



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

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

SCHEDULE OF MEETINGS

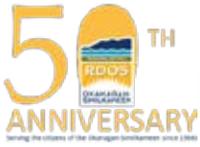
9:00 am	-	10:00 am	Budget Meeting
10:00 am	-	10:30 am	Environment and Infrastructure Committee [Page 2]
10:30 am	-	12:30 pm	Corporate Services Committee [Page 8]
12:30 pm	-	1:00 pm	Lunch
1:00 pm	-	1:30 pm	Community Services Committee [Page 12]
1:30 pm	-	3:30 pm	RDOS Board [Page 32]

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of Meetings:

January 05, 2017	RDOS Board/Committee Meetings
January 19, 2017	RDOS Board/OSRHD Board/Committee Meetings
February 02, 2017	RDOS Board/Committee Meetings
February 16, 2017	RDOS Board/OSRHD Board/Committee Meetings
March 02, 2017	RDOS Board/Committee Meetings
March 16, 2017	RDOS Board/OSRHD Board/Committee Meetings



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, December 15, 2016

10:00 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

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

B. WEST BENCH WATER METER RATES [Page 3]

To set a water rate for the West Bench Water System based on consumption based billing.

1. West Bench Water Rates Public Meeting – Record of Meeting dated November 24, 2016 [Page 6]

RECOMMENDATION 2

THAT the Board of Directors adopt Rate Option 4 contained within the December 15, 2016 report from the Chief Administrative Officer, that being a formula of 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); and further,

THAT the rate structure be reflected in the 2017 RDOS Fees & Charges bylaw, which comes into effect on April 15, 2017.

C. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: West Bench Water Meter Rates



Administrative Recommendation:

THAT the Board of Directors adopt Rate Option 4 contained within the December 15, 2016 report from the Chief Administrative Officer, that being a formula of 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); and further,

THAT the rate structure be reflected in the 2017 RDOS Fees & Charges bylaw, which comes into effect on April 15, 2017.

Purpose:

To set a water rate for the West Bench Water System based on consumption based billing.

Reference:

Power Point – November Open House

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West Bench Water Rates Public Meeting – Record of Meeting

Business Plan Objective:

2016 Public Works Business Plan

Key Success Driver #3 – Sustainable Community

Implement water meter program in 2017

Background:

The Regional District Okanagan-Similkameen (RDOS) has entered into a bulk water purchasing agreement with the City of Penticton for the West Bench Water System. Part of this agreement was

to implement a robust water conservation program that included the installation of water meters. The goal for 2017 was to initiate water rates for the West Bench area based on consumption.

During 2015 and 2016, RDOS began reading the water meters on a monthly basis. With data collected, an enormous amount of "continuous leaks" were detected on private property. A leak detection program was initiated in 2016 by RDOS that comprised of staff informing and educating the home owner of the property of their leak, working cooperatively with the homeowner in identifying the leak and following up with a successful "no leak" status.

With a reliable data base now obtained from the 2 years of water meter readings, Andrew McLaren of InterGroup Consultants was utilized to review the existing West Bench Water System budget and cost compare a new budget based on a variable water rate reflected by volume consumption from the residents of West Bench.

In November 2016, the Electoral Area F Director Brydon, Andrew McLaren and RDOS staff hosted an Open House for the residents of the West Bench Water System to discuss the background and options available for consumption based billing. The Open House was well attended and lively and thoughtful questions and comments were received during the meeting. It is the intent to implement the new water rates into the RDOS Fees and Charges Bylaw for 2017.

Analysis:

Several rate options were evaluated 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)

Key findings from the study showed:

- 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 forecasted 2017 costs relate to water purchases from the City of Penticton.

The general consensus from the majority of residents at the Open House favored the 50% discount on the variable charge for the farm customers. With the notion that 30% of the variable rate is covering the bulk water purchase, the incentive is that if all the property owners conserve their water consumption, this will directly lower the costs of purchasing the bulk water resulting in the variable rate decreasing. With this direction, instituting a new water rate based on Option 4 – 70% fixed, 30% variable with a 50% discount on variable rate for farms is recommended.

It is important to note that an action item that came out of the Open House was the commitment to educate the property owners in the West Bench Water System by sending out “mock bills” based on the proposed new rate. With the 2017 Fees and Charges Bylaw to be implemented in April, this timing will allow the RDOS to send out these mock bills based on the new rates for the months of January, February and March, for information.

Alternative:

The Board could choose not to support Rate Option 4 and recommend a different option.

Communication Strategy:

Public Open House

RDOS website link – updating information

Monthly water consumption data mailed to all property owners

Mock billing for first quarter of 2017

Respectfully submitted:

Roger Huston

R. Huston, Public Works Manager

West Bench Water Rates Public Meeting – Record of Meeting

Date: November 24, 2016

Time: 6:30 to 8:30 pm

Location: West Bench
Elementary School
Gymnasium

Attendees: Michael Brydon; Roger Huston, Judy Burton, Zoe Kirk, Andrew McLaren (InterGroup Consultants)

Approximately 60 West Bench residents attended the meeting.

Agenda item: Presentation on West Bench Water System and Rate Options **Presenters** Michael Brydon; Andrew McLaren

Discussion:

A brief presentation was made by Michael Brydon and Andrew McLaren that reviewed the characteristics of the West Bench water system and 4 water rate options. Questions from residents were answered during and after the presentation. Key perspectives and issues raised during the meeting included:

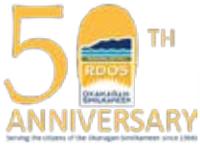
- Residents wanted to understand how the different rate options would affect their individual bills. It was noted that metering data had been distributed to all residents so they could understand their individual consumption patterns. RDOS staff agreed to circulate mock bills to customers indicating the effect of the different options on each customer.
- Residents wanted to understand if each of the rate options collected the same total revenue. It was confirmed that each rate option was designed to collect the same total amount of revenue.
- There was discussion on whether water rates should provide a discount to farm customers. It was noted by a resident who operates a farm that paying the full variable water rate would be a significant burden on his farm operation. The presentation noted that the two scenarios that included a 50% discount for farm customers on the variable portion of the water rate resulted in approximately a 2 cent increase the variable water rate for other customers.
- Some residents questioned why a larger portion of the rate structure wasn't proposed to be recovered through a variable charge. It was noted that approximately 30% of the costs of operating the water system are purely variable costs of bulk water purchases from the City of Penticton. Increasing the proportion of the revenues recovered from the variable charge could mean that if residents conserve water, the lost revenue would not be fully offset by cost savings on bulk water purchases. Further, it was noted that the change from the existing purely fixed charge rate structure to a variable rate structure would result in a significant increase for some customers. Gradualism in rate structure changes can help mitigate the rate impact on customers. In the future, the district could consider increasing the proportion of costs that are recovered through a variable consumption charge.
- Some residents asked if an increasing tiered rate structure was considered to promote water conservation. It was noted that introducing the variable charge was expected to provide a price signal to customers to conserve water. In the future a tiered rate structure where rates increase with increasing consumption could be considered.
- Residents inquired about what the next steps were following this meeting. It was noted that the purpose of the meeting was to provide customers with information about the rate options and to hear questions and concern. The RDOS Board would still need to approve changes to the water rates.
- Some residents noted concerns with low water pressure at their properties. Residents were invited to follow up on a case by case basis with RDOS staff to investigate these issues.

Action items

- ü RDOS staff to distribute mock bills to residents showing the impact of the proposed rates on customer bills.

Attachments:

Powerpoint presentation from November24, 2016 meeting.



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, December 15, 2016

10:30 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

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

B. CLOSED SESSION

RECOMMENDATION 2

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.

C. BENCHMARK LOCAL GOVERNMENTS FOR BEST PRACTICES IN TECHNOLOGY – For Information Only [Page 9]

Survey local governments to identify efficiencies and possible increases in productivity with regards to Information Technology at the RDOS.

D. ORGANIZATIONAL STRENGTH PERCEPTION SURVEY – For Information Only

The Board completed the 2016 Organizational Strength Perception Survey at their November 3rd Legislative Workshop and results have been tabulated for discussion.

E. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Benchmarking local governments for best practices in technology



Administrative Recommendation:
Information report.

Purpose:
Survey local governments to identify efficiencies and possible increases in productivity with regards to Information Technology at the RDOS.

Business Plan Objective:
Corporate Objective 1.1.2:
Indicator 1.1.2.3: "Leverage technology for effectiveness and efficiencies by benchmarking local governments to determine best practice in the use of technology"

Background:
Information Technology, including Geographic Information Systems or GIS is one of the most dynamic and efficiency generating industries in existence. IT has advanced at an exponential rate with new opportunities continually appearing. Within the RDOS, IT and GIS have greatly increased the efficiency of staff and access for the public to RDOS services.

Periodically however, it is good practice to step back, take an inventory and survey other local governments and determine if there is something they are doing that we could benefit from in our organization.

Analysis:
IT and GIS colleagues were contacted through the Okanagan valley, Municipal Information Systems Association and the Interior GIS User Group. In general, they were asked for ways IT and GIS made their organizations work more efficiently and more specifically if they had any IT related "gems" that created a big impact with low cost.

The results were varied and included the following:

Response:	RDOS Status:
Work with City of Penticton and SD 67 to build redundancy with internet and shared infrastructure.	Currently work with the City and SD67 on a number of shared IT initiatives. Will continually look at new options which is a focus of the shared services review.
Storybook maps (a web based, GIS app that allows the public an easy and informative way to access GIS information).	Currently have a trails Storybook application for the public that is popular. Looking at adding new storybook applications for heritage and regional parks in 2017.
Leverage data from ICIS (partnership between local government, Province and utility companies) to access infrastructure mapping (utility companies know where our water and sewer lines are and we know where their infrastructure is located).	Currently a partner with ICIS and will continue to share data with them into the future.
ParcelMapBC – working closer with LTO (Land Titles Office) to improve our parcel datasets.	Currently working with LTO and will continue to use new tools as they become available.
Surveyors are supplying legal plans with GPS and filing electronically which also improves our parcel base.	Currently using any GPS information provided on survey plans. It does improve our GIS parcel base.
Aerial/orthophoto technology is changing quickly. Photographic film is no longer used, costs are coming down, file sizes are smaller, data storage is cheaper.	We are planning on updating our ortho photos in 2017. We have notified partner municipalities if they would like to partner.
GIS is going mobile (record utility maintenance information, illegal dumpsites, water quality information).	The RDOS has mobile GIS applications for recording water system maintenance information, illegal dumpsites and trail features. Continue to incorporate new mobile opportunities as they come up.
Access to the internet is getting easier and less expensive.	True and it makes it much easier to create mobile applications but it can still be a challenge in some rural areas.
Mapping is being recorded and maintained as SQL spatial data so that mapping and attribute data reside in the same database system which in-turn is easily linked to our SQL Server databases (i.e. financial), hence greatly easing the task of asset management.	RDOS mapping is also built on SQL Server and we continue to integrate with business applications where possible and practical.
Server and/or desktop virtualization.	RDOS has embraced server virtualization. Approximately 3 years ago investigated the option of desktop virtualization. Did not make

	business sense at the time. May look at it again in 2017.
Open Data site which is easier to share, allows for consultants to self-serve so staff do not having to respond to requests.	RDOS has an Open Data site.
Improve new staff training (e.g. Offer Captivate or other online training) so they use systems effectively right off the bat.	RDOS has online training for staff on the intranet. Will look at other options in 2017.
Integration of systems which saves duplication of data, not having system spatially enabled, better decision-making, etc.	RDOS has created many of our business applications which makes it much easier to integrate.
Conversion of hardcopy and spreadsheet-based data sets (and related processes) to databases (where the data gets formalized and linkable to GIS).	With Kaizen process, continually looking at business processes, making them more efficient which includes processes such as this.
Conversion of map-based data to GIS and resulting improvement of the data and wider sharing of the results, data analysis, reduce field trips, etc.	RDOS is continually moving map-based data to GIS and making it available to all staff through internet mapping apps where it is practical.

A number of organizations who participated expressed this was a good exercise to go through. Several of these items we are currently doing, some we have been considered in the past but at the time were not implemented because it did not make business sense for our organization. Moving forward we will look at these initiatives to see if they now work for the RDOS.

In the short-term however we are currently going through a shared services review with the City of Penticton, District Municipality of Summerland and SD 67. The intent of this exercise is to determine where these four organizations can share services and create efficiencies. Technology will certainly be a key role in whatever services are decided to move ahead on.

Respectfully submitted:

Tim Bouwmeester

T. Bouwmeester, Manager of Information Services



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, December 15, 2016

1:00 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Community Services Committee Meeting of December 15, 2016 be adopted.

B. DELEGATION

Steve Esau, Director of Addictions Services, Pacific Community Resources Society
Val Clement, Operations Manager, Keremeos Treatment Centre

Mr. Esau and Ms. Clement will address the Board to discuss Keremeos Programming for BC Mental Health & Substance Use Services.

1. Presentation – Keremeos Programming [Page 13]
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C. ADJOURNMENT

Welcome



**BC MENTAL HEALTH
& SUBSTANCE USE SERVICES**

An agency of the Provincial Health Services Authority



**Pacific Community
Resources Society**

History

- Previous program operated in Keremeos
- PHSA/BCMHSUS assumed contract management in 2014
 - Worked with service provider to enhance the model of care, transition to a provincial access model, meeting licensing requirements, etc.
 - March 2015, service provider ended contract

History (Cont'd)

- PHSA/BCMHSUS worked with RHAs to select Service provider
- Pacific Community Resources Society (PCRS) selected
- PHSA/BCMHSUS & PCRS working collaboratively to open January 2017
- Continuous collaborative planning/engagement across RHAs, Indigenous groups, youth, family, other stakeholders

Who is PCRS?

Pacific Community Resources Society is not-for-profit society serving Lower Mainland communities since 1984.

Our Vision

Everyone thriving in strong, healthy communities

Our Mission

Inspiring healthy and inclusive communities through leadership and collaboration

www.pcrs.ca

PSCR Staff



**BC MENTAL HEALTH
& SUBSTANCE USE SERVICES**

An agency of the Provincial Health Services Authority



**Pacific Community
Resources Society**

PCRS Services

People We Serve*

Employment Services	28,841
Housing & Residential Services	280
Youth Services	16,484
Education Services	152
Family Support & Counselling	668
Addictions Services	12,193
Community Outreach	9,013



Population

- Youth and Young Adults aged 17-24
- All genders
- Substance use concerns
- Tier 4
- Support concurrent disorders
- Have exhausted or unable to access SU support resources in home community

Clinical Programming

- One-on-one clinical counselling
- Group Counselling
 - Identity, Healthy Relationships, Relapse Prevention, Self-esteem, Mindfulness, etc.
- Nurse Practitioner & Physician Services
- Family Therapy

Programming



Programming

Continuity of Care

- Care plan starts at admission
- Communication between community care team, family and onsite team
- While onsite collaborative goal-setting, which will be continually reviewed with the client and their community care team
- Transition planning (home plan, client follow-up)



Individualized Growth Plans

Hobbies

Skills



Interests



Educational Goals



Additional Programming

Recreation



Spiritual & Cultural



Connection to
Community

Continuity of Care

Home Supports



Keremeos



Home Supports

Programming

What will programming look like?

HEALTHY RELATIONSHIPS!

Supports

Nature

Spirituality & Culture

Values & Interests



BC MENTAL HEALTH
& SUBSTANCE USE SERVICES

An agency of the Provincial Health Services Authority



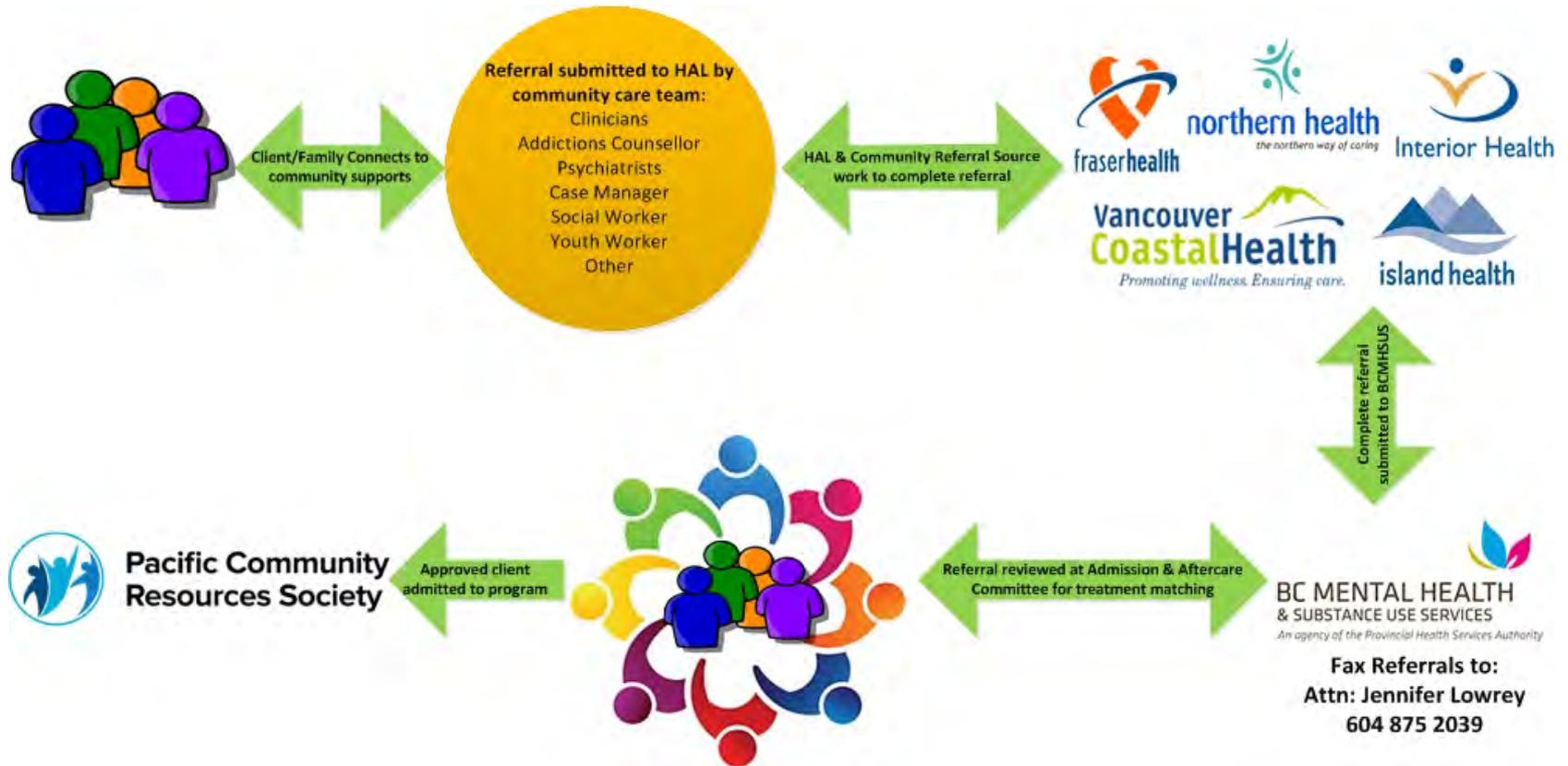
Pacific Community
Resources Society

Family

As with all PCRS programs, we aim to foster and support any potential relational connections with participants families as well as support network. This includes teaching healthy relationships on site, but also finding ways to involve the family in our programming. This can include:

- Parent educational series / Family Counselling
- Opportunities for family involvement in rec/ leisure.
- Arranging for families to stay on-site for visits

Access



Access

22 beds

- 4 beds allocated per Health Authority
- 2 prioritization beds:
 - Indigenous clients
 - Pregnant
 - At risk (unsafe home environment)
 - Limited or no resources in home community

Access

Health Authority Liaisons

FHA

Lianne Radmore

lianne.radmore@fraserhealth.ca/604-613-1811

IHA

Jana Abetkoff

Jana.Abetkoff@interiorhealth.ca/250-314-2171

Island Health

Dana Leik

dana.leik@viha.ca /250 755 7691 Ext. 5477

NHA

Sandra Galetti

Sandra.Galetti@northernhealth.ca/250 649 7065

VCHA

Mary Dowdall

Mary.Dowdall@vch.ca

Access

Referral Package

Available online on December 5, 2016 here:

<http://www.bcmhsus.ca/programs-at-a-glance>

Referrals can be submitted on December 5, 2016!

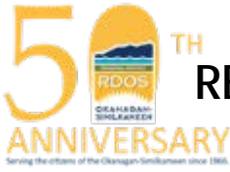


**BC MENTAL HEALTH
& SUBSTANCE USE SERVICES**

An agency of the Provincial Health Services Authority



**Pacific Community
Resources Society**



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, December 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 December 15, 2016 be adopted.

1. Consent Agenda – Corporate Issues

a. Corporate Services Committee – December 1, 2016 [Page 44]

THAT the Minutes of the December 1, 2016 Corporate Services Committee be received.

b. Environment and Infrastructure Committee – December 1, 2016 [Page 46]

THAT the Minutes of the December 1, 2016 Environment and Infrastructure Committee be received.

c. Protective Services Committee – December 1, 2016 [Page 48]

THAT the Minutes of the December 1, 2016 Protective Services Committee be received.

d. RDOS Regular Board Meeting – December 1, 2016 [Page 50]

THAT the minutes of the December 1, 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 – J. Jung & S. Marino, 255 Creekview Road, Apex, Electoral Area “D” [Page 55]

i. Permit No. D2016.092-DVP [Page 59]

ii. Responses Received [Page 64]

To allow for the construction of a duplex

THAT the Board of Directors approve Development Variance Permit No. D2016.092-DVP.

- b. Temporary Use Permit Renewal Application – D. & S. Chipchura, 166 Sundial Road, Electoral Area “C”** [Page 65]
- i. Permit No. C2016.103-TUP [Page 69]
 - ii. Responses Received [Page 74]
- To allow for the renewal of an existing Temporary Use Permit authorizing a short-term vacation rental use.

THAT the Board of Directors approve Temporary Use Permit No. C2016.103-TUP.

- c. Temporary Use Permit Renewal Application – A. & H. Konanz, 110 Ponderosa Avenue, Kaleden, Electoral Area “D”** [Page 77]
- i. Permit No. D2016.105-TUP [Page 81]
 - ii. Responses Received [Page 86]
- To allow for the renewal of an existing Temporary Use Permit authorizing a short-term vacation rental use.

THAT the Board of Directors approve Temporary Use Permit No. D2016.105-TUP.

- d. Temporary Use Permit Renewal Application – L. Partone, 3985 1st Street, Naramata, Electoral Area “E”** [Page 93]
- i. Permit No. E2016.102-TUP [Page 97]
 - ii. Responses Received [Page 102]
- To allow for the renewal of an existing Temporary Use Permit authorizing a short-term vacation rental use.

THAT the Board of Directors approve Temporary Use Permit No. E2016.102-TUP.

- e. Temporary Use Permit Renewal Application – L. & P. Riccio, 3055 Hayman Road, Naramata, Electoral Area “E”** [Page 107]
- i. Permit No. E2016.104-TUP [Page 111]
 - ii. Responses Received [Page 116]
- To allow for the renewal of an existing Temporary Use Permit authorizing a short-term vacation rental use.

THAT the Board of Directors approve Temporary Use Permit No. E2016.104-TUP.

- f. Temporary Use Permit Renewal Application – D. Minchau, 780 Languedoc Road, Naramata, Electoral Area “E”** [Page 120]
- i. Permit No. E2016.108-TUP [Page 124]
 - ii. Responses Received [Page 129]
- To allow for the renewal of an existing Temporary Use Permit authorizing a short-term vacation rental use.

THAT the Board of Directors approve Temporary Use Permit No. E2016.108-TUP.

- g. Temporary Use Permit Renewal Application – A. & B. Richards, 4383 Mill Road, Naramata, Electoral Area “E”** [Page 136]
- i. Permit No. E2016.114-TUP [Page 140]
 - ii. Responses Received [Page 145]
- To allow for the renewal of an existing Temporary Use Permit authorizing a short-term vacation rental use.

THAT the Board of Directors approve Temporary Use Permit No. E2016.114-TUP.

- h. Temporary Use Permit Renewal Application – Hollyhock Trust, 4245 Mill Road, Naramata, Electoral Area “E”** [Page 153]
- i. Permit No. E2016.119-TUP [Page 157]
 - ii. Responses Received [Page 162]
- To allow for the renewal of an existing Temporary Use Permit authorizing a short-term vacation rental use.

THAT the Board of Directors approve Temporary Use Permit No. E2016.119-TUP.

- i. Temporary Use Permit Renewal Application – L. Ashbrook & B. Cresswell, 3189 3rd Street, Naramata, Electoral Area “E”** [Page 170]
- i. Permit No. E2016.120-TUP [Page 174]
 - ii. Responses Received [Page 179]
- To allow for the renewal of an existing Temporary Use Permit authorizing a short-term vacation rental use.

THAT the Board of Directors approve Temporary Use Permit No. E2016.120-TUP.

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

B. DELEGATIONS

- 1. Jack Bennetto, District Manager Transportation - Okanagan Shuswap District, British Columbia Ministry of Transportation and Infrastructure**

Mr. Bennetto will address the Board to discuss initiatives for 2017

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- 2. Linda Larson, Member of Legislative Assembly for Boundary-Similkameen**

MLA Larson will address the Board to present a wrap-up of 2016 and look forward into 2017

C. DEVELOPMENT SERVICES – Rural Land Use Matters

- 1. Temporary Use Permit Application – P. & M. Kappes, 1146 Highway 3A, Kaleden, Electoral Area “D” [Page 186]**
 - a. Permit No. D2016.094-TUP [Page 190]
 - b. Responses Received [Page 194]

To allow for a sales display area for agricultural trailers and equipment.

This item was removed from the November 17, 2016 Consent Agenda and deferred to December 15, 2016.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)
THAT the Board of Directors approve Temporary Use Permit No. D2016.094-TUP

- 2. Zoning Bylaw Amendment – South Okanagan Ventures Ltd., 8472 Gallagher Lake Frontage Road, Electoral Area “C” [Page 204]**
 - a. Bylaw No. 2453.29, 2016 [Page 206]
 - b. Public Hearing Report on Amendment Bylaw No. 2453.29 – November 14, 2016 [Page 209]
 - c. Responses Received [Page 211]

To facilitate the development of 27 new modular home sites.

RECOMMENDATION 5 (Unweighted Corporate Vote – Simple Majority)
THAT the public hearing report on Amendment Bylaw No. 2453.29 be received.

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2453.29, 2016, Electoral Area “C” Zoning Amendment Bylaw be read a third time.

- 3. Official Community Plan (OCP) & Zoning Bylaw Amendment – Gallagher Lake Area Plan, Electoral Area “C” [Page 225]**
- a. Bylaw No. 2452.16, 2016 [Page 228]
 - b. Appendix 1 to the Electoral Area “C” Zoning Bylaw No. 2452, 2008 [Page 231]
 - c. Schedule 2 to Amendment Bylaw 2452.16 [Page 266]
 - d. Public Hearing Report on Amendment Bylaw No. 2452.16 – November 14, 2016 [Page 267]
 - e. Responses Received [Page 270]
 - f. Bylaw No. 2453.30, 2016 [Page 285]
 - g. Public Hearing Report on Amendment Bylaw No. 2453.30 – November 14, 2016 [Page 289]
 - h. Responses Received [Page 292]

To adopt the Gallagher Lake Area Plan as a component of the Electoral Area “C” Official Community Plan No. 2452, 2008, and to amend the zoning of 8307 Highway 97 — which is within the Plan Area — to address an inadvertent zoning change that occurred in 2002.

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

THAT the public hearing report on Amendment Bylaw No. 2452.16 and the public hearing report on Amendment Bylaw No. 2453.30 be received.

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

THAT Bylaw No. 2452.16, 2016, Electoral Area “C” Official Community Plan be read a third time as amended and adopted; and

THAT Bylaw No. 2453.30, 2016, Electoral Area “C” Zoning Amendment Bylaw be read a third time, as amended.

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- 4. Official Community Plan – Electoral Area “D-1” [Page 299]**
- a. Electoral Area “D-1” Official Community Plan Bylaw No. 2683, 2016 [Page 303]
 - b. Electoral Area “D-1” Official Community Plan Map [Page 421]
 - c. Electoral Area “D-1” Official Community Plan Update – Community Survey and Project Webpage Survey [Page 435]
 - d. Public Hearing Report – Official Community Plan Bylaw No. 2683, 2016, Electoral Area “D-1” [Page 505]
 - e. Responses Received [Page 507]

To update and replace the Electoral Area “D-1” Kaleden Apex Official Community Plan Bylaw.

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)

THAT the public hearing report on Official Community Plan Bylaw No. 2683, 2016, Electoral Area “D-1”, be received.

RECOMMENDATION 10 (Unweighted Rural Vote – 2/3 Majority)

THAT Bylaw No. 2683, 2016, Electoral Area “D-1” Official Community Plan, as amended, be read a third time and adopted.

- 5. Zoning Bylaw Amendment – Large Holdings Two (LH2) – Electoral Area “D-1” [Page 548]**
- a. Bylaw No. 2457.15, 2016 [Page 550]
 - b. Public Hearing Report on Amendment Bylaw No. 2457.15, 2016 – November 16, 2016 [Page 557]
 - c. Responses Received [Page 559]

That the Regional District Board initiate an amendment to the Electoral Area “D-1” Zoning Bylaw No. 2457, 2008, in order to include a new Large Holdings Two (LH2) Zone into the zoning bylaw with an 8 ha minimum parcel size requirement and; secondly, to rezone three specific properties to LH2.

The new LH2 zone is being introduced in conjunction with the Draft Electoral Area “D-1” Official Community Plan Bylaw.

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

THAT the public hearing report on Amendment Bylaw No. 2457.15, 2016 be received.

RECOMMENDATION 12 (Unweighted Rural Vote – 2/3 Majority)

THAT Bylaw No. 2457.15, 2016, Electoral Area “D” Zoning Amendment Bylaw be read a third time and be adopted.

D. COMMUNITY SERVICES – Protective Services [Page 565]**1. Fire Master Plan Award of Contract**

RECOMMENDATION 13 (Weighted Corporate Vote – Majority)

THAT the Board of Directors authorize the Chair and Chief Administrative Officer to execute a contract with Dave Mitchell & Associates Ltd. for \$ 50,000.00 (plus applicable taxes) for the purpose of providing a Fire Master Plan to include the seven Regional District Fire Departments

E. COMMUNITY SERVICES – Rural Projects**1. Naramata Creek Park Land Acquisitions [Page 567]****a. Creek Park to KVR Map [Page 569]**

To acquire portions of the two parcels east of Creek Park to maintain and enhance an existing trail from the town site of Naramata to the KVR.

RECOMMENDATION 14 (Weighted Corporate Vote – Majority)

THAT the Board of Directors approve the purchase of 0.6 Acres of Lot A, DL 2711, SDYD Plan 42415 for \$30,300. Contingent on the successful subdivision rezoning and consolidation with the existing Creek Park Parcel AND,

THAT the Board of Directors approve the purchase of 4.6 Acre of Lot A, DL 2711, SDYD, Plan 29843 Except Plans 37741 & 42415 for \$50,000. Contingent on the successful subdivision rezoning and consolidation with the existing Creek Park Parcel.

F. FINANCE**1. Electoral Area “G” Community Works Gas Tax Expenditure – Keremeos Irrigation District Water Meter Installation [Page 570]****a. Bylaw No. 2766, 2016 [Page 572]****b. Letters of Support [Page 573]**

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

THAT Bylaw 2766, 2016 Electoral Area ‘G’ Community Works Gas Tax Reserve Fund Expenditure Bylaw be read a first, second and third time, and be adopted.

G. OFFICE OF THE CAO

- 1. Municipal and Regional District Tax Program [Page 575]**
 - a. Letter of Support [Page 576]

To support Travel Penticton in their application to the Province of British Columbia for collection of a 2% tax on hotel rooms.

RECOMMENDATION 16 (Unweighted Corporate Vote – Simple Majority)

THAT the Regional District provide a letter of support to Travel Penticton to renew the 2% Municipal and Regional District Tax (MRDT).

- 2. Lower Similkameen Community Forest Corporation [Page 577]**

This item was tabled at the November 17, 2016 RDOS Board Agenda and deferred to January 5, 2017.

RECOMMENDATION 17 (Weighted Corporate Vote – Majority)

THAT the Board transfer the Regional District (Electoral Areas “B” and “G”) interest in the LSCF LLP and LSCF LTD to the Similkameen Valley Planning Society in consultation with the Village of Keremeos and the LSIB, subject to the society submitting a formal request to acquire the interest of the Regional District in LTD and LLP on or before December 20, 2016.

New motion for Board consideration.

RECOMMENDATION 18 (Weighted Corporate Vote – Majority)

THAT the Board of Directors withdraw the Regional District participation in the Lower Similkameen Community Forests Ltd (“Ltd”) and the Lower Similkameen Community Forest Limited Partnership (“LLP”) and transfer its interest to the Lower Similkameen Indian Band Business Trust.

THAT, in accordance with the Declaration of Trust signed by the Electoral Area “G” Director on December 11, 2014, the Electoral Area “G” Director be instructed to execute all documents requiring his signature to transfer the Regional District of Okanagan-Similkameen’s interest in the Lower Similkameen Community Forest Ltd; and further,

THAT should the Electoral Area “G” Director not execute the required documents, the Board of Directors authorize the transfer of legal interest in the shares registered in the name of Elef Christensen to the Chair of the Board of Directors.

-
- 3. Regional District of Okanagan-Similkameen Environmental Conservation Service Establishment Bylaw No. 2690, 2016 [Page**
a. Bylaw No. 2690, 2016 [Page 580]

RECOMMENDATION 19 (Unweighted Corporate Vote – Simple Majority)

THAT Bylaw No. 2690, 2016 Regional District of Okanagan-Similkameen Environmental Conservation Service Establishment Bylaw be adopted.

- 4. Petition to Enter Naramata Water Service Area [Page 582]**
a. Bylaw No. 2747, 2016 [Page 585]
b. Bylaw No. 1804.07, 2016 [Page 588]
c. Bylaw No. 2431, 2008 [Page 591]
d. Bylaw No. 1804.03, 2008 [Page 594]

RECOMMENDATION 20 (Unweighted Corporate Vote – Simple Majority)

THAT the first three readings of Bylaw No. 2431, 2008, "Naramata Water Service Extension Bylaw be rescinded and the bylaw be abandoned; and,

THAT the first three readings of Bylaw No. 1804.03, 2008, " Naramata Water System Development Cost Charge Amendment Bylaw be rescinded and the bylaw be abandoned; and,

THAT Bylaw No. 2747, 2016, "Naramata Water Service Extension Bylaw" be read a first second and third time; and,

THAT Bylaw No. 1804.07, 2016, "Naramata Water System Development Cost Charge Amendment Bylaw" be read a first, second and third time.

- 5. Select Committees and External Agencies Appointments [Page 597]**

RECOMMENDATION 21 (Unweighted Corporate Vote – Simple Majority)

THAT appointments to the Municipal Finance Authority, Municipal Insurance Association and Intergovernmental First Nations Joint Council reflect the change in Chair and Vice Chair; and,

THAT Mark Pendergraft be appointed as the third representative on the Intergovernmental First Nations Joint Council; and,

THAT all other external agency representation for 2017 remain unchanged from 2016.

6. Parks and Recreation Commission Appointments [Page 599]

As outlined in RDOS Parks and Recreation Commission Bylaw No. 2732, 2016, advertisements were placed in local news publications seeking new membership for all Commissions. The Electoral Area Directors have reviewed all new applications and expiring members wishing to let their name stand, and are recommending the following members for Board appointment to the various commissions.

RECOMMENDATION 22 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors appoint the following members to the subsequent Commissions AND,

Area "B" - Kobau Park	Area "E" - Naramata	Area "F" - West Bench	Area "D" - Okanagan Falls	Area "D" - Kaleden	Similkameen Recreation
Marie Marven	Jeff Gagnon	Heather Allan	Ron Obriek	Doug King	Charlene Cowling
Deanna Gibbs	Dennis Smith	Warren Everton	Brian Jackson	Neal Dockendorf	Marie Marven
Bob McAtamney	Richard Roskell			Gail Jeffery	Marnie Todd
	Jacqueline Duncan			Jennifer Charlish	Jennifer Roe

AND THAT the Board of Directors rescind the appointment of the following commission members as follows AND,

Area "B" - Kobau Park	Area "E" - Naramata	Area "F" - West Bench	Area "D" - Okanagan Falls	Area "D" - Kaleden	Similkameen Recreation
	Deborah Linton		Lynn Tsumuraya		
			Mike Pearce		
			Tim Devlin		

THAT a letter be forwarded to these commission members thanking them for their contribution to their recreation commission.

7. **OBWB Milfoil Equipment** [Page 601]
 - a. Trust and Agency Agreement [Page 602]
 - b. OBWB Memo [Page 609]

For several years, the OBWB has been corresponding with Transport Canada regarding the registration of our milfoil vessels. The OBWB, legislated as a partnership between the three Okanagan regional districts, does not fit into their categories of entities that can hold registration. OBWB will make some large equipment purchases over the next several years and needs to resolve the issue in a timely way. The preferred solution is to transfer the equipment title to one of the regional district partners, to hold in trust for the OBWB and the other two Okanagan regional districts.

RECOMMENDATION 31 (Unweighted Corporate Vote – Simple Majority)
THAT the Regional District enter into agreement with the Okanagan Basin Water Board to take possession of their milfoil equipment; and, to hold that title in trust for OBWB and their Members.

8. **2017 Business Plan** [Page 610]
 - a. 2017 Corporate Business Plan [Page 611]

Local governments are facing significant challenges that impact their ability to satisfactorily fulfill their purpose and serve those citizens within their geographic boundaries, as stipulated in the enabling legislation under which they were created.

These challenges occur as a result of several factors resulting from both internal and external conditions. The Board of Directors for the Regional District of Okanagan Similkameen meets each autumn to set out a Business Plan for the next calendar year, and then holds their administration responsible for achieving those goals and objectives identified.

RECOMMENDATION 32 (Unweighted Corporate Vote – Simple Majority)
THAT the Regional District adopt the 2017 Business Plan.

H. CAO REPORTS

1. Verbal Update
-

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

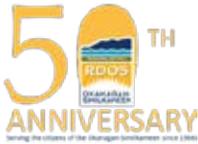
2. Board Representation

- 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

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, December 1, 2016

2:02 p.m.

Minutes

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

B. Newell, 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 December 1, 2016 be adopted. - **CARRIED**

B. BOARD EVALUATION SURVEY RESULTS – For Information Only

The Board completed the 2016 Board Evaluation Survey at their November 3rd Legislative Workshop and results have been tabulated for discussion.

C. ORGANIZATIONAL STRENGTH PERCEPTION SURVEY – For Information Only

This item was deferred to the next Corporate Services Committee meeting.

D. ADJOURNMENT

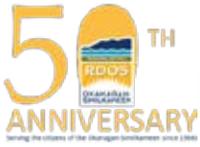
By consensus, the meeting adjourned at 2:59 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, December 1, 2016

3:00 p.m.

Minutes

MEMBERS PRESENT:

Chair T. Siddon, Electoral Area "D"

Vice Chair M. Pendergraft, Electoral Area "A"

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 A. Jakubeit, City of Penticton

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 P. Waterman, District of Summerland

MEMBERS ABSENT:

STAFF PRESENT:

B. Newell, Chief Administrative Officer

R. Huston, Manager of Public Works

C. Malden, Manager of Legislative Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Environment and Infrastructure Committee Meeting of December 1, 2016 be adopted. - **CARRIED**

B. MOSQUITO CONTROL PROGRAM YEAR END UPDATE – For Information Only

1. Presentation

To update the Board of Directors with respect to the program operations, challenges, modifications, and application totals for 2016.

C. ADJOURNMENT

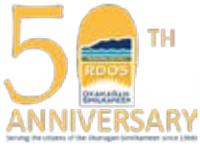
By consensus, the Environment and Infrastructure Committee meeting of December 1, 2016 adjourned at 3:29 p.m.

APPROVED:

CERTIFIED CORRECT:

T. Siddon
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, December 1, 2016

1:30 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:

B. Newell, Chief Administrative Officer

C. Malden, Manager of Legislative Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1

By consensus the Agenda for the Protective Services Committee Meeting of December 1, 2016 was adopted.

B. DELEGATION

1. Staff Sergeant Kirsten Marshall, A/OIC, South Okanagan Similkameen Regional Detachment

S/Sgt. Marshall will present the third quarter reports on policing issues within the Regional District.

- a. Q3 2016 Report
- b. Q3 2016 Keremeos Statistics
- c. Q3 2016 Oliver Statistics
- d. Q3 2016 Osoyoos Statistics

- e. Q3 2016 Penticton Area Rural Communities Statistics
 - f. Q3 2016 Princeton Statistics
 - g. Q3 2016 Summerland Statistics
-

C. ADJOURNMENT

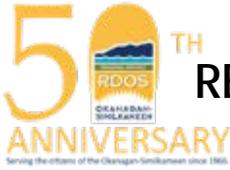
By consensus, the Protective Services Committee meeting of December 1, 2016 adjourned at 2:00 p.m.

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 3:30 p.m. Thursday, December 1, 2016 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

B. Newell, 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 December 1, 2016 be adopted.

CARRIED

1. Consent Agenda – Corporate Issues

a. Environment and Infrastructure Committee – November 17, 2016

THAT the Minutes of the November 17, 2016 Environment and Infrastructure Committee be received.

THAT the Board of Directors endorse the Crown Land Tenure Application for access over Crown land described as "That part of District Lot 2476s, Similkameen Division Yale District, containing 0.90 hectares, more less".

b. RDOS Regular Board Meeting – November 17, 2016

THAT the minutes of the November 17, 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**

2. Consent Agenda – Development Services
 - a. Development Variance Permit Application – A. Souto, 259 Road 18, Oliver, Electoral Area “C”
 - i. Permit No. C2016.118-DVP

THAT the Board of Directors approve Development Variance Permit No. C2016.118-DVP.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

IT was MOVED and SECONDED

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

B. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Zoning Bylaw Amendment – L. DeMelo, Electoral Area “A”
 - a. Bylaw No. 2451.21, 2016

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 adopted. - **CARRIED**

2. Zoning Bylaw Amendment – N. South & I. Mant, 2255 Naramata Road, Naramata, Area “E”
 - a. Bylaw No. 2459.21, 2016
 - b. Responses Received

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2459.21, 2016, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing;

AND THAT the holding of a public hearing be delegated to Director Kozakevich;

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

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

CARRIED

3. Temporary Use Permit Renewal Application – A. Taylor, 380 Gwendoline Avenue, Naramata, Electoral Area “E”
 - a. Permit No. E2016.111-TUP
 - b. Responses Received

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors approve Temporary Use Permit No. E2016.111-TUP.
CARRIED

C. PUBLIC WORKS

1. Contract Award – Transportation and Processing of Recyclable Asphalt Shingles

This item was recommended at the November 17, 2016 Environment and Infrastructure Committee meeting and brought forward to the Board for endorsement.

RECOMMENDATION 7 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Board of Directors award a five-year Contract for the Transportation and Processing of Recyclable Asphalt Shingles to Intercity Recycle Ltd. - **CARRIED**

D. FINANCE

1. Bylaw No. 2765, 2016 Revenue Anticipation Borrowing Bylaw
 - a. Bylaw No. 2765, 2016

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

It was MOVED and SECONDED

THAT Bylaw No. 2765, 2016 Regional District of Okanagan-Similkameen Revenue Anticipation Borrowing Bylaw be read a first, second and third time and be adopted.
CARRIED

E. OFFICE OF THE CAO

1. [Alternative Approval Process for Okanagan Regional Library Contribution Service Bylaw No. 2756, 2016](#)
 - a. Bylaw No. 2756, 2016
 - b. [Notice of Alternative Approval Process](#)
 - c. [Elector Response Form](#)

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

THAT the deadline for submitting elector response forms in relation to Bylaw No. 2756, 2016 to the Manager of Legislative Services is no later than 4:30 pm on Friday January 20, 2017; and,

THAT the elector response form attached to the report dated December 1, 2016 be the approved form for Bylaw No. 2756, 2016 alternative approval process; and,

THAT the total number of eligible electors to which the alternative approval process applies is 4210; and,

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 421.

CARRIED

Opposed: Director Christensen

2. Lower Similkameen Community Forest Partnership Contribution Service Establishment Bylaws

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

THAT first, second and third readings of Bylaw No. 2739, 2016 Regional District of Okanagan-Similkameen Electoral Area "B" Lower Similkameen Community Forest Partnership Contribution Service Establishment Bylaw, and Bylaw No. 2740, 2016 Regional District of Okanagan-Similkameen Electoral Area "G" Lower Similkameen Community Forest Partnership Contribution Service Establishment Bylaw be rescinded and the bylaws abandoned. - **CARRIED**

F. CAO REPORTS

1. Verbal Update
-

G. OTHER BUSINESS

1. Chair's Report

2. Directors Motions

3. Board Members Verbal Update

H. ADJOURNMENT

By consensus, the meeting adjourned at 4:12 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Development Variance Permit Application — Electoral Area “D”



Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. D2016.092–DVP.

Purpose: To allow for the construction of a duplex.

Owners: J. Jung & S. Marino Agent: Landform Architecture Folio: D-02807.932

Civic: 255 Creekview Rd., Apex Legal: Lot 17, District Lot 395S, SDYD, Plan KAP83847

OCP: Medium Density Residential (MR) Zone: Residential Multiple Unit Three (RM3)

Requested Variances: to vary the minimum exterior side parcel line setback for a principal building from 5.0 metres to 3.0 metres; to vary the minimum rear parcel line setback for a principal building from 3.0 metres to 1.2 metres; and to vary the maximum height for a duplex building from 10.0 metres to 12.0 metres.

