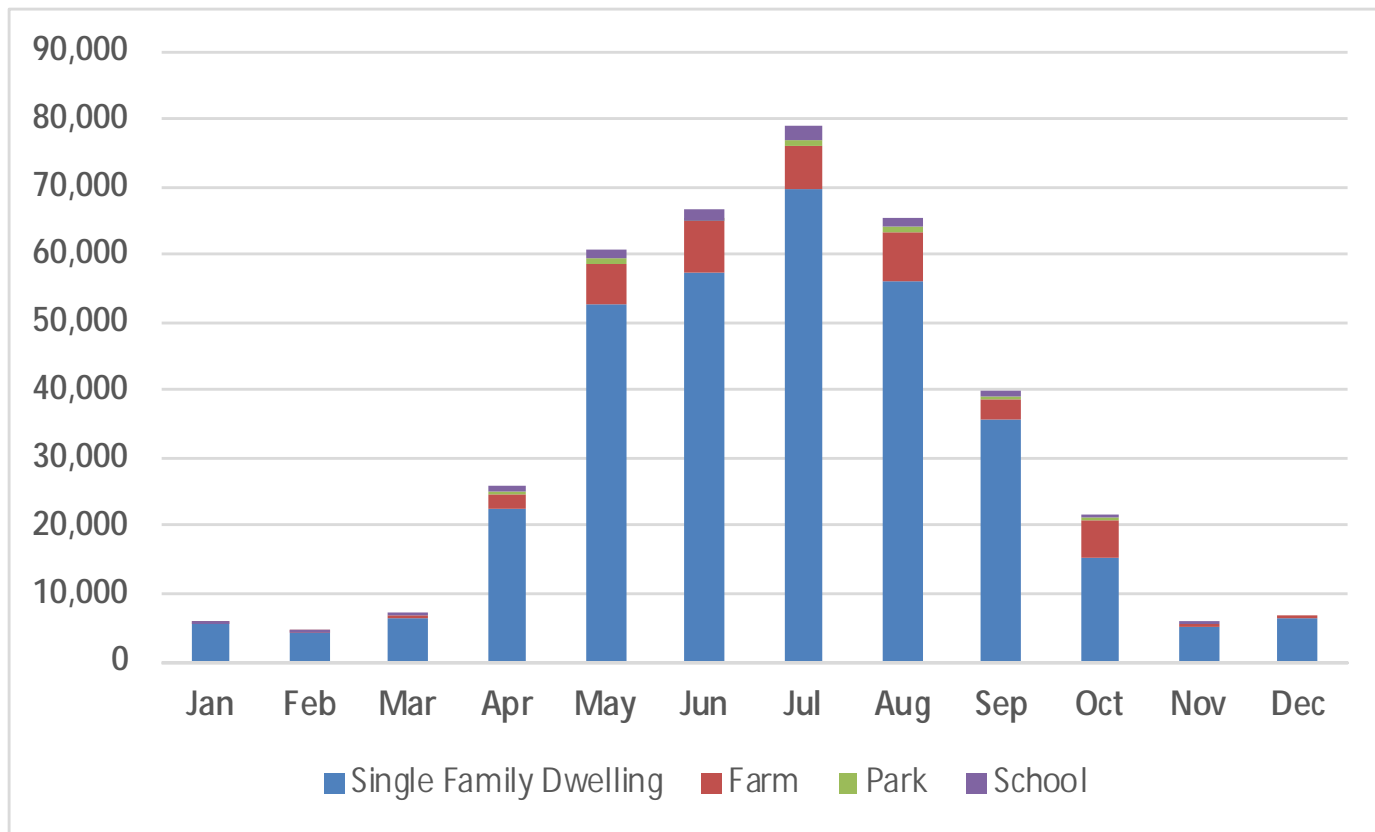
RDOS has had customer metering in place since 2015. A review of the monthly billing data indicates that consumption is highly seasonal with the six largest months accounting for 87% of annual consumption. This is consistent with substantial irrigation consumption.

Average consumption for single family residences is approximately 1,000 cubic meters annually. This compares to annual consumption by single family residences in the City of Penticton of approximately 360 cubic meters annually.

2015 CURRENT RATES AND REVENUES

5

**2015 Monthly Consumption
(cubic meters)**



2017 RATE OPTIONS

6

Rate options for 2017 were developed based on 2015 customer metering information and RDOS' 2017 budget.

2017 rates are designed to recover expenses of \$546,791, less \$115,600 from parcel tax revenues and \$50,000 from prior years surplus for a total of \$381,191.

This is approximately 6% lower than 2016 forecast revenues.

	2014 Budget	2014 Actual	2015 Budget	2015 Actual	2016 Budget	2017 Budget
Admin Charges	16,055	16,055	16,858	16,858	16,594	16,884
Advertising - Public Education	11,444	500	12,000	58	12,000	5,000
Capital Expenditures	10,000	1,575	10,000	0	30,000	5,000
Consultants	5,000	2,004	5,000	0	40,000	10,000
Contingency	55,000	261	22,628	0	2,000	5,000
Cross Connection Control	5,000	0	5,000	0	5,000	5,000
Debt Interest	143,500	70,247	123,584	54,088	50,796	50,796
Debt Principal	363,225	23,225	100,127	23,225	90,270	90,270
Education and Training	2,601	2,145	2,653	1,530	2,706	2,706
Insurance- Liability	3,920	4,198	4,371	4,595	4,726	4,548
Insurance- Property	1,995	2,675	2,736	2,758	2,862	2,847
IS	2,272	2,272	3,598	3,598	3,697	3,762
Legal Fees	12,485	10,870	6,000	5,883	6,000	6,000
OP-Water Quality Monitoring	0	328	5,000	1,270	5,000	5,250
Operations	80,000	45,347	45,000	15,866	54,000	30,000
Operations - Bulk Water	0	93,415	110,000	100,577	115,000	120,000
Other expenses - Misc	7,000	0	7,000	0	5,000	5,000
RDOS Staff Wages	0	21,082	0	9,506	0	
Salaries and Wages	77,709	48,864	119,703	66,863	101,774	100,385
Supplies	10,404	777	2,500	1,958	2,500	2,500
Transfer to Reserve - Rate reset	0	0	0	0	6,843	6,843
Transfer to Reserve	128,600	500,000	40,000	140,000	120,000	40,000
Transfer to Reserve - Interest	0	2,840	0	16,641	0	
Travel/Leasing	0	0	0	0	0	
Utilities	15,000	30,635	30,000	24,464	28,000	29,000
Total Expenses	951,210	879,315	673,758	489,738	704,768	546,791

2017 RATE OPTIONS

7

Several rate options were evaluated targeted to recover the full revenue requirement with a different proportion of rates recovered from a fixed monthly charge and a variable charge based on water consumption:

- **Rate Option 1:** 60% of revenue from fixed charges (\$54.40/month) ; 40% from variable charges (\$0.391/cm³). All customers pay the same variable rate.
- **Rate Option 2:** 60% of revenue from fixed charges (\$54.50/month); 40% from variable charges (\$0.412/cm³). 50% discount on variable charge for farm customers (\$0.206/cm³)
- **Rate Option 3:** 70% of revenue from fixed charges (\$63.47/month); 30% from variable charges (\$0.293/cm³). All customers pay the same variable rate.
- **Rate Option 4:** 70% of revenue from fixed charges (\$63.47/month); 30% from variable charges (\$0.309/cm³). 50% discount on variable charge for farm customers (\$0.154/cm³)

The following slide shows the impact of the different options on bills for different types of customers

2017 RATE OPTIONS – INITIAL RESULTS

8

	Current Annual Bill	Option 1		Option 2	
		\$ change	% change	\$ change	% change
SFD w/1 unit Grade A Irrigation & 800 annual consumption	\$1,098	-\$133	-12.1%	-\$116	-10.6%
SFD w/1 unit Grade A Irrigation & 1,000 annual consumption	\$1,098	-\$54	-5.0%	-\$34	-3.1%
SFD w/1 unit Grade A Irrigation & 2,000 annual consumption	\$1,098	\$336	30.6%	\$378	34.4%
SFD w/1 unit Grade A Irrigation & 4,000 annual consumption	\$1,098	\$1,118	101.8%	\$1,201	109.4%
Agriculture w 2 acres Grade A Irr. & 3,000 annual consumption	\$1,241	\$584	47.1%	\$29	2.4%
Agriculture w 5 Acres Grade A Irr. & 6,500 annual consumption	\$1,610	\$1,583	98.3%	\$381	23.6%
School	\$9,151	-\$4,897	-53.5%	-\$4,705	-51.4%
Parks	\$3,558	-\$995	-28.0%	-\$928	-26.1%
	Current Annual Bill	Option 3		Option 4	
		\$ change	% change	\$ change	% change
SFD w/1 unit Grade A Irrigation & 800 annual consumption	\$1,098	-\$102	-9.3%	-\$89	-8.1%
SFD w/1 unit Grade A Irrigation & 1,000 annual consumption	\$1,098	-\$43	-3.9%	-\$28	-2.5%
SFD w/1 unit Grade A Irrigation & 2,000 annual consumption	\$1,098	\$250	22.7%	\$281	25.6%
SFD w/1 unit Grade A Irrigation & 4,000 annual consumption	\$1,098	\$836	76.1%	\$899	81.8%
Agriculture w 2 acres Grade A Irr. & 3,000 annual consumption	\$1,241	\$400	32.2%	-\$16	-1.3%
Agriculture w 5 Acres Grade A Irr. & 6,500 annual consumption	\$1,610	\$1,056	65.6%	\$155	9.6%
School	\$9,151	-\$5,689	-62.2%	-\$5,544	-60.6%
Parks	\$3,558	-\$1,092	-30.7%	-\$1,041	-29.3%

2017 RATE OPTIONS – INITIAL RESULTS

Key observations from the initial scenarios include:

- School and parks customers are expected to pay lower bills due to their relatively low volume of consumption.
- Rate Options 3 and 4 (70% recovery from fixed charges, 30% from variable charges) produce the narrowest range of bill impacts for single family dwelling customers.
- Reducing the variable rate for farm customers by 50% would largely eliminate the impact of the variable rate charge on farm customers but would result in somewhat higher bills for other customers.
- Approximately 30% of forecast 2017 costs relate to water purchases from the City of Penticton. Therefore if customers responded to the variable rate by decreasing their consumption, it should result in cost savings on purchases from the City of Penticton.

2017 RECOMMENDATIONS AND NEXT STEPS

10

Key recommendations and suggestions for next steps:

- It is recommended that RDOS consider implementing a variable rate that recovers approximately 30% of total revenue. This would limit the exposure to water conservation reducing revenue, because bulk water purchases are approximately 30% of costs and would be expected to decrease if customer consumption decreases.
- RDOS should consider whether it wants to provide a discount on the variable portion of the rate to farm customers.
- A customer information session is recommended prior to approving rates for 2017, in order to provide notice to customers and provide feedback.
- It is noted that the majority of annual consumption occurs during the six summer months. Therefore if rates were implemented for January 1, 2017, the variable rate impacts would be relatively small in the first three months of the year, allowing customers time to consider water conservation measures.
- Other bill impact mitigation measures could be considered, for example capping the billed consumption at some maximum level for the first month or two of summer consumption to give customers the opportunity to implement water conservation measures.
- Mock bills showing what bills would be once the new rate structure is implemented could also be prepared later in 2016.

- Questions?

WEST BENCH WATER RATE STRUCTURE REVIEW

ATTACHMENTS

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Rate Option 1: 2017 Rates and Revenue Forecast

60% Revenue from fixed costs; All customers pay same variable rate

Type of Customer	Meter Size	Number of Customer units	Consumption (cubic meters)	Average Consumption/ customer (cubic meters)
Single Family Dwelling	1" or less	328	332,083	1,012
Single Family Dwelling	1.5"	3	3,979	1,326
Single Family Dwelling	2"	1	733	733
Farm	1" or less	12	39,037	3,253
Farm	2"	2	478	239
Park	1" or less	1	837	837
Park	1.5"	1	2,380	2,380
School	1" or less	1	9,215	9,215
Vacant Lot		1	0	0
Multi-Family			0	0
Utility	unmetered	1	N/A	N/A
Grade A Irrigation		434.3		
Grade B Non-Irrigable		2		

Monthly Customer Charge	Volume Charge	Revenues at Proposed Rates
\$54.40	\$0.391	\$343,884
\$54.40	\$0.391	\$3,513
\$54.40	\$0.391	\$939
\$54.40	\$0.391	\$23,087
\$54.40	\$0.391	\$1,493
\$54.40	\$0.391	\$980
\$54.40	\$0.391	\$1,583
\$54.40	\$0.391	\$4,254
\$60.02		\$720
\$54.40	\$0.391	\$0
\$61.58		\$739

Sub-total

388,743

\$381,191

WEST BENCH WATER RATE STRUCTURE REVIEW

ATTACHMENTS

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Rate Option 2: 2017 Rates and Revenue Forecast

60% Revenue from fixed costs; 50% discount for farm customers on variable rate

Type of Customer	Meter Size	Number of Customer units	Consumption (cubic meters)	Average Consumption/ customer (cubic meters)	Monthly Customer Charge	Volume Charge	Revenues at Proposed Rates
Single Family Dwelling	1" or less	328	332,083	1,012	\$54.40	\$0.412	\$350,832
Single Family Dwelling	1.5"	3	3,979	1,326	\$54.40	\$0.412	\$3,596
Single Family Dwelling	2"	1	733	733	\$54.40	\$0.412	\$954
Farm	1" or less	12	39,037	3,253	\$54.40	\$0.206	\$15,869
Farm	2"	2	478	239	\$54.40	\$0.206	\$1,404
Park	1" or less	1	837	837	\$54.40	\$0.412	\$998
Park	1.5"	1	2,380	2,380	\$54.40	\$0.412	\$1,632
School	1" or less	1	9,215	9,215	\$54.40	\$0.41	\$4,446
Vacant Lot		1	0	0	\$60.02		\$720
Multi-Family			0	0	\$54.40	\$0.412	\$0
Utility	unmetered	1	N/A	N/A	\$61.58		\$739
Grade A Irrigation		434.3					
Grade B Non-Irrigable		2					