Proposed Development:

This application proposes variances to the Electoral Area “D-1” Zoning Bylaw No. 2457, 2008, in order to allow for the construction of a duplex on the property.

Specifically, it is being proposed to vary the minimum exterior side parcel line setback for a principal building from 5.0 metres to 3.0 metres; to vary the minimum rear parcel line setback for a principal building from 3.0 metres to 1.2 metres; and to vary the maximum height for a duplex building from 10.0 metres to 12.0 metres, all as measured to the outermost projection.

In support of the application the agent has stated the following regarding the proposed placement of the duplex:

- Two statutory right of ways and the zoning setbacks reduce the buildable area of the parcel down to 20%, or only 1277m² (1375sq ft). This is too small to accommodate a duplex, or even a single detached dwelling, particularly given the triangular shape. The zoning bylaw anticipated a parcel coverage of 50%, the requested variance allows for 30%.
- The zoning permits multi-unit residential with a maximum height of 12.0 m; thus a variance to that height is not out of character with the surrounding area. Neighbouring lots across the street are elevated and the impact to their view as a result of a height increase is negligible.
- The reduction to the building setbacks will maintain a large buffer around the building, due to the SRW's on the perimeter of the lot.
- The cantilevering of upper levels minimizes the excavated footprint. The bulk of the site remains unbuildable, and will be left in its natural state.

Site Context:

The subject property is approximately 628 m² in size and is situated on the north side of Creekview Road at Apex. The property is currently vacant.

Surrounding properties comprise similar medium density residential uses to the west, south, and east, and residential mixed-use to the north.

Background:

The subject property was created by a subdivision deposited in the Land Title Office on May 17, 2007.

Under the Electoral Area "D-1" Zoning Bylaw No. 2457, 2008, the subject property is zoned Residential Multiple Unit Three (RM3), which lists "duplex dwellings" as a permitted use.

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 November 10, 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.

In considering this proposal, Administration recognizes that there are several constraints on the property, including the Statutory Right of Ways (ROWs), the shape of the parcel, and the slope. The ROWs combined with the zoning setbacks leave much of the site unbuildable, with a limited triangular-sized area for potential development. Allowing for a reduction in the exterior side and rear setbacks would allow for the construction of a duplex on the property, which is a permitted use in the zone.

While many of the neighbouring lots are undeveloped, they are also zoned RM3, which allows for a maximum height of 12 metres for multi-unit residential development. As such, the request to vary the maximum height for a duplex building from 10 metres to 12 metres is not anticipated to impact the established streetscape characteristics.

The neighbouring lots on the south side of Creekview Road are located up hill from the subject property and thus the requested height variance is not anticipated to affect the amenity of the area or adjoining uses.

For these reasons, Administration supports approval of the requested variances.

Alternatives:

.1 THAT the Board of Directors deny Development Variance Permit No. D2016.092-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:



C. Garrish, Planning Supervisor

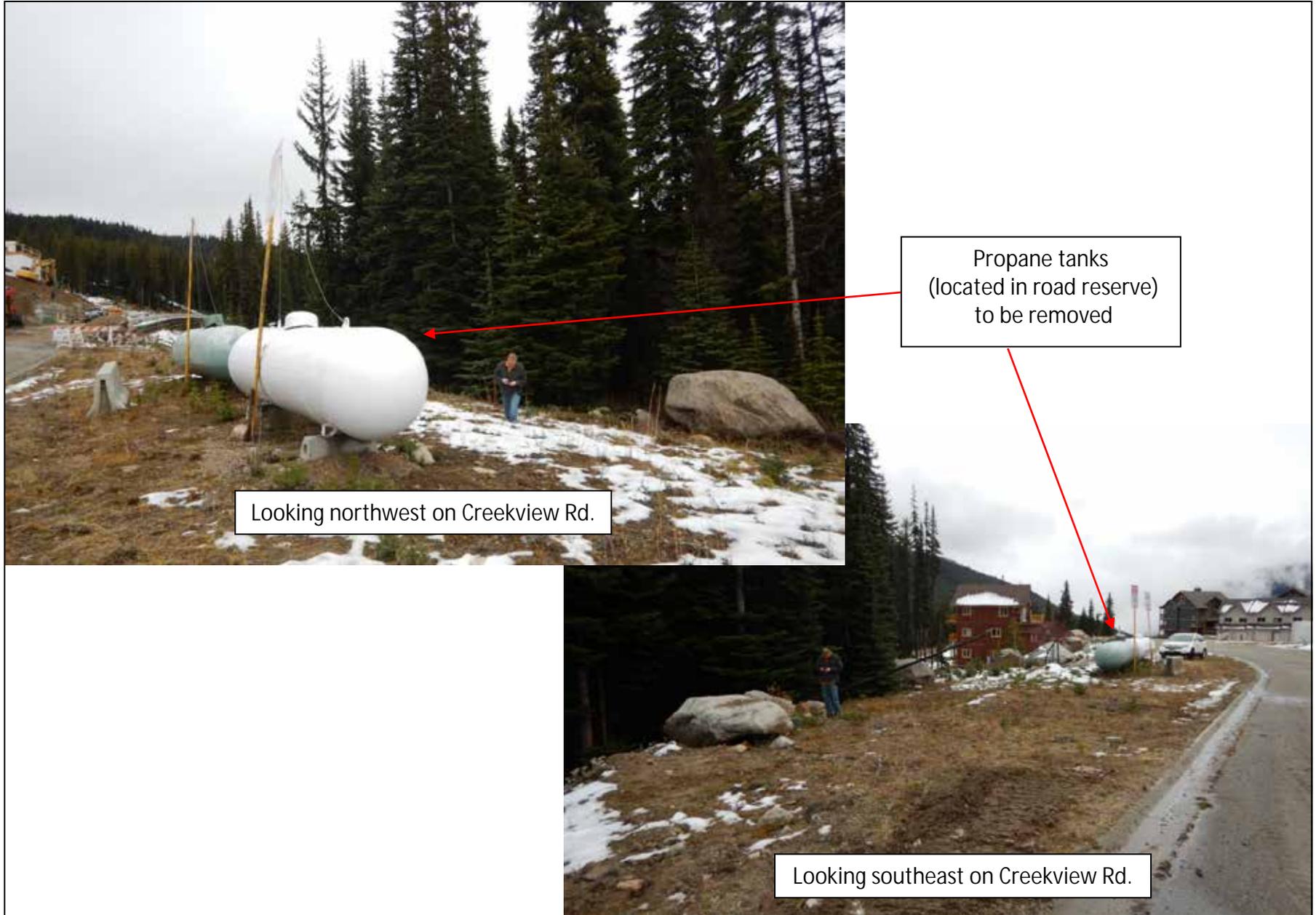
Endorsed by:



D. Butler, Development Services Manager

Attachments: No. 1 – Photos – Site Visit October 27, 2016

Attachment No. 1 – Photos – Site Visit October 27, 2016



Looking northwest on Creekview Rd.

Propane tanks
(located in road reserve)
to be removed

Looking southeast on Creekview Rd.



Development Variance Permit

FILE NO.: D2016.092-DVP

Owner: James Jung &
Sylvain Marino

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', and 'C', 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 17, District Lot 395S, SDYD, Plan KAP83847

Civic Address: 255 Creekview Road, Apex

Parcel Identifier (PID): 027-088-120 Folio: D-02807.932

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 exterior side parcel line setback for a building or structure, as prescribed at Section 12.3.6(a)(iii), is varied:
 - i) from: 5.0 metres
 - to: 3.0 metres, as measured to the outermost projection and as shown on Schedule 'B'.

- b) The minimum rear parcel line setback for a building or structure, as prescribed at Section 12.3.6(a)(ii), is varied:
 - i) from: 3.0 metres
 - to: 1.2 metres, as measured to the outermost projection and as shown on Schedule 'B'.
- c) The maximum height for a duplex building, as prescribed at Section 12.3.7(b) and is varied:
 - i) from: 10.0 metres
 - to: 12.0 metres, as measured to the outermost projection and as shown on Schedule 'C'.

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

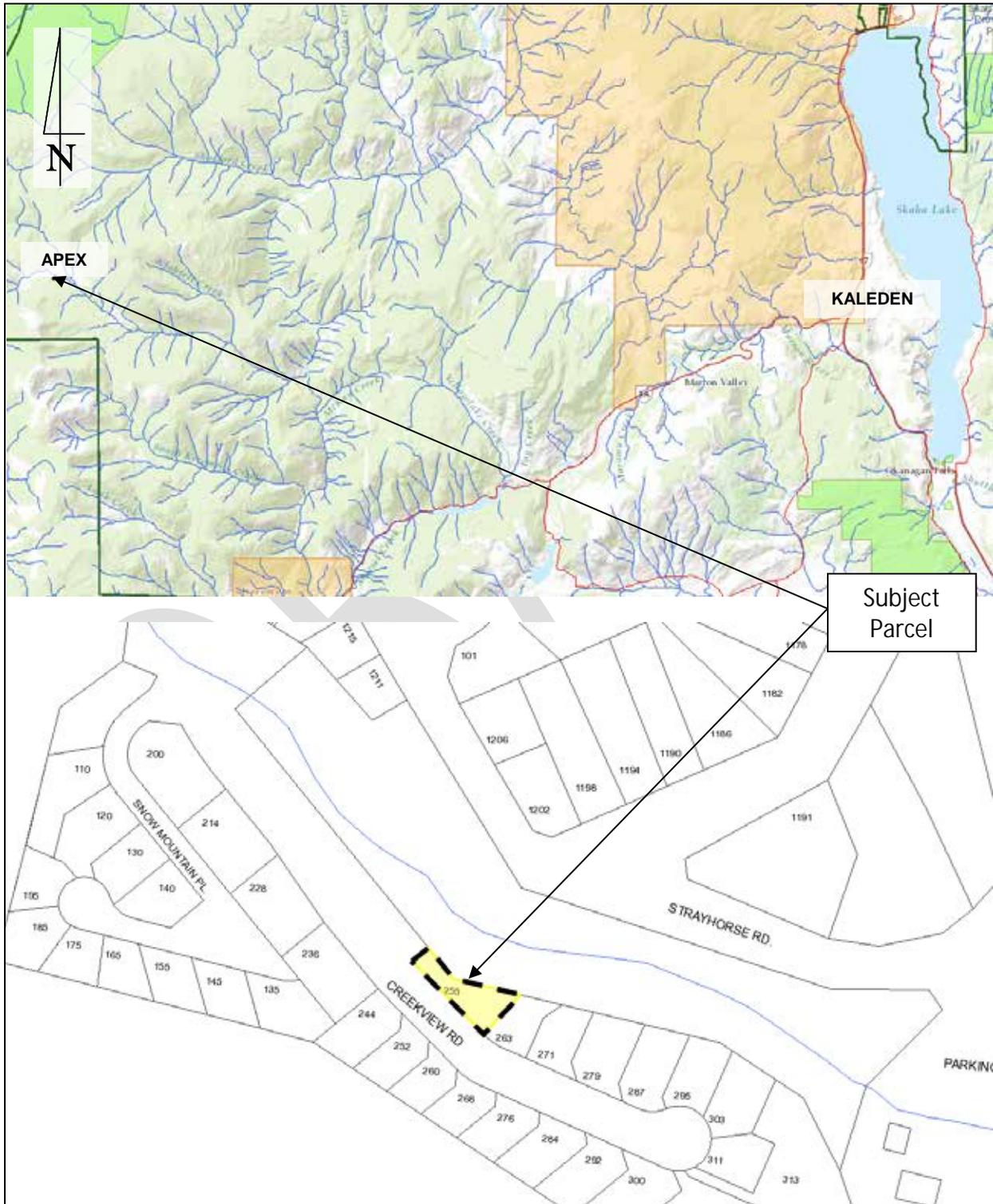
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

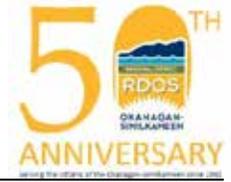
File No. D2016.092-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

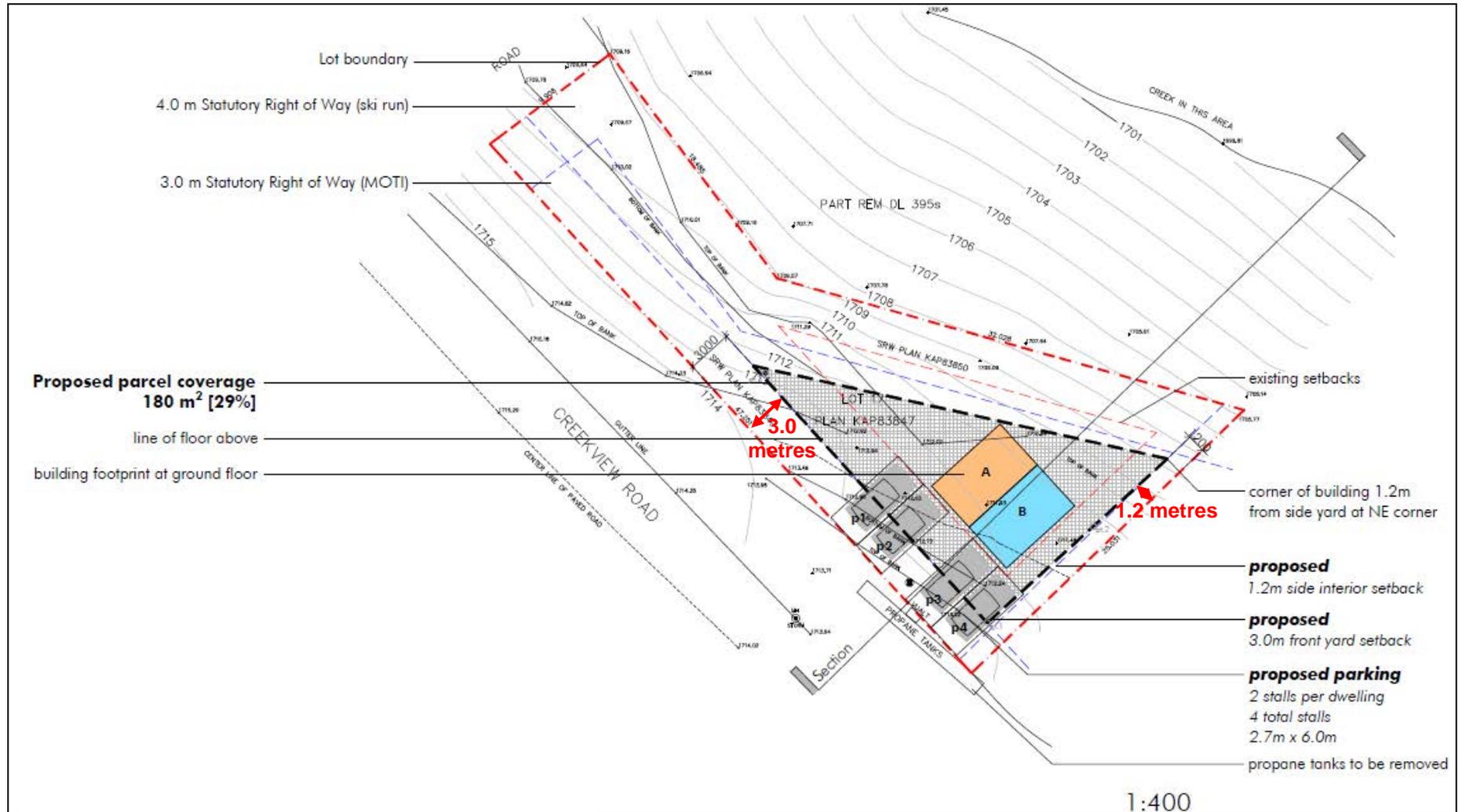
101 Martin St, Penticton, BC V2A 5J9
 Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

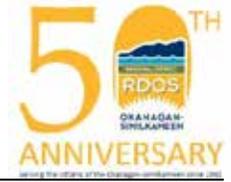
File No. D2016.092-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

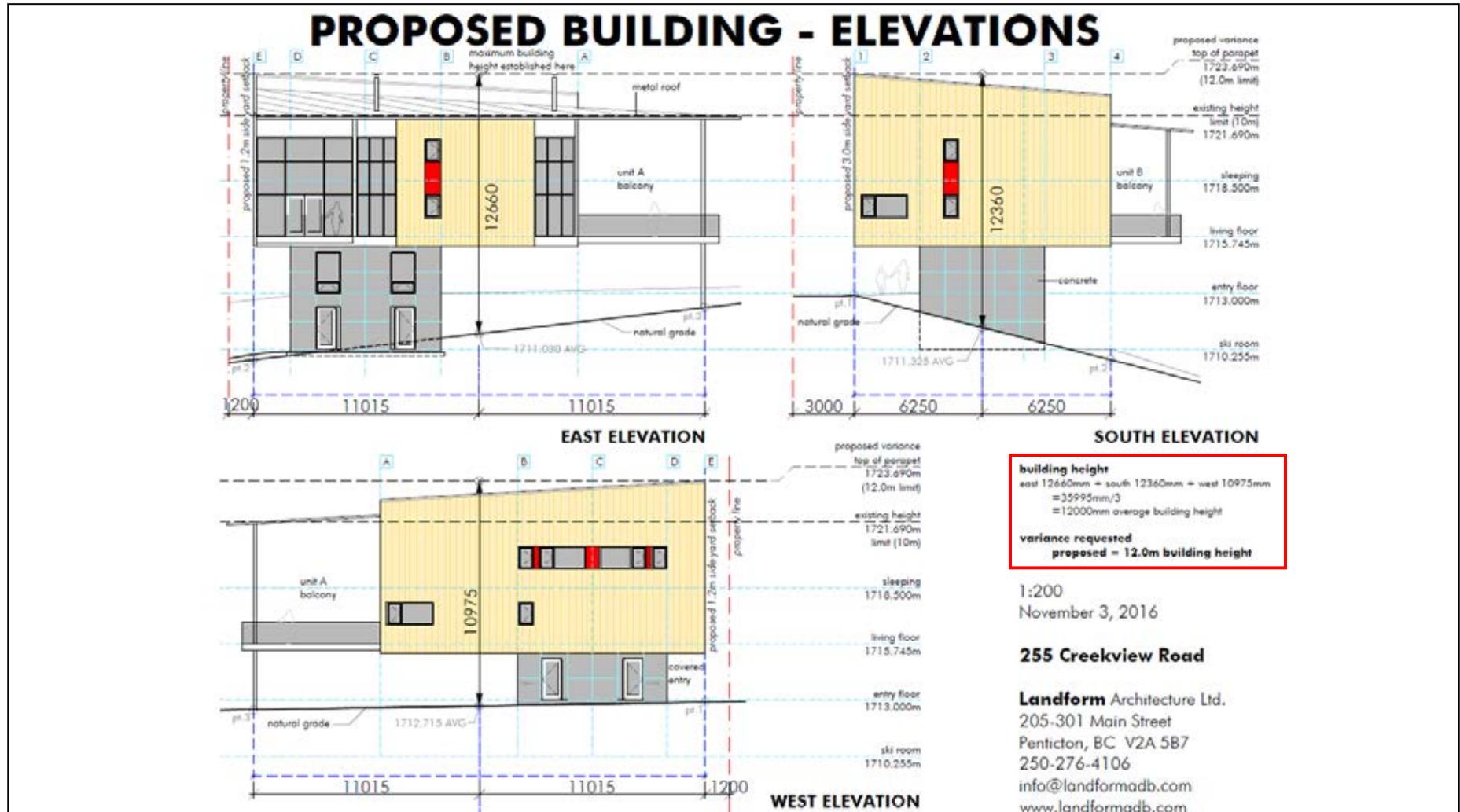
101 Martin St, Penticton, BC V2A 5J9
 Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. D2016.092-DVP

Schedule 'C'



November 16, 2016

RE: SETBACKS and VARIANCES

To whom it may Concern,

We fully support the application for altering the side and front setback put forth by Sylvain Marino, James Jung, and Landform Architect Inc. regarding lot 17, 255 Creekview Road in the Snow Ridge subdivision at Apex Mountain Resort.

We are neighbours who own property in the same Snow Ridge Development.

Lot 4- 226 Creekview Road.
Name BRIAN CUTER

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Temporary Use Permit Renewal Application — Electoral Area “C”



Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. C2016.103-TUP.

Purpose: To allow for the renewal of an existing TUP authorising a short-term vacation rental use.

Owner: Daryl and Sandra Chipchura Applicant: Daryl Chipchura Folio: C-01963.005

Civic: 166 Sundial Road Legal: Lot 8, Plan KAP7333, District Lot 158, SDYD

OCP: Low Density Residential (LR) Zoning: Residential Single Family Two (RS2)

Proposal:

This application seeks approval for the renewal of Temporary Use Permit (TUP) No. C2015.014-TUP, which authorises the operation of a short-term vacation rental use at the subject property, for a three-year term from January 1, 2017 to December 31, 2019.

Site Context:

The subject parcel is approximately 1,700 m² in area, is situated at the north-east intersection of Sundial Road and Kinnikinnick Lane, and is bounded by Vaseux Lake to the north. The property is seen to be comprised of a single detached dwelling.

The surrounding pattern of development is characterised by low density residential parcels on the north side of Sundial Road fronting onto Vaseux Lake, with four tourist commercial zoned properties to the east on Sundial Road (i.e. “Vaseux Lake Rentals” & “Vaseux Lakefront Resort”) with an agricultural operation (in the Agricultural Land Reserve) to the south.

Background:

At its meeting of August 20, 2015, the Regional District Board resolved to approve TUP application No. C2015.014-TUP, which authorised the operation of vacation rental use to a maximum of 16 persons with no more than eight (8) bedrooms and eight (8) on-site vehicle parking spaces between April 1st and October 31st.

Public Process:

At its meeting of November 15, 2016, the Electoral Area “C” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that the proposed temporary use be approved.

A Public Information Meeting was held prior to the APC meeting on November 15, 2016, and no members of the public attended.

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.

Agency referral comments have been received from the Interior Health Authority (IHA) and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration notes that there have been no recorded complaints received in relation to the operation of this vacation rental use and that the applicant has indicated that there have been no changes to the use since the permit was issued in 2015 (i.e. the use remains limited to eight bedrooms and 16 paying guests between April 1st and October 31st).

While it is recognised that the Electoral Area "C" OCP Bylaw No. 2452, 2008, contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, health & safety assessment and on-site vehicle parking provisions), this criteria was previously considered by the Board when it approved TUP No. C2015.014-TUP in 2015.

Accordingly, and in light of the absence of any change to the use or received complaints regarding its operation, Administration supports the renewal of this permit for a further three years (to December 31, 2019).

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. C2016.103-TUP.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:

Donna Butler

D. Butler, Development Services Manager

- Attachments: No. 1 – Agency Referral List
 No. 2 – Site Photo (Google Streetview)

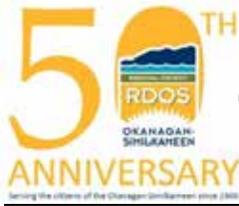
Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. C2016.103-TUP:

p	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
p	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
p	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
p	Ministry of Environment	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	p	Okanagan Nation Alliance (ONA)
p	Archaeology Branch	<input type="radio"/>	Penticton Indian Band (PIB)
<input type="radio"/>	Ministry of Transportation and Infrastructure	p	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	p	Fortis
<input type="radio"/>	Canadian Wildlife Service		

Attachment No. 2 – Site Photo (Google Streetview)





TEMPORARY USE PERMIT

FILE NO.: C2016.103-TUP

TO: Sandy & Daryl Chipchura
406-130 Skaha Place
Penticton, BC, V2A-7J6

GENERAL CONDITIONS

1. This Temporary Use 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 of this Permit, and any plans and specifications attached to this Permit which 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 Temporary Use Permit is not a Building Permit.

APPLICABILITY

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

Legal Description: Lot 8, Plan KAP7333, District Lot 158, SDYD

Civic Address/location: 166 Sundial Road, Electoral Area "C"

Parcel Identifier (PID): 010-001-514 Folio: C-01963.005

TEMPORARY USE

6. In accordance with Section 16.0 of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, the land specified in Section 5 may be used for a vacation rental use as defined in the Electoral Area "C" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - (a) the vacation rental use shall occur only between April 1st and October 31st;
 - (b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "C" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - (c) the maximum number of bedrooms that may be occupied by paying guests shall be eight (8);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed sixteen (16);
 - (e) a minimum of eight (8) vehicle parking spaces shall be provided for paying guests, in accordance with Schedule 'B';
 - (f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - (g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit is a renewal of Permit No. C2015.014-TUP and shall expire on the 31st day of December, 2019.

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

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

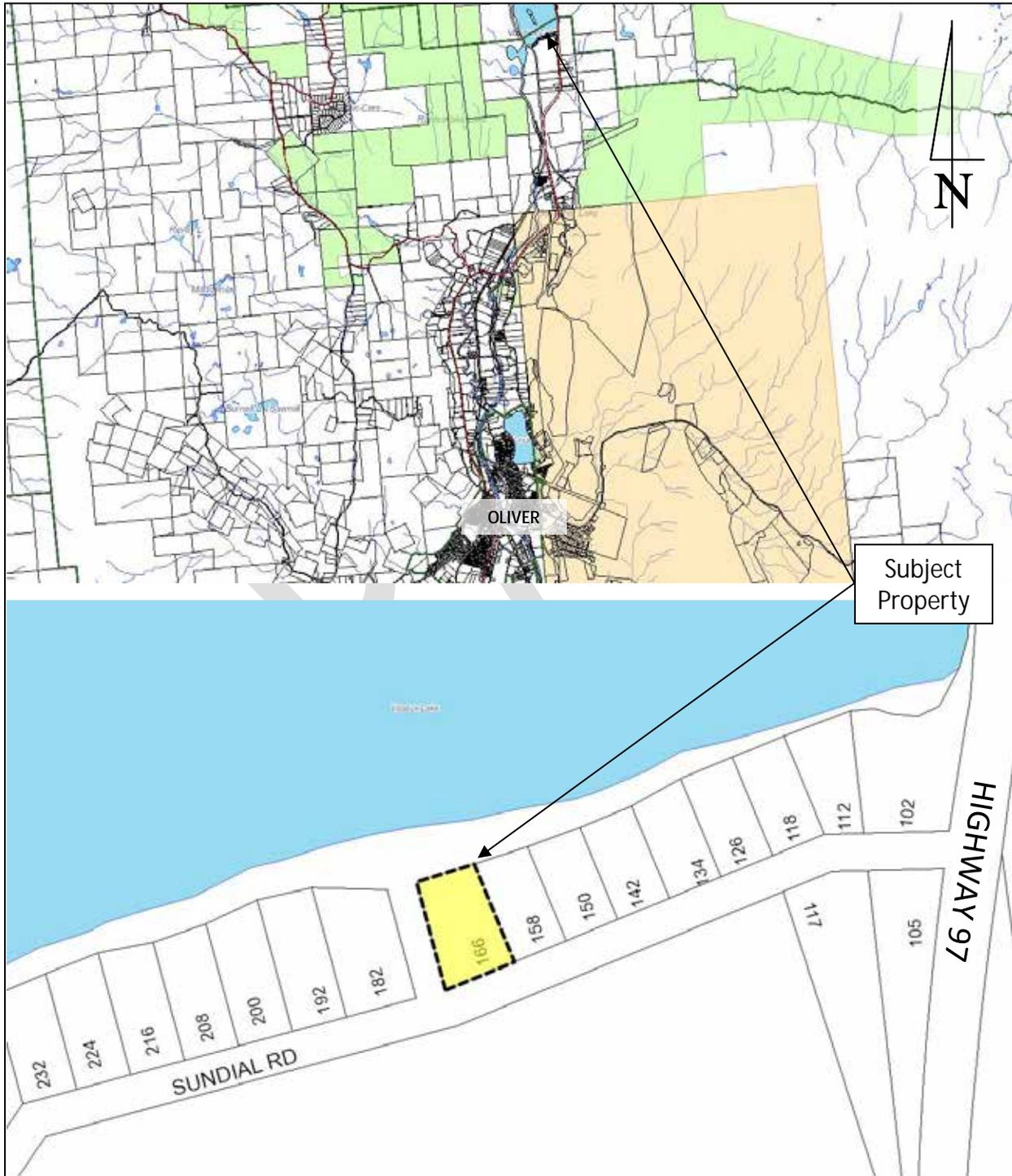
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. C2016.103-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

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



Temporary Use Permit

File No. C2016.103-TUP

Schedule 'B'



This office's comments remain essentially the same as those provided on the original July 10, 2015 TUP Application Referral file C2015.014-TUP.

This office has on file a Record of Sewerage System for the subject property confirming that in June of 2009 an onsite sewerage system sized to service an 8 bedroom single family dwelling was installed to service the dwelling on the property. Provided that there are no more than 8 bedrooms currently in the dwelling this office has no concerns with respect to the disposal of wastewater from the dwelling.

With respect to domestic water supply for the property, the property is not connected to a community water system and as such this office recommends that it be confirmed through regular laboratory testing whether or not the domestic water supplied to the dwelling is potable and safe for continued consumption and domestic use.

Please contact me with any questions you may have.

Thank you.

John C. Beaupre, C.P.H.I.(C)
Environmental Health Officer
Interior Health Authority
Penticton Health Protection
3090 Skaha Lake Road, Penticton, BC, V2A 7H2
Bus: (250) 770-5540
Direct: (250) 492-4000 Ext: 2744
Cell: (250) 809-7356
Fax: (250) 493-0041
Email: john.beaupre@interiorhealth.ca
Web: www.interiorhealth.ca

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Minutes

Electoral Area 'C' Advisory Planning Commission

Meeting of: *Tuesday, November 15, 2016*

Community Centre, Oliver BC

Present:

Members: Bill Michael | Sara Bunge | Jessica Murphy

Absent: Rick Knodel | David Janzen | Ed Machial

Staff: Director, Electoral Area 'C', Terry Schafer | Susan Lightfoot, RDOS Planning Technician

Recording Secretary: Sara Bunge was appointed as the recording secretary for the meeting

Delegates: Bill Ross, Sandra Chipchura

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED

2. DELEGATIONS

2.1 Souto, Antonia for Development Variance Permit Application Agent: Ross, Bill

C05754.005 / C2016.118-DVP

2.2 Sandra Chipchura for Temporary Use Permit Renewal Application:

C-01963.005/C2016.103-TUP

3. DEVELOPMENT APPLICATIONS

3.1 Bylaw No. C05754.005 / C2016.118-DVP

Delegate *Bill Ross* present

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the proposed development variance be approved.

CARRIED

3.2 Bylaw No. C-01963.005/C2016.103-TUP

Delegate *Sandra Chipchura* present

Discussion: There was no public attendance at the prior public open house regarding this issue. Inquiries were made as to whether the applicant or the RDOS had received any public/neighbour complaints regarding the use as a vacation rental. Neither had.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED

4. ADJOURNMENT

4.1 **MOTION**

It was Moved and Seconded that the meeting be adjourned at 7:20 pm.

CARRIED

Bill Michael

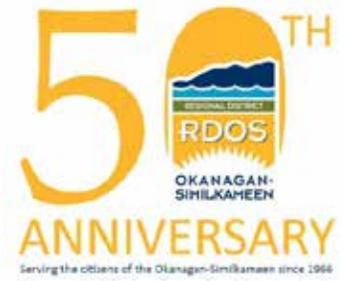
Advisory Planning Commission Chair

Sara Bunge

Advisory Planning Commission Secretary / minute taker

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Temporary Use Permit Application — Electoral Area “D”



Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. D2016.105-TUP.

Purpose: To allow for the renewal of an existing TUP authorising a short-term vacation rental use.

Owner: Adam and Helena Konanz Applicants: Adam and Helena Konanz Folio: D-01419.101

Civic: 110 Ponderosa Avenue, Kaleden Legal: Lot A, Plan KAP51112, District Lot 105s, SDYD

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

Proposal:

This application seeks approval for the renewal of Temporary Use Permit (TUP) No. D2015.115-TUP, which authorises the operation of a short-term vacation rental use at the subject property, for a three-year term from January 1, 2017 to December 31, 2019.

Site Context:

The subject parcel is approximately 1,636 m² in area, is situated at the southwest corner of Ponderosa Avenue in Kaleden, approximately 80 metres from Skaha Lake. The property is seen to be comprised of a single detached dwelling. The surrounding pattern of development is characterised by low density residential parcels.

Background:

At its meeting of January 7, 2016, the Regional District Board resolved to approve TUP application No. D2015.115-TUP, subject to the applicant providing an assessment from a Registered Onsite Wastewater Practitioner (ROWP) that confirming the ability of the septic system to accommodate five (5) bedrooms.

The applicant subsequently provided an assessment from a ROWP associated with ABC Septic Services Limited confirming the ability of the septic system to accommodate three (3) bedrooms. TUP No. D2015.115-TUP was accordingly issued for a maximum of three (3) bedrooms and is set to expire on December 31, 2016.

Public Process:

At its meeting of November 15, 2016, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that the proposed temporary use be approved.

A Public Information Meeting was held prior to the APC meeting on November 15, 2016, and one (1) member of the public attended.

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.

Agency referral comments have been received from Interior Health Authority (IHA) and BC Ministry of Forests, Lands and Natural Resource Operations (Archaeology Branch) and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration assumes that the single detached dwelling was and is principally used as a residence during the year, i.e. someone resides in the dwelling more days than the dwelling is rented out. Administration also notes that there have been no recorded complaints received in relation to the operation of this vacation rental use and that the applicant has indicated that there have been no changes to the use since the permit was issued in 2015 (i.e. the use remains limited to three bedrooms and six paying guests between May 1st and October 31st).

While it is recognised that the Electoral Area "D" OCP Bylaw No. 2603, 2013, contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, health & safety assessment, and on-site vehicle parking provisions), this criteria was previously considered by the Board when it approved TUP No. D2015.115-TUP in 2015.

Accordingly, and in light of the absence of any change to the use or received complaints regarding its operation, Administration supports the renewal of this permit for a further three years (to December 31, 2019).

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. D2016.105-TUP.

Respectfully submitted:



T. Donegan, Planning Technician

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



D. Butler, Dev. Services Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. D2016.105-TUP:

<input type="radio"/>	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
<input checked="" type="radio"/>	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
<input checked="" type="radio"/>	Ministry of Environment	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	<input checked="" type="radio"/>	Okanagan Nation Alliance (ONA)
<input checked="" type="radio"/>	Archaeology Branch	<input checked="" type="radio"/>	Penticton Indian Band (PIB)
<input type="radio"/>	Ministry of Transportation and Infrastructure	<input type="radio"/>	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	<input checked="" type="radio"/>	Fortis
<input type="radio"/>	Canadian Wildlife Service		

Attachment No. 2 – Site Photo (Google Streetview)





TEMPORARY USE PERMIT

FILE NO.: D2016.105-TUP

TO: Adam and Helena Konanz

GENERAL CONDITIONS

1. This Temporary Use 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 of this Permit, and any plans and specifications attached to this Permit which 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 Temporary Use Permit is not a Building Permit.

APPLICABILITY

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

Legal Description: Lot A, Plan KAP51112, DL 105s, SDYD

Civic Address/location: 110 Ponderosa Avenue, Kaleden

Parcel Identifier (PID): 018-527-515 Folio: D-01419.101

TEMPORARY USE

6. In accordance with Section 18.0 of the Electoral Area "D" Official Community Plan Bylaw No. 2456, 2008, the land specified in Section 5 may be used for a vacation rental use as defined in the Electoral Area "D" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
- (a) the vacation rental use shall occur only between May 1st and October 30th;
 - (b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "D" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - (c) the maximum number of bedrooms that may be occupied by paying guests shall be three (3);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed six (6);
 - (e) a minimum of three (3) on-site vehicle parking spaces shall be provided for paying guests, in accordance with Schedule 'B';
 - (f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - (g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit is a renewal of Permit No. D2015.115-TUP and shall expire on the 31st day of December, 2019.

Authorising resolution passed by Regional Board on ____ day of _____, 2016.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

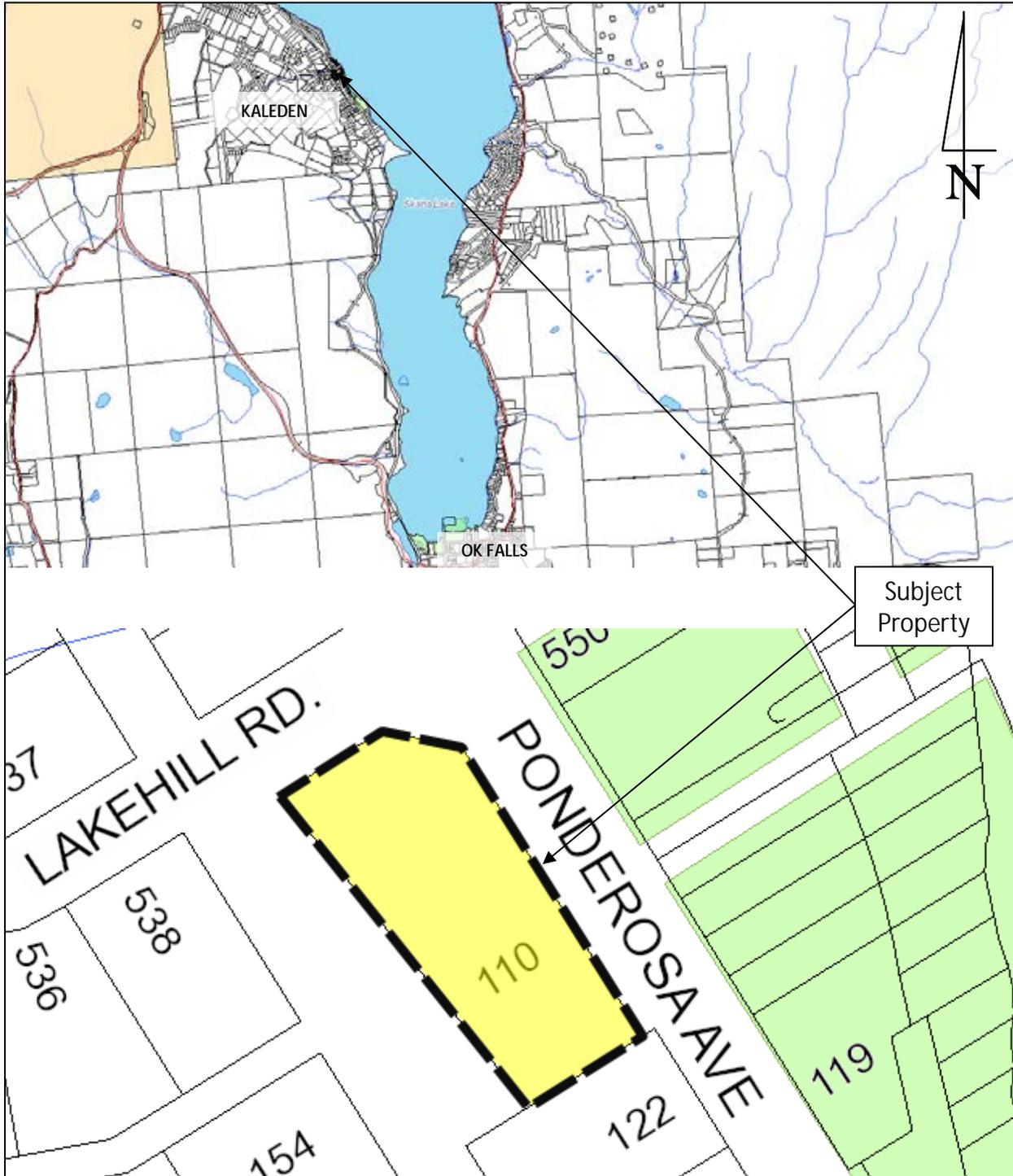
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. D2016.105-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

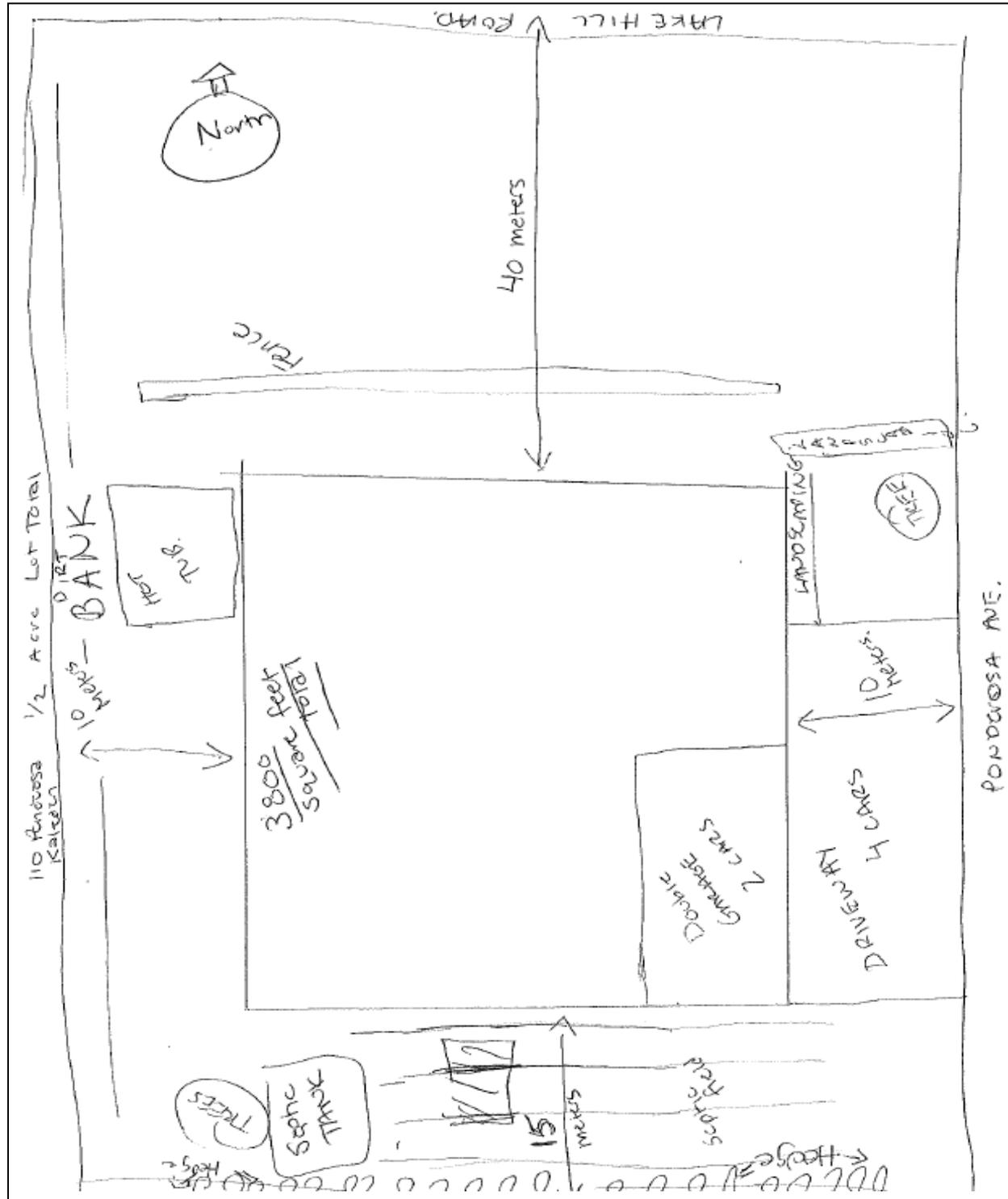
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. D2016.105-TUP

Schedule 'B'



Lauri Feindell

From: Timothy Donegan
Sent: November 21, 2016 2:41 PM
To: Lauri Feindell
Subject: FW: Temporary Use Permit Project No. D2016.105-TUP (Vacation Rental) 110 Ponderosa Ave. Kaleden, BC

From: Kaleden Irrigation District [mailto:k.i.d@shaw.ca]
Sent: November 21, 2016 2:36 PM
To: Timothy Donegan <tdonegan@rdos.bc.ca>
Subject: Temporary Use Permit Project No. D2016.105-TUP (Vacation Rental) 110 Ponderosa Ave. Kaleden, BC

Good afternoon Timothy;
The Board of Trustees of the Kaleden Irrigation District has reviewed the application for a TUP at 110 Ponderosa Ave. Kaleden, BC. While they have no issue with the granting of the permit, they however would like to ensure that regular maintenance is being performed on the septic system due to its proximity to Skaha Lake.

Kevin Huey
Manager



119 Ponderosa Ave.
PO Box 107, Kaleden, BC V0H 1K0
P 250-497-5407 F 250-497-5407
Email: k.i.d@shaw.ca



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: November 9, 2016 9:12 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: Temporary Use Permit D2016.105-TUP - delete previous email

Hello RDOS Planning Team!

Thank you for your referral regarding the renewal of a Temporary Use Permit (TUP) for 110 Ponderosa Avenue, Kaleden, PID 018527515, L A DL 105S SIMILKAMEEN DIVISION YALE DISTRICT PL KAP51112. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

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

If any land alterations are planned for the property, the Archaeology Branch strongly encourages the proponent to contact an eligible consulting archaeologist to determine whether planned development could impact unknown/unrecorded archaeological deposits. Archaeologists can be found through the BC Association of Professional Archaeologists (www.bcapa.ca) or local yellow pages under "Archaeology".

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

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

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

Below are two screenshots showing the property (outlined in yellow), first to confirm location of the property and second in relation to the archaeological potential (brown/orange areas).

If this does not represent the property listed in the data request please contact me.

Kind regards,

Diana



Lauri Feindell

From: Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Sent: October 28, 2016 2:45 PM
To: Lauri Feindell
Subject: RE: Temporary Use Permit D2016.105-TUP

Hi Lauri,

The Ecosystems Section Head, Grant Furness, with the Ministry of Forest Lands & Natural Resources has reviewed the above noted referral and has "No Comment".

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton

From: Lauri Feindell [<mailto:lfeindell@rdos.bc.ca>]
Sent: Thursday, October 27, 2016 3:15 PM
To: HBE@interiorhealth.ca; fbclands@fortisbc.com; Referral Apps REG8 FLNR:EX; Cooper, Diana FLNR:EX; alisa.Corscadden@fortisbc.com
Subject: RE: Temporary Use Permit D2016.105-TUP - delete previous email

Hi all, I in error added the wrong attachments, please use these attachments, sorry for confusion.

From: Lauri Feindell
Sent: October 27, 2016 3:07 PM
To: HBE@interiorhealth.ca; fbclands@fortisbc.com; 'Referral Apps REG8 ENV:EX' (ReferralAppsREG8@gov.bc.ca); Diana.Cooper@gov.bc.ca; alisa.Corscadden@fortisbc.com
Subject: Temporary Use Permit D2016.105-TUP

Re: Temporary Use Permit (Renewal)
Project No.: D2016.105-TUP
Folio: D01419.101

Please find a copy of the Temporary Use Referral, along with a copy of the draft Permit.
Please review, and if you have any comments or concerns, please contact Timothy at tdonegan@rdos.bc.ca

Kind Regards,

Lauri

Lauri Feindell Administrative Assistant, Planning
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 | tf. 1.877.610.3737 | f. 250.492.0063



Lauri Feindell

From: Beaupre, John <John.Beaupre@interiorhealth.ca>
Sent: November 2, 2016 12:29 PM
To: Planning
Cc: Timothy Donegan
Subject: TUP Renewal Application - RDOS File: D2016.105-TUP

Attention Timothy Donegan, Planning Technician
Regional District of Okanagan-Similkameen
Planning Department
101 Martin Street
Penticton, BC
V2A 5J9

Dear Mr. Donegan:

Re: Temporal Use Permit Renewal Application For Short Term Vacation Rental at 110 Ponderosa Avenue, Kaleden Lot A, Plan KAP51112, DL 105s, SDYD

Thank you for the opportunity to provide comment on the above referenced TUP Renewal Application.

This office recommends having an "Authorized Person" as defined in the Sewerage System Regulation inspect the existing onsite sewerage dispersal system (SDS) on the subject property and confirm whether or not the existing SDS poses any health or safety hazards and is capable of treating all wastewater generated on the subject property.

Please contact me with any questions you may have.

Thank you.

John C. Beaupre, C.P.H.I.(C)
Environmental Health Officer
Interior Health Authority
Penticton Health Protection
3090 Skaha Lake Road, Penticton, BC, V2A 7H2
Bus: (250) 770-5540
Direct: (250) 492-4000 Ext: 2744
Cell: (250) 809-7356
Fax: (250) 493-0041
Email: john.beaupre@interiorhealth.ca
Web: www.interiorhealth.ca

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Minutes

Electoral Area "D" Advisory Planning Commission

Meeting of Tuesday, November 15, 2016

Okanagan Falls Community Centre

1141 Cedar Street, Okanagan Falls, BC

- Present:** Mr. Tom Siddon, Director, Electoral Area "D"
- Members:** Jerry Stewart, Don Albright,
Ron Obirek, Yvonne Kennedy, Robert Handfield, Jill Adamson,
- Staff:** Christopher Garrish, Planning Supervisor
Vickie Hansen, Recording Secretary
- Delegates:** Cressman, Warren & Jeannine
- Absent:** Robert Pearce, Doug Lychak, Bob Haddow, Navid Chaudry, Doreen Olson

1. CALL TO ORDER

- 1.1 The meeting was called to order at 7:06 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. APPROVAL OF PREVIOUS MEETING MINUTES

2.1 MOTION

It was Moved and Seconded that the Minutes of October 11, 2016 be approved as amended.

Errors and Omissions: No names recorded for negative votes or abstains.

CARRIED (UNANIMOUSLY)

3. DEVELOPMENT APPLICATIONS

- 3.1 Development Application: 01419.101 (D2016.105 –TUP) Temporary Use Permit Renewal Application

Delegate: Konanz, Adam & Helena – not present.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the proposed temporary use permit renewal application be approved.

1 opposed

CARRIED

3.2 Development Application D02793.152 (D2016.090-ZONE) OCP / Zoning Bylaw Amendment Application

Delegate: Cressman, Warren & Jeannine – Present

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the proposed OCP / Zoning Bylaw Amendment application be approved as recommended.

CARRIED (UNANIMOUSLY)

4. OTHER

4.1 X2015.100 ZONE

Introduction of Environmentally Sensitive Development Permit Areas

PowerPoint presentation by Christopher Garrish.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the proposed amendments related to the ESDP Area Update be approved.

CARRIED (UNANIMOUSLY)

6. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:30 pm.

CARRIED (UNANIMOUSLY)

Advisory Planning Commission Chair

Advisory Planning Commission Recording Secretary / minute taker

A Public Information Meeting was held prior to the APC meeting on November 14, 2016, and no members of the public attended.

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.

Agency referral comments have been received from Interior Health Authority (IHA), Ministry of Forests, Lands and Natural Resource Operations (Archaeology Branch & Ecosystem Branch) and Penticton Indian Band (PIB) and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration notes that there have been no recorded complaints received in relation to the operation of this vacation rental use and that the applicant has indicated that there have been no changes to the use since the permit was issued in 2015 (i.e. the use remains limited to two bedrooms and four paying guests between May 1st and October 31st).

While it is recognised that the Electoral Area "E" OCP Bylaw No. 2458, 2008, contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, health & safety assessment and on-site vehicle parking provisions), this criteria was previously considered by the Board when it approved TUP No. E2015.031-TUP in 2015.

Accordingly, and in light of the absence of any change to the use or received complaints regarding its operation, Administration supports the renewal of this permit for a further three years (to December 31, 2019).

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. E2016.102-TUP.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:

Donna Butler

D. Butler, Development Services Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. E2016.102-TUP:

<input type="radio"/>	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
<input checked="" type="radio"/>	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
<input checked="" type="radio"/>	Ministry of Environment	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	<input checked="" type="radio"/>	Okanagan Nation Alliance (ONA)
<input checked="" type="radio"/>	Archaeology Branch	<input checked="" type="radio"/>	Penticton Indian Band (PIB)
<input type="radio"/>	Ministry of Transportation and Infrastructure	<input type="radio"/>	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	<input checked="" type="radio"/>	Fortis
<input type="radio"/>	Canadian Wildlife Service		

Attachment No. 2 – Site Photo (Google Streetview)





TEMPORARY USE PERMIT

FILE NO.: E2016.102-TUP

TO: Lynda Partone

GENERAL CONDITIONS

1. This Temporary Use 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 of this Permit, and any plans and specifications attached to this Permit which 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 Temporary Use Permit is not a Building Permit.

APPLICABILITY

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

Legal Description: Lot 25, Plan KAP3352, District Lot 210, SDYD

Civic Address/location: 3985 1st Street, Naramata

Parcel Identifier (PID): 007-327-641 Folio: E-00642.000

TEMPORARY USE

6. In accordance with Section 19.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a vacation rental use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - (a) the vacation rental use shall occur only between May 1st and October 31st;
 - (b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - (c) the maximum number of bedrooms that may be occupied by paying guests shall be two (2);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed four (4);
 - (e) a minimum of two (2) on-site vehicle parking spaces shall be provided for paying guests, in accordance with Schedule 'B';
 - (f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - (g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit is a renewal of Permit No. D2015.115-TUP and shall expire on the 31st day of December, 2019.

Authorising resolution passed by Regional Board on _____ day of _____, 2016.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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



Temporary Use Permit

File No. E2016.102-TUP

Schedule 'A'



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: November 9, 2016 9:25 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: Temporary Use Permit - E2016.102-TUP

Hello RDOS Planners,

Thank you for your referral regarding the renewal of a Temporary Use Permit (TUP) for 3985 1st Street, Naramata, PID 007327641, L 25 DL 210 SIMILKAMEEN DIVISION YALE DISTRICT PL 3352. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

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

If any land alterations are planned for the property, the Archaeology Branch strongly encourages the proponent to contact an eligible consulting archaeologist to determine whether planned development could impact unknown/unrecorded archaeological deposits. Archaeologists can be found through the BC Association of Professional Archaeologists (www.bcapa.ca) or local yellow pages under "Archaeology".

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

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

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

Below are two screenshots showing the property (outlined in yellow), first to confirm location of the property and second in relation to the archaeological potential (brown/orange areas).

If this does not represent the property listed in the data request please contact me.

Kind regards,

Diana





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

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

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]
Sent: Thursday, October 27, 2016 3:42 PM
To: HBE@interiorhealth.ca; fbclands@fortisbc.com; Referral Apps REG8 FLNR:EX; Cooper, Diana FLNR:EX
Subject: Temporary Use Permit - E2016.102-TUP

Re: Project No. E2016.102-TUP
Folio E00642.000
3985 1st Street Naramata

Please find attached a Referral and a draft copy of the TUP. Please provide any comments to planning@rdos.bc.ca.

Kind Regards,

Lauri Feindell

From: Lacey, Cathy M ENV:EX <Cathy.Lacey@gov.bc.ca>
Sent: October 31, 2016 1:18 PM
To: Planning
Subject: Your file E2016.102-TUP

Hi,

The Ecosystems Section Head, Grant Furness, with the Ministry of Forest Lands & Natural Resource Operations has reviewed the above noted referral and has the following comments.

Any works within the Streamside Protection and Enhancement Area (SPEA) require an Riparian Areas Regulation Assessment (RAR). Any works within the wetted perimeter of the lake require a Water Sustainability Act (WSA) authorization.

If you have questions please contact Grant Furness at 250-490-8277 or grant.furness@gov.bc.ca

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton



Lauri Feindell

From: Beaupre, John <John.Beaupre@interiorhealth.ca>
Sent: November 2, 2016 10:33 AM
To: Planning
Cc: Christopher Garrish
Subject: TUP Renewal for Vacation Rental - RDOS File: E2016.102-TUP

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

Dear Mr. Garrish:

Re: Temporary Use Permit Renewal Application
Lot 25, Plan KAP3352, District Lot 210, SDYD
3985 1st Street, Naramata, Electoral Area "E"

Thank you for the opportunity to provide comment on the above referenced TUP Renewal Application.

This office recommends having an "Authorized Person" as defined in the Sewerage System Regulation inspect the existing onsite sewerage dispersal system (SDS) on the subject property and confirm whether or not the existing SDS poses any health or safety hazards and is capable of treating all wastewater generated on the subject property.

Please contact me with any questions you may have.

Thank you.

John C. Beaupre, C.P.H.I.(C)
Environmental Health Officer
Interior Health Authority
Penticton Health Protection
3090 Skaha Lake Road, Penticton, BC, V2A 7H2
Bus: (250) 770-5540
Direct: (250) 492-4000 Ext: 2744
Cell: (250) 809-7356
Fax: (250) 493-0041
Email: john.beaupre@interiorhealth.ca
Web: www.interiorhealth.ca

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- 2.4 Ashbrook, Lia & Cresswell, Blair for Temporary Use Permit Renewal Application - Civic: 3189 3rd Street, Naramata
- 2.5 Riccio, Lucio & Patricia for Temporary Use Permit Renewal Application - Civic: 3055 Hayman Road, Naramata
- 2.6 Richards, Allan & Betty for Temporary Use Permit Renewal Application - Civic: 4383 Mill Rd., Naramata
- 2.7 Hollyhock Trust / Robbins, Kathy for Temporary Use Permit Renewal Application - Civic: 4245 Mill Road, Naramata
- 2.8 South, Nancy & Mant, Iain for Zoning Bylaw Amendment Application Agent: Okanagan Development Consultants
E02062.000 / E2016.100-ZONE

3. DEVELOPMENT APPLICATIONS

- 3.1 Civic: 3985 1st Street, Naramata - Applicant: Partone, Lynda - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor

It was noted that in the Administrative Report states under Site Context that the former BC Tree Fruits packing shed is along its western boundary, which is no longer applicable.

Discussed parking issues and road parking involving Ministry of Transportation (MOT).

Concern heard in regards to a report submitted by a Registered Waste Water Practitioner allowing the use of cement tiles on the ground surface, above the septic field.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.2 Civic: 780 Languedoc Road, Naramata - Applicant: Minchau, David - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor

APC members commented on the inclusion of specific works to be undertaken in the Administrative Report. Christopher Garrish (RDOS Planning Supervisor) clarified and confirmed compliance.

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Temporary Use Permit Renewal Application — Electoral Area “E”



Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. E2016.104-TUP.

Purpose: To allow for the renewal of an existing TUP authorising a short-term vacation rental use.

Owner: Lucio & Patricia Riccio Applicant: Patricia Riccio Folio: E-02120.001

Civic: 3055 Hayman Road, Naramata Legal: Lot 1, Block 1, District Lot 209, SDYD, Plan 576

OCP: Low Density Residential (LR) Zoning: Small Holdings Four (SH4)

Proposal:

This application seeks approval for the renewal of Temporary Use Permit (TUP) No. E2016.006-TUP, which authorises the operation of a short-term vacation rental use at the subject property, for a three-year term from January 1, 2017 to December 31, 2019.

Site Context:

The subject parcel is approximately 4,761m² in area, is situated on the west side of Hayman Road and is bounded by Old Main Road along its rear boundary. Development on the property is seen to be comprised of a single detached dwelling and vineyard.

The surrounding pattern of development is characterised by similar low density residential parcels with vineyards.

Background:

At its meeting of April 7, 2016, the Regional District Board of Directors resolved to approve TUP No. E2016.006-TUP.

Public Process:

At its meeting of November 14, 2016, the Electoral Area “E” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that the proposed temporary use be approved.

A Public Information Meeting was held prior to the APC meeting on November 14, 2016, and no members of the public attended.

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.

Agency referral comments have been received from the Ministry of Environment/Ministry of Forests, Lands and Natural Resource Operations (Ecosystems Section), the Archaeology Branch, Interior Health Authority (IHA), and the Penticton Indian Band (PIB) and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration notes that there have been no recorded complaints received in relation to the operation of this vacation rental use and that the applicant has indicated that there have been no changes to the use since the permit was issued earlier in 2016 (i.e. the use remains limited to three bedrooms and six paying guests between May 1st and October 31st).

While it is recognised that the Electoral Area "E" OCP Bylaw No. 2458, 2008, contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, health & safety assessment and on-site vehicle parking provisions), this criteria was previously considered by the Board when it approved TUP No. E2016.006-TUP earlier in 2016.

Accordingly, and in light of the absence of any change to the use or received complaints regarding its operation, Administration supports the renewal of this permit for a further three years (to December 31, 2019).

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. E2016.104-TUP.

Respectfully submitted:



S. Lightfoot, Planning Technician

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:

Donna Butler

D. Butler, Development Services Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. E2016.104-TUP:

<input type="radio"/>	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
<input checked="" type="radio"/>	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
<input checked="" type="radio"/>	Ministry of Environment	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	<input checked="" type="radio"/>	Okanagan Nation Alliance (ONA)
<input checked="" type="radio"/>	Archaeology Branch	<input checked="" type="radio"/>	Penticton Indian Band (PIB)
<input type="radio"/>	Ministry of Transportation and Infrastructure	<input type="radio"/>	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	<input checked="" type="radio"/>	Fortis
<input type="radio"/>	Canadian Wildlife Service		

Attachment No. 2 – Site Photo (Google Streetview)





TEMPORARY USE PERMIT

FILE NO.: E2016.104-TUP

TO: Lucio & Patricia Riccio

GENERAL CONDITIONS

1. This Temporary Use 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 of this Permit, and any plans and specifications attached to this Permit which 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 Temporary Use Permit is not a Building Permit.

APPLICABILITY

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

Legal Description: Lot 1, Block 1, District Lot 209, SDYD, Plan 576

Civic Address/location: 3055 Hayman Road, Naramata

Parcel Identifier (PID): 012-217-018 Folio: E-02120.001

TEMPORARY USE

6. In accordance with Section 19.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a vacation rental use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - (a) the vacation rental use shall occur only between May 1st and October 31st;
 - (b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - (c) the maximum number of bedrooms that may be occupied by paying guests shall be three (3);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed six (6);
 - (e) a minimum of three (3) on-site vehicle parking spaces shall be provided for paying guests, in accordance with Schedule 'B';
 - (f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - (g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit is a renewal of Permit No. E2016.006-TUP and shall expire on the 31st day of December, 2019.

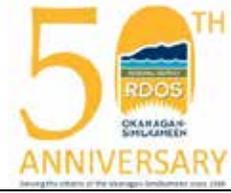
Authorising resolution passed by the Regional Board on _____, 2016.

B. Newell, Chief Administrative Officer

DRAFT

Regional District of Okanagan-Similkameen

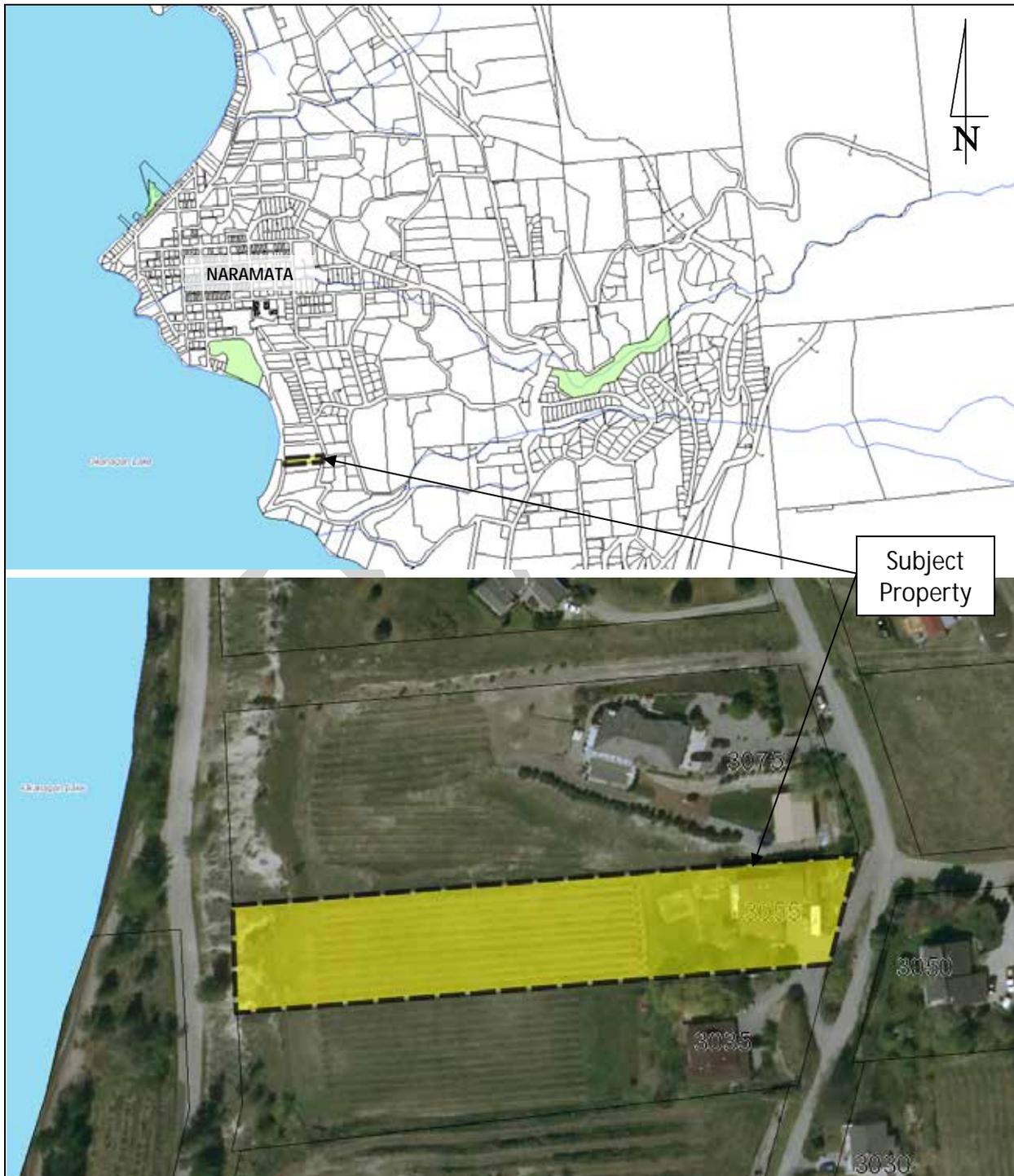
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

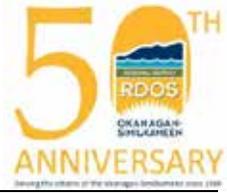
File No. E2016.104-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

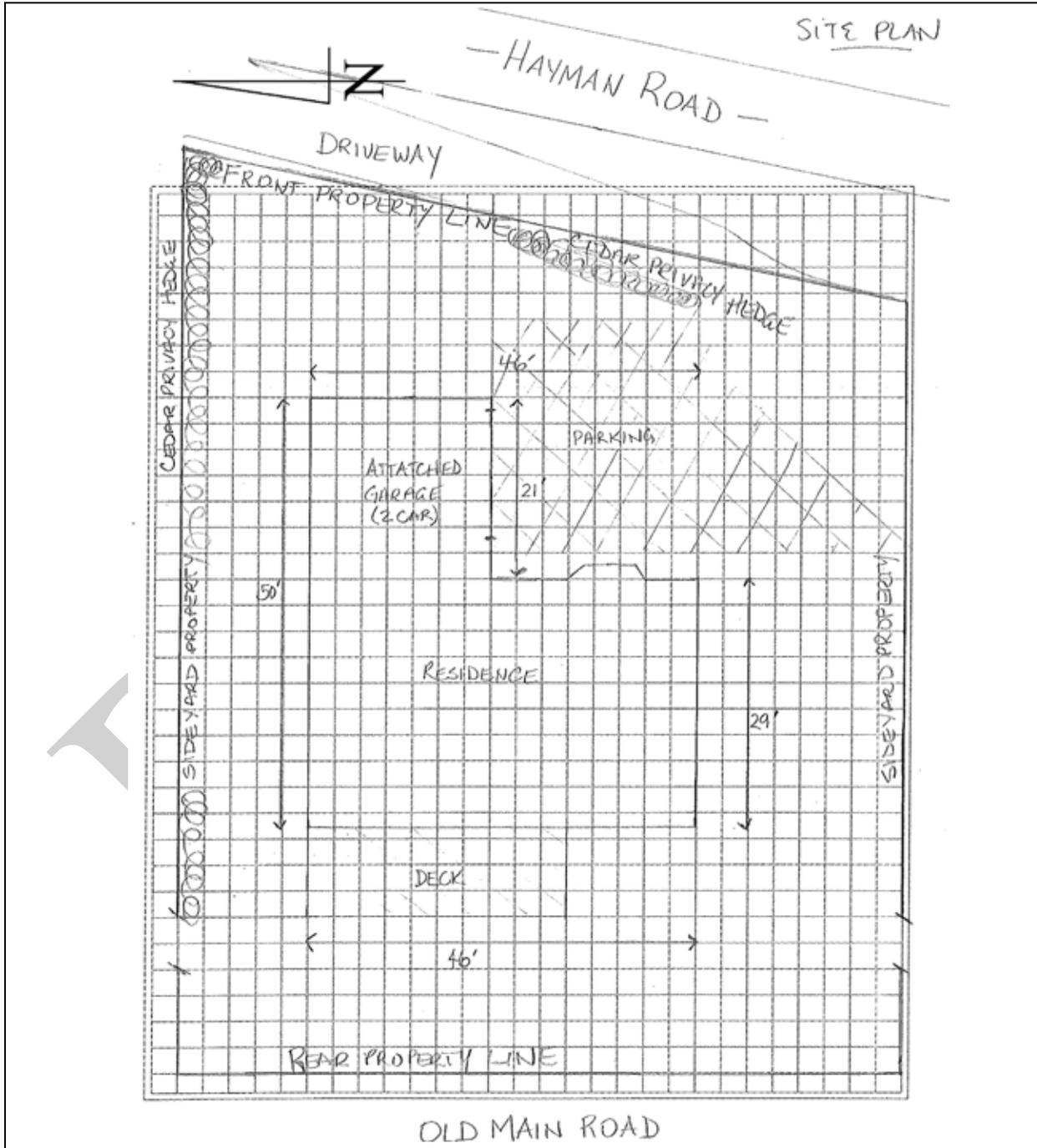
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

Schedule 'B'

File No. E2016.104-TUP



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: November 16, 2016 10:46 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: Temporary Use Permit - Referral E2016.104-TUP

Hello RDOS Planners,

Thank you for your Temporary Use Permit referral E2016.104-TUP for 3055 Hayman Road, Naramata, PID 012217018, L 1 BK 1 DL 209 SIMILKAMEEN DIVISION YALE DISTRICT PL 576. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is high potential for unknown/unrecorded archaeological material to exist (as shown by the brown/orange 'haze' overlying the area in the screenshot below).

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

Provided there are no land alterations planned for the property, no archaeological permitting or concurrent archaeological work is required.

Should the property owner decide in future to undertake development on the property, the Archaeology Branch recommends that a qualified consulting archaeologist be engaged to determine whether proposed developments could impact unknown/unrecorded archaeological materials.

Below is a screenshot of the property (outlined in yellow) in relation to the archaeological potential for the area (brown/orange 'haze').

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

Kind regards,

Diana



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

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

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]
Sent: Tuesday, November 1, 2016 10:50 AM
To: HBE@interiorhealth.ca; Referral Apps REG8 FLNR:EX; Cooper, Diana FLNR:EX; fbclands@fortisbc.com
Cc: Susan Lightfoot
Subject: Temporary Use Permit - Referral E2016.104-TUP

Re: Project No.: E2016.104-TUP
Folio: E02120.001
3055 Hayman Road, Naramata

Please find attached a Referral for a Temporary Use Permit at 3055 Hayman Road, Naramata. Please review and if you have any comments/concerns, please forward to planning@rdos.bc.ca.

Kind Regards,

Lauri Feindell Administrative Assistant, Planning
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 | tf. 1.877.610.3737 | f. 250.492.0063
www.rdos.bc.ca | lfeindell@rdos.bc.ca
[FACEBOOK](#) | [YOUTUBE](#) | Sign up for [REGIONAL CONNECTIONS](#)

Lauri Feindell

From: Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Sent: November-14-16 4:17 PM
To: Lauri Feindell
Cc: Planning
Subject: RE: Temporary Use Permit - Referral E2016.104-TUP

Hi Lauri,

The Ecosystems Section of the Ministry of Forest Lands & Natural Resource Operations has reviewed the above noted referral. The Section Head, Grant Furness, has reviewed and has "no comment".

Thank you

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]
Sent: Tuesday, November 1, 2016 10:50 AM
To: HBE@interiorhealth.ca; Referral Apps REG8 FLNR:EX; Cooper, Diana FLNR:EX; fbclands@fortisbc.com
Cc: Susan Lightfoot
Subject: Temporary Use Permit - Referral E2016.104-TUP

Re: Project No.: E2016.104-TUP
Folio: E02120.001
3055 Hayman Road, Naramata

Please find attached a Referral for a Temporary Use Permit at 3055 Hayman Road, Naramata. Please review and if you have any comments/concerns, please forward to planning@rdos.bc.ca.

Kind Regards,

Lauri Feindell Administrative Assistant, Planning
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 | tf. 1.877.610.3737 | f. 250.492.0063
www.rdos.bc.ca | lfeindell@rdos.bc.ca
[FACEBOOK](#) | [YOUTUBE](#) | Sign up for [REGIONAL CONNECTIONS](#)

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MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.3 Civic: 380 Gwendoline Avenue, Naramata - Applicant: Taylor, Carol - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor**

Discussed the health and safety recommendations follow up, proof of septic provided and the term of this TUP valid to December 31st, 2015.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.4 Civic: 3189 3rd Street, Naramata - Applicant: Ashbrook, Lia & Cresswell, Blair - for Temporary Use Permit Renewal Application**

Discussed the addition of parking.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.5 Civic: 3055 Hayman Road, Naramata - Applicant: Patricia Riccio - Temporary Use Permit Renewal Application Administrative Report submitted by Susan Lightfoot, Planning Technician**

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Temporary Use Permit Renewal Application — Electoral Area “E”



Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. E2016.108-TUP.

Purpose: To allow for the renewal of an existing TUP authorising a short-term vacation rental use.

Owner: David Minchau Applicant: David Minchau & Ambyr Parker-Minchau Folio: E-02286.020

Civic: 780 Languedoc Road, Naramata Legal: Lot B, Plan KAP90206, District Lot 211, SDYD

OCP: Agriculture (AG) Zoning: Agriculture One (AG1)

Proposal:

This application seeks approval for the renewal of Temporary Use Permit (TUP) No. E2016.028-TUP, which authorises the operation of a short-term vacation rental use at the subject property, for a three-year term from January 1, 2017 to December 31, 2019.

Site Context:

The subject parcel is approximately 1.0 ha in area and is situated on the south of Languedoc Road near its western terminus (above Mill Road). The property is seen to be comprised of a single detached dwelling and garage. The surrounding pattern of development is characterised by rural-residential parcels and agricultural operations.

Background:

At its meeting of July 16, 2015, the Regional District Board resolved to approve TUP application No. E2015.028-TUP, subject to the following works be undertaken to the existing single detached dwelling:

- all window egresses from a bedroom shall be a minimum opening of 380 millimetres and a minimum size of 0.35 m²;
- a carbon monoxide detector shall be installed in all bedrooms where there is a wood burning fireplace;
- all smoke alarms shall be in good operating order and properly powered; and
- that all exterior decks and stairs are properly guarded (i.e. required posts and/or rail guards are installed and/or replaced).

The applicant subsequently completed the necessary works to the dwelling unit and the Permit No. E2015.028-TUP was issued on November 20, 2015, and is set to expire on December 31, 2016.

Public Process:

At its meeting of November 14, 2016, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that the proposed temporary use be approved.

A Public Information Meeting was held prior to the APC meeting on November 14, 2016, and no members of the public attended.

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.

Agency referral comments have been received from Ministry of Environment (Archaeology Branch and Ecosystems Section), Fortis, Interior Health Authority (IHA) and Penticton Indian Band (PIB) and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration notes that there have been no recorded complaints received in relation to the operation of this vacation rental use and that the applicant has indicated that there have been no changes to the use since the permit was issued in 2015 (i.e. the use remains limited to five bedrooms and ten paying guests between April 1st and October 31st).

While it is recognised that the Electoral Area "E" OCP Bylaw No. 2458, 2008, contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, health & safety assessment and on-site vehicle parking provisions), this criteria was previously considered by the Board when it approved TUP No. E2015.028-TUP in 2015.

Accordingly, and in light of the absence of any change to the use or received complaints regarding its operation, Administration supports the renewal of this permit for a further three years (to December 31, 2019).

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. E2016.108-TUP.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:

Donna Butler

D. Butler, Development Services Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Site Photos (2015)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. E2016.108-TUP:

p	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
p	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
p	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
p	Ministry of Environment	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	<input type="radio"/>	Okanagan Nation Alliance (ONA)
p	Archaeology Branch	p	Penticton Indian Band (PIB)
<input type="radio"/>	Ministry of Transportation and Infrastructure	<input type="radio"/>	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	p	Fortis
<input type="radio"/>	Canadian Wildlife Service		

Attachment No. 2 – Site Photo (2015)





TEMPORARY USE PERMIT

FILE NO.: E2016.108-TUP

TO: David Minchau and Ambyr Parker-Minchau

GENERAL CONDITIONS

1. This Temporary Use 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 of this Permit, and any plans and specifications attached to this Permit which 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 Temporary Use Permit is not a Building Permit.

APPLICABILITY

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

Legal Description: Lot B, Plan KAP90206, District Lot 211, SDYD

Civic Address/location: 780 Languedoc Road, Naramata

Parcel Identifier (PID): 028-118-987 Folio: E-02286.020

TEMPORARY USE

6. In accordance with Section 19.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a vacation rental use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - (a) the vacation rental use shall occur only between April 1st and October 31st;
 - (b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - (c) the maximum number of bedrooms that may be occupied by paying guests shall be five (5);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed ten (10);
 - (e) a minimum of five (5) on-site vehicle parking spaces shall be provided for paying guests;
 - (f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - (g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit is a renewal of Permit No. E2015.028-TUP and shall expire on the 31st day of December, 2019.

Authorising resolution passed by Regional Board on _____ day of _____, 2016.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

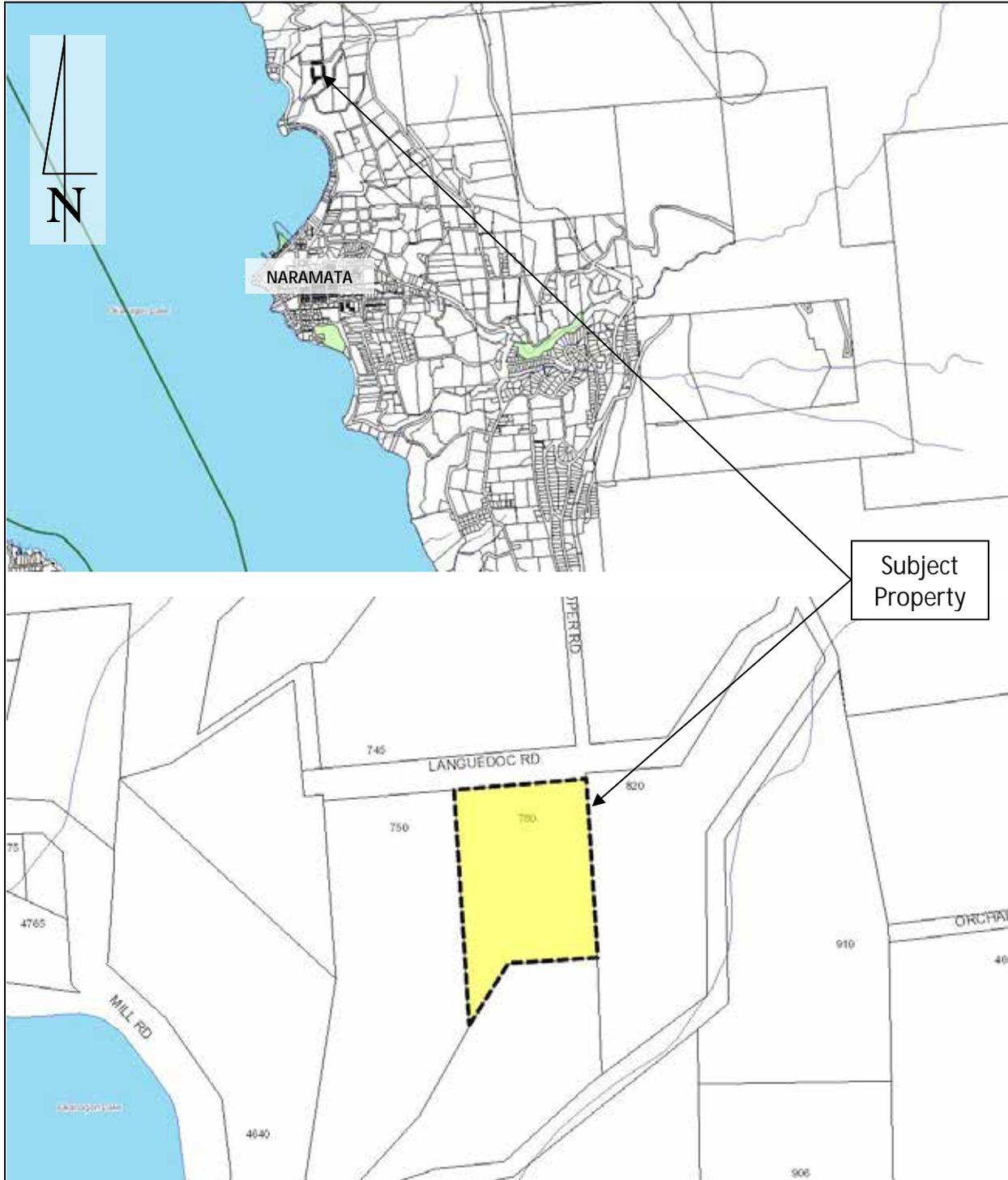
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

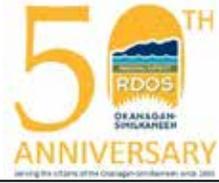
File No. E2016.108-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

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



Temporary Use Permit

File No. E2016.108-TUP

Schedule 'B'



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: November 4, 2016 4:19 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: Temporary Use Referral E2016.108-TUP

Hello RDOS Planners,

Thank you for your referral regarding a temporary use permit (TUP) for 780 Languedoc Road, Naramata, BC, PID 028118987, L B DL 211 SIMILKAMEEN DIVISION YALE DISTRICT PL KAP90206. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

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

Prior to any land alterations (*e.g.*, addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

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

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

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

Below is a screenshot showing the property (outlined in yellow) in relation to the archaeological potential (brown/orange areas). As can be seen, the entire area within which the property is located has high potential.

If this does not represent the property listed in the data request please contact me.

Kind regards,

Diana



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

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

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

Sent: Friday, October 21, 2016 8:00 AM

To: HBE@interiorhealth.ca; fbclands@fortisbc.com; Referral Apps REG8 FLNR:EX; martin.auyeung@fmglobal.com; Cooper, Diana FLNR:EX; Skinner, Anne E AGRI:EX

Cc: Christopher Garrish

Subject: Temporary Use Referral E2016.108-TUP

Re: Project No. E2016.108-TUP

Folio: E02286.020

Please find attached a referral for a Temporary Use Permit. Please review and forward any comments/concerns you may have to planning@rdos.bc.ca.

Kind Regards,

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

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: November-09-16 10:13 AM
To: Planning
Subject: Languedoc Rd, 780 Naramata (E2015-028-TUP, E2016.108-TUP)

With respect to the above noted file,

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

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

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

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

Best Regards,

*Steven Danielson,
Contract Land Agent for:*

**Nicholas Mirsky, B.Comm., AACI, P.App.
Supervisor | Property Services | FortisBC Inc.**

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



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RESPONSE SUMMARY

AMENDMENT BYLAW NOs. 2603.09 & 2455.26, 2016

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reasons Outlined Below

Provided that the planned 66 strata lot subdivision will be serviced by the Okanagan Falls community sanitary sewer and community water system this office has no concern or objection to the proposed rezoning of the subject property.

John Beaupre
Interior Health Authority

Signature: *John C. Beaupre*

Signed By: John C. Beaupre

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: November 2, 2016



Lauri Feindell

From: Lacey, Cathy M ENV:EX <Cathy.Lacey@gov.bc.ca>
Sent: October 21, 2016 4:22 PM
To: Planning
Subject: Temporary Use Permit referral - Your file E2016.108-TUP

Hi,

The Section Head, Grant Furness, with the Ecosystems section of the Ministry of Forest Lands and Natural Resources has reviewed the above noted referral and has "No comment".

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton



- 2.4 Ashbrook, Lia & Cresswell, Blair for Temporary Use Permit Renewal Application - Civic: 3189 3rd Street, Naramata
- 2.5 Riccio, Lucio & Patricia for Temporary Use Permit Renewal Application - Civic: 3055 Hayman Road, Naramata
- 2.6 Richards, Allan & Betty for Temporary Use Permit Renewal Application - Civic: 4383 Mill Rd., Naramata
- 2.7 Hollyhock Trust / Robbins, Kathy for Temporary Use Permit Renewal Application - Civic: 4245 Mill Road, Naramata
- 2.8 South, Nancy & Mant, Iain for Zoning Bylaw Amendment Application Agent: Okanagan Development Consultants
E02062.000 / E2016.100-ZONE

3. DEVELOPMENT APPLICATIONS

- 3.1 Civic: 3985 1st Street, Naramata - Applicant: Partone, Lynda - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor

It was noted that in the Administrative Report states under Site Context that the former BC Tree Fruits packing shed is along its western boundary, which is no longer applicable.

Discussed parking issues and road parking involving Ministry of Transportation (MOT).

Concern heard in regards to a report submitted by a Registered Waste Water Practitioner allowing the use of cement tiles on the ground surface, above the septic field.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.2 Civic: 780 Languedoc Road, Naramata - Applicant: Minchau, David - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor

APC members commented on the inclusion of specific works to be undertaken in the Administrative Report. Christopher Garrish (RDOS Planning Supervisor) clarified and confirmed compliance.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.3 Civic: 380 Gwendoline Avenue, Naramata - Applicant: Taylor, Carol - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor**

Discussed the health and safety recommendations follow up, proof of septic provided and the term of this TUP valid to December 31st, 2015.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.4 Civic: 3189 3rd Street, Naramata - Applicant: Ashbrook, Lia & Cresswell, Blair - for Temporary Use Permit Renewal Application**

Discussed the addition of parking.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.5 Civic: 3055 Hayman Road, Naramata - Applicant: Patricia Riccio - Temporary Use Permit Renewal Application Administrative Report submitted by Susan Lightfoot, Planning Technician**

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Temporary Use Permit Renewal Application — Electoral Area “E”

Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. E2016.114-TUP.

Purpose To allow for the renewal of an existing TUP authorizing a short-term vacation rental use.

Owners: Allan Richards, Betty Richards, Kenneth McLaren, Deborah Richards-Perakis, Edwin Richards, and Allana Monteleone

Applicants: Allan & Betty Richards Folio: E-02277.000

Civic: 4383 Mill Rd., Naramata Legal: Lot 2, Plan KAP3889, District Lot 211, SDYD

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

Proposal:

This application seeks approval for the renewal of Temporary Use Permit (TUP) No. E2015.125-TUP, which authorises the operation of a short-term vacation rental use at the subject property, for a three-year term from January 1, 2017 to December 31, 2019.

Site Context:

The subject parcel is approximately 531 m² in area, is situated on the west side of Mill Road and is bounded by Okanagan Lake along its rear boundary. Development on the property is seen to be comprised of a single detached dwelling.

The surrounding pattern of development is characterised by low density residential parcels along the lake foreshore, and agriculture to the east.

Background:

At its meeting of February 25, 2016, the Regional District Board of Directors resolved to approve TUP No. E2015.125-TUP.

Public Process:

At its meeting of November 14, 2016, the Electoral Area “E” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that the proposed temporary use be approved.

A Public Information Meeting was held prior to the APC meeting on November 14, 2016, and no members of the public attended.

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.

Agency referral comments have been received from the Ministry of Environment/Ministry of Forests, Lands and Natural Resource Operations (Ecosystems Section), the Archaeology Branch, Interior Health Authority (IHA), and the Penticton Indian Band (PIB) and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration notes that there have been no recorded complaints received in relation to the operation of this vacation rental use and that the applicant has indicated that there have been no changes to the use since the permit was issued earlier in 2016 (i.e. the use remains limited to three bedrooms and six paying guests between May 1st and October 31st).

While it is recognised that the Electoral Area "E" OCP Bylaw No. 2458, 2008, contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, health & safety assessment and on-site vehicle parking provisions), this criteria was previously considered by the Board when it approved TUP No. E2015.125-TUP earlier in 2016.

Accordingly, and in light of the absence of any change to the use or received complaints regarding its operation, Administration supports the renewal of this permit for a further three years (to December 31, 2019).

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. E2016.114-TUP.