Sub-total

388,743

\$381,191

WEST BENCH WATER RATE STRUCTURE REVIEW

ATTACHMENTS

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Rate Option 3: 2017 Rates and Revenue Forecast

70% Revenue from fixed costs; All customers pay same variable rate

Type of Customer	Meter Size	Number of Customer units	Consumption (cubic meters)	Average Consumption/ customer (cubic meters)	Monthly Customer Charge	Volume Charge	Revenues at Proposed Rates
Single Family Dwelling	1" or less	328	332,083	1,012	\$63.47	\$0.293	\$347,134
Single Family Dwelling	1.5"	3	3,979	1,326	\$63.47	\$0.293	\$3,451
Single Family Dwelling	2"	1	733	733	\$63.47	\$0.293	\$976
Farm	1" or less	12	39,037	3,253	\$63.47	\$0.293	\$20,579
Farm	2"	2	478	239	\$63.47	\$0.293	\$1,663
Park	1" or less	1	837	837	\$63.47	\$0.293	\$1,007
Park	1.5"	1	2,380	2,380	\$63.47	\$0.293	\$1,459
School	1" or less	1	9,215	9,215	\$63.47	\$0.29	\$3,462
Vacant Lot		1	0	0	\$60.02		\$720
Multi-Family			0	0	\$63.47	\$0.293	\$0
Utility	unmetered	1	N/A	N/A	\$61.58		\$739
Grade A Irrigation		434.3					
Grade B Non-Irrigable		2					
Sub-total			388,743				\$381,191

WEST BENCH WATER RATE STRUCTURE REVIEW

ATTACHMENTS

15

Rate Option 4: 2017 Rates and Revenue Forecast

70% Revenue from fixed costs; 50% discount for farm customers on variable rate

Type of Customer	Meter Size	Number of Customer units	Consumption (cubic meters)	Average Consumption/ customer (cubic meters)
Single Family Dwelling	1" or less	328	332,083	1,012
Single Family Dwelling	1.5"	3	3,979	1,326
Single Family Dwelling	2"	1	733	733
Farm	1" or less	12	39,037	3,253
Farm	2"	2	478	239
Park	1" or less	1	837	837
Park	1.5"	1	2,380	2,380
School	1" or less	1	9,215	9,215
Vacant Lot		1	0	0
Multi-Family			0	0
Utility	unmetered	1	N/A	N/A
Grade A Irrigation		434.3		
Grade B Non-Irrigable		2		

Monthly Customer Charge	Volume Charge	Revenues at Proposed Rates
\$63.47	\$0.309	\$352,344
\$63.47	\$0.309	\$3,513
\$63.47	\$0.309	\$988
\$63.47	\$0.154	\$15,166
\$63.47	\$0.154	\$1,597
\$63.47	\$0.309	\$1,020
\$63.47	\$0.309	\$1,496
\$63.47	\$0.31	\$3,607
\$60.02		\$720
\$63.47	\$0.309	\$0
\$61.58		\$739

Sub-total

388,743

\$381,191

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: RCMP Superintendent Selection Committee



Administrative Recommendation:

THAT The Board of Directors appoint the Chair of the Board, Mark Pendergraft to represent the Regional District of Okanagan-Similkameen on the RCMP Superintendent Selection Committee.

Background:

On September 1, RCMP District Commander Brad Haugli attended the Protective Services Committee and the committee convened an in-camera meeting, in accordance with section 90 of the Community Charter.

The District Commander, during that meeting also confirmed that Superintendent Kevin Hewco was retiring, and explained the RCMP recruitment and selection process. At that time, the Board was asked for a Regional District representative to take part in the selection process for a new Superintendent.

Analysis:

The selection committee will consist of the District Commander, City of Penticton Mayor, City CAO, Penticton Indian Band Chief, and the representative from the Regional District.

At the most recent selection committee, for the hiring of Superintendent Hewco, the Regional District representative was Chief Administrative Officer, Bill Newell.

It is recommended that the Chair of the Regional District, Mark Pendergraft, be appointed to the Committee, as the head of the Corporation and to provide for representation of the rural areas of the region.

Alternatives:

1. That the Board of Directors appoint an alternative Board member to the committee.
2. That the Board of Directors appoint the Regional District Chief Administrative Officer to the committee

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 15, 2016
RE: RDOS Fire Dispatch Service – Renewal of Contract



Administrative Recommendation:

THAT the Regional District exercise the option clause to extend the Fire Dispatch Service Delivery agreement with the City of Kelowna for an additional five (5) years;

History:

In 2010 the RDOS underwent a review of its Emergency 911 Dispatch Service Delivery. In its report, Planetworks Consulting Corp. provided a series of recommendations including “the RDOS consider issuing a Request For Interest for the provision of fire dispatch services based on a clear description of the level of service required, to provide a basis of comparison with its current service.”

In 2011 the RDOS issued a Request For Proposals for Fire Dispatch Services and received four (4) proposals. The City of Kelowna was the successful proponent based on price and scope of service. RDOS contracted with the City of Kelowna for an initial five year term that resulted in an estimated \$1,826,500.00 savings over the length of the five year contract.

Reference:

The existing contract between RDOS and City of Kelowna FD

Analysis:

The City of Kelowna Fire Dispatch Service has met and exceeded all requirements of the Fire Service Dispatch agreement based on industry standards set by the National Fire Protection Association (NFPA) for fire dispatch service delivery.

Over the past five years the City of Kelowna has provided Fire Dispatching services at the following rates:

2012	2013	2014	2015	2016
\$200,900	\$ 205,923	\$ 211,071	\$ 216,348	\$ 221,757
% increase	2.5%	2.5%	2.5%	2.5%

Section 4.1 of the current contract provides an option clause to extend the agreement, with appropriate notice. The Regional District has notified the City of Kelowna of our interest to exercise that option.

To renew or extend the existing contract will help provide stability in an essential service that has experienced significant change over the past five years. In addition to the change of our secondary operations centre, the Regional District has also had a change of location with the primary 911 operations centre and we’re currently in the final stages of the new fire telecommunications

upgrade project.

Procedurally, the City of Kelowna requires a formal resolution identifying the Regional District intention to renew the existing contract prior to the City Council considering the request.

Alternatives:

Advertise through the RFP process for new quotes for RDOS Regional Fire Dispatching.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read 'D. Kronebusch', is positioned above a horizontal line.

D. Kronebusch, Emergency Services Supervisor

THIS AGREEMENT dated for reference the 9th day of September 2011.

BETWEEN:

THE CORPORATION OF THE CITY OF KELOWNA
1435 Water Street
Kelowna, B.C. V1Y 1J4

(hereinafter called "Kelowna")

OF THE FIRST PART

AND:

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
101 Martin Street
Penticton, B.C. V2A 5J9

(hereinafter called the "RDOS")

OF THE SECOND PART

WHEREAS:

- A: The *Local Government Act* and the *Community Charter* provide that the corporate powers of local government include the power to make agreements with a public authority respecting activities, works or services within the powers of a party to the agreement, including agreements respecting the undertaking, provision and operation of activities, works and services;
- B: The RDOS issued a Request for Proposals dated June 8, 2011 for fire dispatch service (the "RFP");
- C: Kelowna submitted a proposal to the RDOS dated July 5, 2011 (the "Kelowna Proposal") in response to the RFP; and
- D: The RDOS has agreed to contract with Kelowna for the provision by Kelowna of fire dispatch services to the RDOS in accordance with the terms set out herein for the receipt and processing by means of computer-aided dispatch service and re-transmission of emergency related calls to the RDOS.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained and subject to the terms and conditions hereinafter set out, the parties hereto mutually agree as follows:

1. Definitions

1.1 In this agreement:

- (a) **"CAD"** means the computer-aided dispatch system maintained and used by Kelowna;
- (b) **"Emergency"** means any reported event for which fire department personnel are directed to attend in response to an actual risk of fire, hazardous material spill, accident, disaster or medical situation for which an incident number is generated;
- (c) **"Fire Departments of the RDOS"** means the list of fire departments established or approved by the RDOS as described in Schedule "C" attached hereto and forming part of this Agreement, and as amended from time to time.
- (d) **"Fire Dispatch Centre"** means the Fire Dispatch Centre maintained by the Kelowna Fire Department;
- (e) **"Service"** means the provision by Kelowna of fire dispatch services to the RDOS in accordance with the requirements as set out in paragraph 2 herein and Schedule "A" attached hereto and forming part of this Agreement; and
- (f) **"Term"** means the term of this Agreement as provided under Section 4.

2. Services

2.1 Throughout the Term, Kelowna will provide the RDOS with fire dispatch and communications services including the following:

- (a) 911 emergency calls for fire department assistance that originate in the RDOS will be received and processed by the Fire Dispatch Centre;
- (b) The Fire Dispatch Centre will use its CAD system to initiate incident reporting and dispatch the call to the required Fire Department of the RDOS;

- (c) After the initial dispatch, the Fire Dispatch Centre will provide full incident command support to the RDOS including the call out of additional resources specific to the incident (including, through the activation of mutual aid agreements between one or more other local governments and fire departments under which fire fighting and other resources are provided in the event of an Emergency) where required by the RDOS. The responsibility of Kelowna for the callout of RDOS personnel in addition to those on shift shall be limited to a single point of contact as mutually agreed to by the Parties; and
- (d) The services referred to in Schedule "A" hereto and forming part of this Agreement.

- 2.2 Kelowna will provide the Service in accordance with standards and operating procedures utilized by the Kelowna Fire Department unless a variance of such standards or operating procedures is mutually agreed between the Parties.

The Fire Dispatch Center will continue to utilize a performance expectations program with its employees, as outlined in the Kelowna Proposal. The three phased program will be based upon NFPA 1221, 2010 standards and will assist in motivating, recognizing and enabling employees to improve performance. This program may be modified from time to time.

It is understood that the Fire Dispatch Center will strive to meet the standard of service for emergency communications in the fire service being the National Fire Protection Association Standard 1221, *Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems*.

- 2.3 Kelowna will not be responsible for dispatching RDOS Fire Departments out of their respective specified area.
- 2.4 Kelowna will provide, at the Fire Dispatch Centre, all equipment, computer software and personnel necessary for the provision of fire dispatch and communication services under this Agreement, and will ensure that all Kelowna personnel who participate in providing the Services are fully trained. The RDOS will, on its respective premises, provide all computer hardware and other equipment needed in order to maintain the required service link with the Fire Dispatch Centre. The RDOS will also maintain the radio and paging network used to deliver service in the South Okanagan.
- 2.5 Kelowna will retain all voice recordings of requests for emergency assistance received from within the RDOS for a period of seven (7) years or such longer time as may be required by law. Kelowna will retain all 911 and other records normally kept by and under its own operating procedures in relation to the dispatch and communication

services for a period of two (2) years or such longer time as may be required by law. All records and data maintained by Kelowna will be stored in a secured area, and access to those records and data will be given to duly authorized personnel of the RDOS.

- 2.6 The Parties will meet initially at 3 months, thereafter bi-annually (6 months) or such other frequency as may be mutually agreed, for the purposes of resolving issues, sharing information and identifying procedural communications or equipment changes.
- 2.7 Notwithstanding anything herein to the contrary, Kelowna will provide the Service to the level and standard thereof in accordance with the Kelowna Proposal.
- 2.8 All records or recordings and such other data as pertains to Service provided under this Agreement to the RDOS will be and remains exclusively the property of the RDOS and may not be released to others without its express consent. Information may only be released under request of a corporate officer of the RDOS or designates as identified by such corporate officer in writing. Kelowna agrees that all such records, recordings and data will be held in trust by Kelowna as trustee for the sole benefit of the RDOS provided that Kelowna may retain copies. For clarity, all records, recordings and other data remain subject to the retention provisions of section 2.5 of this Agreement.
- 2.9 Kelowna agrees that neither Kelowna nor any person for whom Kelowna is responsible at law will disclose to any person, any information learned about the RDOS, its servants, employees, agents or persons who are subject of an Emergency including any information provided in accordance with the requirements of this Agreement. Kelowna acknowledges and agrees that all such information is confidential and will not be released except in accordance with the requirements of the *Freedom of Information and Protection of Privacy Act, British Columbia*.

3. RDOS Equipment

- 3.1 All radios including base stations, pagers and any other hardware required to facilitate the Service shall be purchased, licensed and maintained by the RDOS, with the exception of equipment within the Fire Dispatch Centre.
- 3.2 All radio licenses and other related requirements of Industry Canada shall be the responsibility of the RDOS.

4. Term

- 4.1 The term of this Agreement will commence on the 15th day of December 2011 and terminate on the 15th day of December 2016. On or before December 15, 2015, either

party will communicate to the other their interest in negotiating terms of a subsequent agreement and if both parties are in agreement, the parties will commence negotiation of the terms of such subsequent agreement, providing always that failure to reach an agreement on terms will not bind the parties to a subsequent agreement or extension of the current agreement unless otherwise agreed in writing.

5. Fees

- 5.1 For the Service, the RDOS agrees to pay to Kelowna, the fees and charges as contained in Schedule "B" attached hereto and forming part of this Agreement.

6. Indemnity

- 6.1 The RDOS agrees that it will indemnify and save harmless Kelowna, its councillors, employees, and agents from and against any claims, suits, actions, causes of action, costs, damages or expense of any kind that result from:

(a) negligence of the RDOS and its employees, contractors and agents; or

(b) a breach of this Agreement by the RDOS.

- 6.2 Subject to the provisions of section 2.3 of this Agreement, Kelowna agrees it will indemnify and save harmless the RDOS, its directors, employees and agents, from and against any claims, suits, actions, causes of action, costs, damages or expense of any kind that result from:

(a) negligence of Kelowna and its employees, contractors and agents in the provision of the Services; or

(b) a breach of this Agreement by Kelowna.

7. Default and Early Termination

- 7.1 If either party is in breach of this Agreement and the breach is not corrected within thirty (30) days after notice of the breach provided to that party, the party not in breach may terminate this Agreement.
- 7.2 By notice in writing delivered any time after January 1, 2014, either party may elect to terminate this Agreement, in which case the arrangement for Services provided hereunder shall be terminated effective twelve (12) months from the date of the said notice. In the event of early termination under this provision, the fees paid to Kelowna as

provided herein for the year of the Term in which such termination takes effect shall be prorated.