Respectfully submitted:



S. Lightfoot, Planning Technician

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:

Donna Butler

D. Butler, Development Services Manager

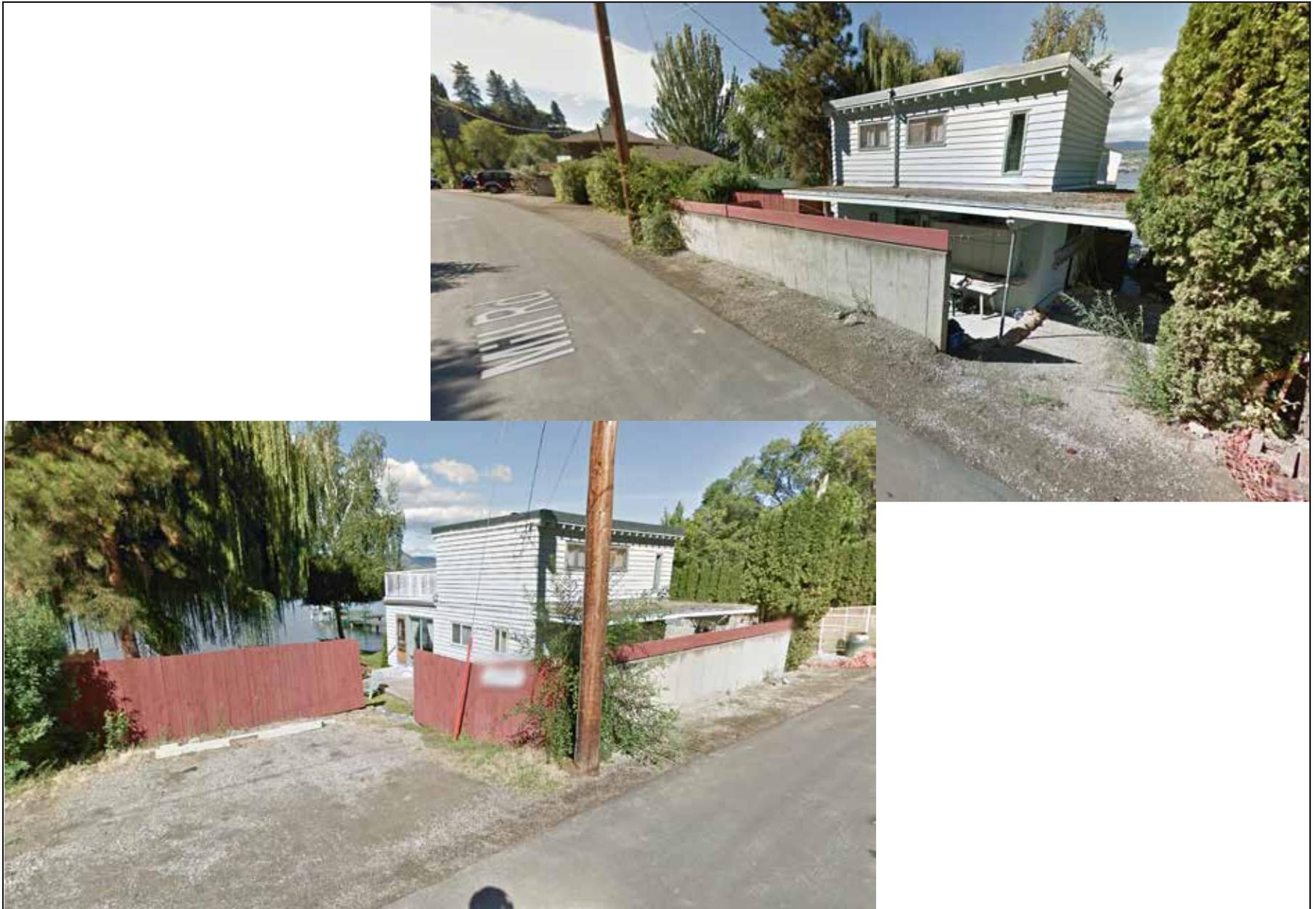
Attachments: No. 1 – Agency Referral List
No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. E2016.114-TUP:

<input type="radio"/>	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
<input checked="" type="radio"/>	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
<input checked="" type="radio"/>	Ministry of Environment	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	<input checked="" type="radio"/>	Okanagan Nation Alliance (ONA)
<input checked="" type="radio"/>	Archaeology Branch	<input checked="" type="radio"/>	Penticton Indian Band (PIB)
<input type="radio"/>	Ministry of Transportation and Infrastructure	<input type="radio"/>	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	<input checked="" type="radio"/>	Fortis
<input type="radio"/>	Canadian Wildlife Service		

Attachment No. 2 – Site Photos (Google Streetview)





TEMPORARY USE PERMIT

FILE NO.: E2016.114-TUP

TO: Allan & Betty Richards

GENERAL CONDITIONS

1. This Temporary Use 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 of this Permit, and any plans and specifications attached to this Permit which 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 Temporary Use Permit is not a Building Permit.

APPLICABILITY

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

Legal Description: Lot 2, Plan KAP3889, District Lot 211, SDYD

Civic Address/location: 4383 Mill Road, Naramata

Parcel Identifier (PID): 002-469-022 Folio: E-02277.000

TEMPORARY USE

6. In accordance with Section 19.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a vacation rental use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - (a) the vacation rental use shall occur only between May 1st and October 31st;
 - (b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - (c) the maximum number of bedrooms that may be occupied by paying guests shall be three (3);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed six (6);
 - (e) a minimum of three (3) on-site vehicle parking spaces shall be provided for paying guests, in accordance with Schedule 'B';
 - (f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - (g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit is a renewal of Permit No. E2015.125-TUP and shall expire on the 31st day of December, 2019.

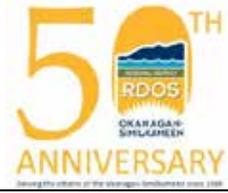
Authorising resolution passed by Regional Board on ____ day of _____, 2016.

B. Newell, Chief Administrative Officer

DRAFT

Regional District of Okanagan-Similkameen

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



Temporary Use Permit

File No. E2016.114-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

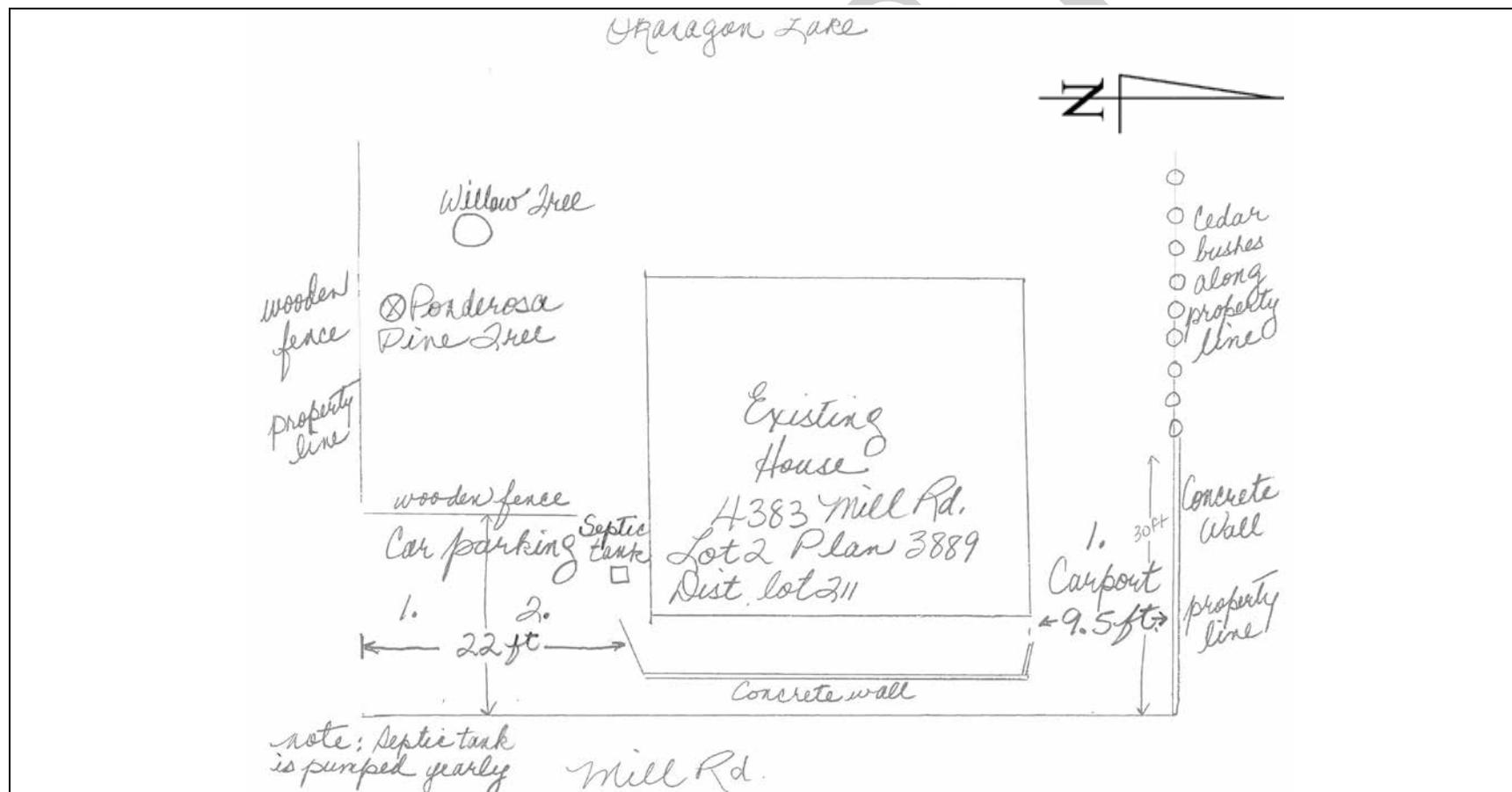
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. E2016.114-TUP

Schedule 'B'



Lauri Feindell

Richards

From: Beaupre, John <John.Beaupre@interiorhealth.ca>
Sent: November 30, 2016 4:33 PM
To: Planning
Cc: Susan Lightfoot
Subject: Vacation Rental TUP Renewal - RDOS File: E2016.114-TUP
Attachments: 2015 11 26 ROWP Guidelines[1].docx

Attention Susan Lightfoot, Planning Technician
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC, V2A 5J9

Dear Ms. Lightfoot:

Re: Temporary Use Permit Renewal Application For Short-Term Vacation Rental Use
Lot 2, Plan KAP3889, District Lot 211, SDYD
4383 Mill Road, Naramata, Electoral Area "E"

Thank you for the opportunity to provide comment on the above referenced TUP Renewal Application.

This office recommends having a Registered Onsite Wastewater Practitioner (ROWP) who is certified in the discipline of "Private Inspector – Residential" complete a Performance Inspection and provide a written report on the existing onsite sewerage dispersal system to determine its current status and suitability for the intended continued use of the system.

The inspection/report should include but not be limited to the criteria listed in section 7.2 of the Onsite Wastewater Certification Board Policy: APPENDIX 2, Registered Onsite Wastewater Practitioner (ROWP) Practice Guidelines (see attached).

Please contact me with any questions you may have regarding the above comments.

Thank you.

John C. Beaupre, C.P.H.I.(C)
Environmental Health Officer
Interior Health Authority
Penticton Health Protection
3090 Skaha Lake Road, Penticton, BC, V2A 7H2
Bus: (250) 770-5540
Direct: (250) 492-4000 Ext: 2744
Cell: (250) 809-7356
Fax: (250) 493-0041
Email: john.beaupre@interiorhealth.ca
Web: www.interiorhealth.ca

This Email message, including any attachments, are intended solely for the use of the individual or entity to whom it is addressed and may contain information that is confidential and/or privileged. Any distribution, copying, disclosure, or other use is strictly

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: November 16, 2016 11:25 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: TUP Referral E2016.114-TUP -

Hello RDOS Planning Team,

Thank you for your Temporary Use Permit referral E2016.114-TUP for 4383 Mill Road, Naramata, PID 002469022, L 2 DL 211 SIMILKAMEEN DIVISION YALE DISTRICT PL 3889. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is high potential for unknown/unrecorded archaeological material to exist (as shown by the brown/orange 'haze' overlying the area in the screenshot below). The waterfront location of the property also increases the potential for unknown/unrecorded archaeological materials to exist.

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

Provided there are no land alterations planned for the property, no archaeological permitting or concurrent archaeological work is required.

Should the property owner decide in future to undertake development on the property, the Archaeology Branch recommends that a qualified consulting archaeologist be engaged to determine whether proposed developments could impact unknown/unrecorded archaeological materials.

Below is a screenshot of the property (outlined in yellow) in relation to the archaeological potential for the area (brown/orange 'haze').

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

Kind regards,

Diana



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

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

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]
Sent: Thursday, November 3, 2016 1:34 PM
To: HBE@interiorhealth.ca; Referral Apps REG8 FLNR:EX; Cooper, Diana FLNR:EX; fbclands@fortisbc.com; PIB Referrals (referrals@pib.ca); onareception@syilx.org
Cc: Susan Lightfoot
Subject: RE: TUP Referral E2016.114-TUP -

Attachments now included, my apologies!
Lauri

From: Lauri Feindell
Sent: November 3, 2016 1:32 PM
To: HBE@interiorhealth.ca; 'Referral Apps REG8 ENV:EX' (ReferralAppsREG8@gov.bc.ca); Diana.Cooper@gov.bc.ca; 'fbclands@fortisbc.com'; PIB Referrals (referrals@pib.ca); onareception@syilx.org
Cc: Susan Lightfoot
Subject: TUP Referral E2016.114-TUP

Re: Temporary Use Permit (renewal)
Project No.: E2016.114-TUP

Lauri Feindell

From: Lacey, Cathy M ENV:EX <Cathy.Lacey@gov.bc.ca>
Sent: November-15-16 8:03 AM
To: Planning
Cc: Lauri Feindell
Subject: Your file E2016.114-TUP

Hi,

The Ecosystems Section of the Ministry of Forest Lands & Natural Resources has reviewed the above noted referral. Grant Furness, Ecosystems Section Head, has reviewed the application and has "no comment".

Thank you

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton



Lauri Feindell

Subject: FW: Richards TUP Referral E2016.114-TUP

From: Corscadden, Alisa [mailto:Alisa.Corscadden@fortisbc.com]
Sent: January 29, 2016 1:38 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: RE: Richards TUP Referral (E2015.114-TUP)

Lauri,

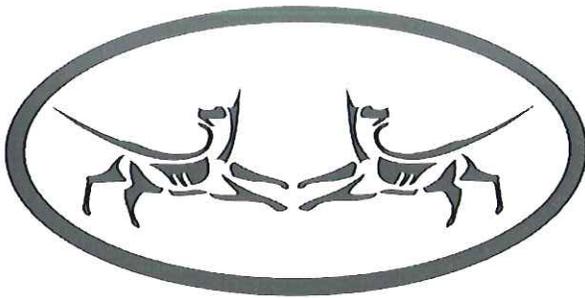
Please be advised FortisBC has reviewed the above mentioned referral and we have no concerns.

Regards,

Alisa Corscadden, SR/WA
Property Services.
Land Administrator
16705 Fraser Highway | Surrey BC V4N 0E8
P: 604.576-7091 / alisa.corscadden@fortisbc.com



immediately and delete all copies of the message including removal from your hard drive. Thank you.



Penticton Indian Band

Natural Resource Department
R.R. #2, Site 80, Comp.19
Penticton, B.C. CAN
V2A 6J7

Telephone: 250-492-0411 Fax: 250-493-2882

November-16-16

WITHOUT PREJUDICE AND NOT TO
BE CONSTRUED AS CONSULTATION

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

Referral ID: 2016-11-03 ZON 2074

RTS #: 2074

Date: November-03-16

Reference #: BLE02277.000 E2016.114-TUP

Summary: This application seeks approval for the renewal of an existing TUP permitting the operation of a short-term vacation rental use at the subject property.

ATTENTION: Susan Lightfoot

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory and the PIB Area of Responsibility. All lands and resources within the vicinity of this referral are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

Penticton Indian Band has specific referral processing requirements for both government and proponents which are integral to the exercise of our Rights to manage our lands and resources and to ensuring that the Crown can meet its duty to consult and accommodate our Rights, including our Aboriginal Title and management Rights. There is a cost associated with PIB referral processing and engagement. In accordance with PIB policy, proponents are required to pay a processing fee for each referral. This fee is as follows:

Invoice Number: 617

	SubTotal	Tax	Total
Admin (12%)	\$ 52.50	\$ 0.00	\$ 52.50
G.I.S. Tracking and Review (GIS Project Technican)	\$ 110.00	\$ 0.00	\$ 110.00
R.T.S. Data Entry (Technical Services)	\$ 80.00	\$ 0.00	\$ 80.00
Referral Assessment (Band	\$ 67.50	\$ 0.00	\$ 67.50

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



Administrator)			
Referral Coordination (Referrals Coordinator)	\$ 190.00	\$ 0.00	\$ 190.00
Total	\$ 500.00	\$ 0.00	\$ 500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #2074

This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be fully reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, Penticton Indian Band will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

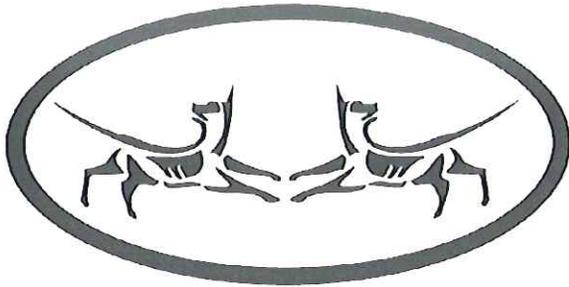
Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

If you require further information or clarification, please do not hesitate to contact me.

limlæmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



Penticton Indian Band

Natural resource Department
R.R. #2, Site 80, Comp. 19
Penticton, B.C. CAN
V2A 6J7

Telephone: 250-492-0411 Fax: 250-493-2882

WITHOUT PREJUDICE AND NOT TO
BE CONSTRUED AS CONSULTATION

November-16-16

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

Referral ID: 2016-11-03 ZON 2074

RTS #: 2074

Date: November-03-16

Reference #: BLE02277.000 E2016.114-TUP

Summary: This application seeks approval for the renewal of an existing TUP permitting the operation of a short-term vacation rental use at the subject property.

Attention: Susan Lightfoot

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on November-16-16. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

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

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

I appreciate your co-operation.

Limləmt,

Lavonda Nelson
Referrals Administrator
P:250-492-0411
Referrals@pib.ca

A Public Information Meeting was held prior to the APC meeting on November 14, 2016, and no members of the public attended.

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.

Agency referral comments have been received from Ministry of Forests, Lands and Natural Resource Operations (Archaeology Branch & Ecosystem Section), Penticton Indian Band (PIB) and Interior Health Authority (IHA) and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration notes that there have been no recorded complaints received in relation to the operation of this vacation rental use and that the applicant has indicated that there have been no changes to the use since the permit was issued in 2015 (i.e. the use remains limited to seven bedrooms and 14 paying guests between April 1st and October 31st).

While it is recognised that the Electoral Area "E" OCP Bylaw No. 2458, 2008, contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, health & safety assessment and on-site vehicle parking provisions), this criteria was previously considered by the Board when it approved TUP No. E2015.030-TUP in 2015.

Accordingly, and in light of the absence of any change to the use or received complaints regarding its operation, Administration supports the renewal of this permit for a further three years (to December 31, 2019).

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. E2016.119-TUP.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:

Donna Butler

D. Butler, Development Services Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Site Photos

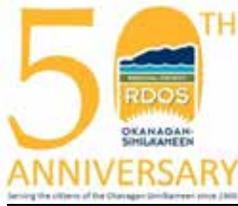
Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. E2016.119-TUP:

p	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
p	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
p	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
p	Ministry of Environment	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	p	Okanagan Nation Alliance (ONA)
p	Archaeology Branch	p	Penticton Indian Band (PIB)
<input type="radio"/>	Ministry of Transportation and Infrastructure	<input type="radio"/>	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	p	Fortis
<input type="radio"/>	Canadian Wildlife Service		

Attachment No. 2 – Site Photo (Google Streetview)





TEMPORARY USE PERMIT

FILE NO.: E2016.119-TUP

AGENT: Katheryne Robbins
28494 Maclure Road
Abbotsford, BC, V4X-1L4

Owner: Hollyhock Trust
4245 Mill Road
Naramata, BC, V0H-1N0

GENERAL CONDITIONS

1. This Temporary Use 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 of this Permit, and any plans and specifications attached to this Permit which 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 Temporary Use Permit is not a Building Permit.

APPLICABILITY

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

Legal Description: Lot A, Plan KAP48883, District Lot 210, SDYD

Civic Address/location: 4245 Mill Road, Naramata

Parcel Identifier (PID): 018-064-299 Folio: E-00754.010

TEMPORARY USE

6. In accordance with Section 19.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a vacation rental use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The tourist accommodation guest house use of the land is subject to the following conditions:
 - (a) the tourist accommodation guest house use shall occur only between April 1st and October 31st;
 - (b) the following information must be posted within the dwelling unit while the tourist accommodation guest house use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - (c) the maximum number of bedrooms that may be occupied by paying guests shall be seven (7);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed fourteen (14);
 - (e) a minimum of seven (7) on-site vehicle parking spaces shall be provided for paying guests;
 - (f) camping and the use of recreational vehicles on the property for tourist accommodation guest house occupancy are not permitted; and
 - (g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit is a renewal of Permit No. D2015.030-TUP and shall expire on the 31st day of December, 2019.

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

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

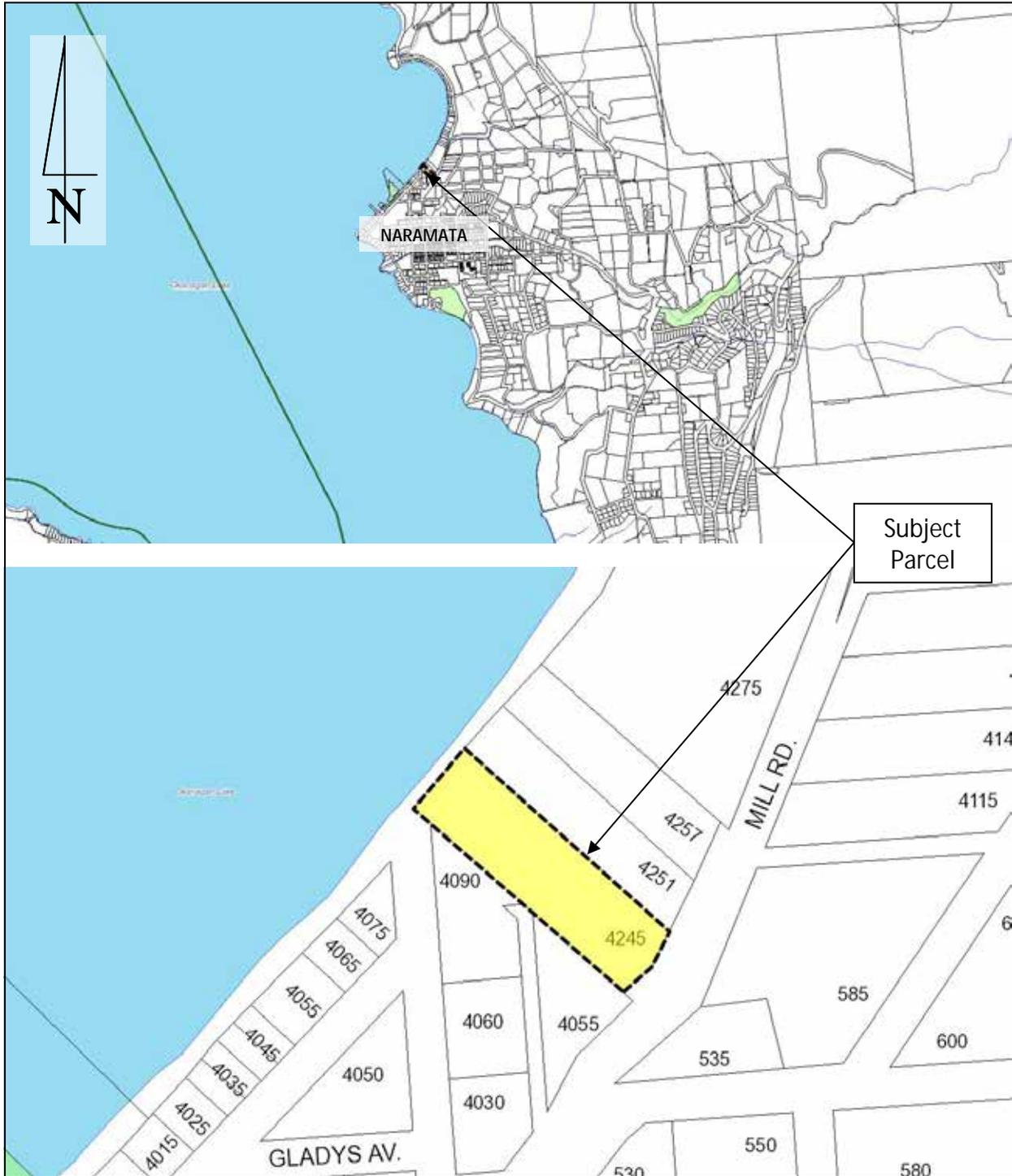
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. E2016.119-TUP

Schedule 'A'



Lauri Feindell

From: Masson, Marion <Marion.Masson@interiorhealth.ca>
Sent: November 24, 2016 12:25 PM
To: Planning
Subject: TUP Renewal For Short-Term Vacation Rental - RDOS File: E2016.119-TUP

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

Dear Mr. Garrish:

Re: Renewal of TUP for Operation of a Short-Term Vacation Rental
Lot A, Plan KAP48883, District Lot 210, SDYD
4245 Mill Road, Naramata, Electoral Area "E"
Tidball

Thank you for the opportunity to provide comment on the above referenced Temporary Use Permit Renewal.

This office has reviewed information we have on file regarding the existing onsite sewage disposal systems serving the subject property and we have no objection to the issuance of a TUP for short-term vacation rental of the property.

Please contact me with any questions you may have.

Thank you.

Marion Masson CIPHI(c)
Environmental Health Officer – Healthy Built Environment
Cranbrook, BC
Ph: 250-420-2233
Cel: 250-919-5287



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: November 16, 2016 11:47 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: TUP Referral - E2016.119-TUP

Greetings Planners of the RDOS,

Thank you for your Temporary Use Permit referral E2016.119-TUP for 4245 Mill Road, Naramata, PID 018064299, L A DL 210 SIMILKAMEEN DIVISION YALE DISTRICT PL KAP48883. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is high potential for unknown/unrecorded archaeological material to exist (as shown by the brown/orange 'haze' overlying the area in the screenshot below). The waterfront location of the property also increases the potential for unknown/unrecorded archaeological materials to exist.

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

Provided there are no land alterations planned for the property, no archaeological permitting or concurrent archaeological work is required.

Should the property owner decide in future to undertake development on the property, the Archaeology Branch recommends that a qualified consulting archaeologist be engaged to determine whether proposed developments could impact unknown/unrecorded archaeological materials.

Below is a screenshot of the property (outlined in yellow) in relation to the archaeological potential for the area (brown/orange 'haze').

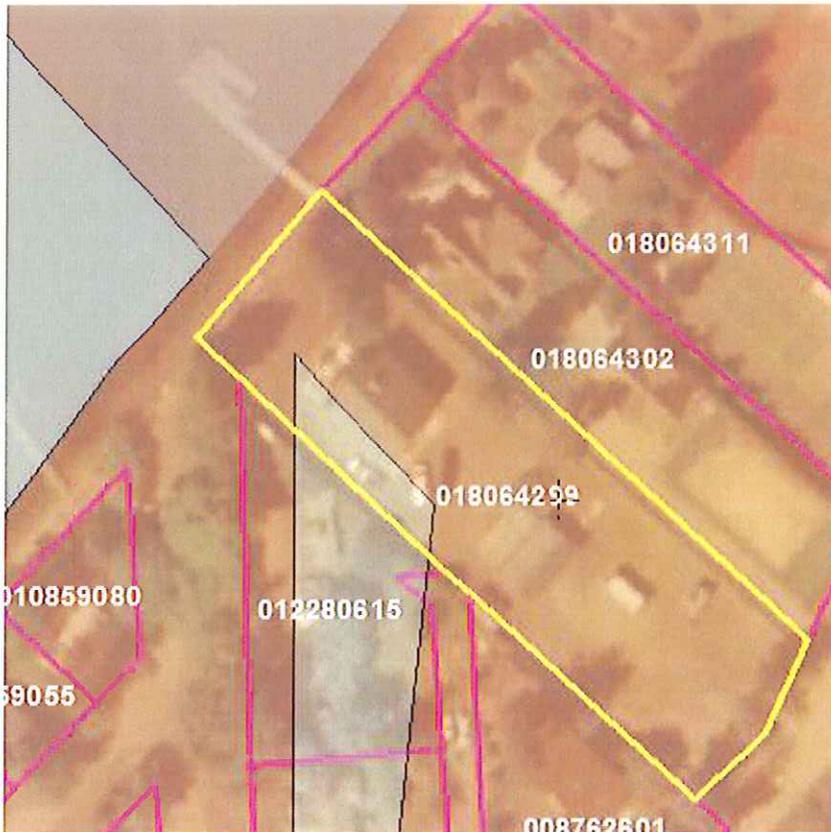
Please let me know if you have any questions regarding this referral.

Kind regards,

Diana

The greenish areas have moderate potential for unknown/unrecorded archaeological materials and the brown/orange has high potential.





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

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

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

Sent: Thursday, November 3, 2016 3:47 PM

To: HBE@interiorhealth.ca; fbclands@fortisbc.com; Referral Apps REG8 FLNR:EX; Cooper, Diana FLNR:EX; PIB Referrals (referrals@pib.ca); onareception@sylix.org; Collins, Martin J ALC:EX; Skinner, Anne E AGRI:EX

Cc: Christopher Garrish

Subject: TUP Referral - E2016.119-TUP

Re: Project No. E2016.119-TUP
4245 Mill Road, Naramata
Temporary Use Permit (renewal)

Please find attached a Bylaw Referral form along with a link which will take you directly to the necessary documentation. Please review and provide any comments/concerns you may have,
Kind Regards,

Lauri Feindell Administrative Assistant, Planning

Lauri Feindell

(Hollyhock)

From: Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Sent: November 16, 2016 9:45 AM
To: Lauri Feindell
Cc: Planning
Subject: RE: TUP Referral - E2016.119-TUP

Hi Lauri,

The Ecosystems Section of the Ministry of Forest Lands & Natural Resources has reviewed the above noted referral. The Section Head, Grant Furness, has reviewed the application and has "no comment".

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton

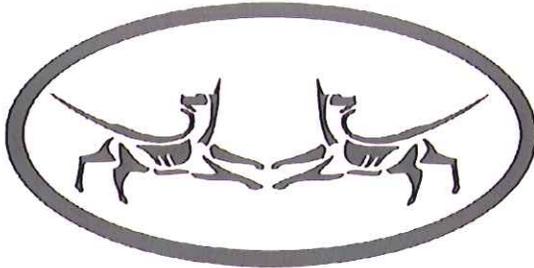
From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]
Sent: Thursday, November 3, 2016 3:47 PM
To: HBE@interiorhealth.ca; fbclands@fortisbc.com; Referral Apps REG8 FLNR:EX; Cooper, Diana FLNR:EX; PIB Referrals (referrals@pib.ca); onareception@syilx.org; Collins, Martin J ALC:EX; Skinner, Anne E AGRI:EX
Cc: Christopher Garrish
Subject: TUP Referral - E2016.119-TUP

Re: Project No. E2016.119-TUP
4245 Mill Road, Naramata
Temporary Use Permit (renewal)

Please find attached a Bylaw Referral form along with a link which will take you directly to the necessary documentation. Please review and provide any comments/concerns you may have,
Kind Regards,

Lauri Feindell Administrative Assistant, Planning
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 | tf. 1.877.610.3737 | f. 250.492.0063
www.rdos.bc.ca | lfeindell@rdos.bc.ca
[FACEBOOK](#) | [YOUTUBE](#) | Sign up for [REGIONAL CONNECTIONS](#)

This Communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication and do not copy, distribute or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.



Penticton Indian Band

Natural resource Department
R.R. #2, Site 80, Comp.19
Penticton, B.C. CAN
V2A 6J7

Telephone: 250-492-0411 Fax: 250-493-2882

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

November-16-16

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

Referral ID: 2016-11-03 ZON 2075

RTS #: 2075

Date: November-03-16

Reference #: BLE00754.010 E2016.119-TUP

Summary: This application seeks approval for the renewal of an existing TUP permitting the operation of a short-term vacation rental use at the subject property.

Attention: Christopher Garrish

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on November-16-16. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

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

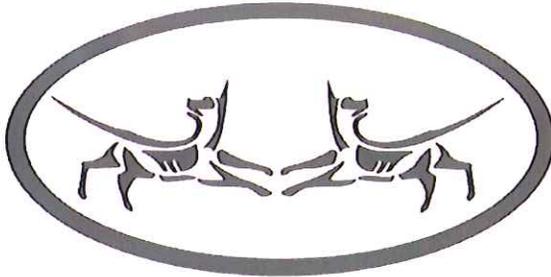
Please note that not receiving a response regarding a referral from Penticton Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

I appreciate your co-operation.

Limlɛmt,

Lavonda Nelson
Referrals Administrator
P:250-492-0411
Referrals@pib.ca





Penticton Indian Band

Natural Resource Department
R.R. #2, Site 80, Comp.19
Penticton, B.C. CAN
V2A 6J7

Telephone: 250-492-0411 Fax: 250-493-2882

November-16-16

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

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

Referral ID: 2016-11-03 ZON 2075

RTS #: 2075

Date: November-03-16

Reference #: BLE00754.010 E2016.119-TUP

Summary: This application seeks approval for the renewal of an existing TUP permitting the operation of a short-term vacation rental use at the subject property.

ATTENTION: Christopher Garrish

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory and the PIB Area of Responsibility. All lands and resources within the vicinity of this referral are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

Penticton Indian Band has specific referral processing requirements for both government and proponents which are integral to the exercise of our Rights to manage our lands and resources and to ensuring that the Crown can meet its duty to consult and accommodate our Rights, including our Aboriginal Title and management Rights. There is a cost associated with PIB referral processing and engagement. In accordance with PIB policy, proponents are required to pay a processing fee for each referral. This fee is as follows:

Invoice Number: 618

	SubTotal	Tax	Total
Admin (12%)	\$ 52.50	\$ 0.00	\$ 52.50
G.I.S. Tracking and Review (GIS Project Technican)	\$ 110.00	\$ 0.00	\$ 110.00
R.T.S. Data Entry (Technical Services)	\$ 80.00	\$ 0.00	\$ 80.00
Referral Assessment (Band	\$ 67.50	\$ 0.00	\$ 67.50

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982





Administrator)			
Referral Coordination (Referrals Coordinator)	\$ 190.00	\$ 0.00	\$ 190.00
Total	\$ 500.00	\$ 0.00	\$ 500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #2075

This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be fully reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, Penticton Indian Band will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

If you require further information or clarification, please do not hesitate to contact me.

limlɛmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982

- 3.6 Civic: 4383 Mill Rd., Naramata - Applicant: Richards, Allan & Betty - Temporary Use Permit Renewal Application Administrative Report submitted by Susan Lightfoot, Planning Technician

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.7 Civic: 4245 Mill Road, Naramata - Applicant Hollyhock Trust / Robbins, Kathy - Temporary Use Permit Renewal Application - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

Carol Taylor, Grant Taylor and Corinne Desampaio left meeting at 8:03 p.m.

- 3.8 E02062.000 (E2016.100-ZONE) - Zoning Bylaw Amendment Application Administrative Report submitted by Evelyn Riechert, Planner

Delegates Iain Mant and Nancy South addressed APC Members and guests. Detailed discussions and questions heard regarding bylaws, zoning and parcel coverage.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the subject development application be approved.

CARRIED (UNANIMOUSLY)

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of July 11th, 2016 be approved.

CARRIED (UNANIMOUSLY)

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Temporary Use Permit Renewal Application — Electoral Area “E”



Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. E2016.120-TUP.

Purpose: To allow for the renewal of an existing TUP authorising a short-term vacation rental use.

Owner: Lia Ashbrook & Blair Cresswell Applicant: Blair Cresswell Folio: E-00747.005

Civic: 3189 3rd Street, Naramata Legal: Lot 1, Plan KAP67634, District Lot 210, SDYD

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

Proposal:

This application seeks approval for the renewal of Temporary Use Permit (TUP) No. E2016.056-TUP, which authorises the operation of a short-term vacation rental use at the subject property, for a three-year term from January 1, 2017 to December 31, 2019.

Site Context:

The subject parcel is approximately 767 m² in area, is situated on the west side of 3rd Street at its southern terminus. The property is seen to be comprised of a single detached dwelling. The surrounding pattern of development is characterised by low density residential parcels.

Background:

At its meeting of August 20, 2015, the Regional District Board resolved to approve TUP application No. E2015.056-TUP subject to the property owner constructing four (4) off-street vehicle parking spaces.

Creation of the required parking spaces was confirmed on September 15, 2015, and the TUP issued on November 16, 2015, with an expiry date of December 31, 2016.

Public Process:

At its meeting of November 14, 2016, the Electoral Area “E” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that the proposed temporary use be approved.

A Public Information Meeting was held prior to the APC meeting on November 14, 2016, and no members of the public attended.

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.

Agency referral comments have been received from Ministry of Forests, Lands and Natural Resource Operations (Archaeology Branch), Penticton Indian Band (PIB) and Interior Health Authority (IHA) and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration notes that there have been no recorded complaints received in relation to the operation of this vacation rental use and that the applicant has indicated that there have been no changes to the use since the permit was issued in 2015 (i.e. the use remains limited to four bedrooms and eight paying guests between May 1st and October 30th).

While it is recognised that the Electoral Area "E" OCP Bylaw No. 2458, 2008, contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, health & safety assessment and on-site vehicle parking provisions), this criteria was previously considered by the Board when it approved TUP No. E2015.058-TUP in 2015.

Accordingly, and in light of the absence of any change to the use or received complaints regarding its operation, Administration supports the renewal of this permit for a further three years (to December 31, 2019).

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. E2016.120-TUP.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



D. Butler, Development Services Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Site Photos

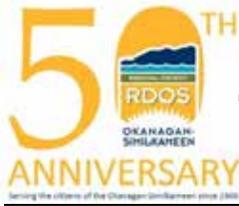
Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. E2016.120-TUP:

<input type="radio"/>	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
p	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
p	Ministry of Environment	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	<input type="radio"/>	Okanagan Nation Alliance (ONA)
p	Archaeology Branch	p	Penticton Indian Band (PIB)
<input type="radio"/>	Ministry of Transportation and Infrastructure	<input type="radio"/>	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	p	Fortis
<input type="radio"/>	Canadian Wildlife Service		

Attachment No. 2 – Site Photo (2015)





TEMPORARY USE PERMIT

FILE NO.: E2016.120-TUP

TO: Lia Ashbrook & Blair Cresswell
5659 9th Avenue
Delta, BC, V4L-1B6

GENERAL CONDITIONS

1. This Temporary Use 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 of this Permit, and any plans and specifications attached to this Permit which 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 Temporary Use Permit is not a Building Permit.

APPLICABILITY

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

Legal Description: Lot 1, Plan KAP67634, District Lot 210, SDYD

Civic Address/location: 3189 3rd Street, Naramata

Parcel Identifier (PID): 024-993-701 Folio: E-00747.005

TEMPORARY USE

6. In accordance with Section 19.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a vacation rental use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - (a) the vacation rental use shall occur only between May 1st and October 30th;
 - (b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - (c) the maximum number of bedrooms that may be occupied by paying guests shall be four (4);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed eight (8);
 - (e) a minimum of four (4) on-site vehicle parking spaces shall be provided for paying guests, in accordance with Schedule 'B';
 - (f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - (g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit is a renewal of Permit No. D2015.056-TUP and shall expire on the 31st day of December, 2019.

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

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

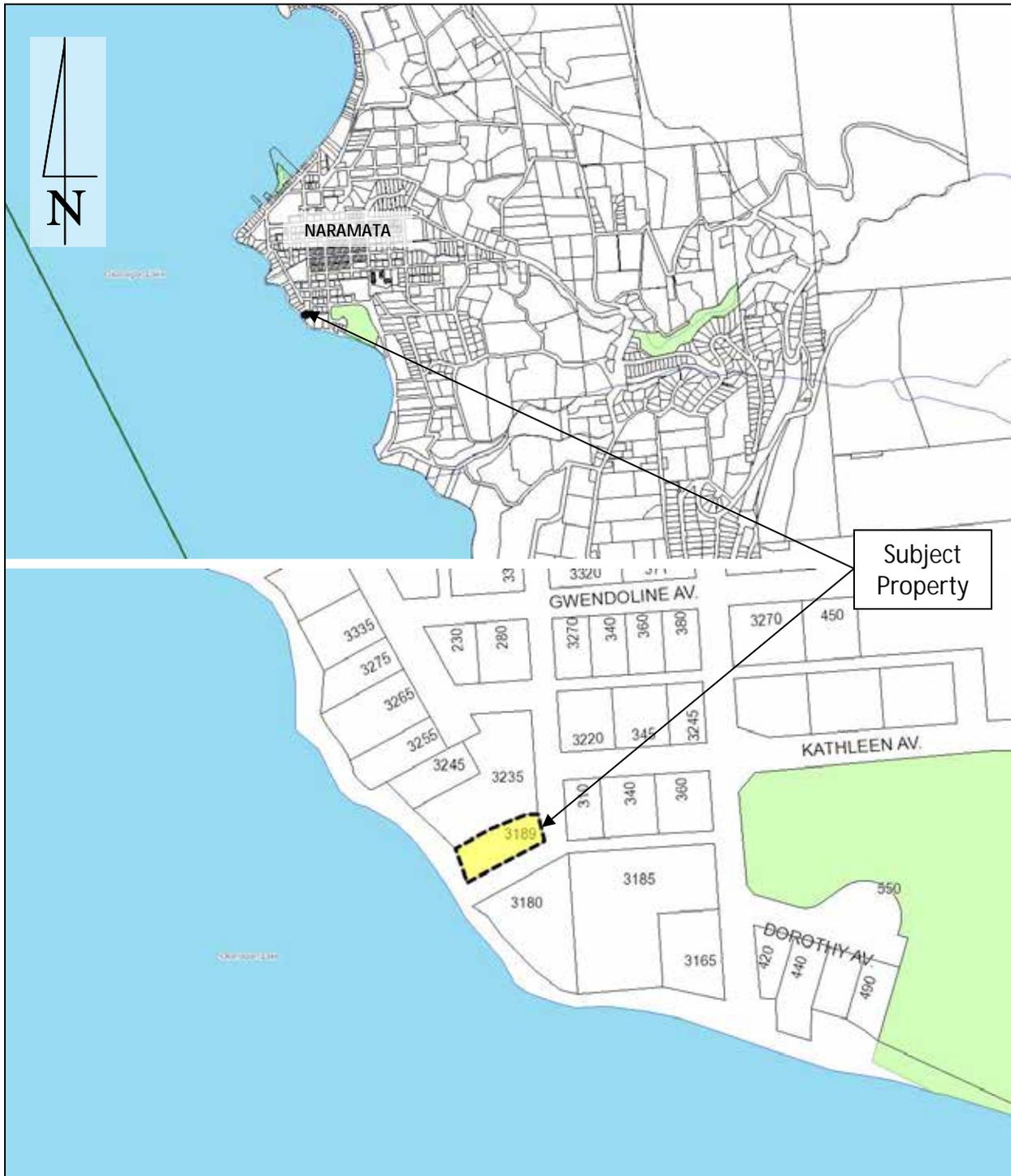
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. E2016.120-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

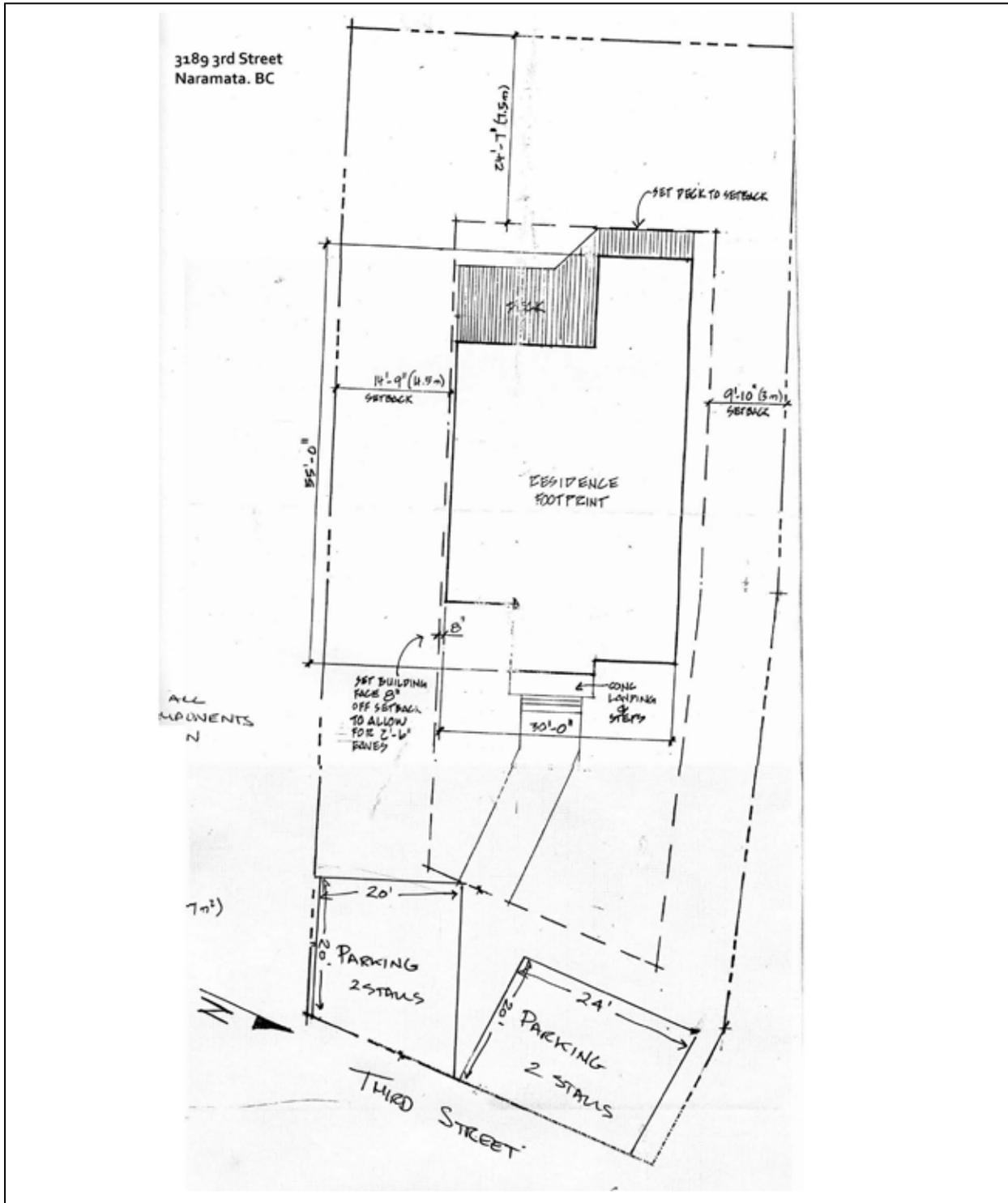
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. E2016.120-TUP

Schedule 'B'



RESPONSE SUMMARY

Temporary Use Permit NO.E2016.120-TUP

- | | |
|---|--|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below | <input type="checkbox"/> Interests Unaffected by Bylaw |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Below | <input checked="" type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

Interior Health has reviewed the renewal of the existing vacation rental with the temporary permit.

The dwelling has authorization for a 2 bedroom dwelling with the existing onsite sewerage system. The temporary use permit is to allow for 4 bedrooms or 8 persons. This onsite sewerage is located at the front of the dwelling in close proximity or perhaps even under the parking area designate for the vacation rental.

Our recommendation is to have the onsite sewerage system assessed for compliance and performance to ensure it can accommodate the proposed use as a vacation rental.

Signature: *Clare Audet* Signed By: Clare Audet

Agency: Interior Health Authority Title: Environmental Health Officer

Date: November 24, 2016



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: November 16, 2016 1:30 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: TUP Referral - E2016.120-TUP

Salutations Planners of the RDOS,

Thank you for your Temporary Use Permit referral E2016.120-TUP for 3189 3rd Street, Naramata, PID 024993701, L 1 DL 210 SIMILKAMEEN DIVISION YALE DISTRICT PL KAP67634. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is high potential for unknown/unrecorded archaeological material to exist (as shown by the brown/orange 'haze' overlying the area in the screenshot below). The waterfront location of the property also increases the potential for unknown/unrecorded archaeological materials to exist.

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

Provided there are no land alterations planned for the property, no archaeological permitting or concurrent archaeological work is required.

Should the property owner decide in future to undertake development on the property, the Archaeology Branch recommends that a qualified consulting archaeologist be engage to determine whether proposed developments could impact unknown/unrecorded archaeological materials.

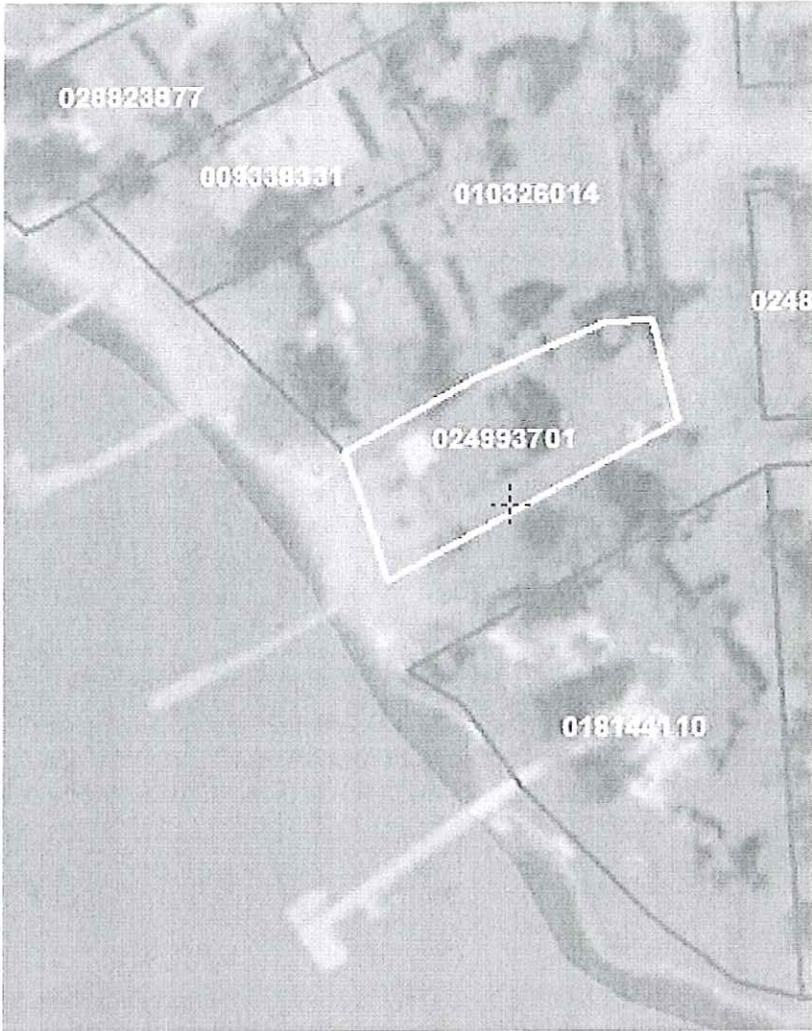
Below is a screenshot of the property (outlined in yellow) in relation to the archaeological potential for the area (brown/orange 'haze').

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

Kind regards,

Diana





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

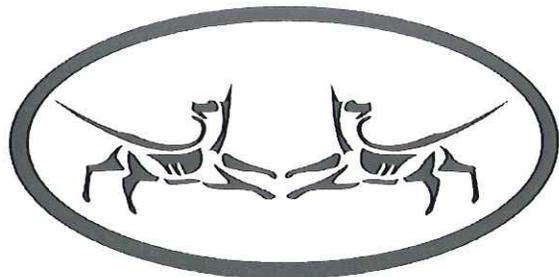
Archaeology Branch | Ministry of Forests, Lands and Natural Resource Operations
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]
Sent: Wednesday, November 9, 2016 5:24 PM
To: HBE@interiorhealth.ca; fbclands@fortisbc.com; Cooper, Diana FLNR:EX; PIB Referrals (referrals@pib.ca); PIB Referrals (referrals@pib.ca)
Subject: TUP Referral - E2016.120-TUP

Re: Project No. E2016.120-TUP
Folio E00747.005
3189 – 3rd Street, Naramata

Please find a TUP (renewal) for a Temporary Use Permit for the above noted property. Please review and forward any comments you may have to planning@rdos.bc.ca.

Please find a link in the referral to all the necessary documents.



Penticton Indian Band

Natural Resource Department
R.R. #2, Site 80, Comp.19
Penticton, B.C. CAN
V2A 6J7

Telephone: 250-492-0411 Fax: 250-493-2882

November-16-16

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

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

Referral ID: 2016-11-03 ZON 2078

RTS #: 2078

Date: November-03-16

Reference #: BLE00747.005 E2016.120-TUP

Summary: This application seeks approval for the renewal of an existing TUP permitting the operation of a short-term vacation rental use at the subject property.

ATTENTION: Christopher Garrish

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory and the PIB Area of Responsibility. All lands and resources within the vicinity of this referral are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

Penticton Indian Band has specific referral processing requirements for both government and proponents which are integral to the exercise of our Rights to manage our lands and resources and to ensuring that the Crown can meet its duty to consult and accommodate our Rights, including our Aboriginal Title and management Rights. There is a cost associated with PIB referral processing and engagement. In accordance with PIB policy, proponents are required to pay a processing fee for each referral. This fee is as follows:

Invoice Number: 620

	SubTotal	Tax	Total
Admin (12%)	\$ 52.50	\$ 0.00	\$ 52.50
G.I.S. Tracking and Review (GIS Project Technican)	\$ 110.00	\$ 0.00	\$ 110.00
R.T.S. Data Entry (Technical Services)	\$ 80.00	\$ 0.00	\$ 80.00
Referral Assessment (Band	\$ 67.50	\$ 0.00	\$ 67.50

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



Administrator)			
Referral Coordination (Referrals Coordinator)	\$ 190.00	\$ 0.00	\$ 190.00
Total	\$ 500.00	\$ 0.00	\$ 500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #2078

This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be fully reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, Penticton Indian Band will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

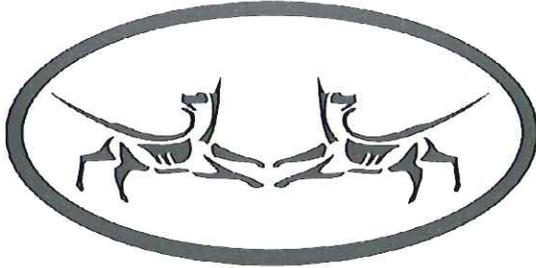
Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

If you require further information or clarification, please do not hesitate to contact me.

limlæmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



Penticton Indian Band

Natural resource Department
R.R. #2, Site 80, Comp.19
Penticton, B.C. CAN
V2A 6J7

Telephone: 250-492-0411 Fax: 250-493-2882

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

November-16-16

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

Referral ID: 2016-11-03 ZON 2078

RTS #: 2078

Date: November-03-16

Reference #: BLE00747.005 E2016.120-TUP

Summary: This application seeks approval for the renewal of an existing TUP permitting the operation of a short-term vacation rental use at the subject property.

Attention: Christopher Garrish

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on November-16-16. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

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

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

I appreciate your co-operation.

Limlëmt,

Lavonda Nelson
Referrals Administrator
P:250-492-0411
Referrals@pib.ca

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.3 Civic: 380 Gwendoline Avenue, Naramata - Applicant: Taylor, Carol - Temporary Use Permit Renewal Application Administrative Report submitted by Christopher Garrish, Planning Supervisor**

Discussed the health and safety recommendations follow up, proof of septic provided and the term of this TUP valid to December 31st, 2015.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.4 Civic: 3189 3rd Street, Naramata - Applicant: Ashbrook, Lia & Cresswell, Blair - for Temporary Use Permit Renewal Application**

Discussed the addition of parking.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

- 3.5 Civic: 3055 Hayman Road, Naramata - Applicant: Patricia Riccio - Temporary Use Permit Renewal Application Administrative Report submitted by Susan Lightfoot, Planning Technician**

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Temporary Use Permit Application — Electoral Area “D”

Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. D2016.094-TUP.

Purpose: To allow for a sales display area for agricultural trailers and equipment.

Owners: Peter & Merle Kappes

Applicant: Bar T5 Trailers North Inc Folio: D-02341.000

Civic: 1146 Highway 3A, Kaleden Legal: Lot 1, DL 228s, SDYD, Plan KAP11044

OCP: Commercial (C) Zoning: General Commercial (C1)

Proposal:

This application proposes to use a portion of the subject property as a display and sales area for agricultural trailers and equipment. The applicant is leasing an area of the subject property for this proposed sales area. The applicant states that no repair, manufacturing or mechanical work will be done on site. The display site will be fenced and the hours of operation are proposed to be 9 AM to 5 PM Monday to Saturday.

In support of this proposal the applicant states that “it is a perfect rural location for our farm and ranch trailers and financial viable location”.

Site Context:

The subject property is 5.54 ha in size and is located on the north side of Highway 3A near the junction of Twin Lakes Road. The leased sales area is approximately 6,070 m² in area and located along Highway 3A. The subject property contains the Twin Lakes service station and store that is located to the north of the proposed leased area.

The surrounding pattern of development is characterised by rural properties, with Twin Lakes Golf Course to the south of the highway. There is a rural residential subdivision to the north around Trout Lake and a large Resource Area parcel to the west.

Background:

The property was created by subdivision in 1960 and records indicate that a building permit was issued in 2006 for an addition to the convenience store.

Under the Electoral Area “D” Zoning Bylaw No. 2457, 2008, the property is currently zoned General Commercial (C1) and under the Official Community Plan (OCP) Bylaw No. 2456, 2008, the property is

designated as Commercial (C). A Watercourse Development Permit (WDP) area is identified within the subject property.

The "D-1" Zoning Bylaw lists "agricultural implement and trailer sales" in the definition of 'service industry' which a permitted use only in the Industrial (Light) One zone (I1).

Public Process:

At its meeting of October 11, 2016, the Electoral Area "D" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the proposed temporary use be approved.

Under Section 5.1.1 of the Regional District's Development Procedures Bylaw No. 2500, 2011, the Board may require that a Public Information Meeting be held prior to the consideration of a TUP, "if it considers the proposal to be of a significant scale or nature warranting an additional opportunity for the public to access information and inquire about the proposal beyond that available through the regular application referral and public hearing process."

In this instance, Administration notes that this proposed use is generally commercial in nature with no significant impacts and that an open house is not warranted.

In accordance with Section 2.5 of Schedule '5' of the Development Procedures Bylaw, this proposal has been referred to the external agencies listed at Attachment No. 2. To date, comments have been received from the Ministry of Forests, Lands and Natural Resource Operations, Fortis, the Archeology Branch, and Interior Health Authority (IHA) and are included as a separate item on the Agenda.

All comments received including the APC minutes have been included as a separate item on the Board agenda.

On November 17, 2016, the Board of Directors made a motion to defer the subject application in order to redo the notification process for adjacent residents.

On November 28, 2016, the applicant held an informal open house at the Twin Lakes store to meet with residents and explain the proposed TUP. Approximately 10 people were in attendance with no concerns being expressed.

Analysis:

In assessing this proposal, Administration notes that the OCP Bylaw contains a number of criteria against which the Board will consider an application for a TUP. These include:

- a) *The use must be clearly temporary or seasonal in nature;*
- b) *Compatibility with adjacent uses;*
- c) *Impact on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas;*
- d) *Intensity of use;*
- e) *Opportunity to conduct the proposed use on land elsewhere in the community;*
- f) *Remedial measures to mitigate any damage as a result of the temporary use.*

In this case, the proposed use is being considered as a trial period and if viable a rezoning application will be applied for in order to change the zoning on the property to allow for the sales display use. Once the temporary use permit expires and zoning is not in place, the use will be discontinued.

The proposed use would be seen a fairly compatible to adjacent uses as the convenience store and service station are commercial in nature. The display area would not generate any extra noise or other negative impacts.

There is a WDP Area identified as being partially within or adjacent to the proposed least site area. The applicant hired a professional biologist to assess the proposed use with the environmental impacts on the subject property. The report noted that the area of the proposed development is characterised by disturbed area including graded and compacted gravel road surface, non-native and invasive species and generally low ecological value. It is recommended that any use or fencing remain outside of a 30 metre buffer from the pond and Trout Lake.

The proposed use is generally static with display models to be located on site, therefore, the intensity of the use is minimal in terms of equipment use, noise or other typical negative industrial impacts. There are no buildings proposed at this time. There may be some extra traffic generated on Highway 3A. An access permit from MOTI was received on November 2, 2016.

Finally, the applicant will be required to remove display items and restore the area as found previously.

For the above reasons Administration supports the proposed Temporary Use permit application.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. D2016.094-TUP; OR
2. THAT the Board of Directors defer consideration of Temporary Use Permit No. D2016.094-TUP subject to the completion of a Public Information Meeting to be organised by the applicant.

Respectfully submitted:

ERiechert
E. Riechert, Planner

Endorsed by:


C. Garrish, Planning Supervisor

Endorsed by:

Donna Butler
D. Butler, Dev. Services Manager

Attachments: No. 1 – Agency Referral List

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. D2016.094-TUP:

<input type="radio"/>	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
p	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
p	Ministry of Environment	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	<input type="radio"/>	Okanagan Nation Alliance (ONA)
p	Archaeology Branch	p	Penticton Indian Band (PIB)
p	Ministry of Transportation and Infrastructure	<input type="radio"/>	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Naramata Water Utility
<input type="radio"/>	School District #67 (Okanagan Skaha)	p	Fortis



TEMPORARY USE PERMIT

FILE NO.: D2016.096-TUP

TO: Peter and Merle Kappes
Site 20B, Comp 6, RR1
Kaleden, BC
VOH 1K0

Applicant: Bar T5 Trailers North Inc
698 Eckhardt Ave W
Penticton, BC
BV2A 2B5

GENERAL CONDITIONS

1. This Temporary Use 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 of this Permit, and any plans and specifications attached to this Permit which 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 Temporary Use Permit is not a Building Permit.

APPLICABILITY

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

Legal Description: Lot 1, District Lot 228s, SDYD, Plan KAP11044

Civic Address/location: 1146 & 1066 Highway 3A

Parcel Identifier (PID): 009-530-304 Folio: D-02341.000

TEMPORARY USE

6. In accordance with Section 15.0 of the Electoral Area "D" Official Community Plan Bylaw No. 2457, 2008, on the land specified in Section 5, the following temporary use is permitted:
 - a) "agricultural implement and trailer sales", which is defined as the display and sales of agricultural trailers and equipment.

CONDITIONS OF TEMPORARY USE

7. The sales and display use of the land is subject to the following conditions:
- i) The location and operation of the sales and display area is approximately 6,070 m² in area and shall not occur beyond the area shown outlined in a red dashed line on Schedule 'B';
 - ii) The hours of operation shall be 9:00 a.m. to 5:00 p.m. Monday to Saturday;
 - iii) Parking will provided on the site area.
 - iv) Despite the map shown on Schedule 'B' no proposed use or fencing will encroach within 30 metres of the constructed pond or Trout Lake.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

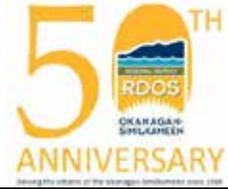
10. This Permit shall commence on November 18, 2016 and shall expire on November 17, 2019.

Authorising resolution passed by Regional Board on ___ day of _____, 2016.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

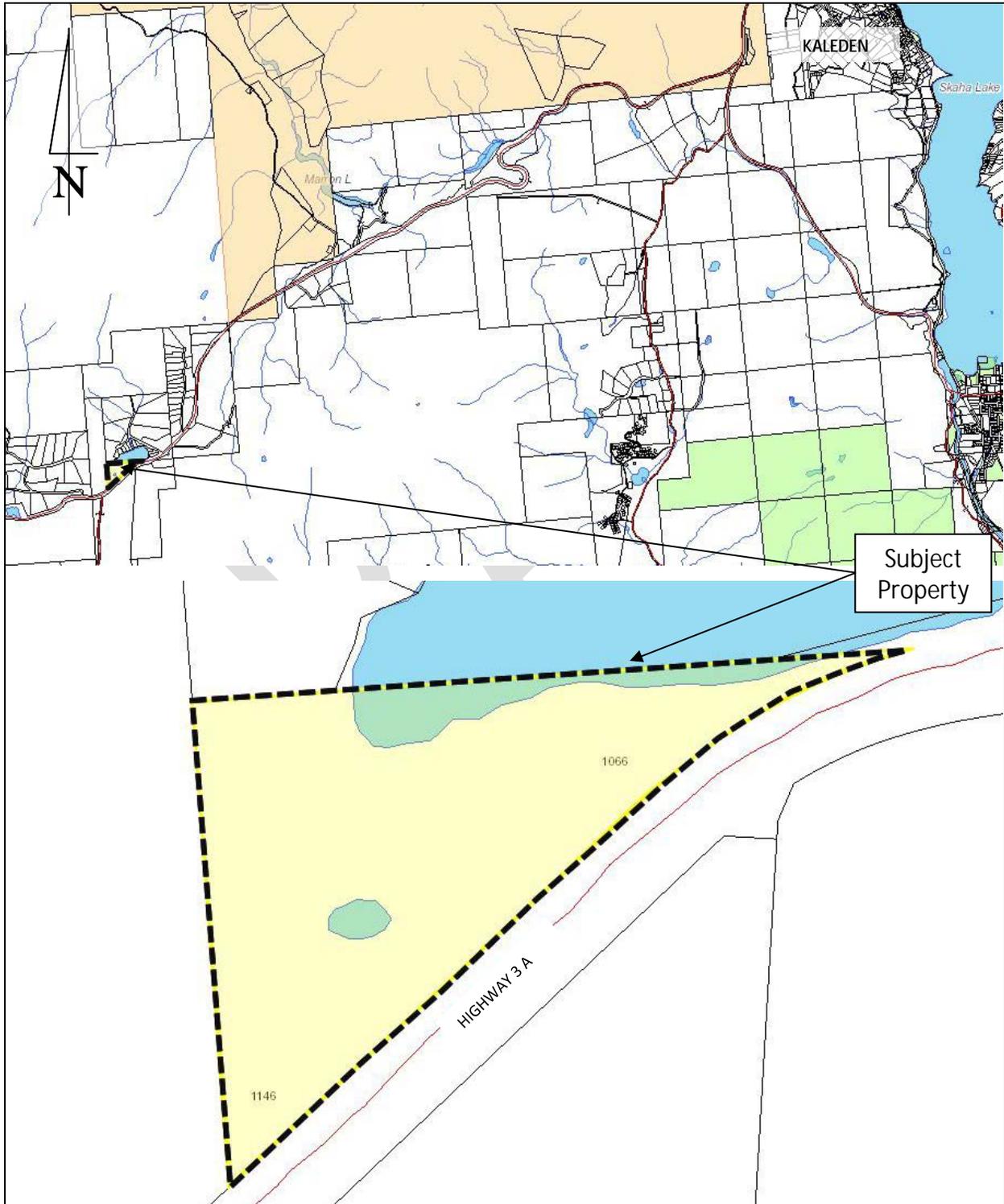
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. D2016.094-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

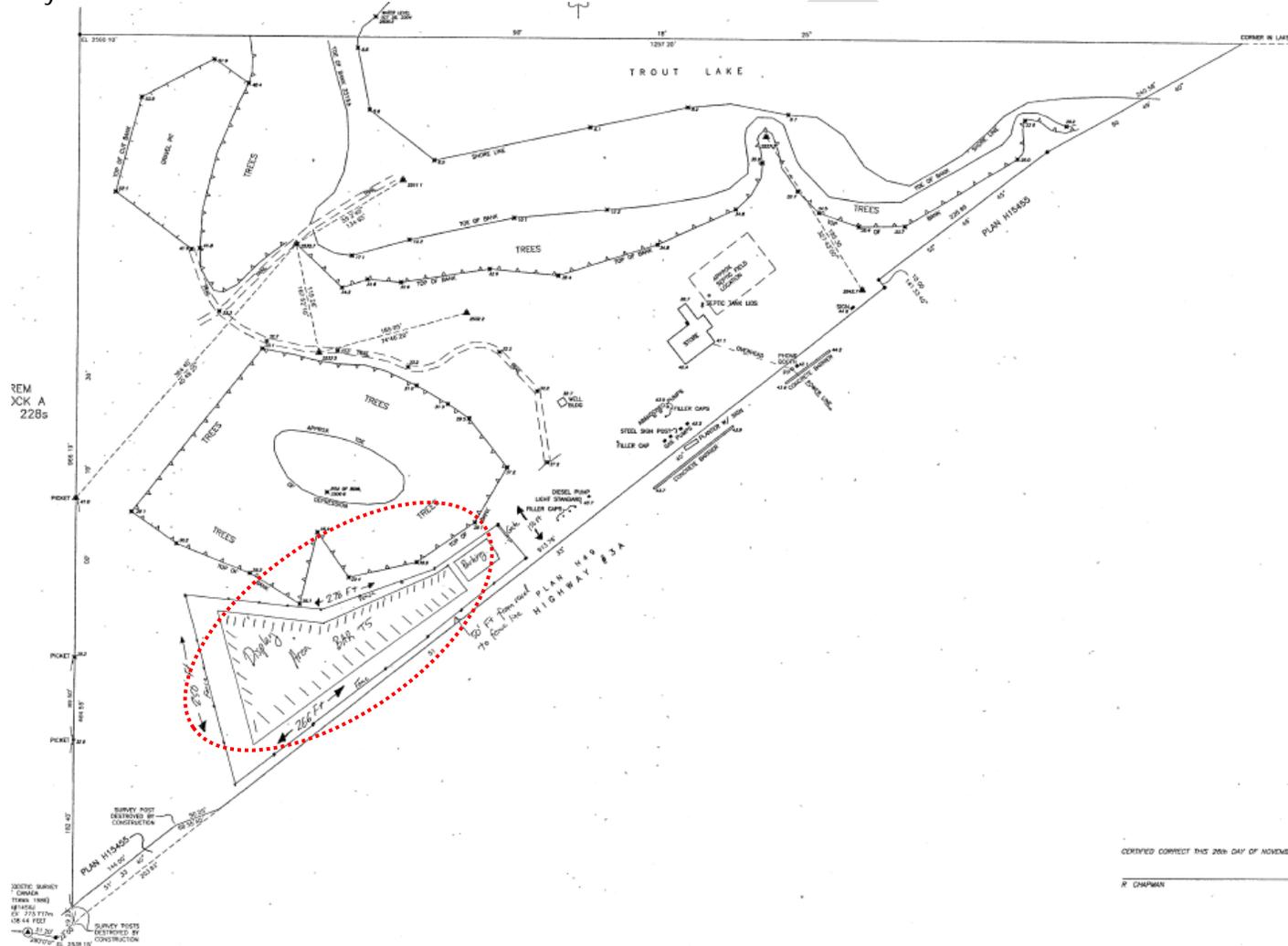
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

Schedule 'B'

File No. D2016.094-TUP



CERTIFIED CORRECT THIS 26th DAY OF NOVEMBER

R. CHAPMAN



October 26, 2016

File: 58000-20/2016151
Your File: D2016.094-TUP

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

Attention: Evelyn Riechert, Planner

Re: Temporary Use Permit – Sales display of horse and stock trailers on Lot 1, DL 228s, SDYD, Plan KAP11044 located at 1146 and 1066 Highway 3A

The Ecosystems Section of the Ministry of Forests, Lands, and Natural Resource Operations (MFLNRO) provides the following recommendation in response to the above noted referral:

- Avoid activities that would impact wetlands or water receiving sites.

It is the proponent's responsibility to ensure his/her activities are in compliance with all relevant legislation, including the Water Act, Wildlife Act and the Riparian Areas Regulation.

Please contact the undersigned at Amy.Nixon@gov.bc.ca or 250-490-8217 if you have any further questions.

Yours truly,

Amy Nixon
Ecosystem Biologist

AN/cl

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: October 27, 2016 2:27 PM
To: Planning
Subject: Highway 3A, 1146 & 1066 RDOS (D2016.094-TUP)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Highway 3A. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

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

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

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

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, P.App.
Supervisor | Property Services | FortisBC Inc.

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



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Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: October 4, 2016 10:56 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: TUP Referral D2016.094-TUP

Hello Evelyn,

Thank you for your referral regarding a temporary use permit (TUP) for the property located at 1446 and 1066 Highway 3A, PID 009530304, L 1 DL 228S SIMILKAMEEN DIVISION YALE DISTRICT PL 11044 EXC PL H15455. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property. In addition, there are two archaeological sites located within 25 meters of this property.

If there are no land alterations planned for the property, then the proponent does not have to do anything with regard to archaeological considerations.

If any land alterations are planned for the property (e.g., addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

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

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

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

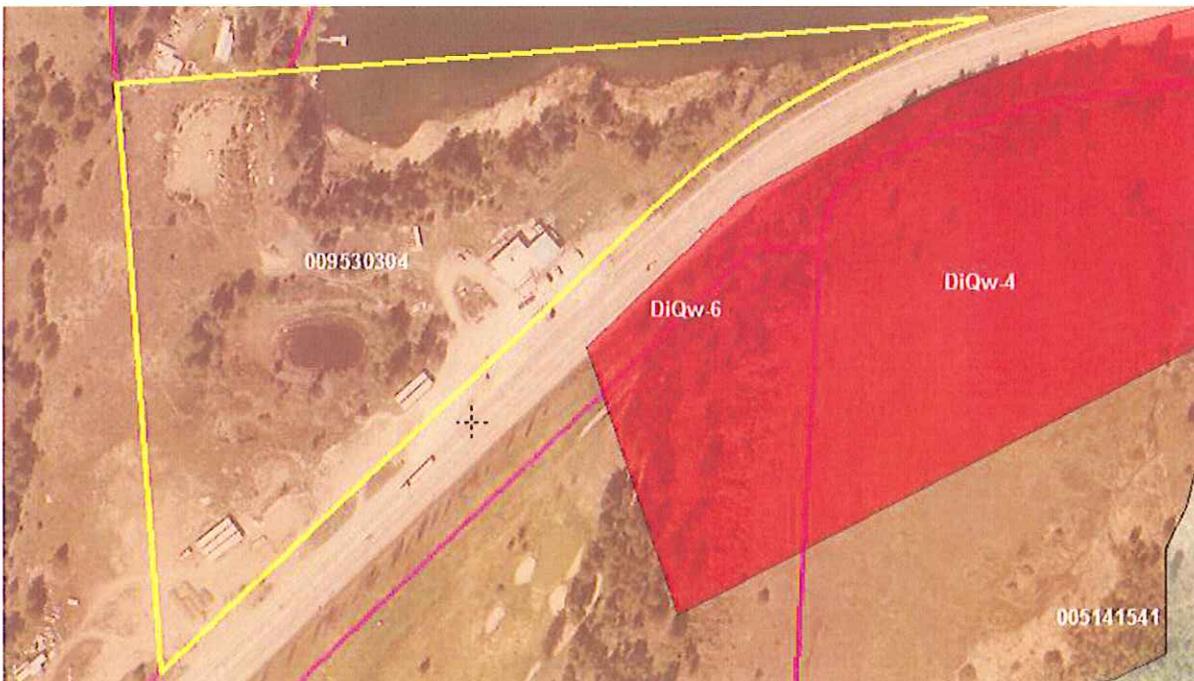
Below are two screenshots showing the property (outlined in yellow), first to confirm location of the property and second in relation to the archaeological potential (brown/orange areas).

If this does not represent the property listed in the referral please contact me.



Kind regards,

Diana



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

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

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

Sent: Friday, September 30, 2016 2:54 PM

To: Cooper, Diana FLNR:EX; HBE@interiorhealth.ca; Referral Apps REG8 FLNR:EX; FLNR DOS Referrals CSNR:EX;



Interior Health
Every person matters

October 5, 2016

Evelyn Riechert
Regional District of
Okanagan-Similkameen
101 Martin Street
Penticton, BC V2A 5J9
planning@rdos.bc.ca

Dear Evelyn Riechert:

**RE: File # D2016.094-TUP
Our interests are unaffected**

The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this development proposal.

However, should you have further concerns, please return the referral to hbe@interiorhealth.ca with a note explaining your new request, or you are welcome to contact me directly at 1-855-744-6328 then choose HBE option.

Sincerely,

Healthy Built Environment Team



NOV 9/2016

referring to File: D2016.096TUP
P2016.094-TUP

Monique Dupre

I am writing to advise you that as an adjacent property owner to the subject File numbers above, allowance of this application to set up an outdoor sales area for ag. & stock trailers will destroy my property value. There's no way I will be able to sell my property with such an ugly monstrosity set up on the land directly across from me!

These people Peter & Merle Kappes have not lived on this subject property for the six years I have owned my property. They prefer to rent it out with huge, ugly "for sale" signs

①

erected along the lake! Every time one falls off the trees (every few years) another one is tacked back up!

These people don't care about this community, nor do they care about the impact this will place on people living here as well as wildlife!

They don't live here and I'm sure they still want to live here once this monstrosity is erected!

I never would have bought this place had I known that a neighbor (owner) would have the audacity to do this!

This will cause pollution to our air, & lake, visual disturbance, it will ruin our lake view!

This is not a commercial area, it is residential! It needs to remain that way!

I completely object to this "temporary use permit" being approved!

Monique Dupré

by Dyer

B Newell
Chief Administration November 9, 2016

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

File No D2016 094 TUP
Re your letter dated October 31 2016
& received November 8 2016
ROOS FILE D2016-094 TUP
FILE D2016-096 TUP (Dump
Use Permit)

This is a residential area
plus an area used for water for
human consumption. plus an area
for wild animals: Deer, bear,
raccoons, coyote, egret and as
such, a sales & display area so
close to the lake is likely to
cause noise & visual disturbances

TO HUMAN & ANIMAL LIFE. THESE
VEHICLES DRIVING BY AND PARKING
IN AREA WILL CAUSE MAJOR
CARBS SLOWING DOWN TO SEE
WHAT IS GOING ON.
= THERE WILL BE ~~MORE~~ POLLUTION
IN BOTH AIR & POSSIBLY TO
LAKE WHERE MOST RESIDENTS
GAIN THEIR WATER.

THIS WILL RUIN ENJOYMENT
OF RESIDENTS, ANIMALS PLUS
AQUATIC LIFE OF FISH & TURTLES
IN LAKE.

Joy Dupri

I AM AN ADJACENT OWNER

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
TYPE: Zoning Bylaw Amendment - Electoral Area "C"



THAT Bylaw No. 2453.29, 2016, Electoral Area "C" Zoning Amendment Bylaw be read a third time.

Purpose: To facilitate the development of 27 new modular home sites

Owner: South Okanagan Ventures Ltd Agent: TRUE Consulting (Glen McCrae) Folio: C-01140.000

Legal: Lot 4, DL 28s, SDYD, Plan 11959 Civic: 8472 Gallagher Lake Frontage Road

OCP: Low Density Residential (LR) (draft Gallagher Lake Area Plan)

Zoning: Tourist Commercial One (CT1) Proposed Zoning: Residential Manufactured Home (RSM1)

Proposal:

This application is seeking to amend a tourist commercial zoned property to one that permits residential modular homes. Specifically, it is being proposed to construct Phase 3 of the Gallagher Lake Village Park that would include 27 new sites for modular homes.

Site Context:

The subject property is currently going through a legal transition as two properties have been consolidated into what will become the area of the Phase 3 development site. The property is approximately 3.0 ha in area and is located on the west side of the Gallagher Lake Frontage Rd, accessed through a panhandle driveway between 8486 and 8464 Gallagher Lake Frontage Road.

The parcel is bound by the Okanagan River channel to the west and Vaseux Creek to the north. To the south there are the earlier phases of the Gallagher Lake Village Park that includes approximately 100 modular home sites.

Background:

At the meeting July 19, 2016, the Electoral Area "C" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the proposed rezoning be approved.

At its meeting of June 19, 2016, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing be scheduled.

Notice of an agreement, signed April 21, 2016, between the applicant and the Osoyoos Indian Band and Senkulmen Utilites for water and sewer services for the new 27 modular homes has been received.

A Public Hearing was held on November 21, 2016, where approximately 13 members of the public attended.

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

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) will be required prior to adoption as the proposal is situated within 800 metres of a controlled area.

Analysis:

In considering this proposal, Administration notes that the proposed Electoral Area "C" Gallagher Lake Area Plan recognizes that the subject property is to be designated as Low Density Residential thereby setting the strategic direction to permit the proposed manufacture home park expansion.

Future growth in the Gallagher Lake area is constrained by the Osoyoos Indian Band land, the location of Highway 97, the Okanagan River channel, and outlying large tracts of land being identified as very environmentally sensitive.

The applicant will be required to apply for a Manufactured Home Park Permit, an Environmentally Sensitive Development Permit and a Watercourse Development Permit in order to facilitate the construction and development of the proposed 27 new home sites.

In summary, Administration feels that the proposed use is suitably located and would not be out of character with the surrounding area uses. Moreover, the proposal is seen to fulfill the policy direction provided by the OCP.

Alternative:

THAT first and second readings be rescinded and Bylaw No. 2453.29, 2016, Electoral Area "C" Zoning Amendment Bylaw be denied.

Respectfully submitted

Endorsed by:

Endorsed by:

ERiechert



Donna Butler

E.Riechert, Planner

C. Garrish, Planning Supervisor

D. Butler, Dev. Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2453.29, 2016

A Bylaw to amend the Electoral Area "C" Zoning Bylaw No. 2453, 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 "C" Zoning Amendment Bylaw No. 2453.29, 2016."
2. The Official Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as Lot 1, DL 285, SDYD, Plan KAP11388, except Plan KAP68598; and approximately 0.9 ha of Lot A, DL 28s, SDYD, Plan KAP68598, except Plan EPP56154, and shown shaded yellow on Schedule 'Y', which forms part of this Bylaw, from Tourist Commercial (CT1) to Residential Manufactured Home (RSM1).

READ A FIRST AND SECOND TIME this 20 day of October, 2016.

PUBLIC HEARING held on this 14th day of November, 2016.

READ A THIRD TIME this ___ day of _____, 2016.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area 'C' Zoning Amendment Bylaw No. 2453.29, 2016" as read a Third time by the Regional Board on this ___ day of ___, 2016.

Dated at Penticton, BC this ___ day of ___, 2016.

Chief Administrative Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ___ day of _____, 2016.

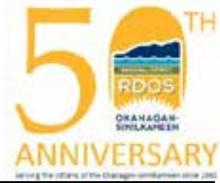
ADOPTED this _____ day of _____ 2016.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

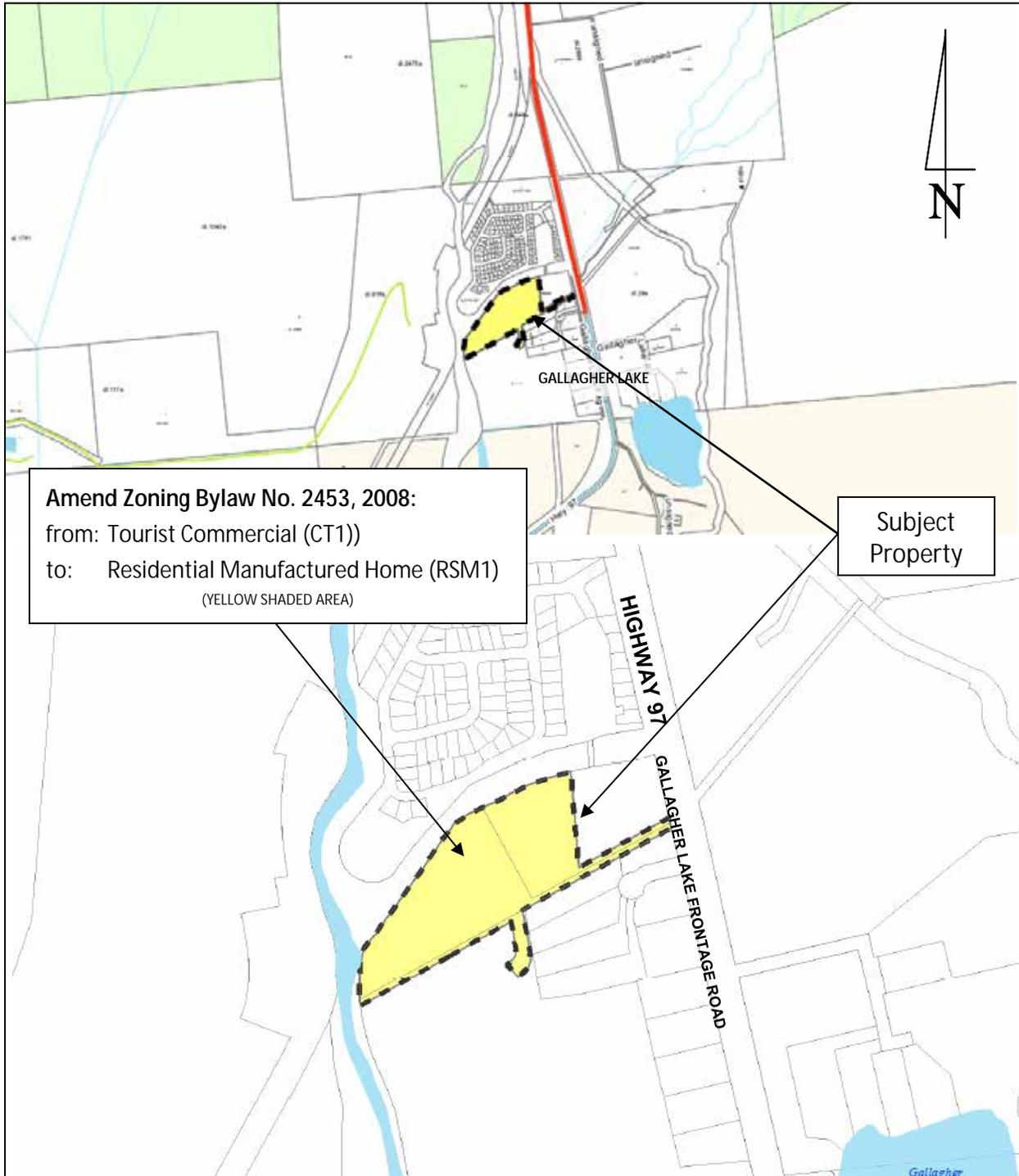
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2453.29, 2016

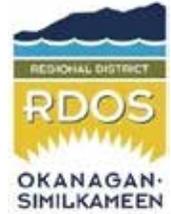
Project No: C2016.066-ZONE

Schedule 'Y'



PUBLIC HEARING REPORT

9TO: Board of Directors
FROM: Chair, Director Terry Schafer, Electoral Area "C"
DATE: November 14, 2016
RE: Public Hearing Report on Amendment Bylaw Nos. 2453.29



Purpose of Amendment Bylaw:

The purpose of the amendment bylaw is to amend the Electoral Area "C" Zoning Bylaw No. 2453, 2008, in order to complete the third and final phase of the Gallagher Lake Village Park that consists of 27 new modular home sites.

Specifically amending from Tourist Commercial (CT4) to Residential Manufactured Home Park Zone (RSM1).

Public Hearing Overview:

The Public Hearing for Amendment Bylaw No 2453.29 was convened on Monday, November 14, 2016, at 7:54 p.m., at the Oliver Alliance Church, 6835 Leighton Crescent, Oliver.

There were thirteen (13) members of the public present.

Members of the Regional District Board present were:

- . Chair, Director Terry Schafer

Members of the Regional District staff present were:

- . Donna Butler, Planner
- . Nona Lynn, Recording Secretary

Chair Schaffer called the Public Hearing to order at the Oliver Alliance Church, 6835 Leighton Crescent, Oliver.

Pursuant to Section 464, 465 and 468 of the *Local Government Act* in order to consider Amendment Bylaw Nos 2453.29, 2016.

In accordance with Section 466, the time and place of the public hearing was advertised in the November 2 and 9 editions of the Oliver Chronicle and the November 7 edition of the Penticton Herald.

Copies of reports and correspondence received related to Amendment Bylaw No 2453.29, 2016 were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There were no written briefs submitted at the public hearing.

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

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

Dan Atkinson, Gallagher Lake – Questioned the access and additional road ways to the subject property.

Chair Schafer – Explained that Ministry of Transportation would have to revisit this issue.

Thor Manson, 91 Country Pines – Questioned the difference between manufactured homes, and modular homes.

Planner – Clarified that the development would have modular homes on the subject property.

Laurence Green, Gallagher Lake – Questioned clarity on the second access to the highway.

Planner – Clarified that there would be a second access road, to and from the subject property.

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

Chair Schafer asked a third time if there was anyone who wished to speak further to the proposed bylaws and hearing none, declared the public hearing closed at 8:00 p.m.

Recorded by:
Nona Lynn

Nona Lynn
Recording Secretary

Recorded by:

Donna Butler

Donna Butler
Development Services
Manager

Confirmed:

Terry Schaffer

Terry Schaffer
Chair



Your File #: C2016.066-
ZONE - S.O.
Ventures
c01140.000
eDAS File #: 2016-04127
Date: August 24, 2016

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

Attention: Lauri Feindell

**Re: Proposed Zoning Amendment Bylaw for:
Lot 1, DL28s, SDYD, Plan EPP56154 and Lot 1, DL28s, SDYD, Plan 11388,
except Plan KAP68667**

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

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

Yours truly,

Rob Bitte
District Development Technician

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 490-8200 Fax: (250) 490-2231





OSOYOOS INDIAN BAND

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

OFFICE REVIEW RESULTS

August-04-16

Referral ID: Bylaw 2453.29
Reference #: R-77-000673

RTS #852
Date: July-07-16

True Consulting
203-570 Raymer Ave
Kelowna, BC V1Y 4Z5

Attention: Glen McCrae

Please find enclosed the results of the Preliminary Office Review of referral Bylaw 2453.29

Based upon the results of our Preliminary Office Review of the proposed activity/development proper consultation and consideration of potential impacts and infringements to our Aboriginal Title and Rights cannot occur without the following recommendations. It is only with these recommendations that proper consultation can begin and the proposed activity/development can be reviewed.

1. The proposed activity/development is in a high potential archeological area. It is recommended that A PFR by a qualified Archaeologist and one OIB field technician be conducted on the proposed area.
2. Due to the increased volume of permanent residential units on what used to be a leisure camping area, and the number of new septic tanks & fields the risk of effluent leaching into the ground water and lake is of concern. We recommend that all units be taken off septic tanks and fields.

Please advise the Osoyoos Indian Band as to your ability to meet the above listed conditions as outlined. Failure to meet these conditions will result in our disapproval and objection of the proposed activity/development. We will not consent, agree or otherwise approve of the activity / development referred to by you in your letter to us dated Date: July-07-16. We respectfully request that you take a proactive approach with respect to both of these issues. To this end, we would like you to come to our office in Oliver and meet with us to discuss how we can move forward in a mutually respectful manner to ensure that all of the due diligence is done with respect to both of these developments.



We communicate this information in good faith; however, this development is located within the Osoyoos Indian Band's traditional territory and the Osoyoos Band holds unextinguished and constitutionally protected section 35(1) Aboriginal Title and Rights to the land and resources throughout its territory. By this, First Nations have made it abundantly clear that they have not discharged the governments of British Columbia or Canada from their fiduciary obligations as the title to the land and resources is not yet settled. Recent court decisions such as the Tsilqot'in land claim have now proven Aboriginal Title exists on the land and that adequate consultation and accommodation of Aboriginal Title and Rights in the land and resources must be considered.

Please note that our participation in the referral and consultation process does not define or amend the Osoyoos Indian Bands Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

Please contact our referral coordinator, Amanda Anderson at 250-498-3444 ext. 3033, to set up a mutually convenient time for us to meet and discuss.

liml̓əmt,



Yvonne Weinert
Lands Manager
Per:
Chief Clarence Louie
Osoyoos Indian Band



OSOYOOS INDIAN BAND

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

August-04-16

Invoice: 5100-77-372
Referral ID: Bylaw 2453.29
Reference #: R-77-000673

RTS #852
Date: July-07-16

True Consulting
203-570 Raymer Ave
Kelowna, BC V1Y 4Z5

Attention: Glen McCrae

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

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that aboriginal Title includes the exclusive right to indigenous people to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the crown allocates resources on Aboriginal title lands without the indigenous peoples consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

The Osoyoos Indian Band has specific referral processing requirements for both government and proponents, which are integral to the exercise of our management right and to ensuring that the Crown can meet its duty to consult and accommodate our rights, including our Aboriginal title and management right. According to this policy, proponents are required to pay a \$500.00 processing fee for each referral. This fee must be paid within 30 days. Please make the cheque payable to the Osoyoos Indian Band re: RTS invoice: 5100-77-372. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, the Osoyoos Indian Band will notify you and all parties will negotiate a Memorandum of Agreement regarding a process for review of the proposed activity.