8. Dispute Resolution

- 8.1 Both RDOS and Kelowna agree to co-operate and use their best efforts to resolve any dispute which may arise regarding this Agreement or the Services contemplated within this Agreement or the responsibilities or rights of each party under it, including the candid and timely disclosure of all relevant information and documentation to each other. If the dispute cannot be resolved, it shall be first referred to each party's managing director responsible for fire dispatch services in order that they may attempt to resolve the dispute. In the event the two representatives are unable to reach agreement regarding the dispute, may be submitted to arbitration by delivery of a Notice of Arbitration in writing to the other party. The arbitration must be conducted by a three-person panel comprised of one appropriately qualified staff person appointed by the parties and one person chosen jointly by the two appointed staff persons, who shall be the chair of the arbitration panel. If the two staff appointees cannot agree on the choice of the chair of the arbitration panel then the chair must be appointed by a Judge of the Supreme Court of British Columbia. The arbitration will be governed by the *Commercial Arbitration Act (British Columbia)*. The place of arbitration will be Penticton, British Columbia, Canada, and the costs will be borne equally by the parties.

9. No Joint Venture

- 9.1 Nothing contained in this Agreement creates a relationship of principal and agent, partnership, joint venture or business enterprise between the parties or gives either party any power or authority to bind or control the other.

10. Notices

- 10.1 Where any notice, request, direction, consent, approval or other communication (any of which is a "Notice") must be given or made by a party under this Agreement. It must be in writing and is effective if delivered in person, sent by registered mail addressed to the party for whom it is intended at the address set forth above in this Agreement, or sent by fax to Kelowna at its fax number - (250) 862-3371, to the attention of the Fire Chief; or sent by fax to the RDOS at its fax number - (250) 492-0063, to the attention of the Community Services Manager. Any Notice is deemed to have been given:

- (a) if delivered in person, when delivered;
 - (b) if by registered mail, when the postal receipt is acknowledged by the other party;
- and

(c) if by fax, 72 hours after the time of faxing.

A party may change its contact information by Notice in the manner set out in this provision.

11. General Provisions

11.1 If any provision of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the provision that is invalid will not affect the validity of the remainder of this Agreement.

11.2 The RDOS will continue to be responsible for receiving all non-emergency and business calls directly during normal business hours.

11.3 The RDOS will provide Kelowna with all information deemed reasonably necessary by the Kelowna Fire Chief or his designate in order that Kelowna may properly provide the Service and be responsible to update such information on a regular basis as required.

The RDOS will provide a single point of contact for all administration and operational matters.

11.4 Time is of the essence to this Agreement.

11.5 This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

11.6 The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

11.7 No remedy under this Agreement will be deemed to be exclusive but will, where possible, be cumulative, as will all other remedies at law or in equity.

11.8 Whenever the singular, masculine or neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

11.9 This Agreement will be construed in accordance with and governed by the laws applicable in the laws of the Province of British Columbia.


- 11.10 Section and paragraph headings are inserted for identification purposes only and do not form part of this Agreement.
- 11.11 Neither party may assign this Agreement without the written consent of the other party.
- 11.12 This Agreement may not be modified or amended except by written agreement of the parties.
- 11.13 This Agreement contains the entire agreement and understanding of the parties with respect to matters contemplated by this Agreement and supersedes all prior and contemporaneous agreements between and with respect to such matters.
- 11.14 All representations and warranties set forth in this Agreement and all provisions of this Agreement, the full performance of which is not required prior to a termination of this Agreement, shall survive any such termination and be fully enforceable thereunder.
- 11.15 This Agreement may be executed in as many counterparts as may be necessary or by facsimile, each of which will together, for all purposes, constitute one and the same instrument, binding on the parties and each of which will together be deemed to be an original, notwithstanding that all parties are not signatory to the same counterpart or facsimile.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

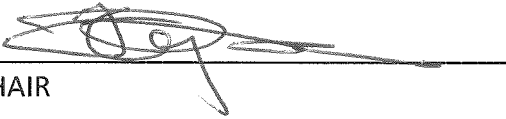
THE CORPORATION OF THE CITY OF KELOWNA
by its authorized signatories:


MAYOR

SHARON SHEPHERD, MAYOR


CITY CLERK
**Karen Needham,
Deputy City Clerk**

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
by its authorized signatories:


CHAIR
CHIEF ADMINISTRATIVE OFFICER

File: 2320.20
City of Kelowna and RDOS – Fire Dispatch Service Agreement

Schedule A

It is agreed that the Fire Dispatch Centre will provide the following services:

Emergency Call Taking:

- Receive Emergency telephone calls (911)
- Receive telephone calls regarding Emergency incidents
- Receive data transfers (via interface to BCAS CAD System) regarding Emergency incidents
- Receive radio reports regarding Emergency incidents
- Receive smoke sighting reports from Ministry of Forest and Range
- Record technicians working on fire alarm systems and building occupants testing fire alarm systems (and provide "no response" notification to affected departments).

Call Processing and Response:

- Dispatch resources in accordance with standard operating guidelines, perceived incident level and local level response plans, including customized levels of response for individual departments including agencies identified in Schedule C:
 - incident notification via radio or voice paging system,
 - incident details via e-mail, facsimile or network/internet rip and run report.
- Call and liaise with local fire chiefs / authority regarding nature of incident / complexity, resources required, via radio or telephone.
- Notification acknowledgement confirmation (then activate default no response procedures).
- Monitor Emergency calls at the command channel level, where systems allow.
- Receive and process requests for additional resources including, but not limited to:
 - Utility companies,
 - Provincial Emergency Program,
 - Highways,
 - Forestry,
 - Other resources as required.
- Generate and maintain initial incident reports for all incidents.
- Provide post conclusion Incident reports to responding agencies identified in Schedule C.
- Provide a dedicated telephone number (local or toll free) for responders to access the Fire Dispatch Centre.
- Tracking of afterhours staff, using implementation of Telus Alert and Assist or equivalent technology, subscription cost paid directly by the recipient of service.
- Callout of Civic Staff as required, via a single point of contact as provided by the RDOS

Media Liaison:

- Provide post 24 hour report on region wide incidents to media outlets prior to 0700hrs daily.

- Provide limited incident information to media outlets afterhours or if Incident Command has not staffed the Information Officer position.
- Full recording of all 9-1-1, non-Emergency telephone and radio (paging and command) communications, where systems support this.

General Requirements:

Any incident or incidents which escalate into an event requiring extraordinary powers under a declaration of a state of local, provincial or federal Emergency may require additional human resources (dispatch and related support personnel) to maintain an appropriate level of service. Should additional personnel be required in addition to staff already on duty, current call back rates would apply and be invoiced, when mutually agreed upon.

It is understood that the RDOS will (at their cost):

1. Provide Kelowna with all information deemed necessary by the Kelowna Fire Chief or his designate in order that Kelowna may properly provide the Service and be responsible to update such information on a regular basis as required. Where information is not provided or available, it is understood that service levels may be impacted.
2. Provide a single point of contact for all administration and operational matters relating to delivery of the service.
3. Provide, and keep current Response Operational Guidelines (including mutual and automatic aid agreements) to guide the dispatch centre in assigning an appropriate response to all incidents.
4. Provide monthly, Response Zone information (ESRI shape files) that is accurate down to the parcel level in order to ensure accurate dispatching.
5. Provide monthly, additional map data (ESRI shape files) including but not limited to:
 - Political boundaries
 - Fire protection areas
 - Fire contract areas
 - Fire response zones
 - Fire hydrants and/or water supplies
 - Trails, pathways
 - Parcels
 - Ortho photos
6. Arrange and undertake any and all work as required by Telus in order to establish and facilitate the ongoing delivery of 9-1-1 fire calls at the SSAP level to the Kelowna Fire Dispatch Centre.
7. Pay ongoing telecommunications costs, including equipment operation, site rental, licensing and upgrading costs.

8. Provide and maintain all start-up and ongoing costs of redundant internet and telephone connections at a 'site' within RDOS to enable linkages between the radio system and dispatch centre.
9. Arrange and provide on an ongoing basis, the 'site' within the RDOS that is suitable for housing the communication link and related items.
10. Pay other costs relating to the construction, configuration & maintenance of radio communication links required for service with the RDOS.
11. Purchase, license and maintain all radios including base stations, pagers and any other hardware required to facilitate this arrangement, with the exception of equipment within the dispatch centre itself. Service recipients are responsible for their radio and pager licensing, acquisition, operation and maintenance costs, related to delivery of the service within the RDOS area.
12. Ensure that all radio licenses and other related requirements of Industry Canada are met.
13. The dispatch centre will not be responsible for the processing of non-Emergency or administrative phone calls, beyond providing basic information only. Number(s) must be provided such that these callers can be redirected as required. The RDOS agrees that it will continue to be responsible for receiving all non-Emergency and business calls directly during normal business hours.
14. All communications equipment and installations shall meet NFPA 1221 Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems.
15. The RDOS will ensure that a "Preventative Maintenance" service agreement for all communications equipment is in place and regular maintenance of the equipment to accepted Emergency equipment standards is performed.
16. All future additional mobile equipment, or data connection costs, including mobile CAD and/or mobile RMS, is the responsibility of RDOS.

Schedule - B

The cost schedule (including adjustment factor) applicable to the first five (5) years of the proposed Fire Dispatch Service is as follows:

Year	2012	2013	2014	2015	2016
Service Fees	\$ 200,900	\$ 205,923	\$ 211,071	\$ 216,348	\$ 221,757

The above fees are payable as follows:

- (a) each year, the RDOS shall be billed December 15th for the annual charges for the upcoming period December 15th – December 14th;
- (b) all invoices, bills and charges rendered by Kelowna shall be paid by the RDOS within 30 days of receipt.

The initial start-up fee payable to the City of Kelowna for the service will be \$20,000.

- This fee includes costs associated with the modification of the Zetron Integrator, CAD, Mapping and RMS systems to support the expanded fire dispatch service as well as the implementation of the training plan. This amount also reflects staff time involved in the planning, support and implementation of the service. This amount is payable upon execution of the agreement.

The provision of service to additional new fire departments within the RDOS service area will be evaluated on a case by case basis and may require adjustment of the cost schedule. In the event that the parties are unable to reach agreement on adjustment of the cost schedule, the provisions of section 8 of the Agreement apply.

Schedule - C

Approved Fire Department response agencies:

1. Anarchist Mountain Volunteer Fire Department
2. Hedley Volunteer Fire Department
3. Kaleden Volunteer Fire Department
4. Keremeos and District Volunteer Fire Department
5. Naramata Volunteer Fire Department
6. Okanagan Falls Volunteer Fire Department
7. Oliver Fire Department
8. Osoyoos Fire Department
9. Penticton Fire Department
10. Penticton Indian Band
11. Princeton Fire Department
12. Summerland Fire Department
13. Tulameen Volunteer Fire Department
14. Willowbrook Volunteer Fire Department

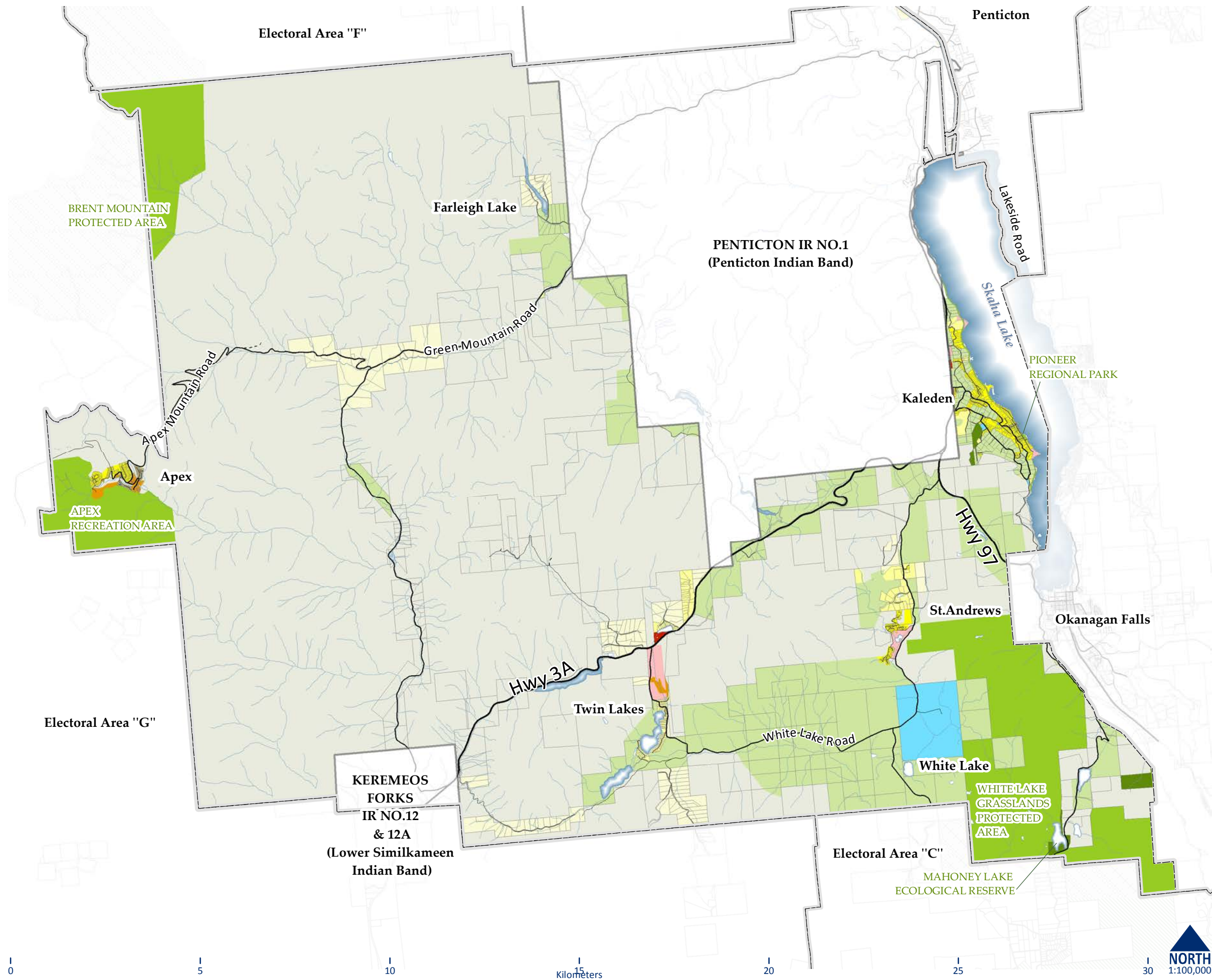
Approved Fire Service Societies operating in the RDOS:

1. Alison Lake Fire Brigade
2. Apex Fire Brigade
3. East Gate Fire Brigade
4. Erris Creek Fire Brigade
5. Hayes Creek Fire Brigade
6. Missezula Lake Fire Brigade

RDOS AREA "D-1" OCP SCHEDULE 'B'

OFFICIAL COMMUNITY PLAN MAP

DRAFT 06 SEP 2016



Future Land Use Designations

- AG - Agriculture
- RA - Resource Area
- LH - Large Holdings
- SH - Small Holdings
- LR - Low Density Residential
- MR - Medium Density Residential
- RMU - Residential Mixed Use
- C - Commercial
- CT - Commercial Tourism
- AI - Administrative, Cultural and Institutional
- P - Parks, Recreation, and Trails
- CA - Conservation Area

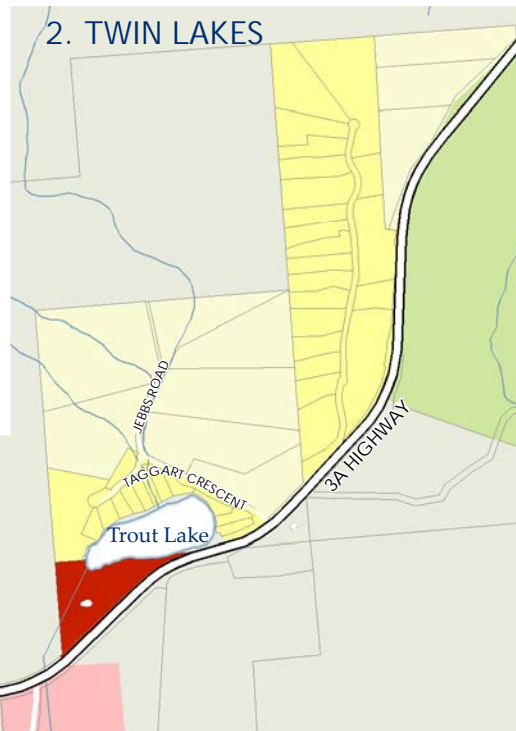
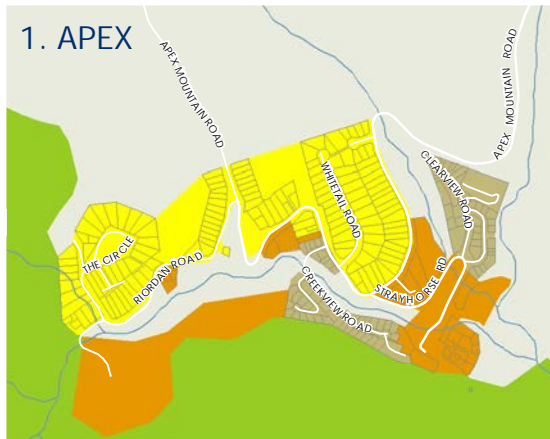
This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____

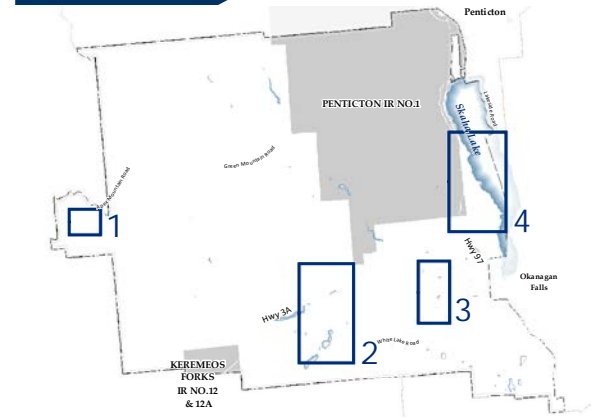




RDOS AREA "D-1" OCP SCHEDULE 'B'

OFFICIAL COMMUNITY PLAN MAP - INSETS

DRAFT 06 SEP 2016



Future Land Use Designations

- AG - Agriculture
- RA - Resource Area
- LH - Large Holdings
- SH - Small Holdings
- LR - Low Density Residential
- MR - Medium Density Residential
- RMU - Residential Mixed Use
- C - Commercial
- CT - Commercial Tourism
- AI - Administrative, Cultural and Institutional
- P - Parks, Recreation, and Trails
- CA - Conservation Area

This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016


Chair

Chief Administrative Officer

Schedule Amendments: Bylaw Number, Adoption Date



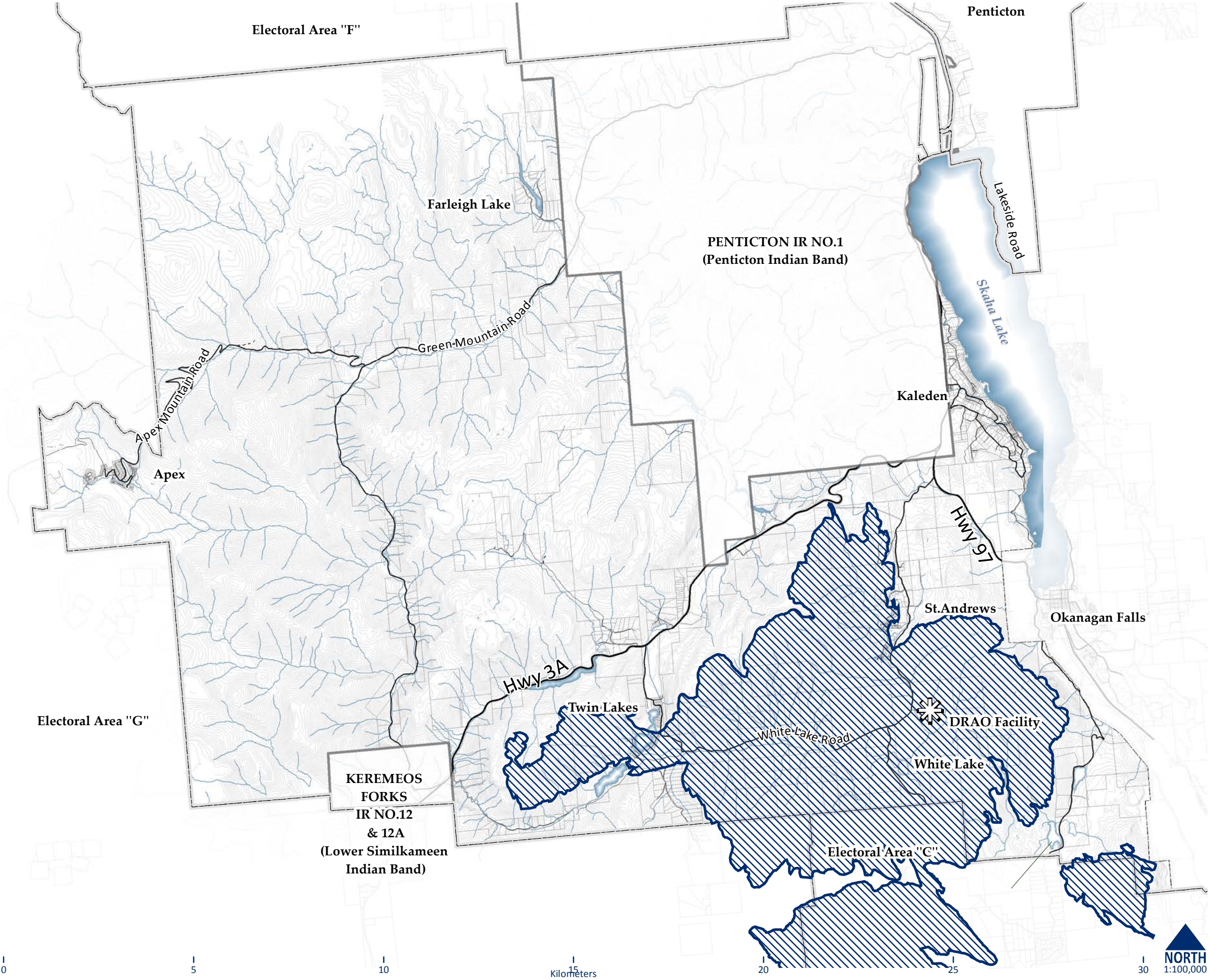
**RDOS AREA "D-1" OCP SCHEDULE 'C'
DOMINION RADIO ASTROPHYSICAL
OBSERVATORY (DRAO) - RADIO
FREQUENCY INTERFERENCE (RFI)
AREA
DRAFT 22 AUG 2016**

 DRAO Radio Frequency Interference Area

note: The Radio Frequency Interference (RFI) Area identifies the approximate areas that are:
1. Directly within the lines-of-sight of existing telescopes or potentially within the lines-of-sight of any future telescopes;
2. Within 61.0 metres vertically of such lines-of-sight; and,
3. Within 2.5 km of the Observatory.

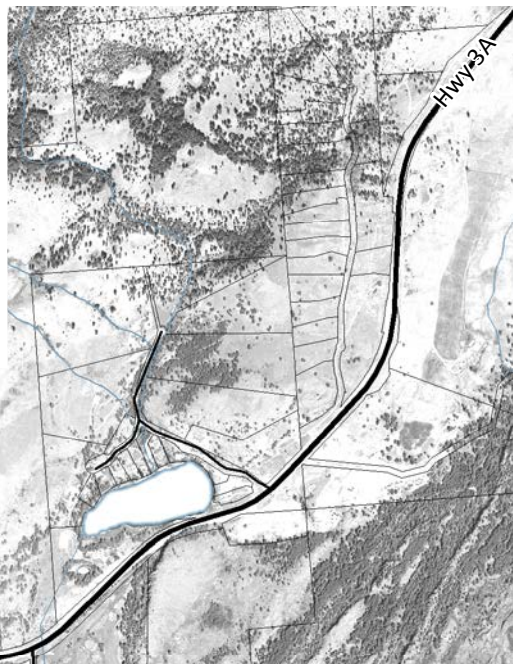
This is Schedule 'C' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair _____
Chief Administrative Officer _____
Schedule Amendments: Bylaw Number, Adoption Date _____