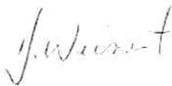


True Consulting
August-04-16
Page 2

Please note that our participation in the referral and consultation process does not define or amend the Osoyoos Indian Band's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

If you require further information or clarification, please do not hesitate to contact me.

limlæmt,



Yvonne Weinert
Lands Manager
Per:
Chief Clarence Louie
Osoyoos Indian Band

cc: Regional District of Okanagan-Similkameen (eriechert@rdos.bc.ca)

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2453.29

- | | |
|--|---|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below | <input type="checkbox"/> Interests Unaffected by Bylaw |
| <input checked="" type="checkbox"/> Approval Recommended Subject to Conditions Below | <input type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

As noted within the Environmental Impact Assessment report prepared by Eco-Matters Consulting, dated May 20, 2016 ("the EIA"), the subject property falls within the area where critical habitat has been identified, or is soon to be formally identified, for two species at risk listed as endangered or threatened under the federal *Species at Risk Act* (SARA).

After critical habitat for a federally-listed species at risk is identified on non-federal lands, Environment and Climate Change Canada will undertake an assessment of the protection measures that are in place to prevent destruction of critical habitat, and will provide the Minister of Environment and Climate Change with this information. In the event that the Minister forms the opinion that the critical habitat is not effectively protected, and if there are no measures under the SARA or other Acts of Parliament to protect the habitat, the SARA (section 61) requires that the Minister recommend to Governor in Council that an order be put in place to bring SARA's prohibitions against destruction of critical habitat on non-federal land into effect for the unprotected portion(s) of critical habitat. If there is a history of provincial or local government approvals that enable, or do not explicitly prohibit, destruction of critical habitat on private land, this could be considered as evidence of a lack of effective protection.

When considering activities within areas identified as critical habitat, it is necessary to review the specifics of what constitutes critical habitat for that species, and what specific activities may result in destruction of that habitat.

The recovery strategy in which Lewis's Woodpecker critical habitat will be identified is expected to be finalized in the near future and is available at the following link: http://www.registrelep-sararegistry.gc.ca/document/default_e.cfm?documentID=2867; the critical habitat section begins on page 21. In addition to removal of known **or potential** nest trees (defined in the recovery strategy), significant clearing or destruction of understory vegetation (i.e., grass and shrub layers) or fruit-bearing trees/bushes within 400 m of a known or potential nest tree would be considered destruction of critical habitat for Lewis's Woodpecker. The entire subject property is an area within which critical habitat for this species occurs.

The information contained in the EIA and the Riparian Areas Regulation Assessment Report prepared by Aarde Environmental Ltd, dated June 8, 2016 ("the RAR report") indicate that there are mature ponderosa pine trees and mature cottonwood trees on the property. There is not sufficient detail in the reports to determine whether any of these trees meet the definition of potential nest trees for Lewis's Woodpecker. As such, it is unclear whether the statement in the EIA that "current biophysical conditions do not support this classification" (i.e. identification of critical habitat) is accurate.

However, the EIA recommends that mature ponderosa pine and cottonwoods be retained, which would be consistent with avoiding destruction of critical habitat. In order to avoid future safety concerns with retained cottonwood trees in particular, it would be advisable to ensure any structures are located a safe distance away from retained trees. The EIA and the RAR report further indicate that intact natural habitat (e.g. shrubs) occur within the riparian area adjacent to Vaseux Creek, and that the intent is to avoid development activities in this area, as well as to restore, using native vegetation and weed management, the Streamside Protection and Enhancement Area (SPEA) for both Vaseux Creek and the Okanagan River. The SPEA is identified as a 30m width from top of bank. Retention of existing riparian habitat and restoration activities are also consistent with avoiding destruction of critical habitat. Including berry-producing shrubs (e.g. Saskatoon, chokecherry, currant species) in the planting mix would be beneficial for Lewis's Woodpecker.

The recovery strategy in which critical habitat for Behr's Hairstreak has been identified was finalized on July 7, 2016 and is available at the following link:

http://www.sararegistry.gc.ca/document/default_e.cfm?documentID=2664 ; the critical habitat section begins on page 9. The area within which critical habitat for this species occurs, overlaps with portions of the 30m SPEA as well as a small area near the entrance to the property. The EIA indicates that "the habitat is not suitable for this species" but does not provide further detail. The biophysical attributes that would indicate the presence of critical habitat are outlined on pages 10-12 of the recovery strategy and it is important to note that not all attributes need to be present at the same location in order to be considered critical habitat. However, as for Lewis's Woodpecker, the stated intent to retain mature trees and retain and enhance native vegetation within the SPEA would be consistent with avoiding destruction of critical habitat, should the biophysical attributes be present. Including nectar host plants (e.g. common yarrow) in the planting mix would be beneficial for Behr's Hairstreak.

ECCC has provided RDOS with shapefiles of the area within which critical habitat occurs for these species in the past. Please note shapefiles are now also publicly available for download or online viewing for any species in BC for which critical habitat has been included in a proposed or final recovery strategy, as is the case for the above two species. The link is:

<http://open.canada.ca/en/open-maps> - search for "critical habitat" or by species name.

In addition to the two species listed above, federal recovery strategies are in development for a number of other endangered and threatened SARA-listed species. The mapping of candidate critical habitat is not yet complete, but it is nonetheless likely that critical habitat will be identified for the following species in the next 1-2 years, and all or portions of the area containing critical habitat overlap with the subject property:

- American Badger *jeffersonii* subspecies
- Great Basin Spadefoot
- Pallid Bat
- Western Rattlesnake
- Western Screech-owl *macfarlanei* subspecies
- Western Tiger Salamander, Southern Mountain population (referred to as Blotched Tiger Salamander in provincial documents)

Provincial recovery strategies are available for all the above-listed species at this link: <http://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/species-ecosystems-at-risk/recovery-planning/recovery-planning-documents/recovery-planning-documents>.

Although critical habitat is not identified in the provincial documents, they provide valuable information regarding the habitat requirements of the species, and the threats sections can be used to infer information about what activities will be likely to result in destruction of critical habitat once it is identified.

Signature: _____ **Signed By:** _____

Agency: Environment and Climate Change Canada – Canadian Wildlife Service **Title:** _____

Date: _____

Lauri Feindell

S.O. VENTURES
C01140.000

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: July 28, 2016 4:38 PM
To: Planning
Subject: Gallagher Lake Frontage Rd, 8472 RDOS (C2016.066-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution and transmission facilities bisecting the proposed entrance road. Bringing electrical service to the proposed lots will require substantial extension work the cost of which may be significant. To date, arrangements have not been completed to meet the requirements to service the proposed subdivision. The applicant is responsible for costs associated with changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

Further, it should be noted that proposals for construction within the transmission corridor right of way, including, but not limited to, water, sewer and other utilities must be reviewed and approved by FBC(E) prior to installation for safety and operational purposes. Typically, only crossings will be permitted subject to appropriate conditions. The applicant is responsible for costs related to the detailed review of their proposal in addition to any other costs which may arise or be required related to this development's potential or actual impact on the transmission corridor.

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

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

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

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, P.App.
Supervisor | Property Services | FortisBC Inc.

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



CC-APPLICATION

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: July 27, 2016 4:00 PM
To: Planning
Subject: RE: Bylaw Referral C2016.066-ZONE

Hello Evelyn and the Planners at RDOS,

Thank you for your referral regarding proposed rezoning for 8472 Gallagher Lake Frontage Road, L 1 DL 285 SIMILKAMEEN DIVISION YALE DISTRICT PL 11388 EXC PL KAP68598, PID 009497889. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

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

Prior to any land alterations (*e.g.*, addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

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

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

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

Please review the screenshot of the property below (outlined in yellow). The brown/orange colour over the area indicates high potential for unknown/unrecorded archaeological materials.

If this does not represent the property listed in the referral please contact me.

Kind regards,

Diana



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

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

Lauri Feindell

C01140.000

From: Beaupre, John <John.Beaupre@interiorhealth.ca>
Sent: July 18, 2016 11:27 AM
To: Evelyn Riechert
Cc: Planning
Subject: Zoning Bylaw No. 2453, 2008 Amendment - RDOS File: C2016.006-ZONE

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

Dear Ms. Riechert:

Re: Amendment of Area C Zoning Bylaw No. 2453, 2008 to Rezone Lot 1, DL 28s, SDYD, Plan EPP56254 and Lot 1, DL 28s, SDYD, Plan 1138, Except Plan KAP68667 From Tourist Commercial (CT1) to Residential Manufactured Home Park Zone (RSM1)

Thank you for the opportunity to provide comment on the above referenced zoning amendment.

The rezoning of the subject property is to allow for development of 27 new rental pads for modular homes in Phase 3 of the Gallagher Lake Village Park. Given that the new development will be serviced by community sanitary sewer and community water system from Senkulmen Utilities Ltd. this office has no concern or objection to the proposed rezoning.

Please contact me with any questions you may have.

Thank you.

John C. Beaupre, C.P.H.I.(C)
Environmental Health Officer
Interior Health Authority
Penticton Health Protection
3090 Skaha Lake Road, Penticton, BC, V2A 7H2
Bus: (250) 770-5540
Direct: (250) 492-4000 Ext: 2744
Cell: (250) 809-7356
Fax: (250) 493-0041
Email: john.beaupre@interiorhealth.ca
Web: www.interiorhealth.ca

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From: FPP.Pac / PPP.Pac (DFO/MPO) <ReferralsPacific@dfo-mpo.gc.ca>
Sent: July 11, 2016 12:32 PM
To: Lauri Feindell; eriechrt@rdos.bc.ca
Subject: RE: Bylaw Referral C2016.066-ZONE

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 the Bylaw Referral: Gallagher Lake Village Park, because it does 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.

Regards,

Larissa Chin

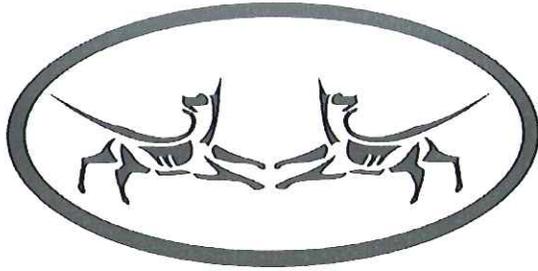
Fisheries Protection Biologist, Fisheries Protection Program
Fisheries and Oceans Canada | Government of Canada
Larissa.Chin@dfo-mpo.gc.ca | Tel: 604-666-7066

Biologiste de la protection des pêches, La protection des pêches Programme
Pêches et Océans Canada | Gouvernement du Canada
Larissa.Chin@dfo-mpo.gc.ca | Tél: 604-666-7066

From: Lauri Feindell [<mailto:lfeindell@rdos.bc.ca>]
Sent: 2016-July-11 11:59 AM
To: HBE@interiorhealth.ca; PIB Referrals (referrals@pib.ca); referrals@oib.ca; onareception@syilx.org; Diana.Cooper@gov.bc.ca; FLNR DOS Referrals CSNR:EX (FLNRDOSReferrals@gov.bc.ca); fbclands@fortisbc.com; FPP.Pac / PPP.Pac (DFO/MPO); senkulmen@oib.ca; 'enviroinfo@ec.gc.ca' (enviroinfo@ec.gc.ca)
Subject: Bylaw Referral C2016.066-ZONE

Re: Bylaw Referral (Bylaw No. 2453.29)
Lot 1, DL28s, SDYD, Plan Epp56154 and Lot 1, DL28s, SDYD, Plan 11388, except Plan KAP68557 (land in transition)
8472 Gallagher Lake Frontage Road





Penticton Indian Band

Natural Resource Department
R.R. #2, Site 80, Comp.19
Penticton, British Columbia
Canada V2A 6J7
Telephone: 250-492-0411 Fax: 250-493-2882

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

July-14-16

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

RTS #: 1828

Referral ID: 2016-07-11 ZON 1828

Reference #: BL C2016.066-Zone

Referral Date: July-11-16

Summary: 8472 Gallagher Lake Frontage Road; 27 parcels to the mobliehome park, conducting a phase three at Gallagher Lake Village Park.

Attention: Lauri Feindell

The Penticton Indian Band acknowledges receipt of your referral dated July-11-16. The PIB has insufficient information to begin review of your referral. Please provide the information indicated below.

Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

- KMZ file for area of interest
- Shape files of are of interest

Without this information, we cannot make an informed decision and we would have no other alternative but to reject the proposed activity/development. We look forward to your response.

If you require further information or clarification, please do not hesitate to contact me.

Limlëmt,

Lavonda Nelson
Data Management Clerk



ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: OCP & Zoning Bylaw Amendment – Electoral Area “C”
Gallagher Lake Area Plan



Administrative Recommendation:

THAT Bylaw No. 2452.16, 2016, Electoral Area “C” Official Community Plan be read a third time as amended and adopted; and

AND THAT Bylaw No. 2453.30, 2016, Electoral Area “C” Zoning Amendment Bylaw be read a third time, as amended.

Proposal:

To adopt the Gallagher Lake Area Plan as a component of the Electoral Area “C” Official Community Plan No. 2452, 2008, and to amend the zoning of 8307 Highway 97 — which is within the Plan Area — to address an inadvertent zoning change that occurred in 2002.

Background:

At its meeting of October 6, 2016, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing.

A Public Hearing was held on November 14, 2016, where approximately 13 members of the public attended.

Approval from the Ministry of Transportation and Infrastructure (MoTI) will be required for Amendment Bylaw No. 2453.30 is required prior to adoption as the proposed amendments affect land within 800 metres of a controlled area (i.e. Highway 97).

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

Analysis:

The preparation of the Gallagher Lake Area Plan has been initiated by the Regional District to address policy, growth and development trends that are influencing the Gallagher Lake Area. Gallagher Lake is identified in the Regional Growth Strategy as a “Rural Growth Area”. The Area Plan will provide policies on a broad range of topics including land-use, transportation, housing, parks and infrastructure specific to the Gallagher Lake community and will form a part of the Electoral Area “C” Official Community Plan Bylaw. Many of the policies of the Area “C” Community Plan remain in effect in Gallagher Lake.

This Area Plan was developed by CTQ Consultants Ltd. over a period of 24 months, commencing in late 2014. Development of the plan included establishment of a Citizens Committee, mail out

newsletters, website information, public information meetings and consultation with stakeholders and agencies. Public meetings were well attended with active citizen engagement.

Gallagher Lake is affected by changes in the surrounding region, including industrial and institutional developments in the adjacent Osoyoos Indian Reserve including the Senkulmen Business Park and new Provincial Correctional Facility anticipated to be open in 2017 and new residential development within the community. Although it is a community that will be restricted in the overall spatial area, Gallagher Lake is now subject to transitioning from a rural to a more urban community, with the introduction of sanitary sewer and water systems.

Limits to growth are imposed by area geography, land ownership, the Osoyoos Indian Reserve No. 1, and environmentally sensitive land. Nevertheless, Gallagher Lake benefits from being located along Highway 97, an important international transportation corridor with significant traffic volume. Unfortunately, the highway also physically divides the community creating challenges for community cohesion. In recent years, there has been an evolving pattern of ownership and tenure in housing stock, population demographics and dynamics of uses including a new distillery, manufactured homes, recreational camping and strata residential projects.

A plan that articulates a vision for the next 25 to 30 years and that is supported by community planning policy will assist the Regional District in managing growth and land use changes at Gallagher Lake. The intent is to implement a plan that will continue to create a livable and sustainable community for today's and tomorrow's residents.

During plan preparation process, the owners of 8307 Highway 97 identified to the RDOS that zoning changes introduced in 2002 undid a previous rezoning application approved by the Board in 1997. In order to address this, it is proposed that a site new specific regulation to allow "retail stores, general, not to exceed 200 m² in gross floor area." Accordingly, it is recommended that the CT4 Zone be removed and a SH4s Zone be introduced to the whole of the property.

Proposed Amendments to the Bylaws:

In order to address concerns raised at the public hearing, Administration is recommending that the Board read Amendment Bylaw No. 2452.16 a third time as amended so that two proposed changes to the bylaw may be made, specifically:

- . adding a new sentence to the fifth paragraph under Section 2.1 acknowledging that the location of the Town of Oliver's irrigation canal is currently under review; and
- . amend Section 15.2.3 in order to replace the current reference to the Liquid Waste Management Plan with a future Review of community water and sewer services in cooperation with the Osoyoos Indian Band and with awareness of cost concerns of the Country Pines development.

Similarly, Administration is also recommending that the Board read Amendment Bylaw No. 2453.30 a third time as amended so that a changes to the bylaw may be made, specifically:

- . the location of the retail outlet (i.e. "gift shop") be restricted to that part of the subject property located north of Vaseux Creek.

Alternatives:

- .1 THAT first and second reading of Amendment Bylaw Nos. 2452.16 & 2453.30, 2016, be rescinded and the bylaws abandon;

OR

.2 THAT third reading of Amendment Bylaw Nos. 2452.16 & 2453.30, 2016, be deferred until the following conditions are met:

i) (*TBD*).

Respectfully submitted:

Donna Butler

D. Butler, Development Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2452.16, 2016

**A Bylaw to amend the Electoral Area "C"
Official Community Plan Bylaw No. 2452, 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 "Gallagher Lake Area Plan Official Community Plan Amendment Bylaw No. 2452.16, 2016."
2. The "Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008" is amended by:
 - (i) adding a new [Appendix '1'](#) (Gallagher Lake Area Plan) as shown on the attached Schedule 'X-1' (which forms part of this bylaw).
 - (ii) replacing Schedule 'B' (Official Community Plan Map) with a new Schedule 'B' (Official Community Plan Map), as shown on the attached Schedule 'X-2' (which forms part of this bylaw).

READ A FIRST AND SECOND TIME this 6th day of October, 2016.

PUBLIC HEARING held on this 14th day of November, 2016.

READ A THIRD TIME this ____ day of _____, 2016.

ADOPTED this ____ day of _____, 2016.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2452.16, 2016

Project No: C2016.082-ZONE

Schedule 'X-1'

[Gallagher Lake Area Plan]

DRAFT

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2452.16, 2016

Project No: C2016.082-ZONE

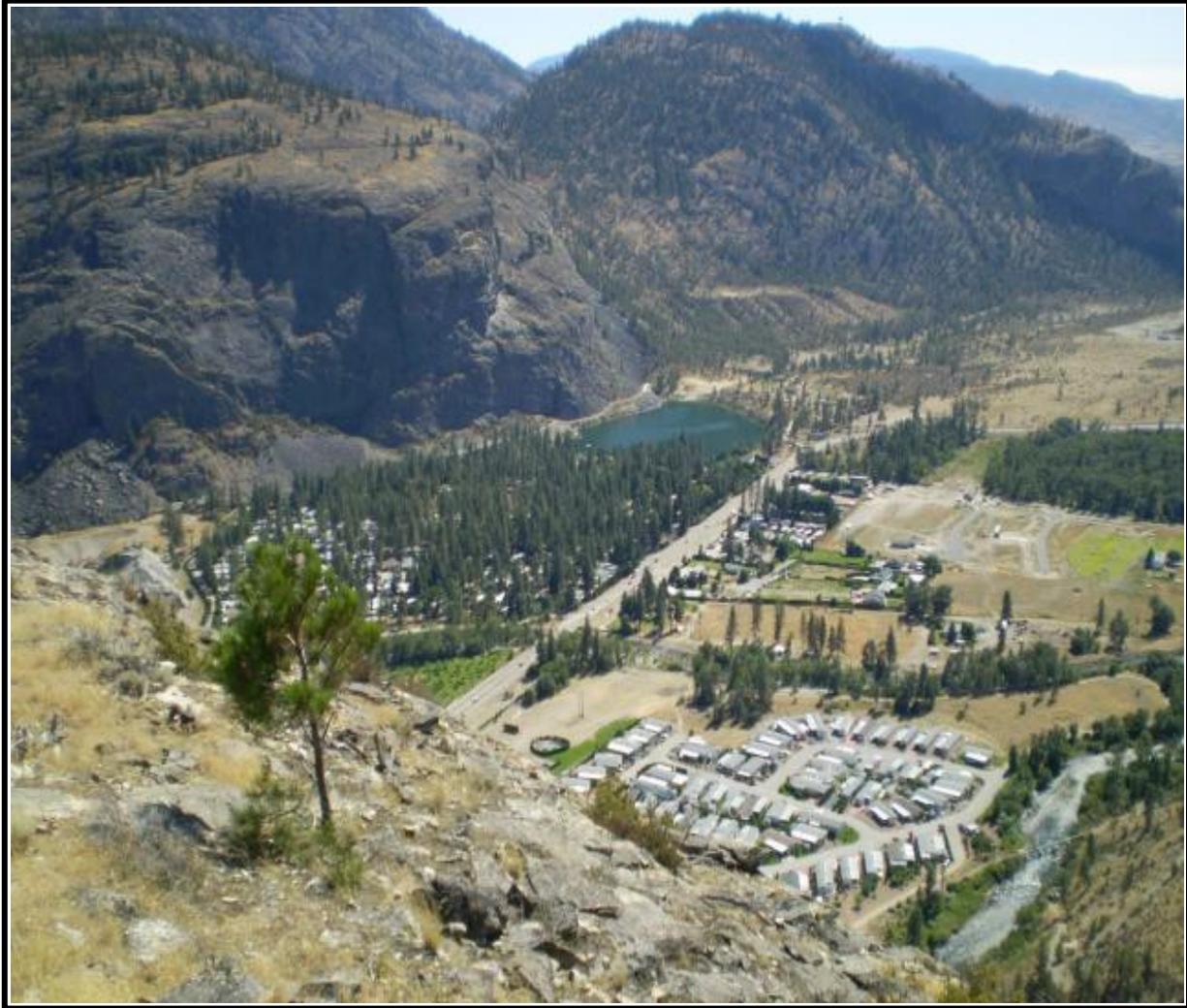
Schedule 'X-2'

[Official Community Plan Map]

DRAFT

GALLAGHER LAKE AREA PLAN

Appendix 1 to the Electoral Area "C" Zoning Bylaw No. 2452, 2008



GALLAGHER LAKE AREA PLAN

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

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<u>Schedule 'A'</u>	<u>Future Land Use Map</u>
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<u>Schedule 'C'</u>	<u>Commercial Development Permit Area Map</u>

1.0 INTRODUCTION

1.1 Background to the Plan

Preparation of the Gallagher Lake Area Plan has been initiated by the Regional District of Okanagan-Similkameen to address policy, growth and development trends that are influencing the Gallagher Lake Area of the South Okanagan-Similkameen. Gallagher Lake is identified in the Regional Growth Strategy as a “Rural Growth Area”. The Area Plan will form a part of the Electoral Area “C” Official Community Plan Bylaw. The Area Plan will provide policies on a broad range of topics including land-use, transportation, housing, parks and infrastructure specific to the Gallagher Lake community.

This Area Plan was developed over a period of 24 months, commencing in late 2014. Development of the plan included establishment of a Citizens Committee, mail out newsletters, website information, public information meetings and consultation with stakeholders and agencies. Public meetings were well attended with active citizen engagement.

Gallagher Lake is affected by changes in the surrounding region, including industrial and institutional developments in the adjacent Osoyoos Indian Reserve including the Senkulmen Business Park and new Provincial Correctional Facility anticipated to be open in 2017 and new residential development within the community. Although it is a community that will be restricted in the overall spatial area, Gallagher Lake is now subject to transitioning from a rural to a more urban community, with the introduction of sanitary sewer and water systems.

Limits to growth are imposed by area geography, land ownership, the Osoyoos Indian Reserve No. 1, and environmentally sensitive land. Nevertheless, Gallagher Lake benefits from being located along Highway 97, an important international transportation corridor with significant traffic volume. Unfortunately, the highway also physically divides the community creating challenges for community cohesion. In recent years, there has been an evolving pattern of ownership and tenure in housing stock, population demographics and dynamics of uses including a new distillery, manufactured homes, recreational camping and strata residential projects.

A plan that articulates a vision for the next 25 to 30 years and that is supported by community planning policy will assist the Regional District in managing growth and land use changes at Gallagher Lake. The intent is to implement a plan that will continue to create a livable and sustainable community for today’s and tomorrow’s residents.

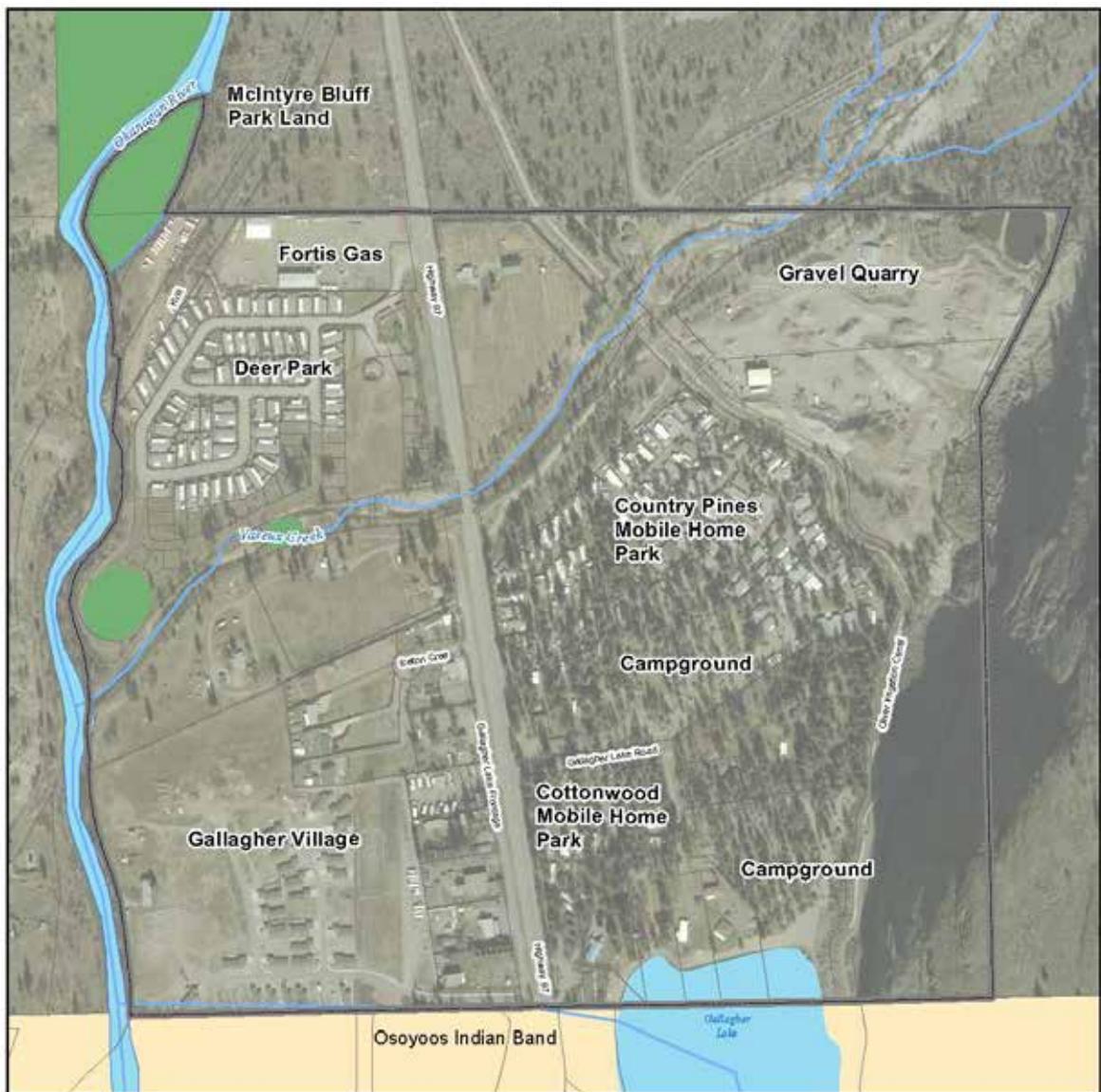
1.2 Electoral Area “C” Official Community Plan

The Electoral Area ‘C’ Community Plan (Oliver –Rural) was initially adopted in 2002 and re-enacted in 2008. In this Plan, the community of Gallagher Lake is identified as one of a number of low density residential areas within the Electoral Area and also a location for manufactured home parks. The Community Plan reflects the land uses in Gallagher Lake,

with Low Density Residential (LR) being the predominant designation. The Commercial (C) designation applies to the west side of the Frontage Road, the campground and motel on the east side of Highway 97, an undeveloped area south of Vaseux Creek and a small area across from the Fortis Gas facility. There is one parcel designated Industrial (I) along the Frontage Road as is the Fortis Gas facility at the northern edge. On the eastern side, there is a Small Holdings (SH) designation along Vaseux Creek and the gravel quarry lands are designated as Resource Area (RA).

The Gallagher Lake Area Plan will form part of the Electoral Area "C" Community Plan attached as Appendix 1. The overall goals, objectives and policies of the Electoral Area "C" Plan apply to Gallagher Lake. This Area Plan provides more specific direction for the future development of the Gallagher Lake community.

GALLAGHER LAKE AREA PLAN



2.0 COMMUNITY PROFILE

2.1 The Community Setting

The community takes its name from Gallagher Lake, a small fresh water lake approximately 3.8 miles north of Oliver and 40 kilometers south of Penticton. The community is located on both sides of Highway 97 in the south Okanagan valley and adjacent to, Nŕaylintn, (formerly McIntyre Bluff), an area landmark. Over the years, the lake, area camping, seasonal accommodation and roadside service helped create a small tourist destination.

The Gallagher Lake campground was complemented by seasonal accommodation which ultimately became permanent residential units in the form of trailers and modular homes. Although the lake does not have public access, visitors to the campground and motels can enjoy the beaches, swimming and fishing. Today, Gallagher Lake includes motels, camping, a restaurant/pub, a distillery and other services, mainly located along the Gallagher Lake Frontage Road parallel to the Highway.

It is recognized that Highway 97 divides the community in half. The west side contains the most recent development with new homes, utilities and commercial uses. The east side is largely made up of long-standing manufactured homes/trailers, camp ground facilities and motel.

There is a Fortis Gas facility located to the north of Deer Park, a gravel quarry in the north east area and a larger Fortis power substation just north east and outside of the community. A Fortis natural gas and electric power right-of-way passes through the west side of the community. The quarry operation has several years of gravel resources but is deemed to have future redevelopment opportunities for other urban uses.

The community benefits from Okanagan River and Vaseux Creek flowing through and along the edge of the residential areas. Such features enhance the open space, parks and trail system and provide drainage corridors through the community. The Town of Oliver retains ownership and management responsibility for the irrigation canal that is passes through the eastern portion of the Gallagher Lake. Due to slide damage in the summer of 2016, relocation of the irrigation canal is under consideration.

The lands north of the community contain very environmentally sensitive Antelope-brush on the McIntyre Ranch property. These lands are in the process of being acquired by the Nature Trust and will complement other Nature Trust lands, the Vaseux Bighorn National Wildlife Area and Provincial Protected Areas. The McIntyre Bluff Natural Park, owned by the RDOS, is located at the northern edge of Gallagher Lake.

2.2 Housing and Demographics

Gallagher Lake is primarily comprised of manufactured home developments as follows:

- Cottonwood Mobile Home Park on east side of Highway 97 with 23 units, developed in the 1970's.

- Country Pines Mobile Home Park also located on the east side, with about 125 units, developed in the 1970's.
- Deer Park, an 80 unit strata development originally built in the 1990's located on the west side of Gallagher Lake on the north side of Vaseux Creek. A new Developer acquired the final phase of Deer Park and created an additional 30 lots in 2015. At the subdivision approval stage in 1994, a walkway was dedicated along Vaseux Creek and the Okanagan River up to the KVR.
- Gallagher Lake Village modular home development located in the south west is supplied with water and sanitary sewer services through agreement with the Osoyoos Indian Band. As of 2016 the Village is currently approximately three-quarters developed, with a total of 100 units at full build out. The Developer has also proposed to expand development on lands to the north up to Vaseux Creek.
- There are also 12 single family dwellings located on Icton Crescent, at the north of the Lake and on larger lots in the north east sector.

The population of the community is approximately 550 based on dwelling unit count of 314 and an average household size of 1.8. There are Census statistics available for Electoral Area "C", but not for Gallagher Lake – which is largely a retirement area, with some working residents and few children. Many residents spend part of their winters in southern locations, while others use the properties during the summer months, returning annually from their northern homes.

2.3 Growth Management

On April 1, 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, Official Community Plans (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 -- Penticton, Summerland, Oliver, Osoyoos, and Okanagan Falls. The RGS envisions maintaining the rural character of the Plan Area, and anticipates directing growth to designated Rural Growth Areas, which the RGS specifically identifies as areas with the following:

- 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 Electoral Area "C", the South Okanagan RGS designates Gallagher Lake as a "Rural Growth Area". Due to identified constraints, the growth management boundaries of Gallagher Lake remains unchanged from the area zoned for development on the Plan Map Schedules in this Plan.

As of 2016, future development opportunities have been identified in the Area Plan process and include:

- 30 units (approx.) remaining in the Gallagher Village Modular Home Development;
- 25 units (approx.) remaining in the Deer Park development;
- 35 units (approx.) on a 3.0 ha area of land south of Vaseux Creek / west of Hwy 97 that is proposed to be re-designated from Tourist Commercial to Low Density Residential;
- 65 units (approx.) on a 4.5 ha area of land north of the Gallagher Village development that is proposed to be re-designated from Small Holdings to Low Density Residential;
- 200 units (approx.) on a 14.5 ha part of an existing gravel quarry (i.e. 10 ha developable, potential mixed residential);
- 30 units (approx.) on a 2.0 ha area of land between campground on Gallagher Lake Road; and
- 40 units (approx.) of infill housing on lands north of the Lake and adjacent to the Frontage Road commercial (i.e. 4 units per lot).

Note: Based on 15 single family units per ha, and 20 mixed single & multiple units per ha

The future capacity to accommodate growth at Gallagher Lake is for an additional population of approximately 765 persons, based on full build out potential of approximately 425 new units and an average household size of 1.8. This would more than double the current population of Gallagher Lake.

Over the past 40 years, the population has grown sporadically with the addition of new manufacture home developments. Assuming a 1980 population of 300, the average growth of Gallagher Lake has been about 2% per year. At the same rate of growth there is over 30 years of development capacity in Gallagher Lake. Nevertheless, a more rapid rate of growth is anticipated in coming years with the introduction of urban services and new employment opportunities in the area.

2.4 Community Consultation

The Regional District provided opportunities to engage the residents of Gallagher Lake in discussions about the future planning and development of the community. The initial step involved the creation of a Citizens Committee made up of representatives of the three main neighborhoods, development community, small business and industrial enterprises in Gallagher Lake. This afforded the consultant and Regional District staff the means to discuss the issues that arose in a comprehensive manner. The Committee, along with the (RDOS) Electoral Area Representative provided on-going input to policy response or options that could address the many planning, development and servicing issues. Since March, 2015, the Committee has been actively involved through meetings with the Consultant and RDOS staff, attendance at public open houses and review of

various draft documents.

Open Houses were held in April and June 2015 and in June 2016, to engage the residents and stakeholders of Gallagher Lake. Input was also obtained from surveys and comment sheets distributed at the Open Houses. Over 100 surveys were completed, providing the consultant and the RDOS a comprehensive understanding of concerns and areas of interest amongst the community members.

Public comments through the Meetings and Survey are highlighted below:

- Support for similar types of new residential development currently existing in Gallagher Lake. Limited support for some multiple family uses;
- General support for additional commercial uses limited to tourist commercial, retail, restaurant, arts and crafts and similar scale development;
- Concerns about the impact and costs of expanding sewer services to the Country Pines development;
- Community enhancement by landscaping the frontage road, and improved pedestrian safety and mobility;
- Lack of support for institutional or community facilities due to proximity to Oliver;
- Desire for a lower speed limit and safer pedestrian crossing on Highway 97;
- Mixed support for trail development to enhance walking opportunities;
- Protection of creek and river fronts and natural areas;
- No support for new industrial development; and
- Mixed views regarding public access to Gallagher Lake.

3.0 VISION AND BROAD GOALS

3.1 Vision

During the public consultation, the residents of Gallagher Lake expressed their sentiments regarding a vision for the future of the community. This vision has set the backdrop for the policy direction of the Plan. The following statement outlines the vision for the community:

Gallagher Lake will continue to evolve as a small and quaint community made up of predominantly low density residential homes, surrounded by the natural beauty of the South Okanagan landscape and streams. Managed growth will be accommodated in an environmentally sustainable manner, allowing for infill and redevelopment opportunities of older properties and underutilized land. The appeal and charm of the community is experienced by both its residents and visitors travelling along Highway 97. Local retail and tourism-oriented services will complement the aesthetically pleasing character of Gallagher Lake. The community will continue to work towards its goal of community cohesion amongst its neighborhoods, achieving a safe and pedestrian friendly community in the South Okanagan. Safe crossing of the highway will continue as a predominant quest by the residents of Gallagher Lake.

3.2 Broad Goals

Gallagher Lake will grow and evolve based on its current and limited land base, municipal services/utilities and allocation of land uses. The policies will reflect existing uses but also promote sustainability, protect environmental features and foster a livable community. New development will receive urban services, and as such compatibility between older/rural areas and new development should be managed and phased in a sensitive manner. Population growth in Electoral Area "C" has shown slow growth in the past, but recent developments including the new Correctional Centre just south of Gallagher Lake will spark new investment and development interest in the immediate area. The following are the key goals to help manage growth and achieve the ultimate community character:

- .1 Residential development areas on the west side of the highway will continue to be built out in comprehensive single family unit neighborhoods.
- .2 The frontage properties on the west side of the highway between Vaseux Creek and the south border of the Area Plan will continue to provide commercial space for tourist and retail and other services for locals and the travelling public. This use should not preclude some addition of mixed use with residential units above the commercial, but ensuring that the primacy of local and tourist services is maintained in that area.
- .3 The east side of the highway contains residential uses in the form of both manufactured homes and trailers, along with camping and fixed roof tourist accommodation, in the form of small motels. Changes to this precinct should only

occur in a comprehensively planned manner, ensuring owners of homes and property are engaged and consulted.

- .4 An important element in achieving the vision stated in sub-section 3 is the design character along the Gallagher Lake Frontage Road. Streetscape improvements will be encouraged in the form of landscaping, pedestrian facilities, lighting and upgrades to buildings and properties. Design Guidelines will respect some of the basic architectural design and materials already included in the Ye Old Welcome Inn Pub and the Dubh Glas Distillery.
- .5 As the gravel quarry is exhausted in the future, the vision is to consider uses that will be compatible with residential uses to the south. A comprehensive plan would be required to address access, phasing, servicing, as well as the proposed land use. Potential future uses include business park, tourist commercial and mixed use residential. At the time of adoption, the Area Plan will retain an Industrial designation at the quarry site.
- .6 The most northerly lands on the east side of and adjacent to Highway 97 have potential for residential or tourist commercial uses. Any proposed development will require a comprehensive plan to address access management, floodplain, riparian objectives, highway widening and compatibility with adjacent existing development. At the time of adoption, the Area Plan is proposing an Low Density Residential designation.
- .7 The most northerly foreshore of Gallagher Lake is a critical interface between aquatic environment and human habitation. Collaboration between all property owners, Provincial government and Osoyoos First Nation will be required to ensure the future health and protection of Gallagher Lake. The feasibility of public access deserves further study, but in the meantime, preserving the integrity of this natural asset is paramount in the quest to maintain the character of the community.
- .8 Parks and trails will form an important part of the amenity base at Gallagher Lake. The interrelationship with streams and connections to natural areas beyond the community, along with the protection of the KVR right of way for public use, will allow for an interconnected community and promote pedestrian friendly neighborhoods. Pedestrian facilities for safe crossing of Highway 97 will also be critical to the character envisioned for this community.
- .9 Extension of community water and sanitary services will occur over time in conjunction with new development or to serve existing uses as required.

- .10 Access points will be managed and road connectivity will be established for residential areas on both sides of Highway 97 to serve new growth and to provide secondary access to existing development in consultation with the Ministry of Transportation and Infrastructure. Enhancing pedestrian safety in crossing Highway 97 is very important to the community.
- .11 RDOS will continue to collaborate with the Osoyoos Indian Band to maintain and enhance provision of water and sanitary services to the community.

4.0 LAND USE DESIGNATIONS

The future use and development of land within the Gallagher Lake Community of Electoral Area "C" must be consistent with overall pattern of land use depicted on Schedule 'A' (Future Land Use Map) of this Plan and based on the following land use designations:

Rural Designations:

Resource Area	RA
Small Holdings	SH

Residential Designations:

Low Density Residential	LR
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Commercial Designations:

Commercial Use	C
----------------	---

Industrial Designations:

Industrial Use	I
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Community Services and Administrative Designations:

Parks	P
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The general types of uses encouraged in each land use designation are explained in following sections of this Plan.

The Regional District recognizes that some existing land uses do not conform to the designations shown on the Future Land Use Map. The intent 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 RESOURCE AREA

5.1 Background

The Resource Area designation applies to the gravel quarry lands at the eastern edge of Gallagher Lake, including the steep cliff adjacent to the lake. Understanding that the gravel quarry will be redeveloped in the future once the pit is exhausted, the residents requested that a master plan be prepared for the lands to revert to a more compatible use. The preference was for a clean business park or a mixture of uses such as residential, mixed-use village, tourist commercial or destination attraction such as a winery.

The Regional Growth Strategy recognizes Gallagher Lake as a growth area, therefore more efficient and better use of the quarry land could provide future development opportunities to enhance the community.

5.2 Policies

The Regional Board:

- .1 Encourages the existing quarry to carry out its operations in a manner sensitive to adjacent residential areas.
- .2 Supports the re-designation of the lands at 8583 & 8713 Highway 97 (Lots A & B, Plan KAP87618, District Lots 28S & 4108S, SDYD) to a non-heavy industrial use when the existing gravel pit is exhausted.
- .3 Considers that appropriate non-heavy industrial uses for the lands noted in policy .2 above to include: light industrial/business park; mixed use residential; and/or tourist commercial.
- .4 Requires that any proposal to re-designate or subdivide the above lands be supported by a Comprehensive Development Plan.



Existing Quarry

6.0 SMALL HOLDINGS

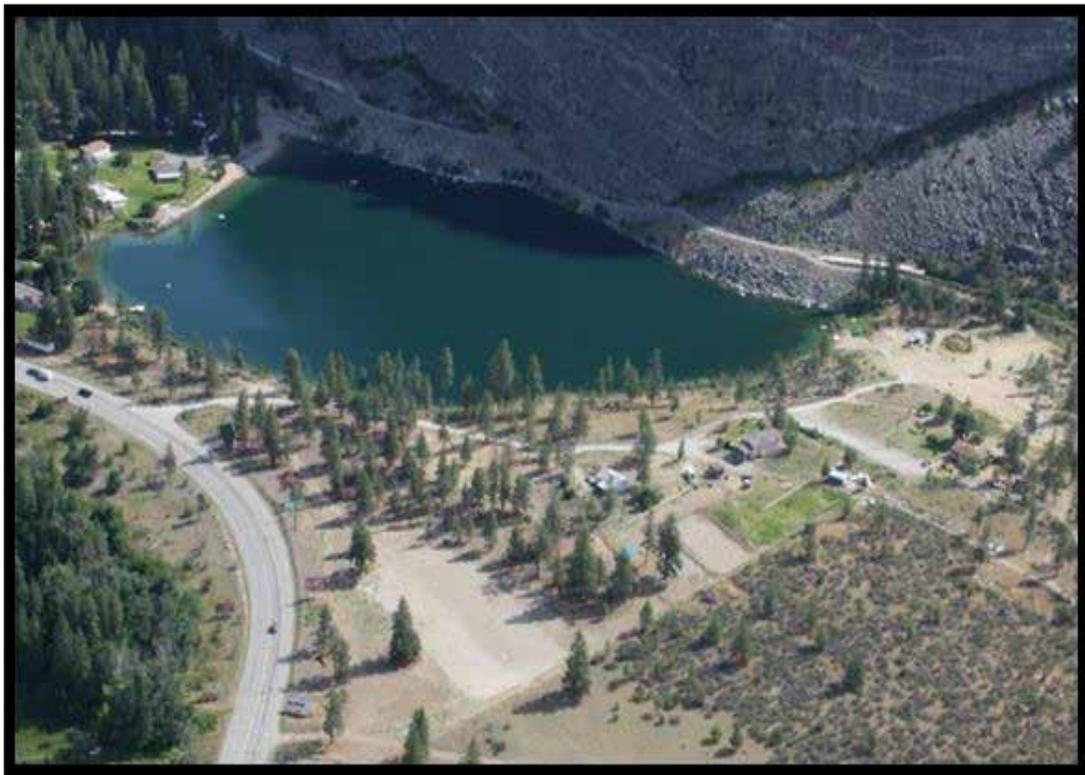
6.1 Background

The Small Holdings designation applies to one parcel in the eastern area of Gallagher Lake, adjacent to the gravel quarry that has significant constraints to further subdivision.

6.2 Policies

The Regional Board:

1. Considers the existing Rural Holdings policies found in the Electoral Area "C" Official Community Plan Bylaw to be applicable to the Plan Area.



Gallagher Lake – Aerial View

7.0 RESIDENTIAL

7.1 Background

The majority of residents surveyed in Gallagher Lake support the types of housing currently available in the community. The survey also suggested support for some low density multi-family housing in the form of low profile town houses. The Regional Growth Strategy for the Regional District supports attainable housing within mixed use neighborhoods. The strategy is therefore to continue with the single family forms of housing including modular and manufactured forms, but incorporate some mixed use and town house forms to permit a cross-section of family demographics in future development areas.

7.2 Policies

The Regional Board:

- .1 Directs that residential uses will be predominately in the form of single detached dwellings with limited townhouse or mixed use residential /commercial.
- .2 Encourages a mix of housing forms to permit a cross-section of family demographics.
- .3 Recognizes (older) mobile homes as a form of affordable housing.
- .4 Supports the re-development of lands adjacent to existing commercial areas along the Gallagher Lake Frontage Road to multiple family uses in the form of 2 storey town house units.
- .5 Requires that a Form and Character Multiple Family Development Permit Area be established at such time that the Plan is amended to allow for multi-family housing.
- .6 Requires that new residential development involving more than 20 hectares of land or the creation of 20 or more housing units prepare a Comprehensive Development Plan to ensure land use is compatible with the vision of the community and adjacent development and addresses access, servicing and environmental aspects.

8.0 COMMERCIAL

8.1 Background

Existing commercial uses along the Gallagher Frontage Road are a mix of tourist (pub, motel, RV park and distillery) and service (roofing contractor, body shop, motorcycle sales and service), as well as several residential uses.

The community offered significant support for limited commercial expansion but largely related to convenience retail and services, tourism destination and highway commercial uses, including a general store. The residents expressed a strong sentiment against large format stores, indicating that such development would ruin the character of the community. Furthermore, most survey respondents noted that retail, services and many amenities are close by in centers such as Oliver and Penticton and therefore not warranted for Gallagher Lake.

8.2 Policies

The Regional Board:

- .1 Supports the main commercial area on the west side of Highway 97 (along Gallagher Lake Frontage Road) remaining the focus for future commercial development serving the community, and to reduce pedestrian highway crossing.
- .2 Supports new commercial uses that address local consumer needs and/or enhance tourism and directs larger retail stores and similar uses to the Town of Oliver and other larger urban centres.
- .3 Supports convenience retail and services, tourist destination and highway commercial uses including a general store. Automotive and other service uses that are compatible with the existing uses and scale of commercial development will be supported.
- .4 Supports residential uses being incorporated into commercial developments in order to broaden the range of housing options and add to the pedestrian character of the community.
- .5 Will consider new small-scale local commercial or tourist commercial development on the east side of the community in new development areas.
- .6 Supports the evolution of the commercial development character along the Frontage Road over time with urban design elements, improved pedestrian access and streetscape beautification, such as landscaping.
- .7 Designates the area on Map Schedule C as a Commercial Development Permit Area to address the Form and Character of development.

9.0 INDUSTRIAL

9.1 Background

The community voiced opposition to any further heavy industrial uses in Gallagher Lake. The Fortis Gas facility is currently the only designated Industrial Use in the community. There is an existing supply of industrial land available in the nearby Senkulmen Business Park on OIB lands.

9.2 Policies

The Regional Board:

- .1 Supports existing industrial use and employment opportunities at their current scale of intensity.
- .2 Does not support future heavy industrial development occurring at Gallagher Lake.



New tourist commercial Distillery development – on Gallagher Lake Frontage Road.

10.0 CONSERVATION AREA, LAKES AND STREAMS

10.1 Background

Conservation lands surround much of the community. Gallagher Lake contains several natural areas worthy of protection and enhancement. Besides Gallagher Lake itself, the steep cliff above the lake, the Okanagan River and Vaseux Creek (also called McIntyre Creek) are prominent features of the community. The residents support protection of these conservation areas as well as supporting access to low impact trails in certain areas. Some lands within the community designated as Environmentally Sensitive on the eastern side of the community as identified in the Electoral Area "C" Official Community Plan and are subject to the Development Permit Guidelines in that Plan. Comprehensive policies for Riparian areas area also established in the Electoral Area "C" Official Community Plan.

10.2 Policies

The Regional Board:

- .1 Will apply the Watercourse and Environmentally Sensitive Development Permit Areas from the Electoral Area "C" Official Community Plan Bylaw to all streams and water bodies and specifically designated lands in the eastern area of the community.
- .2 Supports the establishment of low impact trails corridors and natural parks in designated riparian areas on Schedule 'B' of the Plan along Vaseux Creek and the Okanagan River Channel.
- .3 Supports initiatives to enhance stream and lake shorelines and protect water quality in Gallagher Lake.
- .4 Will collaborate with the Osoyoos Indian Band regarding the health and protection of Gallagher Lake.
- .5 Will explore joint initiative with the Provincial Ministries responsible for their particular areas of interest including fisheries and aquatic health of all water bodies.
- .6 Will explore the establishment of a community stewardship program that will monitor, maintain and enhance natural areas; program should include signage and education for the benefit of the community and for visitors.

11.0 PARKS, TRAILS AND OPEN SPACE

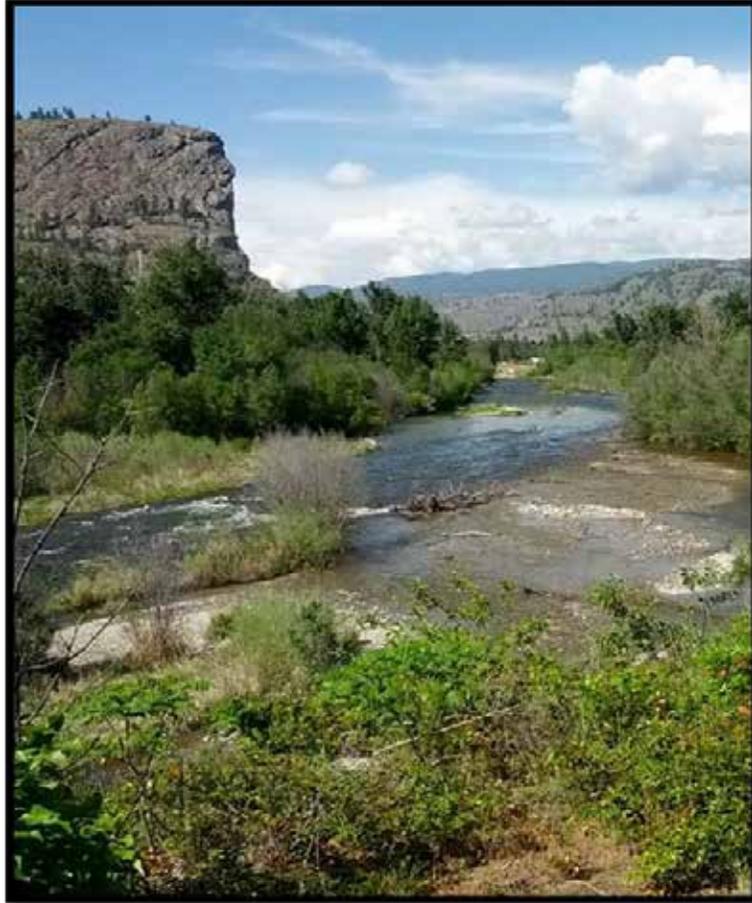
11.1 Background

The residents of Gallagher Lake appreciate the benefits of protecting the natural environment and even more so the ability to access nearby parks and open space. Unfortunately, the community itself is void of parks that the public can enjoy for daily activities. Besides support for small local public parks, the survey results showed that trail connections through Gallagher Lake are a priority. The dedicated walkway along Vaseux Creek and the Okanagan River provides community aNorth of the community is the RDOS – owned McIntyre Bluff natural area park.

11.2 Policies

The Regional Board:

- .1 Supports neighbourhood parks being integrated into new developments as the community population grows due to the limited amount of parks available to community residents and for day use activities.
- .2 Will seek future neighbourhood park locations in the context of a community wide parks plan or as a result of development reviews and approvals.
- .3 Supports trail development allowing for access to destinations such as McIntyre Bluff, connections to the KVR system and natural areas and water courses areas shown on Schedule 'B' of this Plan.
- .4 Supports trail development also connecting to the sidewalk/walkway system in newly developed residential areas, and ultimately to the existing commercial area.
- .5 Will explore the use of the 5% park dedication requirement at subdivision stage and other means available including donations, agreements, or outright purchase to secure sensitive waterfront areas for open space as well as small local parks.
- .6 Will explore the protection of the KVR right of way as a public corridor and any private impediments to passage, and designates the KVR as a Park (P) in this Area Plan.
- .7 Will explore the opportunity for a trail/walkway connection under the Vaseux Creek (McIntyre) bridge at Highway 97 in collaboration with the Ministry of Transportation and Infrastructure.
- .8 Supports improvements within parks, along trails and near water incorporating opportunities for seating /contemplative spaces, fishing and wildlife viewing areas.
- .9 Will undertake consultation with the community prior to any future securing of public access to Gallagher Lake.



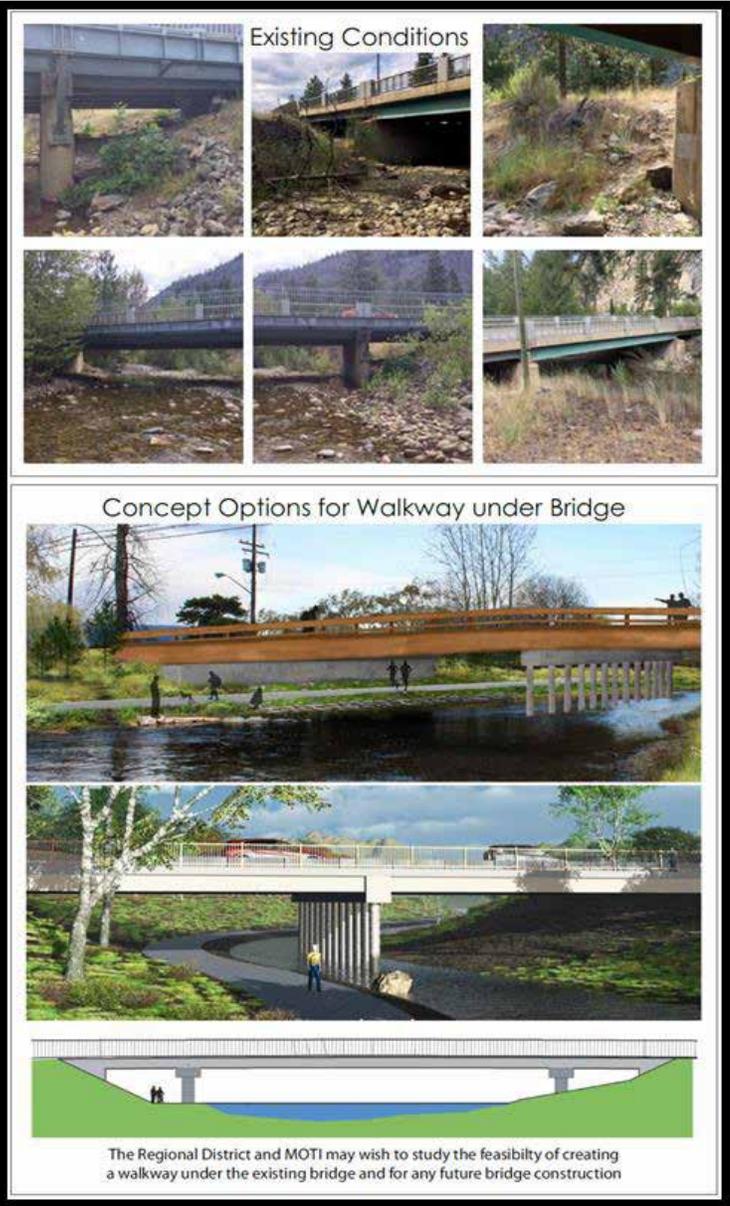
McIntyre Bluff Park

12.0 TRANSPORTATION, ROADS & PEDESTRIAN MOBILITY

12.1 Background

The transportation system for Gallagher Lake is inextricably linked to Highway 97, the major traffic corridor that runs through the entire Okanagan Valley. Since the community is divided by the highway, safe crossing and access management are critical to the future development of the community. The transportation system also includes internal roads and pedestrian mobility along the roads. The residents confirmed in all public forums associated with this Area Plan that safe movement across Highway 97 is of utmost importance. Past efforts have included petitions to the Ministry of Transportation to slow traffic along the highway. Expected growth in the community is likely to increase movement across the highway, in turn increasing the need for safe crossings.

The Regional Growth Strategy suggests working with the Provincial Transportation authorities to ensure public safety and transportation efficiency. The community survey continued to echo this sentiment through high support for changing the speed limit, implementing pedestrian crossings, initiating streetscape enhancements and developing Frontage Road pedestrian walkways. The concept of a walkway under McIntyre bridge was also strongly endorsed and is under review by the Ministry.



12.2 Policies

The Regional Board:

- .1 Will continue communication with Ministry of Transportation and Infrastructure regarding safety, traffic speed and development along Highway 97, and to coordinate Ministry Access Management Plans for the Corridor and improve safe crossing.
- .2 Will require all new major development that will result in greater vehicular movement onto and off the Highway 97 to include a Traffic Impact Assessment as a condition of rezoning approval.
- .3 Will require that future development proposals provide an interconnected road network and provide secondary access to existing development areas on either side of Highway 97 as shown on Schedule 'B'.
- .4 Will work with the Ministry of Transportation and Infrastructure to focus access to Highway 97 at existing intersections by closing other accesses to Highway 97.
- .5 Supports a future crosswalk or controlled pedestrian access across Highway 97 if foot traffic counts warrant such a crossing.
- .6 Supports a review of access to the property in the north east section of the community at 8703 Highway 97) to determine safe and appropriate access routes if re-development is proposed.
- .7 Supports enhancing pedestrian mobility via sidewalks, shoulder widening, walkways and trails that are interconnected for the entire community and for both existing and new development areas as shown on Schedule 'B'.
- .8 Supports streetscape improvements along the Gallagher Lake Frontage Road that provide pedestrian mobility and safety, enhanced aesthetics by landscaping between the Frontage Road and Highway 97, improved street lighting, signage and related amenities. (These improvements are conceptually illustrated on the drawing below).



13.0 SERVICING & UTILITIES

13.1 Background

Gallagher Lake has the benefit of access to community water and sanitary sewer systems but not the entire community is serviced. Over the years, the various neighborhoods have developed private on-site systems and some of these systems are in need of improvements. The first agreement for water and sewer services was between Osoyoos Indian Band, Senkulmen Utilities Ltd. (SUL), and the Gallagher Village Modular Home Development.

By 2013, the RDOS and the Osoyoos Indian Band (OIB) entered into an agreement through SUL to provide domestic water and sanitary sewer services to the Gallagher Lake Community. This Agreement provides for an additional 300 dwellings units (or equivalent commercial use). The initial intent was to service the Deer Park bare land strata subdivision at the northeast corner of the community and then expand the system. The service now consists of the Senkulmen providing potable water and sewer treatment facility to the OIB boundary and the RDOS is responsible for the pipes and collection system in the Frontage Road. At present connections to the RDOS system are limited, but there are several other owners interested in connecting to the system.

Water and sewer mains have also been extended to the east side of Highway 97, but there are no properties connected in this area. To date, residents from the Country Pines development are not supportive of extending sewer pipe mains or paying for the service due to concerns about the potentially high cost. There is interest in domestic water service.

The Regional District supports the introduction of a community-wide sanitary sewer system over the long term to ensure protection of the lake and ground water. Residents have been generally supportive of fire protection through the use of hydrants on the water system, but there have been mixed views on the extension of the overall-all domestic community water system. At this time the RDOS is in discussions with the OIB about provision of domestic water service to the Country Pines area. The preparation of this Area Plan has been a good forum for discussing new policy direction on this important matter.

13.2 Policies

The Regional Board:

- .1 Requires that any new development or subdivision of land less than 1.0 hectare in area in the Gallagher Lake Area Plan must be connected to the sanitary sewer system.
- .2 Will prioritize the extension of community sewer services to development on the west side of Highway 97 and, as demand warrants, phasing in community sewer services on the east side of Highway 97 at a later date.

- .3 Requires that new development petition the Regional District in order to formally enter into water and sewer service areas.
- .4 Will work closely with the Osoyoos Indian Band and residents of Gallagher Lake to explore the option of extending the domestic water system throughout the community in the short term.
- .5 Will work closely with other responsible agencies to monitor the functional and environmental aspects of ground water and any potential impacts of existing development and attendant septic systems on the natural and aquatic environment.
- .6 Will work with responsible Provincial agencies to implement a long term lake water quality testing/monitoring program that serves to confirm water quality for the benefit of tourism and the environmental integrity of the lake.
- .7 Will continue to investigate sources of funds and financing mechanisms to lessen the financial burden on all residents that may ultimately need to connect to a community sanitary sewer system.
- .8 Will continue a close working relationship with OIB with regard to system upgrades to their main water and sanitary sewer treatment plants and to extend the Servicing Agreement to accommodate growth and development at Gallagher Lake.
- .9 Will continue to engage community residents in their ongoing needs for infrastructure improvements and changes as the community evolves and circumstances arise.
- .10 Will collaborate with the Town of Oliver regarding the protection, access and use of the Irrigation Canal running through the community.



14.0 DEVELOPMENT PERMIT AREAS

14.1 Gallagher Lake Commercial Development Permit Area

.1 Category

The Gallagher Lake Commercial Development Permit Area is designated under Section 488(1)(f) of the *Local Government Act*, for the establishment of objectives for the form and character of commercial development.

.2 Area

The designated areas are shown as the Gallagher Lake Commercial Development Permit Area in Schedule 'C'.

.3 Justification

The Gallagher Lake commercial area is located on the west side of the Frontage Road with a focus on local, tourist commercial uses and other service. With Highway 97 running right through the community it is highly visible to many motorists. The commercial area serves as a strong focal point and it provides a sense of identity for the community. Residents would like to encourage the commercial area to develop as a pedestrian oriented, vibrant hub of mixed use commercial and residential land uses. Future development should be harmonious and in keeping with the current scale and character of Gallagher Lake.

.4 Guidelines

Development permits issued in this area shall be in accordance with the following guidelines:

a) Buildings and Structures

- i) Buildings should define a pedestrian oriented first floor with canopies, window and door trim, varied building facades, and similar design features.
- ii) Variety, continuity and pedestrian interest should be expressed in the design of buildings, especially at ground level and articulated roof lines are encouraged.
- iii) Front entrances should be well defined and provide a focal point to the building.
- iv) Monolithic structures and long expanses of straight walls should be avoided.
- v) Large buildings should be designed in a way that creates the impression of smaller units and less bulk, by using building jogs and irregular faces;

- vi) Building finish should be consistent in terms of appearance and colour on all elevations, and should be comprised largely of stucco, rock, stone, brick, and wood materials.
- vii) Earth tones and natural colour schemes are encouraged but with some contrasting colours for accentuating architectural details, façade elements or change in materials.

b) Signage

Notwithstanding the requirements of the Electoral Area 'C' Zoning Bylaw, additional signage may be assessed and approved in keeping with the guidelines below:

- i) As part of an overall comprehensive sign plan, businesses may erect a combination of sign types. Signs must be of high quality and must be appropriately scaled to positively contribute to the community's visual appeal and people's overall experience.
- ii) Awning, canopy signs or projecting signs, must be located on the first storey of a building and must not project 2.5 m beyond the face of the building.
- iii) Fascia signs should not exceed more than 15% of a building face.
- iv) Window signs should not exceed more than 15% of a window face.
- v) Businesses located on corners of intersecting streets may place signs on each building's frontage.
- vi) Only one sidewalk sandwich board sign per business is permitted and must be no larger than 1.0 m². Sandwich board signs must be located directly in front of the business it advertises and must not block pedestrian traffic.
- vii) Signs on roof tops, signs with flashing lights, outdoor neon signs, and signs with moving parts are not permitted.
- viii) Free standing signage is permitted if it is low, front lit or unlit, with a landscaped base, and free standing signage will not be permitted on Highway right-of-way without Ministry of Transportation approval.

c) Access and Parking

- i) New development must provide safe and efficient vehicle entrances, exits and site circulation as approved by Ministry of Transportation and Infrastructure.
- ii) Sites should be designed in a way that accommodates alternative modes of transportation, with provisions made for such features as pedestrian sidewalks, bicycle and walking paths or lanes, and bicycle parking racks on the site. Networks on the site would link with networks off the site.
- iii) Parking lots should be located at the side or rear of the principal buildings. Large parking areas should be broken into smaller groups that are screened

and shaded with landscaping. Site distances at parking area aisle intersections must be preserved to ensure safety of vehicles and pedestrians.

d) Screening, Landscaping and Amenities

- i) Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials or a combination of materials in the following areas:
 - .1 between parking areas and roadways; and
 - .2 between buildings and parking areas.
- ii) Landscaping design plans prepared by a landscape professional will be required with landscaping densities designed to industry standards.
- iii) Landscaping comprised of plant material that has high decorative value and is drought tolerant and indigenous is encouraged.
- iv) Boulevards, landscaped areas, and setback areas adjacent to streets and boulevards should be planted with boulevard trees and a combination of shrubs, perennials and groundcover with mulch to conserve water and discourage weed growth.
- v) Landscaping areas should include an underground irrigation system which should be programmed to maximize efficient water use.
- vi) Any existing mature trees or remnant ecosystems that enhance the amenity and ecological functioning of the urban environment should be incorporated into the site design wherever possible.

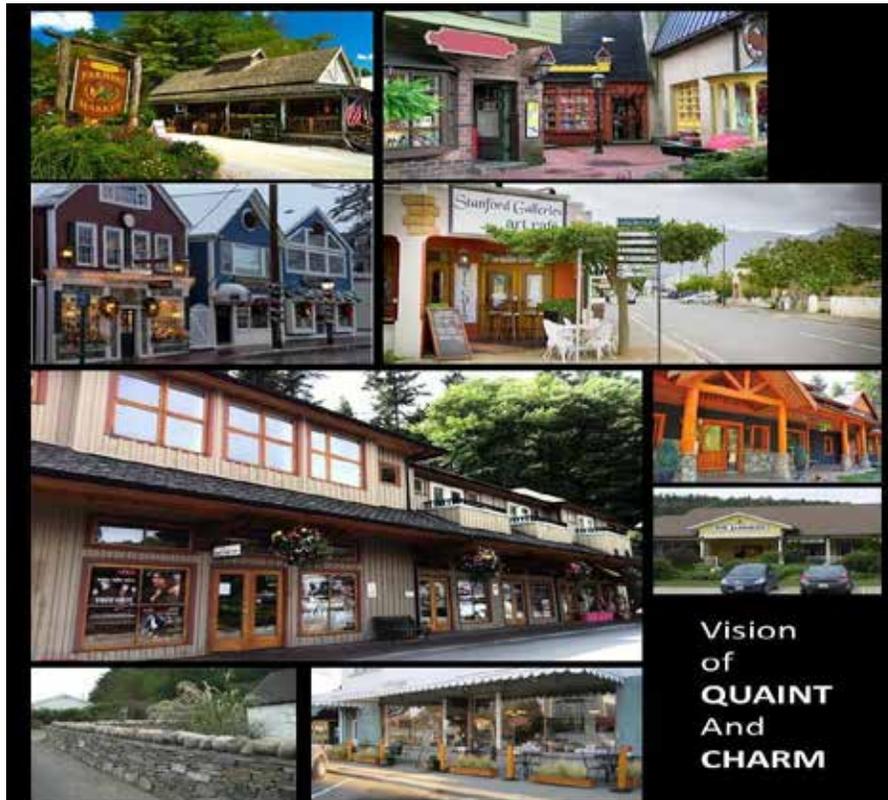
.5 Bonding and Security

- a) The Regional District Board may require security as a condition of issuance of a development permit in accordance with Section 502 of the *Local Government Act* to pay for remediation if:
 - i) a condition in a permit respecting landscaping has not been satisfied;
 - ii) an unsafe condition has resulted as a consequence of contravention of a condition in a permit.
- b) Where the Regional District requires a security deposit as a condition of the development permit approval, the applicant must provide a security deposit at 115% of the estimated cost of any remediation works, as prepared by a qualified professional.
- c) The security deposit shall remain in effect until the Regional District are satisfied that the conditions of the development permit have been met.

.6 Exemptions

A Development Permit is not required under this section for any of the following:

- a) Routine building repairs / maintenance including new roof, residing, re-stuccoing, window and door replacement.
- b) Internal renovations.
- c) Canopies, awnings and decks.
- d) Building Code and safety requirements / upgrades such as fire alarms, fire exits, disabled ramps, etc.
- e) Building additions less than 20 square metres.
- f) Open roofed structures, gazebos and trellises
- g) Glass balcony enclosures.
- h) Subdivision
- i) Construction of fences
- j) Signs attached to businesses they are advertising and not installed at the same time as the building construction.



Examples of building designs consistent with the Commercial Development Permit

15.0 IMPLEMENTATION

This Area Plan provides policy direction towards achieving a vision, and based on principles and goals for a particular part of Electoral Area "C". This Plan remains a component of the Electoral Area "C" Community Plan and many of the overall OCP policies are applicable in Gallagher Lake. The purpose of this section is to set out some of the main steps that the Regional District can take to implement the plan by working closely with other government agencies and through continuous dialogue with residents and stakeholders on community development initiatives.

15.1 Government Agency Coordination

The Regional District will communicate with all necessary levels of government, First Nations, local developers and institutions that will provide assistance, direction or cooperation in addressing the studies or initiatives in the Plan and:

- .1 Will coordinate with the Ministry of Transportation and Infrastructure regarding pedestrian safety, highway crossings, highway traffic speeds, and access along the highway and the Gallagher Lake Frontage Road design of streetscape and pedestrian facilities.
- .2 Will continue communication with all agencies regarding the use of the KVR right-of-way and river walkway to connect Gallagher Lake to a regional trail system.
- .3 Will develop the Vaseux Creek trail network, the Vaseux Creek Bridge underpass and walkways along either side of Highway 97 / Frontage Road to connect the community to the KVR.
- .4 Will coordinate with the Osoyoos Indian Band regarding provision of sanitary sewer treatment and water services in the short term and long term.
- .5 Will work with the Ministry of Environment and/or other Provincial agencies on establishing a water quality testing program for Gallagher Lake.

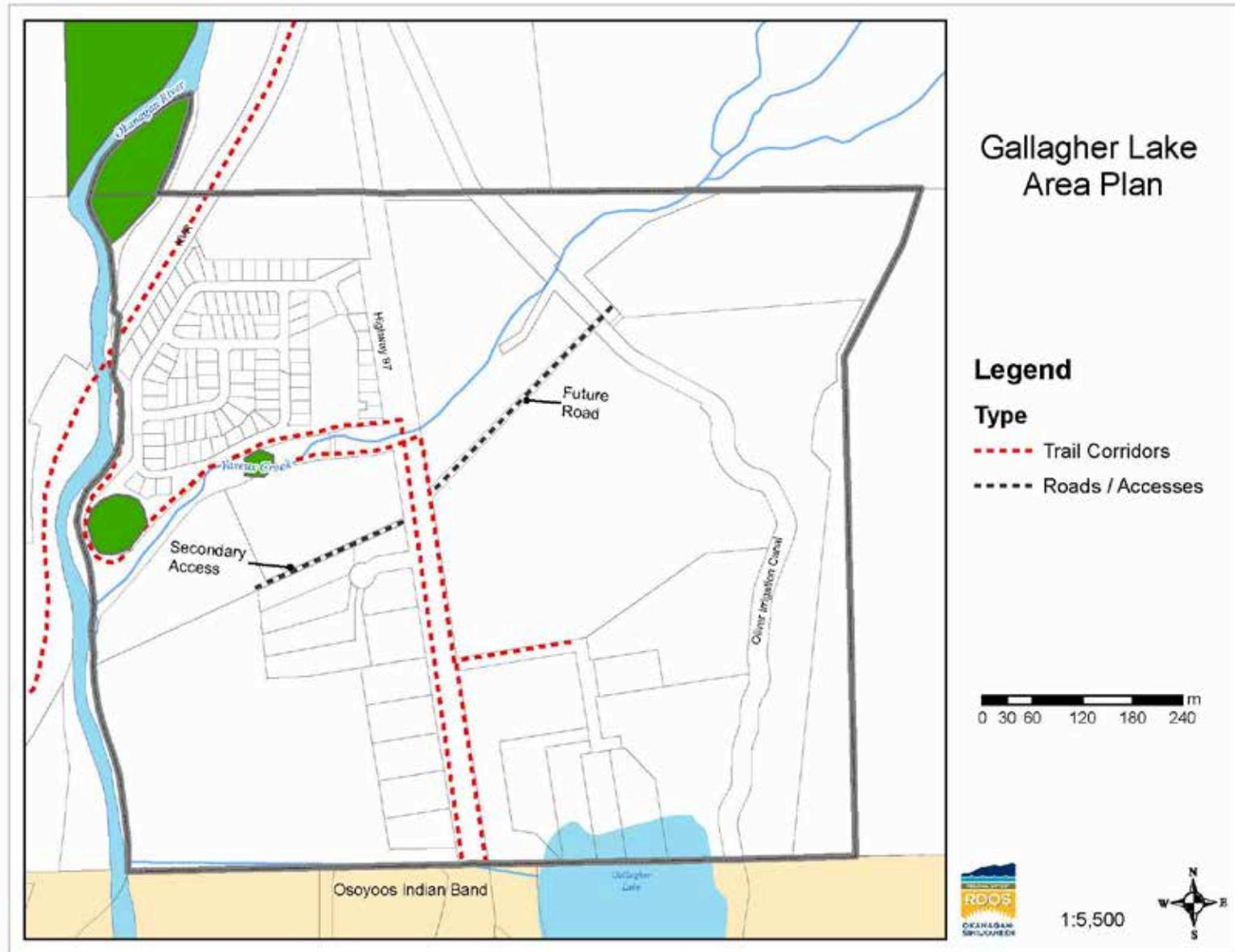
15.2 Future Initiatives

Other initiatives that have been identified or implied in the policies of this Plan include those such as the following:

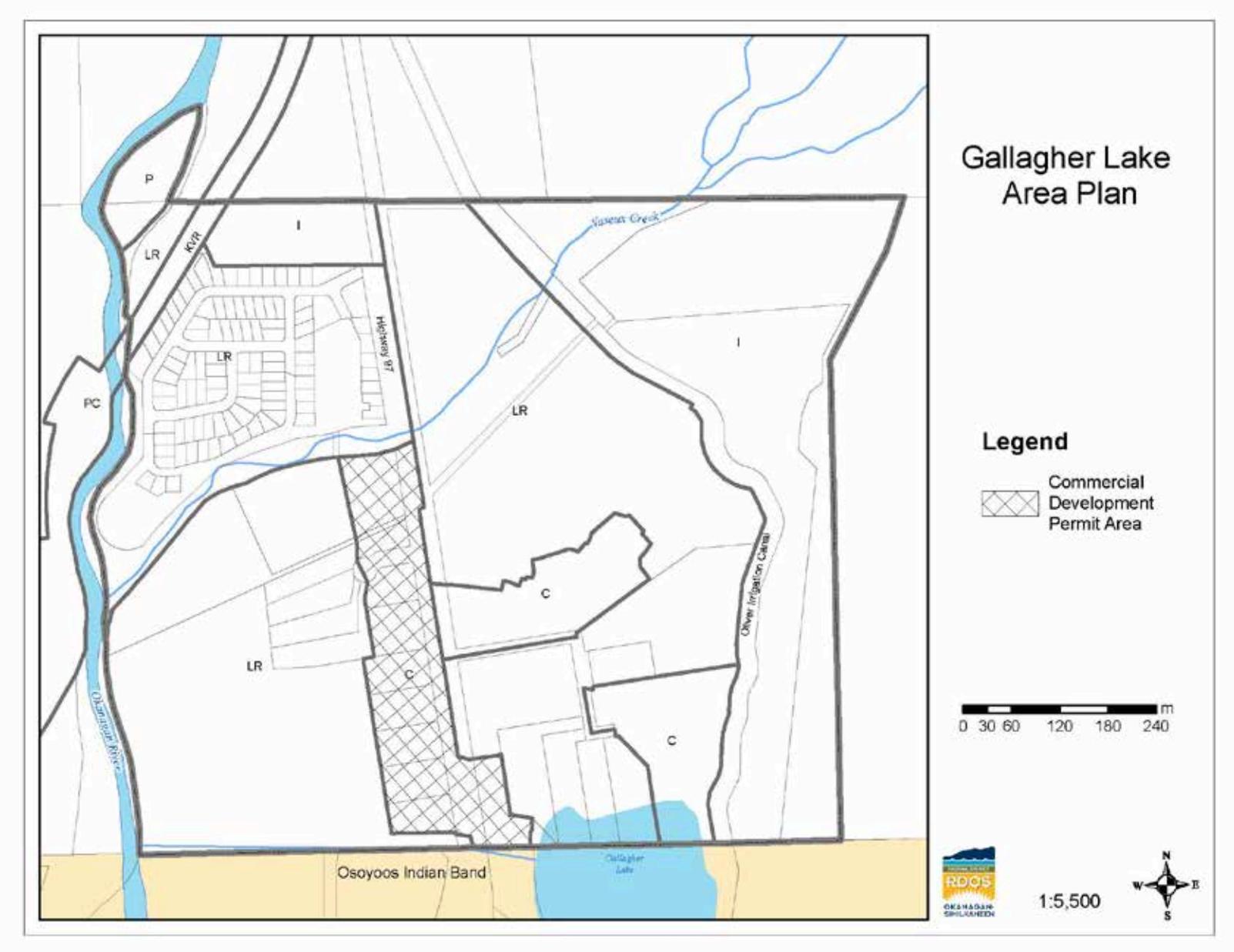
- .1 Consideration of gaining public access to Gallagher Lake for local residents. (A more definitive survey of the public or properly defined study of the merits of public access is warranted).
- .2 Design of frontage road streetscape and pedestrian facilities.
- .3 Over time, review the extension of community water and sewer services throughout Gallagher Lake with the Osoyoos Indian Band and the local community and with recognition of the concerns of Country Pines residents about the potentially high costs of sewer service.

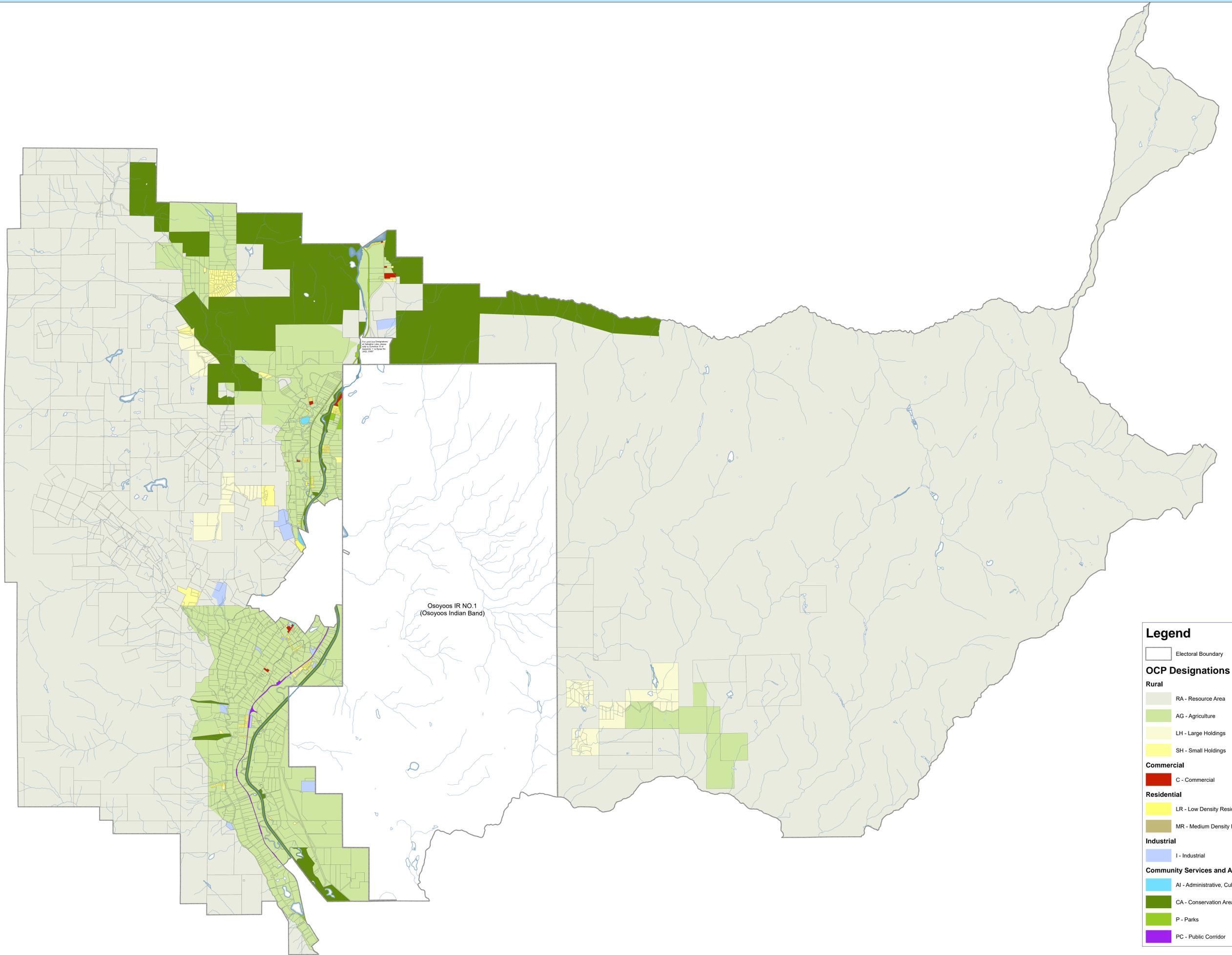
- .4 Acquisition and ongoing development and of trail corridors and local parks identified in the Plan.

SCHEDULE 'B'
GALLAGHER LAKE AREA PLAN – ROADS AND TRAILS



SCHEDULE 'C'
GALLAGHER LAKE AREA PLAN – DEVELOPMENT PERMIT AREA





Legend

- Electoral Boundary
- OCP Designations**
- Rural**
 - RA - Resource Area
 - AG - Agriculture
 - LH - Large Holdings
 - SH - Small Holdings
- Commercial**
 - C - Commercial
- Residential**
 - LR - Low Density Residential
 - MR - Medium Density Residential
- Industrial**
 - I - Industrial
- Community Services and Administration**
 - AI - Administrative, Cultural and Institutional
 - CA - Conservation Area
 - P - Parks
 - PC - Public Corridor

Official Community Plan Map

Schedule B – Oliver Rural Official Community Plan Bylaw No. 2452, 2008



October 2016

This is Schedule B (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Oliver Rural Official Community Bylaw No. 2452, 2008

Chair

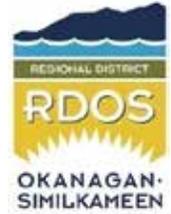
Chief Administrative Officer



1:30,000

PUBLIC HEARING REPORT

9TO: Board of Directors
FROM: Chair, Director Terry Schafer, Electoral Area "C"
DATE: November 14, 2016
RE: Public Hearing Report on Amendment Bylaw No. 2452.16



Purpose of Amendment Bylaw:

The purpose of the amendment bylaw is to adopt the Gallagher Lake Area Plan as a component of the Electoral Area "C" Official Community Plan No. 2452, 2008.

Public Hearing Overview:

The Public Hearing for Amendment Bylaw No 2452.16 was convened on Monday, November 14, 2016, at 7:00 p.m., at the Oliver Alliance Church, 6835 Leighton Crescent, Oliver.

There were thirteen (13) members of the public present.

Members of the Regional District Board present were:

- Chair, Director Terry Schafer

Members of the Regional District staff present were:

- Donna Butler, Planner
- Nona Lynn, Recording Secretary

Chair Schaffer called the Public Hearing to order at the Oliver Alliance Church, 6835 Leighton Crescent, Oliver.

Pursuant to Section 464, 465 and 468 of the *Local Government Act* in order to consider Amendment Bylaw Nos 2452.16, 2016.

In accordance with Section 466, the time and place of the public hearing was advertised in the November 2 and 9 editions of the Oliver Chronicle and the November 7 edition of the Penticton Herald.

Copies of reports and correspondence received related to Amendment Bylaw No 2452.16, 2016 were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There were no written briefs submitted at the public hearing.

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

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

Wanda Brooks, Country Pines – Questioned the wording on page 5 of the proposed plan which states the word motels.

Planner – Agreed that there is only one motel, and the word motel(s) is a typo. An amendment will be made to rectify the typo.

Wanda Brooks, Country Pines – Questioned the potential of future costs of the plan to the tax payers and whether future costs would be shared by only Gallagher Lake residents or as a whole of Electoral Area “C” residents.

Chair Schafer – Clarified that future plan costs would be the responsibility of the owner of the property who is benefiting from the service.

Wanda Brooks, Country Pines – Requested that on page 29 of the plan, under future initiatives, when it states that the liquid waste management plan could be revisited as a future initiative, that this portion relate back to the concerns which were noted earlier in the plan related to costs and other concerns. Expressed concern for future costs to fixed income residents.

Chair Schafer - Clarified that the liquid waste management plan may be something that would need to be addressed in the future.

Planner - Clarified that the residents' concerns were noted in the document. Planner clarified that the paragraph in question would be reviewed once again and revised to be state that the costs would be addressed.

Thor Manson, 91 Country Pines – Suggested an amendment for the cost statement.

Dan Atkinson, 199 Gallagher Lake Road – Questioned if the pedestrian underpass would be built before upgrades to the visual aesthetics of the area were made.

Chair Schafer – Explained that the underpass is currently on hold due to proposed relocation of Oliver irrigation ditch. The Director brought this issue forward at UBCM to the Minister of Transportation. MLA Larsen is currently trying to obtain funds to have the ditch moved to the west side of the highway. Director explained that there is no point in doing visual upgrades to the area until the work commences on the underpass

Thor Manson, 91 Country Pines – Questioned if the Town of Oliver collaborated with RDOS in the study of conserving irrigation water in the area.

Chair Schafer – The Town of Oliver has not informed the RDOS of the findings of their study.

Wanda Brooks, Country Pines – Questioned the costs of visual improvements of the highway, once the plan is in place and who will pay, and would a budget be provided to the citizens for input?

Planner – A service area would be set up, which would then have to go through a referendum or alternative approval process with the public, and a cost would be attached.

Chair Schafer – Noted that once the project was underway, it would be cost effective to do visual improvements such as trees at that time.

Wanda Brooks, Gallagher Lake – Questioned if increase in taxes would be conveyed to citizens before it happening.

Planner – Advised that there would be public knowledge before projects take place which would have a cost associated for citizens.

Earl Roberts, Deer Park – Question regarding the trails network and the KVR. Wonders if there is something in the plan which protects people to allow access to the RV storage which is across the KVR trail.

Planner – Stated that this plan would not affect citizen access to their lands on the other side of the KVR trail.

Wanda Brooks, Country Pines – Questioned if the minutes of the public hearing would be accessible to the public.

Planner – Stated that all public hearing minutes are attached to Board agenda and minutes which are open to the public and can be found on the RDOS website.

Laurence Green, Deer Park – Questioned if the intention is to have an underpass, under the bridge which would connect people to the KVR train.

Planner – Stated that the underpass would be south of the bridge, which would lead people to the KVR trail.

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

Chair Schafer asked a third time if there was anyone who wished to speak further to the proposed bylaws and hearing none, declared the public hearing closed at 7:37 p.m.

Recorded by:

Nona Lynn

Nona Lynn
Recording Secretary



Donna Butler
Development Services Manager

Confirmed:

Terry Schaffer

Terry Schaffer
Chair



May 15, 2015

File: 58000-20/103478
Your file: Gallagher Lake OCP

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

Attention: Donna Butler

Re: Gallagher Lake Official Community Plan amendment

Staff from the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO), Ecosystems Program, reviewed the above referral. We have the following comments.

The Gallagher Lake area is in the Bunchgrass Biogeoclimatic Zone. This zone is one of four Biogeoclimatic Zones of conservation concern in B.C. (Austin et al. 2008). It is ranked as Red-listed (S2/Imperiled) in British Columbia due to historic and ongoing habitat destruction and degradation (Austin et al. 2008). Cumulative impacts related to ecosystem conversion by urban/rural development and agriculture have seriously impacted British Columbia's biodiversity in this Zone. Cumulative effects have increased the environmental risk of development in this Zone to a high level.

The area also is important for numerous species and ecosystems at risk, including critical habitat identified under the Species at Risk Act.

We appreciate the opportunity to identify these environmental issues to your attention and recommend following provincial Develop with Care 2014 Guidelines (see link below).

We have a strong interest in the Official Community Plan amendment and appreciate being involved in formal consultation at a later date.

Helpful References:

- Develop with Care 2014
 - <http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare/>
- Cumulative Effects Framework
 - <http://www2.gov.bc.ca/gov/topic.page?id=57D4625607564CED96C9C9EAF2E91ACA>
- Species at Risk Act (SARA) public registry
 - <http://www.registrelep-sararegistry.gc.ca/default.asp?lang=En&n=24F7211B-1>

- BC species at risk plans
 - http://www.env.gov.bc.ca/wld/recoveryplans/recovery_doc_table.html

If you have questions, please feel free to contact me.

Yours truly,

A handwritten signature in black ink, appearing to be 'Orville Dyer', written in a cursive style.