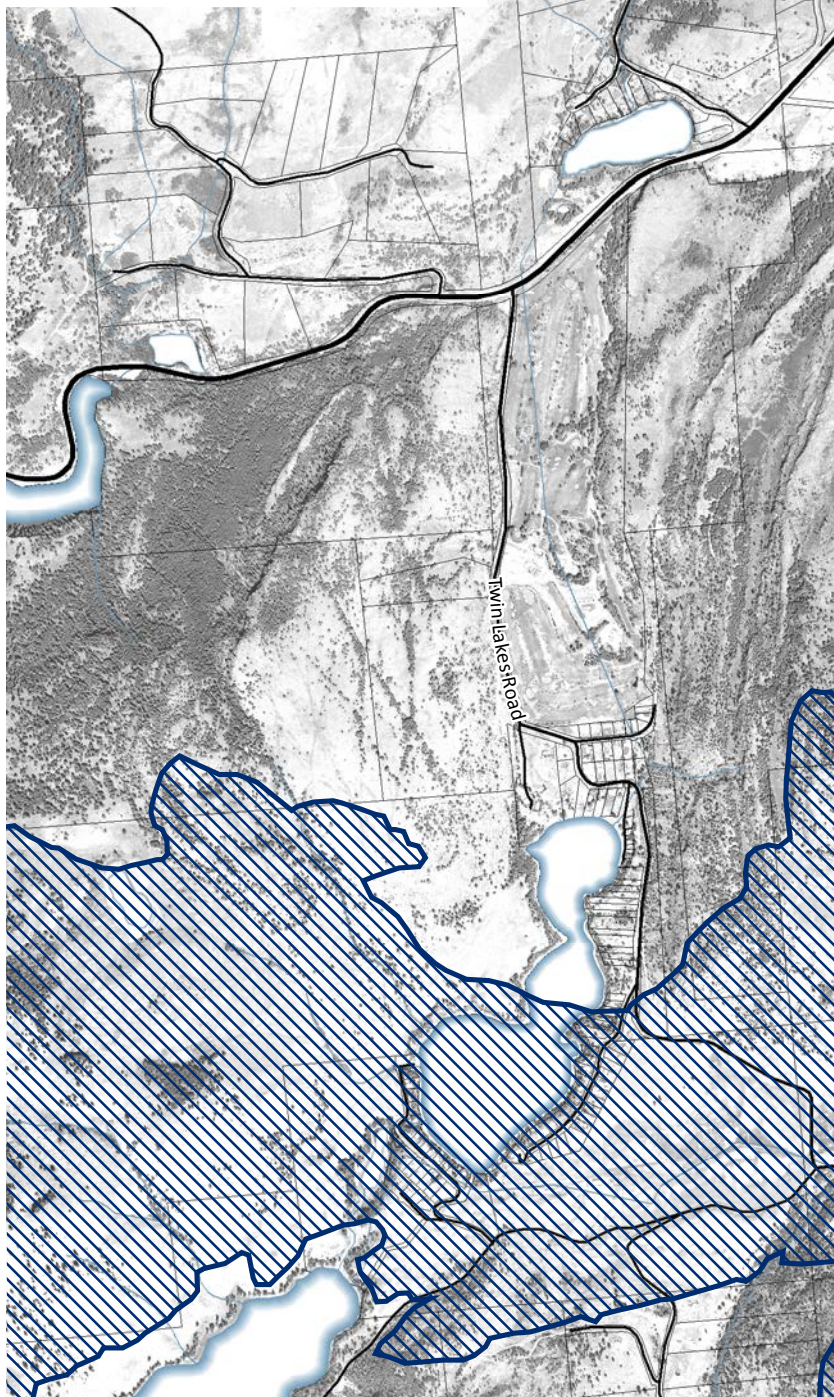




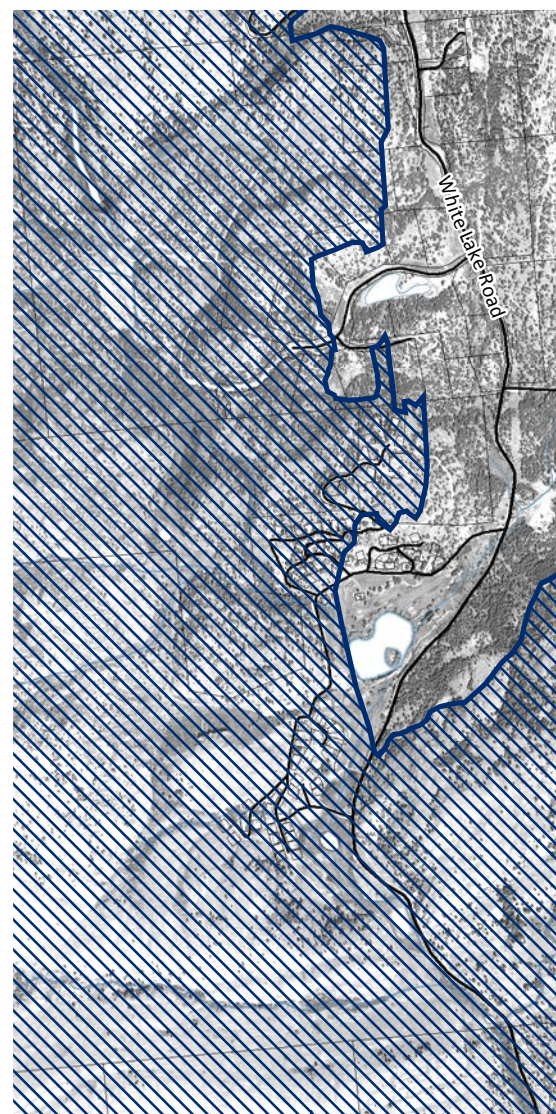
1. APEX



2. TWIN LAKES



3. ST. ANDREWS

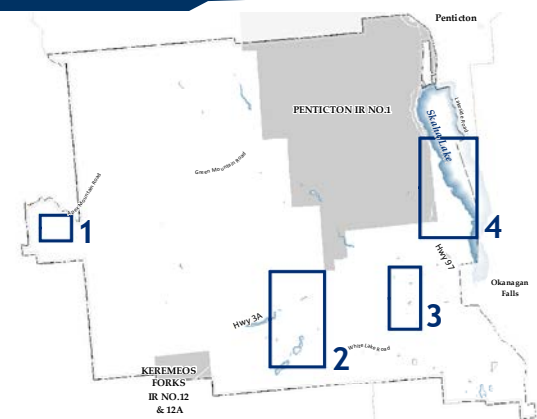



4. KALEDEN



RDOS AREA "D-1" OCP SCHEDULE 'C' DOMINION RADIO ASTROPHYSICAL OBSERVATORY (DRAO) - RADIO FREQUENCY INTERFERENCE (RFI) AREA INSETS

DRAFT 22 AUG 2016



 DRAO Radio Frequency Interference Area

- note: The Radio Frequency Interference (RFI) Area identifies the approximate areas that are:
1. Directly within the lines-of-sight of existing telescopes or potentially within the lines-of-sight of any future telescopes;
 2. Within 61.0 metres vertically of such lines-of-sight; and,
 3. Within 2.5 km of the Observatory.

This is Schedule 'C' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

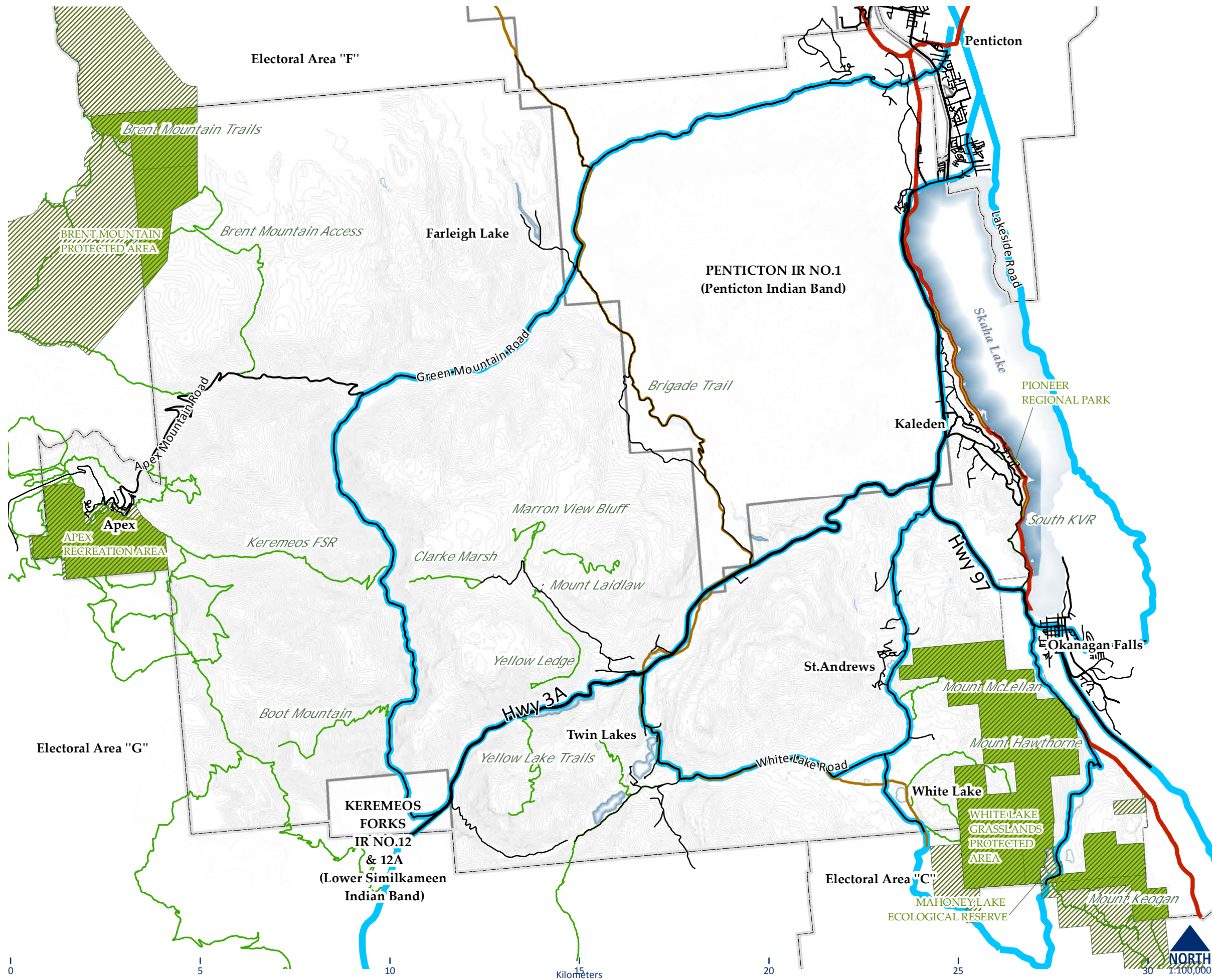
Chair
Chief Administrative Officer
Schedule Amendments: Bylaw Number, Adoption Date



RDOS AREA "D-1" OCP SCHEDULE 'D'

PARKS, RECREATION AND TRAILS

DRAFT 22 AUG 2016



- Regional Parks, Protected Areas, Ecological Reserves
- OCP Land Use Designations**
 - P - Parks, Recreation, and Trails
- Trails**
 - KVR
 - Cycling Routes
 - Other Trails
 - Heritage Trail (Hudson Bay Brigade Trail)

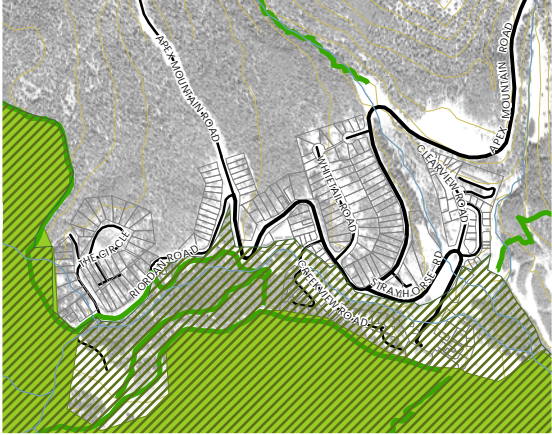
This is Schedule 'D' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair _____

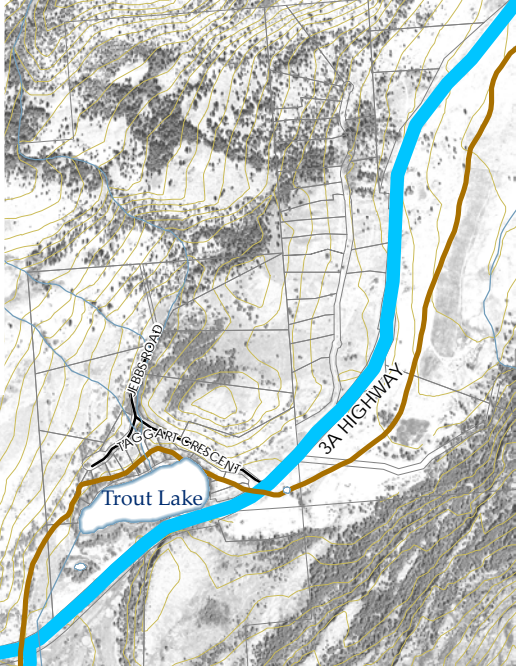
Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____

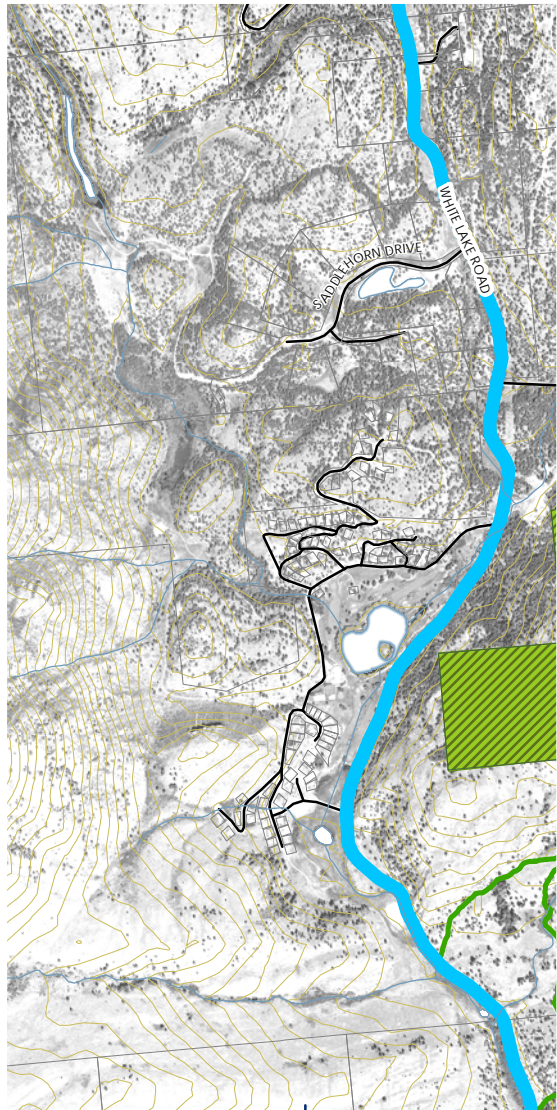
1. APEX



2. TWIN LAKES



3. ST. ANDREWS

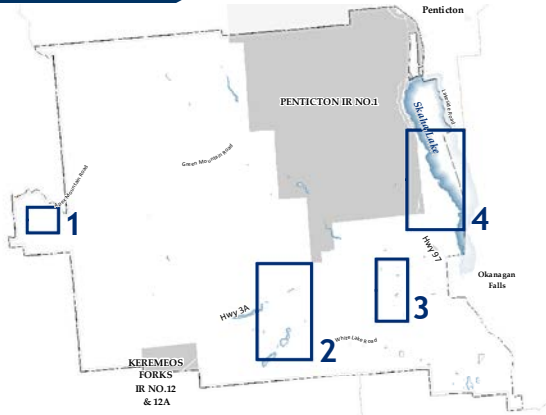


4. KALEDEN



RDOS AREA "D-1" OCP SCHEDULE 'D'
PARKS, RECREATION AND
TRAILS - INSETS

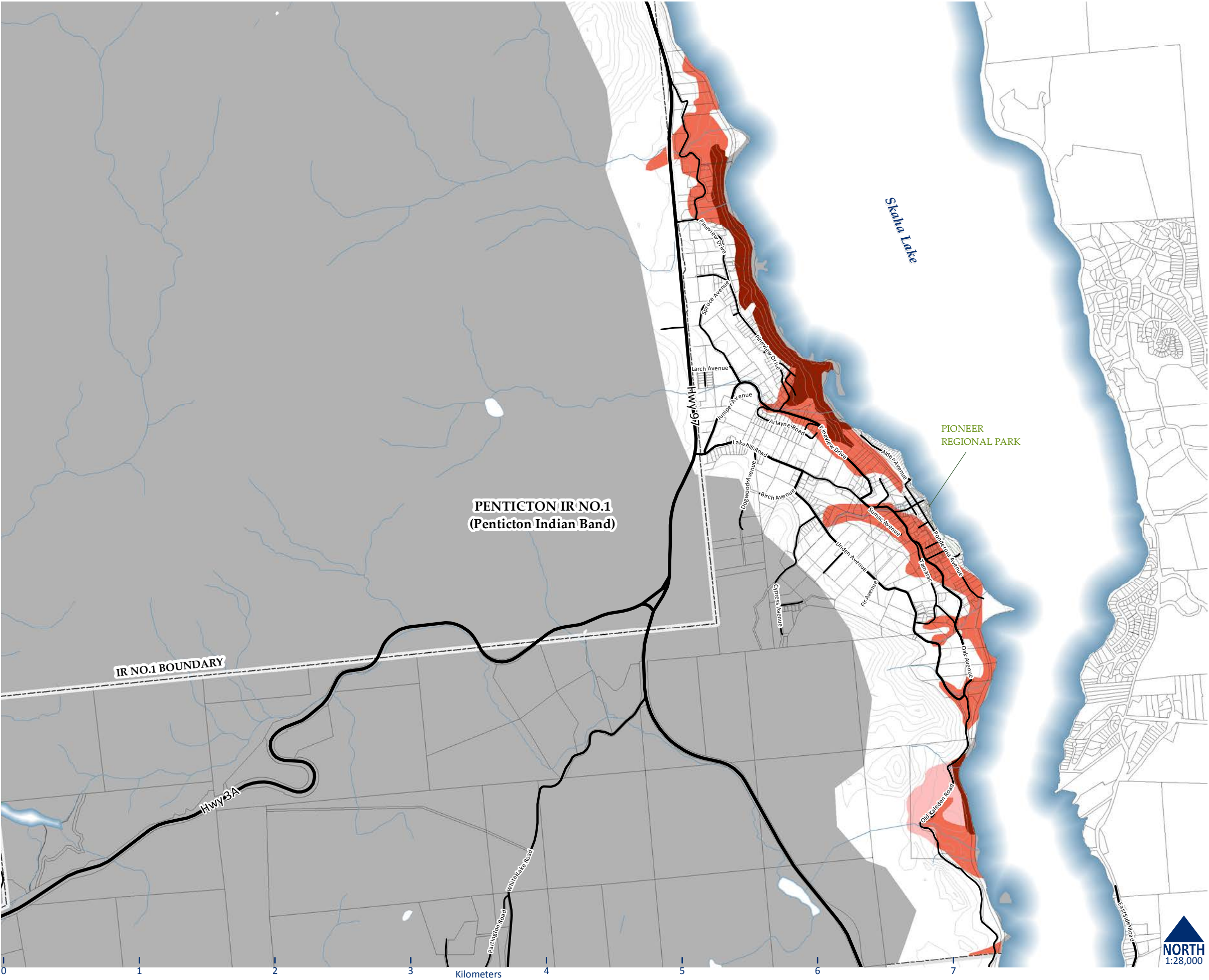
DRAFT 22 AUG 2016



- P - Parks, Recreation, and Trails
- KVR
- Cycling Routes
- Other Trails
- Heritage Trail (Hudson Bay Brigade Trail)
- Regional Parks, Protected Areas, and Ecological Reserves

This is Schedule 'D' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

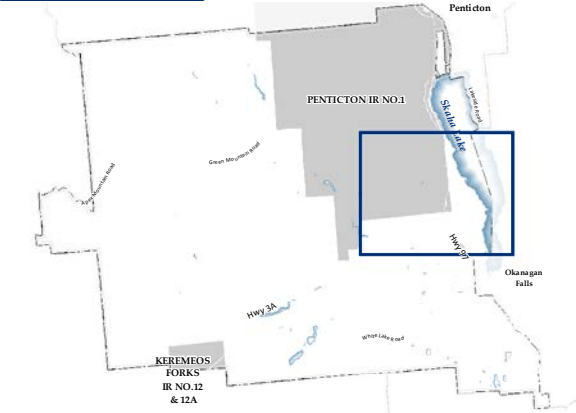
Chair
Chief Administrative Officer
Schedule Amendments: Bylaw Number, Adoption Date



RDOS AREA "D-1" OCP SCHEDULE 'E'

HAZARD LANDS - SOIL

DRAFT 22 AUG 2016



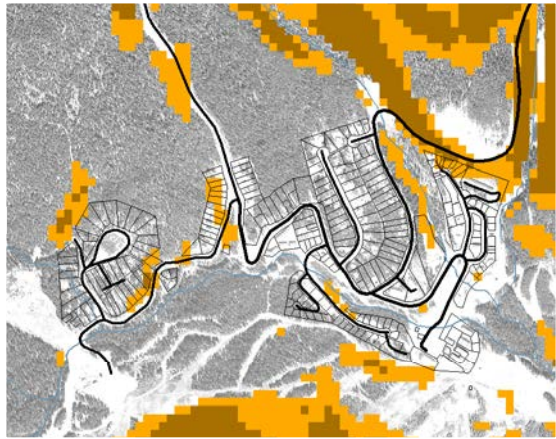
- Hazard of materials sliding or slumping
- Hazard of slumps and slides
- Low to moderate hazard
- Limited or no hazard
- Outside Study Area

This is Schedule 'E' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

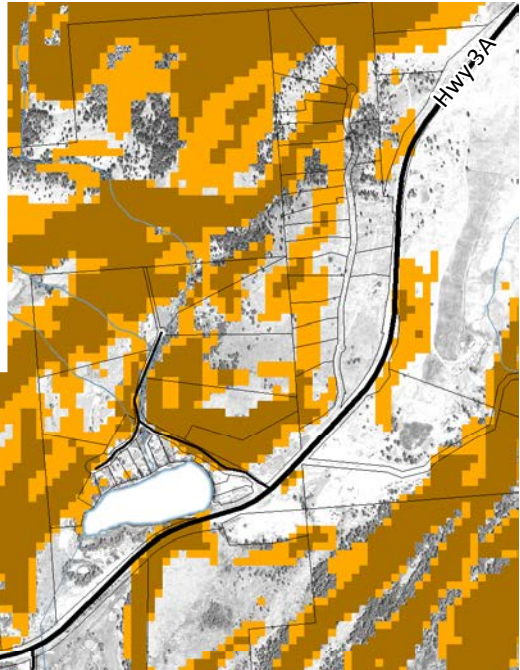
Chair

Chief Administrative Officer

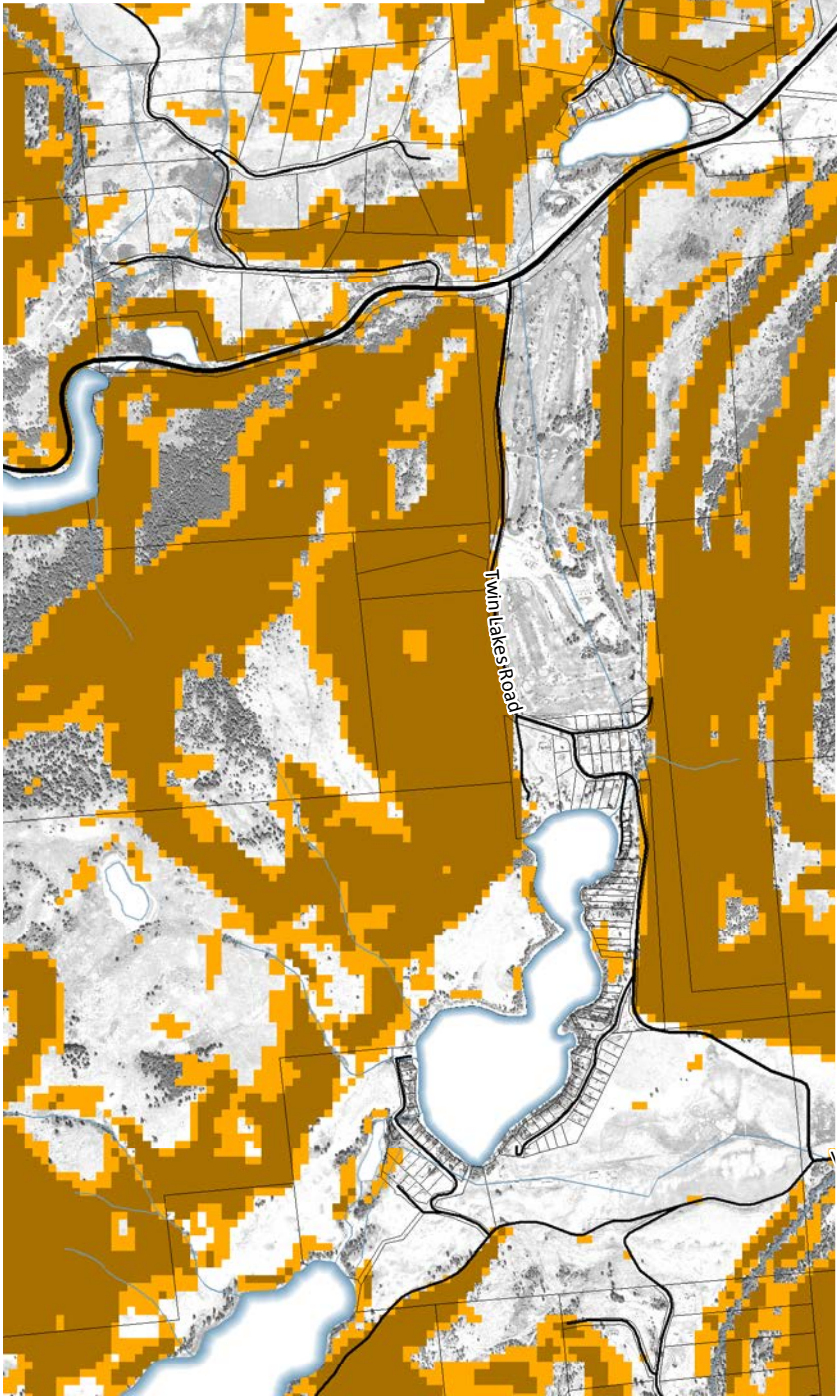
Schedule Amendments: Bylaw Number, Adoption Date



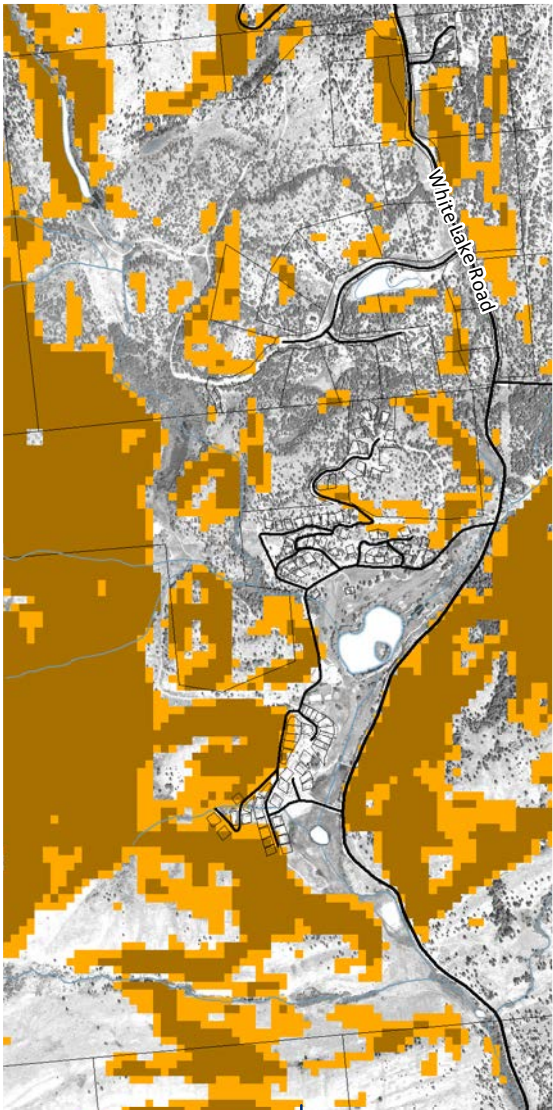
1. APEX



2. TWIN LAKES



3. ST. ANDREWS



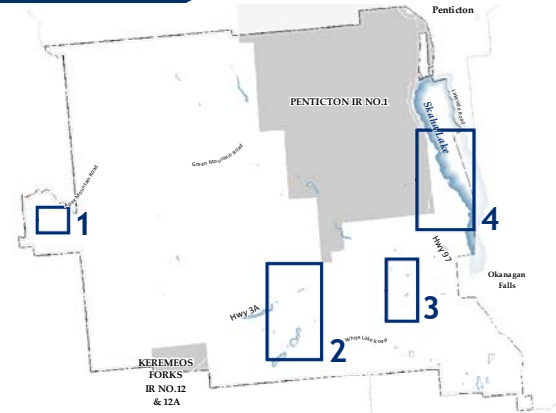
4. KALEDEN



RDOS AREA "D-1" OCP SCHEDULE 'F'

HAZARD LANDS - STEEP SLOPES INSETS

DRAFT 22 AUG 2016



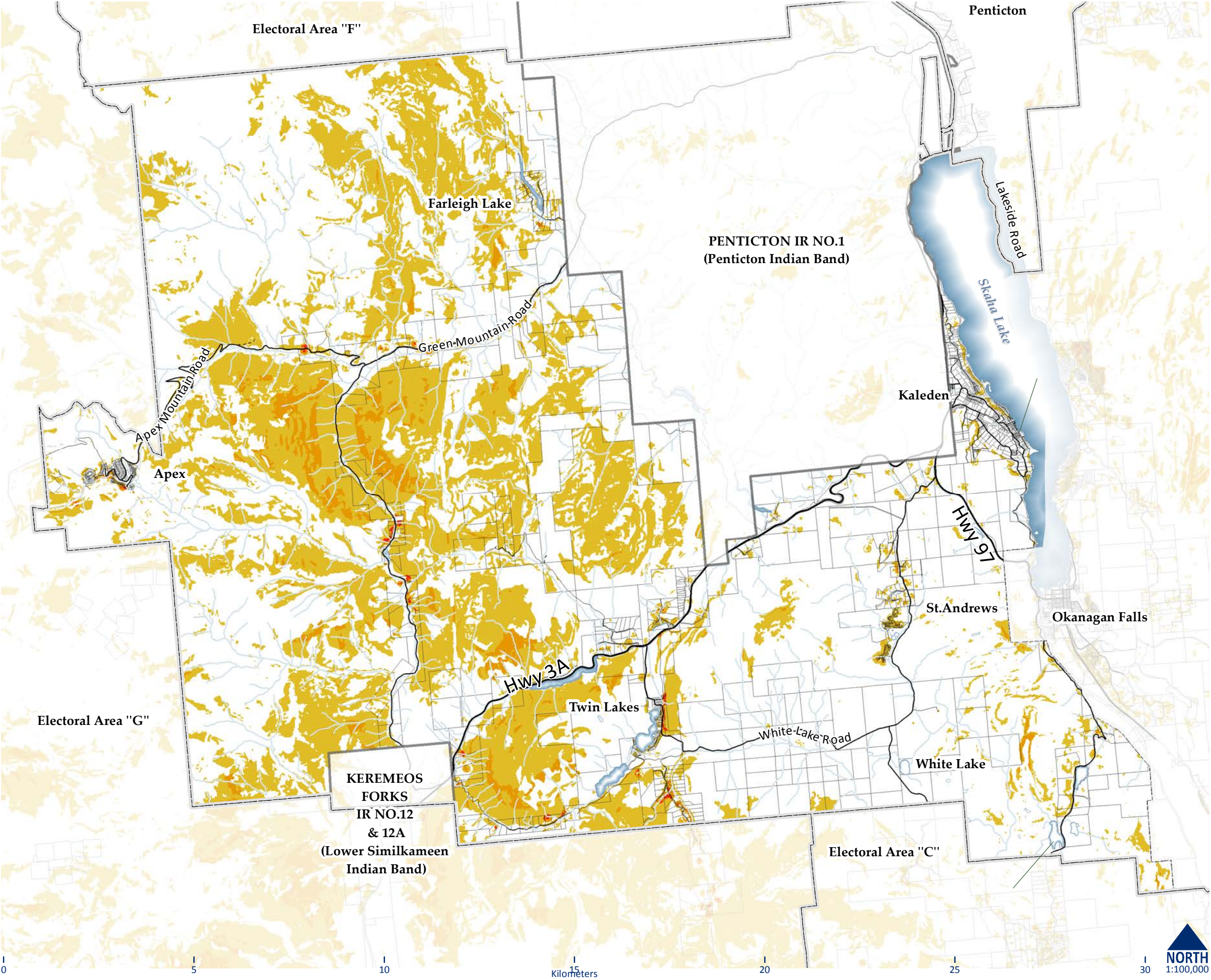
- slopes between 30% - 40%
- slopes greater than 40%

This is Schedule 'F' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair

Chief Administrative Officer

Schedule Amendments: Bylaw Number, Adoption Date



RDOS AREA "D-1" OCP SCHEDULE 'G'

HAZARD LANDS - WILDFIRE

DRAFT 22 AUG 2016

Wildfire Risk Rating®

- 81 - 90 Very High
- 71 - 80
- 61 - 70 High

note: The fire hazard mapping represented here was completed in 2011 for the RDOS Community Wildfire Protection Plan. This rating will change over time with development and changes to forest conditions.

This is Schedule 'G' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair

Chief Administrative Officer

Schedule Amendments: Bylaw Number, Adoption Date



RDOS AREA "D-1" OCP SCHEDULE 'H'

TRANSPORTATION NETWORK

DRAFT 22 AUG 2016

Road Network

- Highway
- Collector
- Local

This is Schedule 'H' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair

Chief Administrative Officer

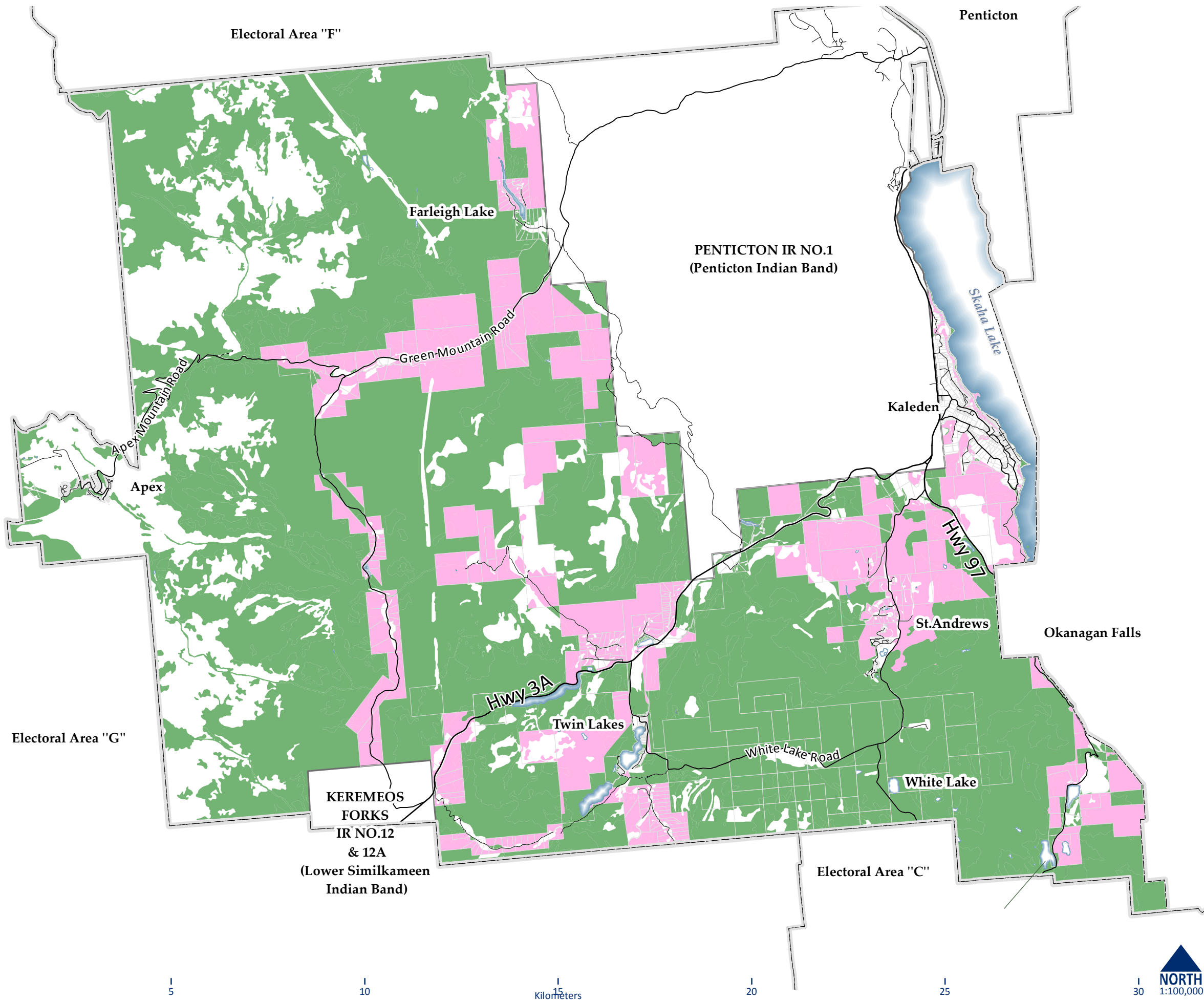
Schedule Amendments: Bylaw Number, Adoption Date



RDOS AREA "D-1" OCP SCHEDULE 'I'

ENVIRONMENTALLY SENSITIVE DEVELOPMENT PERMIT AREAS

DRAFT 09 SEP 2016



- Environmentally Sensitive DPA
- Important Ecosystem

This is Schedule 'I' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____

REGIONAL DISTRICT

RDOS

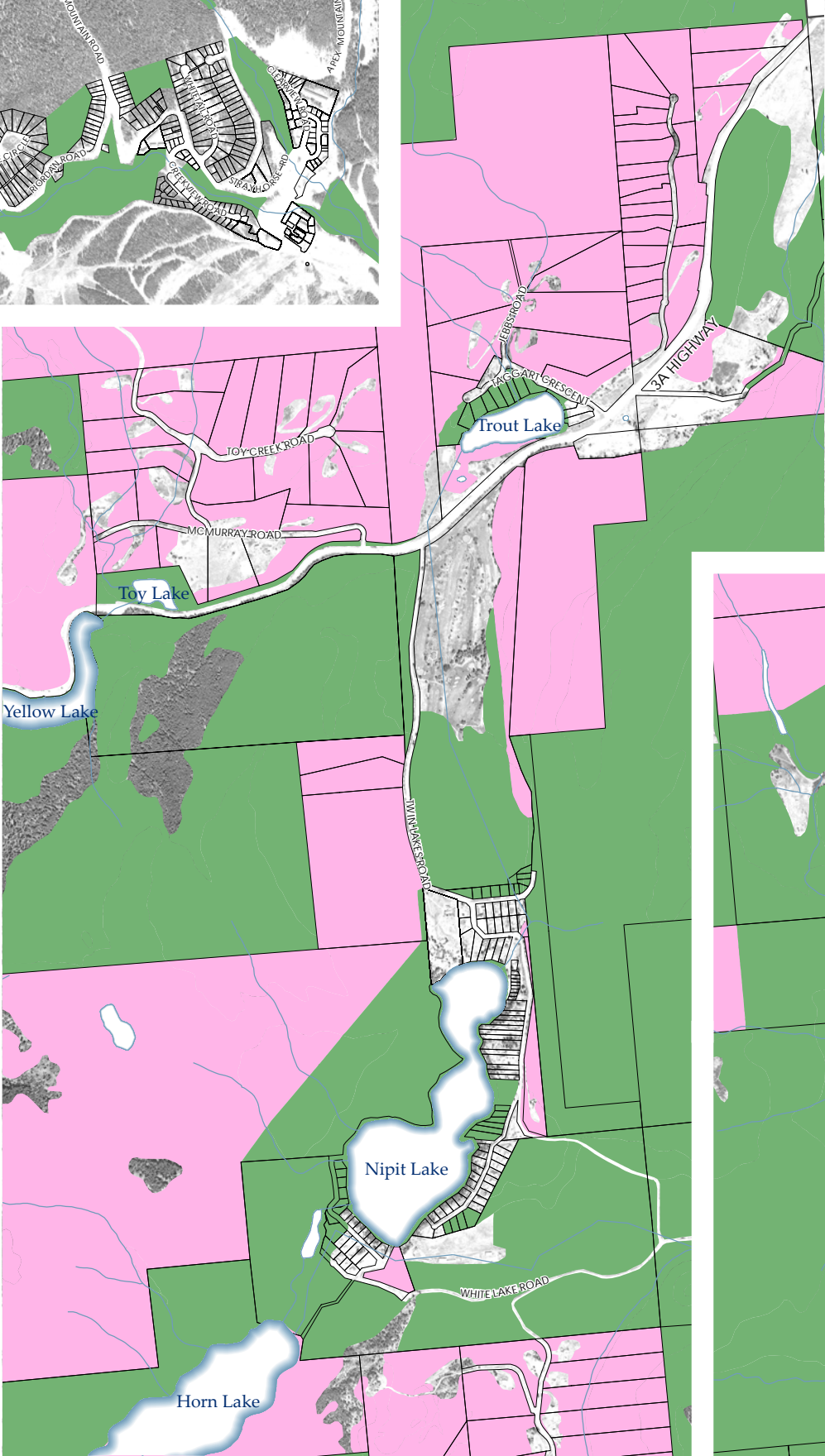
OKANAGAN-SIMILKAMEEN

OFFICIAL COMMUNITY PLAN
UPDATE 2014

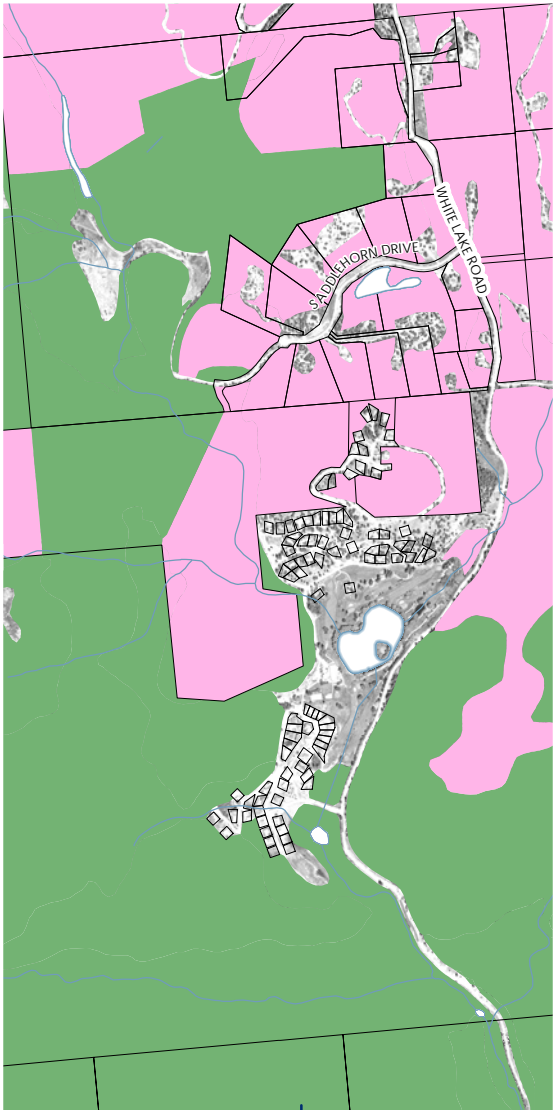
1. APEX



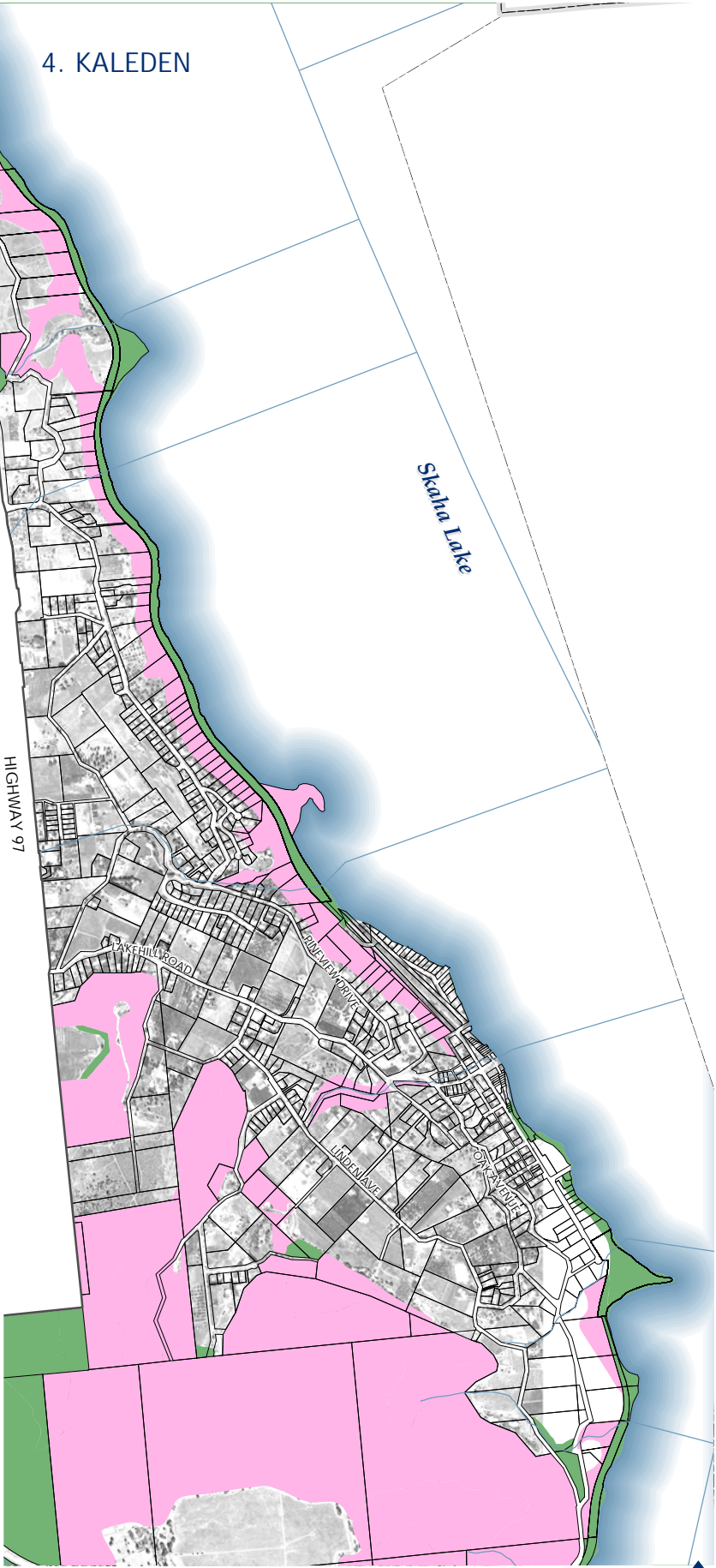
2. TWIN LAKES



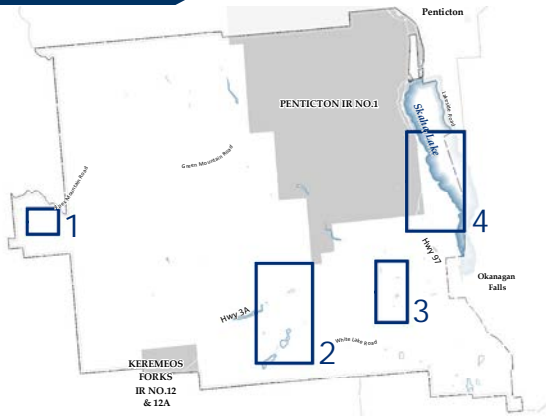
3. ST. ANDREWS



4. KALEDEN



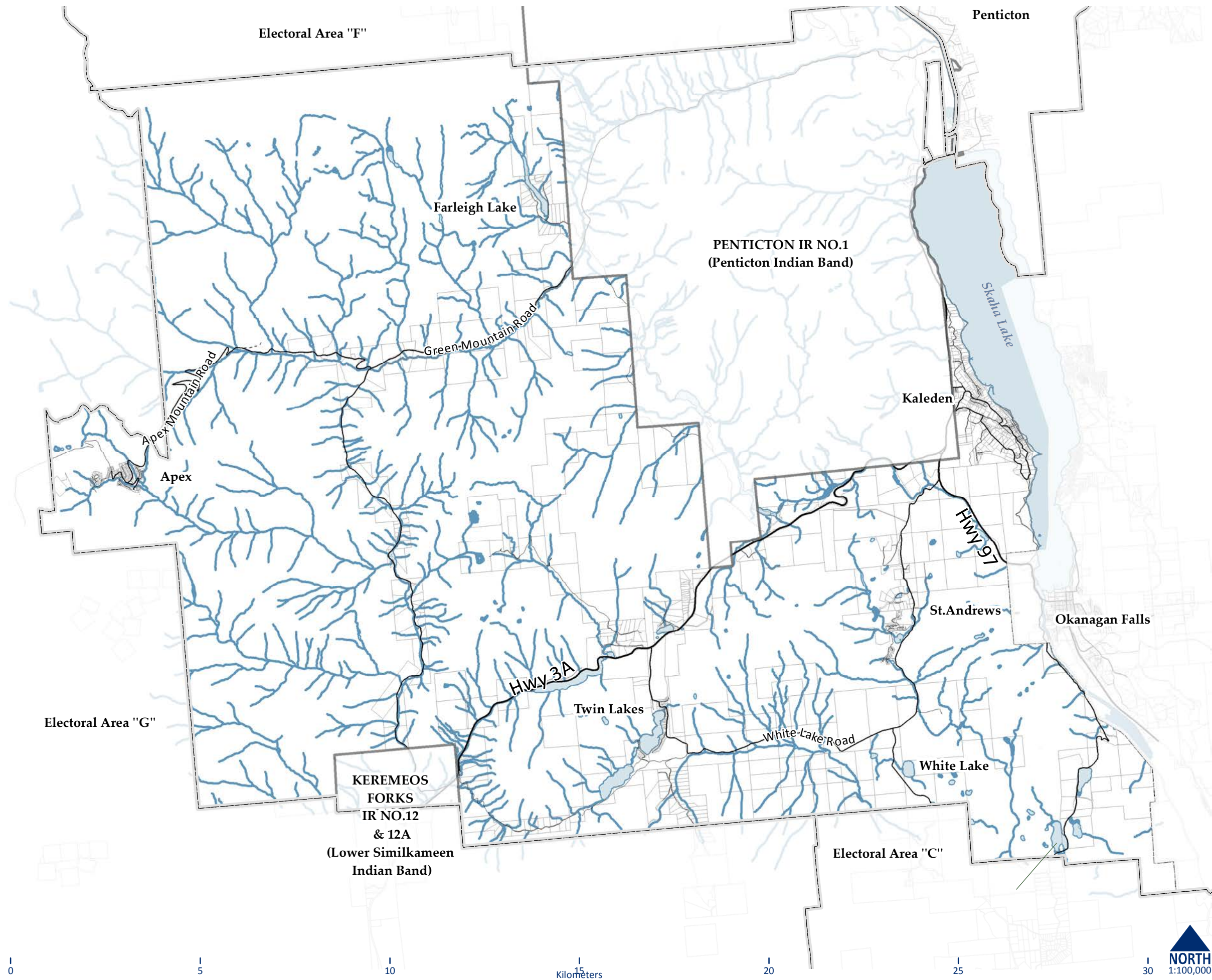
RDOS AREA "D-1" OCP SCHEDULE 'I'
ENVIRONMENTALLY
SENSITIVE DEVELOPMENT
PERMIT AREAS - INSETS
DRAFT 09 SEP 2016



Environmentally Sensitive DPA
Important Ecosystem

This is Schedule 'I' (Official Community Plan Map) as
referenced in the Regional District of Okanagan-
Similkameen's Electoral Area "D-1" Official Community Plan
Bylaw No. 2683, 2016

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Chief Administrative Officer
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RDOS AREA "D-1" OCP SCHEDULE 'J'

WATERCOURSE DEVELOPMENT PERMIT AREAS

DRAFT 22 AUG 2016

Watercourse Development Permit Areas

This is Schedule 'J' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

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Chief Administrative Officer

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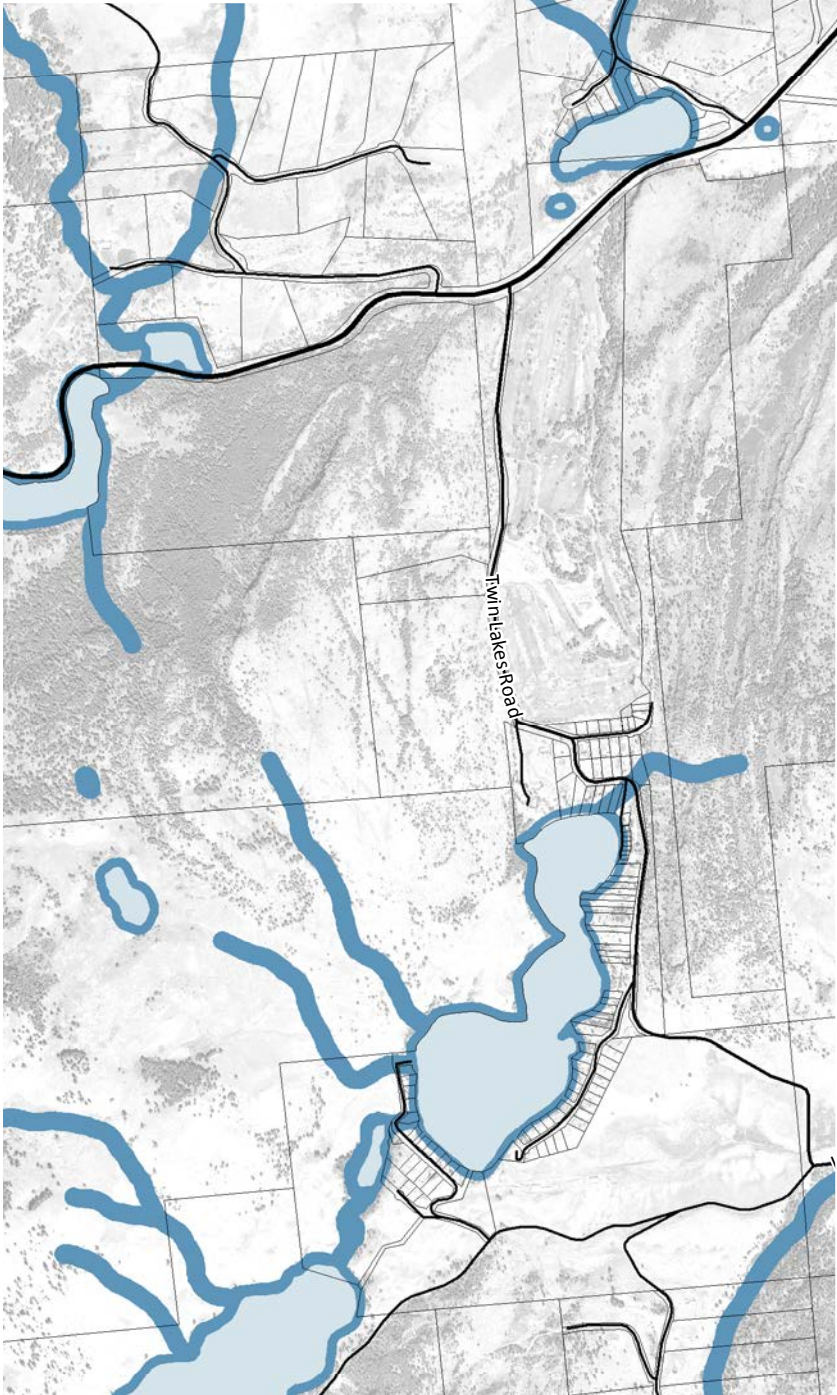




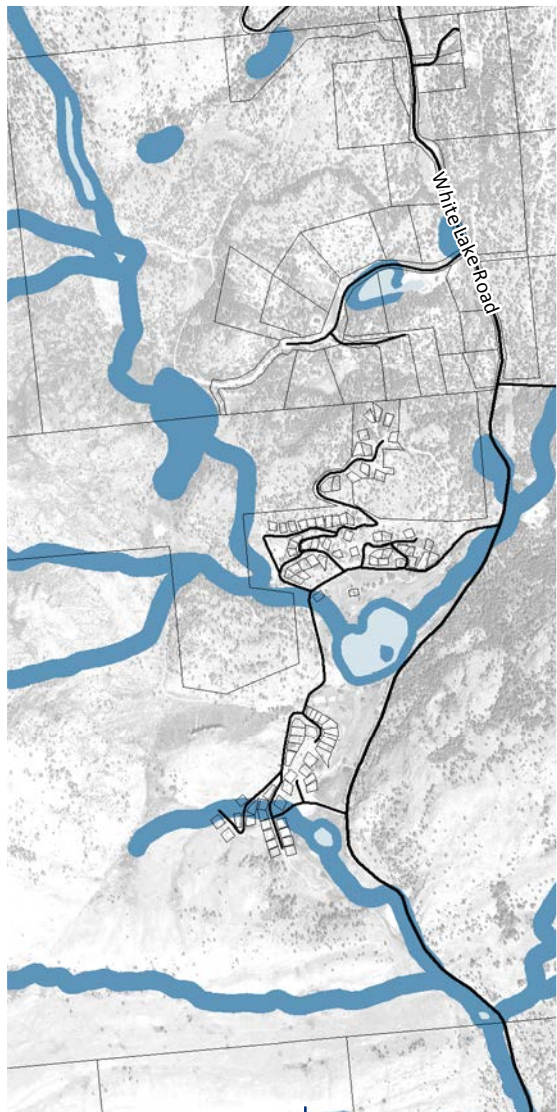
1. APEX



2. TWIN LAKES



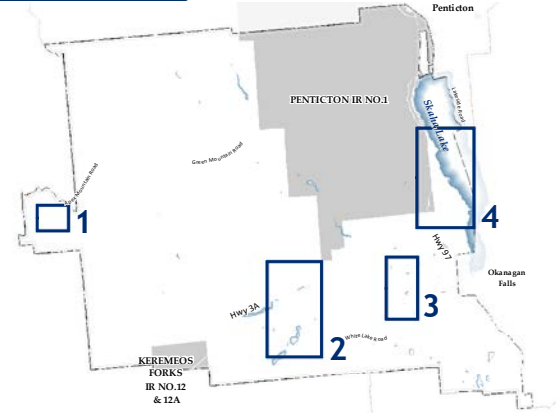
3. ST. ANDREWS



4. KALEDEN



RDOS AREA "D-1" OCP SCHEDULE 'J'
**WATERCOURSE
 DEVELOPMENT PERMIT
 AREA - INSETS**
 DRAFT 22 AUG 2016



Watercourse Development Permit Areas

This is Schedule 'J' (Official Community Plan Map) as
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 Bylaw No. 2683, 2016

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Chief Administrative Officer

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Kilometers

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