Orville Dyer
Ecosystems Biologist

OD/el

Lauri Feindell

From: Donna Butler
Sent: July 28, 2015 11:03 AM
To: Lauri Feindell
Subject: FW: Gallagher Lake Area Plan

For file.

Donna Butler, M.C.I.P. · Development Services Manager
Regional District of Okanagan-Similkameen

This Communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication and do not copy, distribute or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: Clifford, Robyn M TRAN:EX [mailto:Robyn.Clifford@gov.bc.ca]
Sent: July-24-15 3:59 PM
To: Donna Butler
Cc: Wiseman, Jeff TRAN:EX; Rob Bitte
Subject: Gallagher Lake Area Plan

Our file: 2015-03829

Hi Donna –in response to your questions I provide the following information for you:

- The Ministry is continuing to monitor the 80km/h posted highway speed in the Gallagher Lake area. We have conducted speed surveys and find that there is high compliance with respect to the 80km/h posted speed.
- We have conducted pedestrian counts and safety review in this area and concluded that a crosswalk is not warranted at this time. We have installed illumination to improve visibility of the intersection and pedestrians that may be on the highway, and we have installed advisory signage indicating Slow to 60km/h when Pedestrians on Road. We are continuing to monitor accordingly.
- Pedestrian crossing under the highway at the Vaseaux Creek Bridge would have to be investigated and proven to meet safety requirements, bridge clearances, etc. The Ministry would be open to reviewing any information provided in this regard. There is a pedestrian walkway on the west side of the Vaseaux Creek Bridge providing good connectivity north and south of the creek.
- The existing frontage road does not have sufficient right-of-way to develop a walkway. Development of a walkway along the frontage road would be development driven and additional right-of-way would have to be provided accordingly.
- Landscaping of the highway ditch could impede traffic sight lines as well as the flow of drainage water in the ditch. It would also hinder normal highway maintenance of the ditch and would be at risk of damage or removal by highway maintenance equipment and therefore we feel it would not be appropriate in this location.
- Good access management strategies should be applied at the time of development of the lands on the east side of the highway. Access should be focussed to the existing intersection, with a strategy to closing existing direct accesses and providing good connectivity between the properties. Access to the property lying north of the bridge will also require study in order to determine safe and appropriate access. In both cases, addressing access would become a requirement at the time of redevelopment.
- Questions regarding the KVR trail should be addressed by the local government.
- Highway 97 in this area is intended to remain a two-lane rural cross-section. Passing opportunities are being provided along the corridor where possible, such as the recently constructed passing lanes north of Vaseaux Creek.

As discussed, the creation of the area plan provides an excellent opportunity to create strategies and direction for future development, such as access management, local road network and pedestrian connectivity. We look forward to working with you on this project as you move forward.

Yours truly,

Robyn M. Clifford
Sr. District Development Technician
Ministry of Transportation & Infrastructure, Okanagan Shuswap District
Tel 250.712-3665 cell 250.878-4518 email robyn.clifford@gov.bc.ca

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From: Donna Butler [<mailto:dbutler@rdos.bc.ca>]
Sent: Monday, July 13, 2015 10:10 AM
To: Clifford, Robyn M TRAN:EX
Cc: Ed Grifone (egrifone@ctqconsultants.ca); Lauri Feindell
Subject: Gallagher Lake

Hi Robyn, thanks for the phone call on Friday. Hopefully you didn't feel ambushed – the consultant just happened to be meeting with me at the time you called. As we discussed there are a number of Highway 97 topics that have come up so far in our Gallagher Lake Area Plan, after several meetings with the Citizen's Committee, a public Open House and reviewing survey results. We are largely through the Inventory and Issues/Opportunity identification phases and are moving in the draft Plan phase. Our next meeting is a public open house on July 27.

As the Highway divides the community, it is a main concern to the residents. Here are some key items:

- Highway traffic speed
- Safe pedestrian crossing of the Highway
- Pedestrian crossing under the Hwy/McIntyre Creek bridge
- Frontage Road intersection with Hwy
- Walkway along Frontage Road
- Landscaping of ditch between Frontage Road and Hwy
- Additional access to lands on the east side of Highway including
 - To future development of Gravel Pit combined with secondary access to Country Pines Mobile Home Park
 - To Klein property on north side of bridge
- KVR trail north of Okanagan River crossing
- MOTI Plans for right-of-way acquisition and highway widening through Gallagher Lake

We recognize that access to east side lands will be addressed in detail at the time of new development, but we would like to establish some basic requirements in the Area Plan. Some of the other items, such crossing under the bridge, Frontage walkway and landscaping, will need design work, but at this time we would like to be comfortable that they are doable.

Perhaps we could discuss these items before the public open house. Thanks for your time.



August 15, 2016

Donna Butler
Development Services Manager
Regional District of Okanagan-Similkameen

Dear Donna,

RE: Gallagher Lake Area Plan

Thank you for the opportunity to provide a population health perspective to this Area Plan. Gallagher Lake will be affected by changes in the surrounding region including the Senkulmen Business Park and the new Provincial Correctional Facility. Both will impact the growth in the Gallagher Lake area which is limited by the geographical constraints, land ownership and the adjacent Osoyoos Indian Band.

The area anticipates a more than doubling of the population with residences located on both sides of Highway 97. Not all homes are serviced by the community water and sewer services and the community recognizes that some of the private on-site systems are in need of improvement.

The following comments offer a health perspective;

1. The community has identified as a priority safe pedestrian crossing of Highway 97 to both sides of the Gallagher Lake area. From a health perspective encouraging and shifting behaviors to a more active form helps to reduce the risk factors associated with some chronic diseases such as cardiovascular disease, diabetes and some cancers. People are more likely to change behavior when the environment is perceived as safe. Interior Health welcomes the opportunity to discuss with all stakeholders how to improve pedestrian facilities to encourage active transportation. The resource below identifies the economic benefit of reducing risk factors associated with chronic disease-physical inactivity, excess weight and smoking.

[The economic benefits of risk factor reduction in British Columbia: Excess weight, physical inactivity and tobacco smoking](#)

2. Connection to community water and sewer services is supported by Interior Health as sustainable land use practice. Stormwater, sewage, and sustaining ecosystem functions are critical issues for drinking water source protection in urban development. Interior Health encourages local governments to use community planning to facilitate recognized better practices for stormwater management, on-site and municipal sewage disposal, and intake protection. Attached is a Q & A fact sheet for onsite waste water systems that may be of benefit during community conversations.

The five regional health authorities within BC have refocused staff and resources to help support local governments in creating healthier communities. The recent release of the Provincial Health Services Authority (PHSA) - [Healthy Built Environment Linkages-A toolkit for Design-Planning-Health](#) makes the connection between health evidence and planning principles that impact health.

As part of the ongoing commitment to local governments to deliver the most current health evidence, PHSA has also developed a Small Communities Fact Sheet that builds on the HBE Linkages Toolkit. Permission has been given to share this fact sheet with you.



Small Comm Fact
Sheet - 9Aug2016 DR

Interior Health would welcome the opportunity to become more involved with the Regional District by provide additional evidence or IH resources.

If you have any comments or questions, please contact me at pam.moore@interiorhealth.ca.

Sincerely,

Pam Moore
Healthy Built Environment Team
250-980-5077

Land Use Planning – Onsite Wastewater System and Healthy Community Environments

On site waste water systems are robust systems that work well, and they have a proven track record. Sewerage disposal systems require a minimum of ongoing maintenance and are reliable as long as there is enough land in which these systems are placed, the soils are appropriate and there is a reserve area available. The cost to build a sewerage disposal field is relatively affordable. The cost to replace a sewerage disposal system when a reserve area is not available will be dependent on whether the existing soil and drain field needs replacement or a type 2 or 3 systems needs installation since they are very expensive and may not be affordable to many residents.

The viability of on-site wastewater systems is a concern when they are used in higher density, urban-boundary areas. Interior Health has opposed using advanced on-site treatment systems as a means to accommodate higher density development given the increased maintenance and likelihood of failure over the long-term compared to conventional septic and trench disposal designs. Mitigations can be put in place to ensure sustainability (e.g. local service bylaws for maintenance and nutrient removal). However, in general we've considered "big-pipe" solutions a better option. Centralized flow to community disposal systems not only maximizes economies of scale, it provides the best opportunity to manage contaminants of concern going forward (e.g. through community source control initiatives; focused monitoring programs; specialized treatment equipment).

On site waste water systems - Sewerage Disposal System - *Questions and Answers*

1. All septic fields will eventually fail. What is the life expectancy that IHA commonly uses (i.e. 10 to 30years)? Looking at the age of the homes in various areas this can provide insight into the range for remaining life.

This is an often debated topic. In the past we considered 15 years as a (conservative) lifespan, but systems can function much longer with the right maintenance, wastewater quantity/quality, adherence to critical setbacks (Horizontal separations) and receiving soils. Also, the newer products on the market are more durable and potentially longer lasting.

Please note: Any setback from freshwater or source of drinking water less than 15 m/ 50 ft. should be accompanied by an active local government by-law outlining monitoring and maintenance conditions

2. When sewerage disposal systems fail, under what conditions are the drainage field replaced? I'm assuming that there will be minimum set back requirements, soil requirement and slope requirements. What are the requirements?

When a sewerage disposal system fails, the owner must immediately comply with the sewerage system regulation to prevent the discharge of domestic sewerage covered in section 3 then meet the requirement in section 2 to prevent a health hazard

. http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/22_326_2004

For standard on-site sewage system construction the details are in [the BC Standard Practice Manual](#) (BC SPM.) The typical limiting factors for installing a replacement field are adequate discharge area and setbacks (see Section 2.3 of SPM). You may find the attached, unofficial cheat-sheet on typical discharge area requirements helpful. Without adequate space the land-owner is faced with more costly soil replacement and/or advanced treatment solutions.

3. What is the rough cost for an average single family home to build a backup field assuming space is available?
We've observed costs for on-site sewerage construction are highly variable depending on authorized person (AP) availability and market demand. In speaking with industry reps rarely can a field replacement be made without upgrading other major components. A Type 1 system will typically run \$10,000 to \$15,000 with Type 2 systems starting at \$17,000 to \$25,000 depending on site conditions. Where Type 3 systems are typically required have costs start ~\$23,000. There isn't a significant difference between Type 2 and 3 in these situations but costs climb rapidly as conditions become more and more restrictive. You may wish to cross check these numbers with the [West Coast On-site Waste Management Association](#) and/or [BC On-site Sewage Association](#) who might have additional information on their member's typical rate structures.
4. If a backup field is not available, what options are available? What are typical costs for an average single family home?
Where a back-up field is not available and connection to a municipal system is not an option soil replacement, advanced on-site treatment, or holding-tanks may be required. As per bullet #3 construction costs for complex treatment solutions typically begin at ~\$20,000 with systems requiring greater maintenance. If holding-tanks are an option, it will typically cost over \$300 per pump-and-haul to empty a holding tank with most homes requiring this service at least monthly.
5. Under what conditions will a type 2 or 3 system be required to replace an existing type 1 system or other existing onsite system (i.e. dry well)? What are typical costs?
Where the disposal field size and soil conditions do not meet the BC SPM standards (see bullet #2) Type 2 or 3 treatment system may be the only viable option for on-site disposal. This is often the case where a dry well was used for original construction to accommodate limited disposal areas. As discussed in bullet #3, we've observed costs for complex on-site treatment systems begin at ~\$20,000 with Type 3 engineered systems often exceeding \$40,000.
6. Septic systems and sewage treatment plants do not remove nutrients from the soil (Phosphorus and Nitrogen) these can potentially cause harm to the environment and cause problems to nearby water wells (blue baby syndrome). Do you have any statistics or can you comment on this?

On-site wastewater treatment systems can remove considerable amount of nutrients but are not usually specifically designed to do so. The BC SPM (see p.54) identifies typical nutrient levels in Type 1 effluent of 12-20mg/L total phosphorus* and 30-50mg/L total nitrogen. Nutrient removal is much poorer in inefficient designs (e.g. dry wells) and failing systems. Whether these levels constitute a threat to the environment depends on the density of development (i.e. how many systems are located in the area), proximity of neighbouring wells, groundwater flow volumes, and capacity of the soils to bind/uptake the nutrients. The historic provincial benchmark of 0.5acres (2.5acre with an on-site drinking water source) lots reflects a density generally considered unlikely to result in significant accumulation of nitrates in groundwater.

* As a point of reference, total phosphorous concentration in Okanagan Lake are <0.02mg/L)

7. Disinfection of effluent from package treatment plants occurs within the soils. High water tables or breakouts of effluent from package treatment plants may be clear and may not be as easily identifiable as break outs from Septic systems, but will carry the same pathogens. Differences in breakouts from advanced treatment systems have not been observed. These systems typically fail due to improper maintenance resulting in partially treated effluent backing-up into the residence and/or pooling on the ground. There has always been distinctive odour of sewage and high *E.coli* counts in the investigations to date.
8. I understand that waste water practitioners are required to guarantee their work. What is the nature of that guarantee? What happens if they go out of business? Specific questions about the responsibility of APs for their work should be directed to the [Applied Science Technicians and Technologists](#) and the [Association of Professional Engineers and Geoscientists of BC](#). Both of these organizations are responsible for overseeing their member's practices.

Interior Health - Health Protection – Healthy Built Environments recommendations for approving land use activities is to provide local government with explicit information to allow for healthy community growth.

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: August 10, 2016 5:03 PM
To: Planning
Subject: Gallagher Lake Area Plan (Bylaw 2452, 2008)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution and transmission facilities servicing properties within the Gallagher Lake Area Plan. It should be noted that proposals for construction within the transmission right of way area, including, but not limited to, water, sewer and other utilities must be reviewed and approved by FBC(E) prior to installation for safety and operational purposes. Further, crossings will be permitted subject to appropriate conditions. Parallel construction within the right of way will not likely be approved. Applicants should be reminded that they are responsible for costs related to the detailed review of their proposal in addition to any other costs which may arise or be required related to their development's potential or actual impact on the transmission corridor.

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

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

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, P.App.
Supervisor | Property Services | FortisBC Inc.

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



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Lauri Feindell

Subject: FW: Council meeting minutes on-line?

From: Diane Vaykovich [<mailto:dvaykovich@oliver.ca>]
Sent: September 20, 2016 9:24 AM
To: Christopher Garrish
Subject: RE: Council meeting minutes on-line?

No resolution just comment:

J-4 Gallagher Lake Area Plan
- RDOS Referral Request

Council commented positively on the walkways under the bridge and that the plan is concentrated building around available services.

Diane Vaykovich | Corporate Officer
Town of Oliver
Direct: 250-485-6207
Email: dvaykovich@oliver.ca

Attachment No. 1 – Public Survey Results – April 14, 2015

A key component of the Gallagher Lake Area Plan is public engagement. An Open House was held on April 14. A survey was available at the Open House and was also later provided to the Country Pines Mobile Home Park, Deer Park and the Gallagher Village developments. A total of 105 surveys were completed as follows:

Note: There may be some duplicate responses, as some attendees at the Open House may have also filled out surveys that were circulated in the housing developments. The survey is not “scientific”, but is intended to identify items of concerns and interest to local residents.

RESULTS

1. Housing Needs: A significant majority of respondents favour supporting the type of housing that is currently available in the community to continue into the future. About 10% respondents support some low density multiple family housing.
2. Commercial Uses: Of the respondents who answered the question, one-half supported additional commercial development at Gallagher Lake with some limitations to tourist commercial, retail, restaurant, grocery, arts and crafts and similar small scale operations and one-half who did not support additional retail.
3. Redevelopment: The majority, about 75%, supported redevelopment for residential uses, 50% for commercial and 50% for no industrial development.
4. Services & Utilities: 25% supported future utilities over the next 5 years, 35% as demand warrants and about 40% did not support expansion of sewer (mainly from Country Pines).
5. Tourism: The respondents provided the most support for “landscaping along the frontage road” for community enhancement.
6. Community Amenities: 80% of respondents did not see a need for institutional facilities or community amenities, feeling that they can go to other centres.
7. Highway Situation: Most respondents desire a lower speed limit on Highway 97 and safer pedestrian crossing of the Highway. There is also some support for frontage road beautification and pedestrian improvements.
8. Parks and Trails: About 40% of respondents answered this question and supported trails and walking opportunities.
9. Environment and Creeks: Written concerns focused on keeping natural areas clean and tidy, concerns about the gravel operation, and about the trail along the water canal.
10. Industrial Uses: Large majority of respondents do not support more industrial development.
11. Access to Gallagher Lake: About 40% favoured public access to Gallagher Lake, while 60% did not (most from Country Pines) due to concerns about a small, crowded lake with limited access.

Attachment No. 2 - Open House Exit Survey Comments – July 6, 2016

Do you agree with the vision and Goals outlined for the community:

- Yes – 19 No - 8

Comments:

- Not enough info given out
- When they 4 lane the Highway, coordinate your improvements
- No public access to Gallagher Lake due to impact on water quality, fish and wildlife and facilities (3 responses)
- Access points must be established before real estate development plans are approved
- For the most part (4)
- Traffic controlled crosswalk at Gallagher Lake should be priority
- Mainly support – would not like to see any public access on the riparian area west of Gallagher Lake Village
- Lack of communication re – KVR hiking trail through Deer Park and other trails/parks
- No bridge underpass
- Support with appropriate caveats as outlined in Plan
- But need to be kept informed of the costs as the Plan is moving towards implementation

Single family homes will continue to be the main housing type, but some 2 storey townhouses may be considered:

- Yes – 30 No – 7

Comments:

- No 2 storey townhouses (10 responses)

Support future redevelopment of the gravel quarry to residential, light industrial or tourist commercial:

- Yes – 31 No – 3

Comments

- No light industrial (2 responses), residential only
- As long as there is cooperation with the community
- Only be considered when the current use ceases – no hostile rezoning
- If it does not interfere with the existing community
- Winery type of use
- Traffic turns dangerous
- Not sure why this is being suggested as quarry is still in use

Continue to focus new commercial development on the Frontage Road and work to improve appearance and walking:

- Yes – 33 No - 3

Comments

- Lower speed on road
- Clean up of the Frontage Road
- Needs another access – poor existing access
- Do no encroach on the private GLVP walkway along the river (4 responses)
- Don't encroach trails on private property unless approved by owner
- Residential, commercial not heavy industrial
- With all the traffic are cars trying to get on Highway – 60 km speed limit
- Only suitable place
- Left turn lane used as a high speed passing lane – up to 100 km/hour

No support for new heavy industry:

- Yes – 27 No – 6

Comments

- Do not ban all – there may be some necessary in the future
- Should be considered on a case-by-case basis – community needs growth and new business

Protect environmentally sensitive areas including cliff above lake, lake shore and riparian areas along creek and river:

- Yes –27 No – 6

Comments

- Yes, but leave the chestnut tree along the river (2 responses)
- Yes for new development – but they should be reasonable
- Don't need poison ivy
- Often too restrictive
- Rocks still falling weekly

Support new natural parks and trail network:

- Yes – 19 No – 16

Comments

- But not on private land / Gallagher Village (5 responses)
- KVR proposal is great – does not affect private property
- Parks and trails for tax paying residents only
- Provided the trail south of Vaseux Creek does not connect cross the creek
- Support KVR, not other trails

Support highway pedestrian underpass at Vaseux Bridge:

- Yes – 19 No – 16

Comments

- Lower speed on Highway and raised crosswalk
- Controlled light pedestrian crossing would be better (6responses)
- Yes, much safer (2)
- Top priority
- Very important
- Provide access to Deer Park which creates security problems
- Allow path on south side of creek, not north side
- Not in normal movement of people

Support extension of community water and sanitary service to new development and to existing areas as needed:

- Yes – 32 No – 3

Comments

- If they pay their fair share
- Only if the fees are covered by the users, not everybody else
- Yes but not forced. All costs should be considered on each plan for sewer / water
- ASAP
- Not without knowing costs – Country Pine

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2453.30, 2016

A Bylaw to amend the Electoral Area "C" Zoning Bylaw No. 2453, 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 "C" Zoning Amendment Bylaw No. 2453.30, 2016."
2. The Official Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as Lot 1 Plan KAP3579 DL 28S SDYD, and shown shaded yellow on Schedule 'Y', which forms part of this Bylaw, from part Tourist Commercial Four (Campground) (CT4) and part Small Holdings Four (SH4) to Small Holdings Four Site Specific (SH4s).
3. The "Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:
 - i) replacing Section 16.7.1 under "Site Specific Small Holdings Four (SH4s) Provisions" with the following:
 1. In the case of land described as Lot 4, Plan 11959, District Lot 28s, SDYD, and shown shaded yellow on Figure 16.15.1:
 - a) the following accessory use shall be permitted on that part of the land located north of Vaseux Creek, and in addition to the permitted uses listed in Section 13.6.1:
 - i) retail stores, general, not to exceed 200 m² in gross floor area.

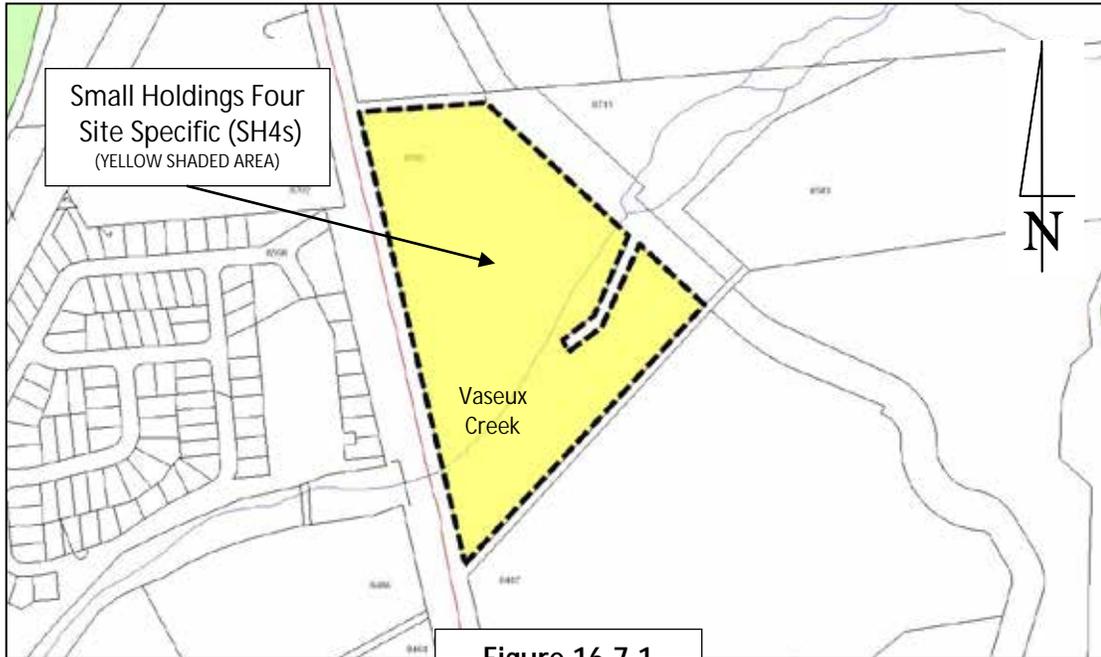


Figure 16.7.1

READ A FIRST AND SECOND TIME this 6th day of October, 2016.

PUBLIC HEARING held on this 14th day of November, 2016.

READ A THIRD TIME this ___ day of _____, 2016.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area 'C' Zoning Amendment Bylaw No. 2453.30, 2016" as read a Third time by the Regional Board on this ___ day of ___, 2016.

Dated at Penticton, BC this ___ day of ___, 2016.

Chief Administrative Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ___ day of _____, 2016.

ADOPTED this _____ day of _____ 2016.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

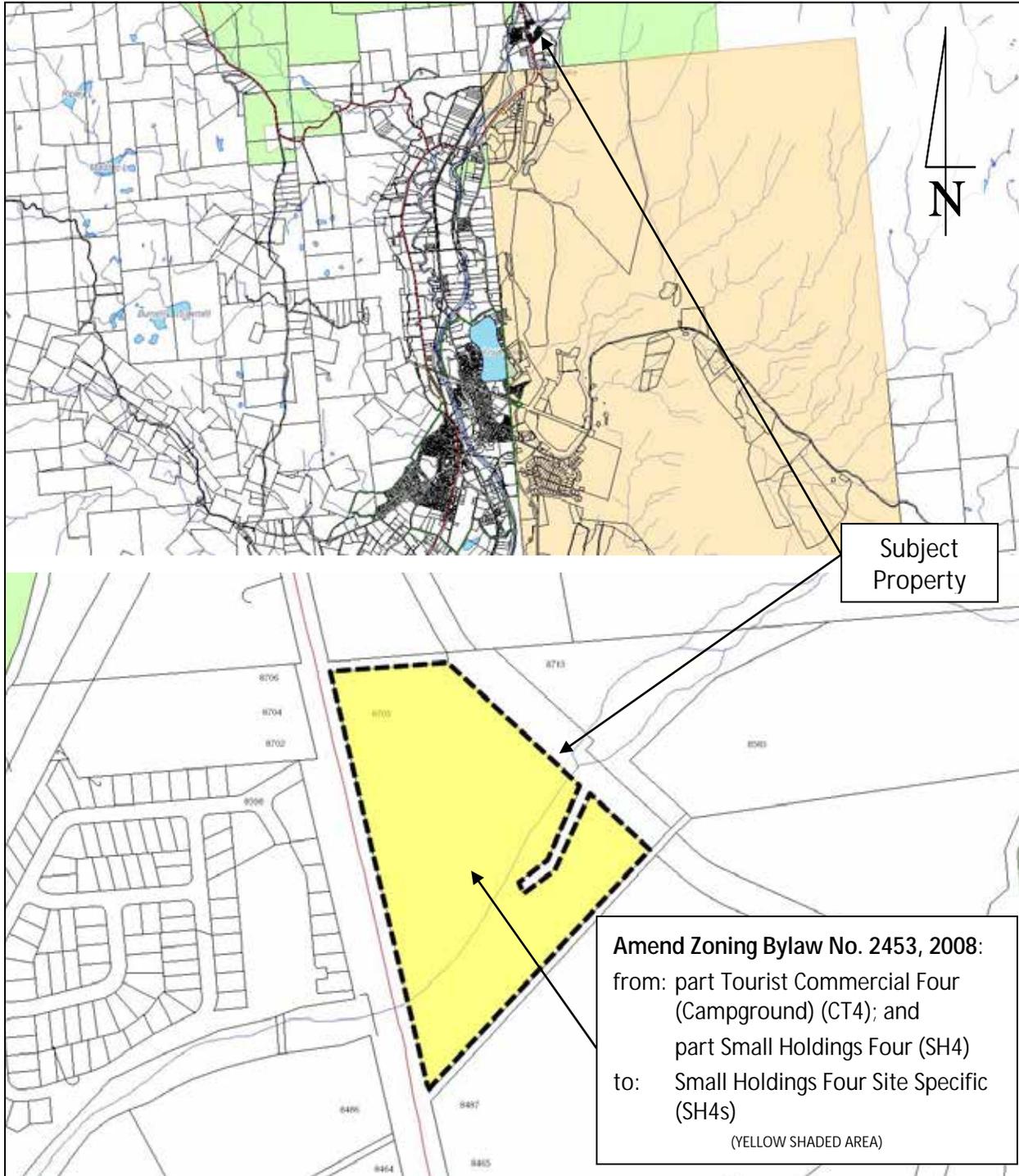
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2453.30, 2016

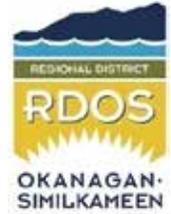
Project No: C2016.082-ZONE

Schedule 'Y'



PUBLIC HEARING REPORT

9TO: Board of Directors
FROM: Chair, Director Terry Schafer, Electoral Area "C"
DATE: November 14, 2016
RE: Public Hearing Report on Amendment Bylaw Nos. 2453.30



Purpose of Amendment Bylaw:

The purpose of the amendment bylaw is to amend the Electoral Area "C" Zoning Bylaw No. 2453, 2008, to remove a campground zoning found at the north-west corner of the parcel located at 8703 Highway 97 and to introduce a site specific provision that will re-introduce give shop (i.e. "retail stores, general, not to exceed 200 m² in gross floor area") as a permitted use in accordance with a previous rezoning approved by the Regional District Board in 1997. Specifically amending from Part Tourist Commercial Four (Campground) (CT4) and part Small Holdings Four (SH4) to Small Holdings Four Site Specific (SH4s).

Public Hearing Overview:

The Public Hearing for Amendment Bylaw No 2453.30 was convened on Monday, November 14, 2016, at 7:41 p.m., at the Oliver Alliance Church, 6835 Leighton Crescent, Oliver.

There were thirteen (13) members of the public present.

Members of the Regional District Board present were:

- Chair, Director Terry Schafer

Members of the Regional District staff present were:

- Donna Butler, Planner
- Nona Lynn, Recording Secretary

Chair Schaffer called the Public Hearing to order at the Oliver Alliance Church, 6835 Leighton Crescent, Oliver.

Pursuant to Section 464, 465 and 468 of the *Local Government Act* in order to consider Amendment Bylaw Nos 2453.30, 2016.

In accordance with Section 466, the time and place of the public hearing was advertised in the November 2 and 9 editions of the Oliver Chronicle and the November 7 edition of the Penticton Herald.

Copies of reports and correspondence received related to Amendment Bylaw No 2453.30, 2016 were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There were no written briefs submitted at the public hearing.

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

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

Wanda Brooks, Country Pines – Questioned the Klein Property and its proximity to the Country Pines Mobile Home Park.

Planner – Clarified where the Klein Property is located and where the Country Pines Mobile Home Park entry is.

Wanda Brooks, Country Pines – Questioned if there could be a business located on the Klein property south of Vaseux Creek in the future.

Planner – Explained that it is possible that a gift shop could be located on this part of the property, but stated that it is unlikely. The owner would have to meet the bylaws which are in place in order to do so. Once the zoning is in place, it would become a building permit and technical exercise.

Laurence Green, Deer Park – Expressed concern to the impact of traffic if a business were to be built on the Klein property, due to the fact that people aren't driving slow enough on the highway.

Chair Schafer – Stated that the Ministry of Highways would likely not allow for an access permit at the location in question.

Wanda Brooks, Country Pines – Expressed concern that the Gallagher Lake Area Plan speaks to safety, and the rezoning may not comply.

Planner – Discussed that the rezoning would make the property all residential, Small Holdings Four Site Specific (SH4s). rather than the current, Part Tourist Commercial Four (Campground) (CT4) and Small Holdings Four (SH4).

Barry Holliday, 70 Country Pines – Questioned the history of the property.

Planner – Reviewed the history of the property.

Wanda Brooks – Country Pines – Discussed the benefits of encouraging the property owner to locate the shop in an area which would comply with the Area Plan.

Planner – Stated that that would be possible to amend they bylaw to not allow a gift shop South of Vaseux Creek if the owners were open to it.

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

Chair Schafer asked a third time if there was anyone who wished to speak further to the proposed bylaws and hearing none, declared the public hearing closed at 7:52 p.m.

Recorded by:
Nona Lynn

Nona Lynn
Recording Secretary

Recorded by:


Donna Butler
Development Services Manager

Confirmed:
Terry Schaffer

Terry Schaffer
Chair

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: November 4, 2016 4:03 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: Bylaw Referral C2016.082-ZONE

Categories: DEADLINE

Greetings RDOS Planners,

Thank you for your referral regarding zoning changes proposed for 8703 Highway 97, Oliver, BC, PID 010942343, L 1 DL 28S SIMILKAMEEN DIVISION YALE DISTRICT PL 3579. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

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

Prior to any land alterations (*e.g.*, addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

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

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

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

Below is a screenshot showing the property (outlined in yellow) in relation to the archaeological potential (brown/orange areas). As can be seen, the entire area within which the property is located has high potential.

If this does not represent the property listed in the data request please contact me.

Kind regards,

Diana



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

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

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]
Sent: Friday, October 14, 2016 2:33 PM
To: HBE@interiorhealth.ca; referrals@oib.ca; Cooper, Diana FLNR:EX; fbclands@fortisbc.com
Cc: Christopher Garrish
Subject: Bylaw Referral C2016.082-ZONE

Re: Lot 1, Plan KAP3579, DL28S, SDYD (8703 Highway 97, Oliver)
Project: C2016.082-ZONE

Please find attached a copy of a Bylaw Referral, along with a copy of the draft Bylaw No. 2453.30, 2016. Please review and forward any comments you may have to planning@rdos.bc.ca.

Kind Regards,

Lauri Feindell Administrative Assistant, Planning
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 | tf. 1.877.610.3737 | f. 250.492.0063
www.rdos.bc.ca | lfeindell@rdos.bc.ca
[FACEBOOK](#) | [YOUTUBE](#) | Sign up for [REGIONAL CONNECTIONS](#)



DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION

Your File #: C2016.082-ZONE-Klein
eDAS File #: 2016-05273
Date: October 17, 2016

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

Attention: Lauri Feindell

**Re: Proposed Bylaw 2453.30 for:
Lot 1, Plan KAP3579, District Lot 28s, SDYD
8703 Highway 97-Gallagher Lake Area, Oliver, BC.**

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

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

Yours truly,

Rob Bitte
District Development Technician

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 490-8200 Fax: (250) 490-2231



RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2453.30

- Approval Recommended for Reasons Outlined Below
- Interests Unaffected by Bylaw
- Approval Recommended Subject to Conditions Below
- Approval Not Recommended Due to Reasons Outlined Below

Signature: 

Signed By: John C. Beaupre

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: November 03, 2016



OSOYOOS INDIAN BAND

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

November-10-16

Referral ID: C2016.082-Zone
RTS #: 901
Reference #: R-77-000719
Date: October-14-16

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

Attention: Christopher Garrish,

The Osoyoos Indian Band acknowledges receipt of your referral dated October-14-16. After carefully considering all of the information you have provided as part of the above referral we write to request that we be provided with additional material for review. Specifically, could you please provide information on:

- Proponent Name, Company, Mailing Address, City, Province, Postal code, Phone Number, Fax and Email Address
- Any known archaeological studies, that have been completed at the project location.
- Corresponding SHP files
(B.C. Albers projection; Compressed zip file that includes: .shp, .shx, .dbf, .prj)

Without this information, we cannot make an informed decision and we would have no other alternative but to reject the proposed activity / development. We look forward to your response.

Acceptance of payment by the Osoyoos Indian Band does not affirm or confirm agreement with the proposed project, nor does it waive any Rights and Title we have held, continue to hold or may hold relative to the Administrative Area this proposed project is resting within on behalf of the Syilx peoples.

Limlent,

Yvonne Weinert
Lands Manager
250.498.3444 ext. 3034

Per:
Chief Clarence Louie
Osoyoos Indian Band



OSOYOOS INDIAN BAND

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

November-10-16

Referral ID: C2016.082-Zone

RTS #: 901

Date: October-14-16

Reference#: R-77-000719

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

RE: 60 (sixty) day extension

Thank you for the above application that was received on October-14-16.

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

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

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

We appreciate your co-operation.

Respectfully,

Limlæmt,

Yvonne Weinert

Lands Manager

Per:

Chief Clarence Louie

Osoyoos Indian Band

cc:

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: November 9, 2016 10:07 AM
To: Planning
Subject: Highway 97, 8703 Oliver (C2016.082-ZONE)

With respect to the above noted file,

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

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

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

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

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, P.App.
Supervisor | Property Services | FortisBC Inc.

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



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ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 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 third time, as amended and adopted.

Background

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

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. Several very minor adjustments have updated the OCP map schedules since the Board gave first and second reading, none of which significantly impact the OCP. These changes include updating the map template (e.g. removing the word 'draft' and allowing for more space on the bylaw amendment table) and a number of other minor mapping changes as shown on Attachment No. 1. These mapping changes were found as part of the parcel line 'clean up' of the OCP and Zoning updates.

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 citizen's committee.

There were two Open Houses held at the Kaleden School. The first in February 2015 was well attended 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 citizen's 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.

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

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

A small contract was also arranged with Penticton Indian Band to review a draft of the OCP and provide insights into cultural context of the OCP and ensure correct names and sites were cited. A presentation of the draft OCP was provided to PIB council in January 2016.

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.

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

On September 15, 2016, the Board of Directors gave first and second reading of Bylaw 2683, 2016.

On November 21, 2016, a public hearing was held at which there were approximately 19 members of the public in attendance. A submission was received at the public hearing from the Dominion Astrophysical Radio Observatory (DRAO). DRAO is supportive of the policies contained in the new OCP but have concerns regarding protection measures once the Land Use Contract at St Andrews is terminated. DRAO also suggested several refinements to enhance protection for DRAO from Radio Frequency Interference (RFI) and for RDOS to provide a leadership role to coordinate discussion between Federal and Provincial representatives to enact an enduring legal basis for RFI management.

Administration recognizes the unique situation of having a facility like DRAO within its boundaries and also recognizes legal limitations imposed on local governments on enforcing third party requirements. Legal counsel has also recommended policy language within an OCP be structured to allow some degree of flexibility in future land use decision making.

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 requirements of the *Local Government Act* (LGA) for an OCP have been met.

Policy changes to the new OCP 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.

Alternative:

THAT first and second reading of Bylaw No. 2683, 2016 be rescinded and the abandoned.

THAT adoption of Bylaw 2683, 2016 be deferred until the following conditions can be met:

Respectfully submitted

Endorsed by:

Endorsed by:

ERiechert



Donna Butler

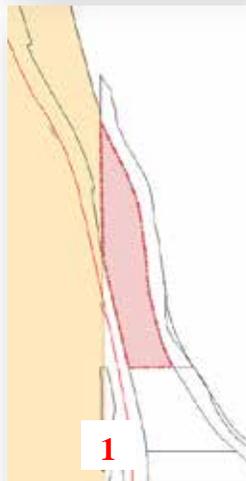
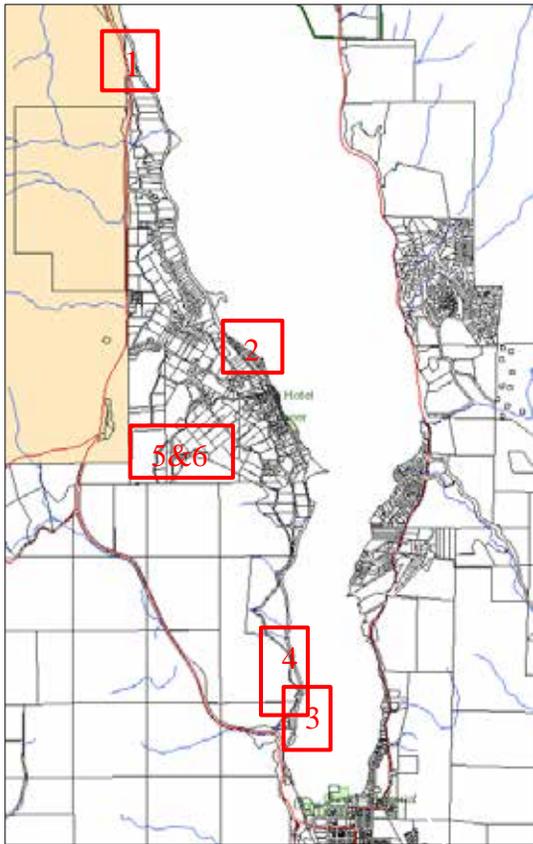
E.Riechert, Planner

C. Garrish, Planning Supervisor

D. Butler, Dev. Services Manager

Attachments: No. 1 – Schedule 'B' Adjustments

Attachment No. 1 – Schedule 'B' Mapping Adjustments



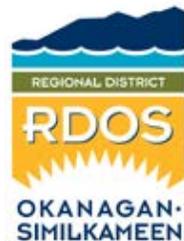
1. Large Holdings (shaded red)
2. Administrative and Institutional (shaded red)
Park and Recreation (shaded purple)
3. Small Holdings (shaded pink/ red)
4. Parks and Recreation ([KVR] shaded dark purple)
5. Low Density Residential (shaded orange)
6. Resource Area (shaded blue)
7. Resource Area (shaded orange)

AREA "D-1" KALEDEN APEX



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

OFFICIAL COMMUNITY PLAN



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

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Schedule 'D'	Parks, Recreation and Trails
Schedule 'E'	Hazard Lands – Soil
Schedule 'F'	Hazard Lands – Steep Slopes
Schedule 'G'	Hazard Lands – Wildfire
Schedule 'H'	Transportation Network
Schedule 'I'	Environmentally Sensitive Development Permit Areas
Schedule 'J'	Watercourse Development Permit Areas

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 15th day of September, 2016.

READ A SECOND TIME on the 15th day of September, 2016.

PUBLIC HEARING held on the 16th day of November, 2016.

READ A THIRD TIME, as amended, 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.

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).

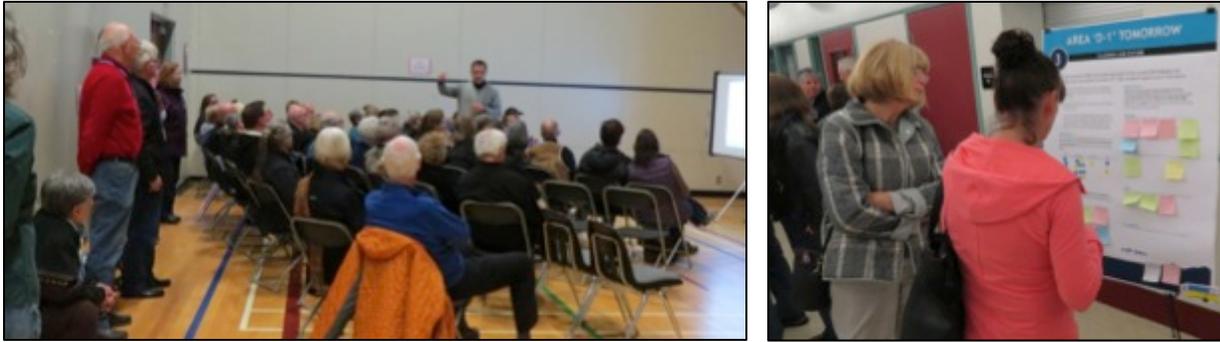


Figure 1: Electoral Area "D-1" OCP Update Open House – Kaleden, February 2015

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.

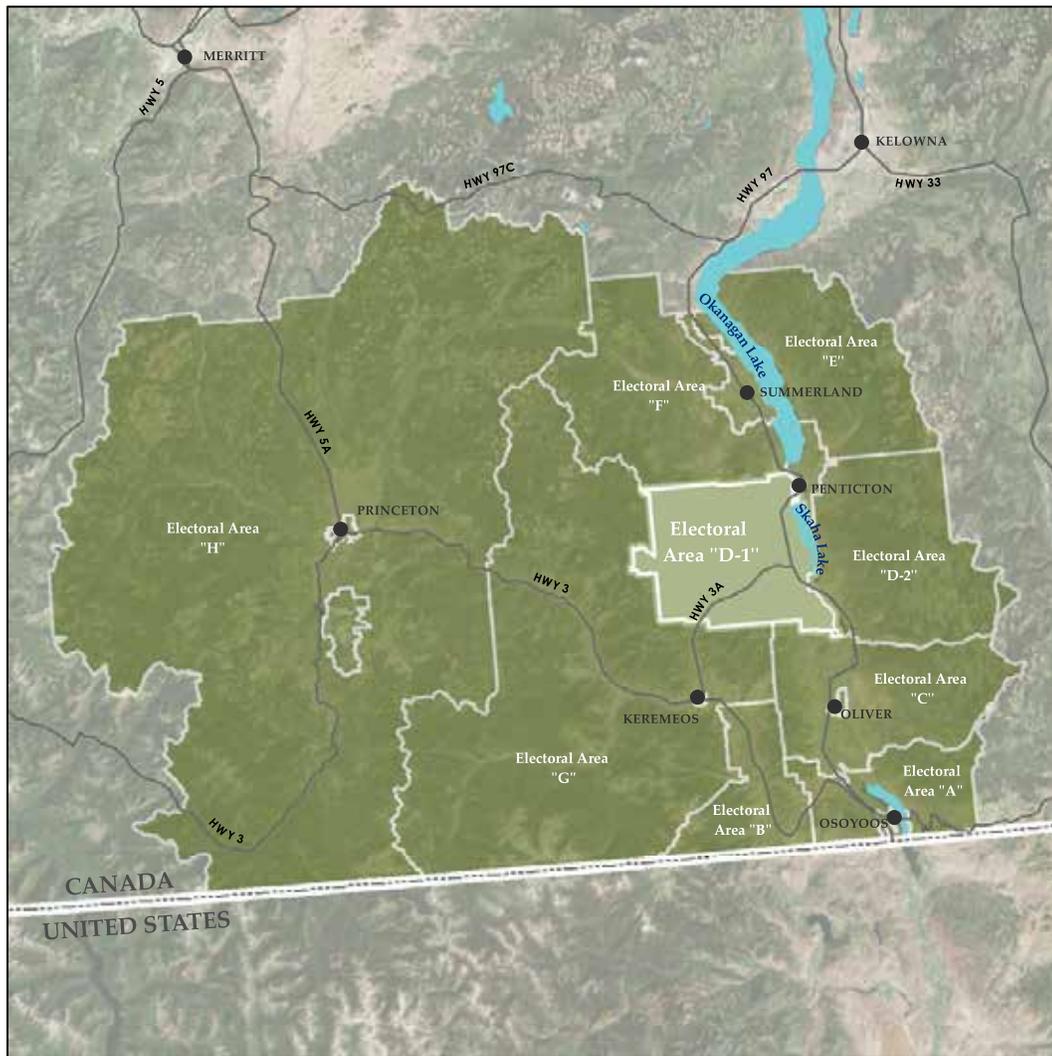


Figure 2: Plan Area Regional Context

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.

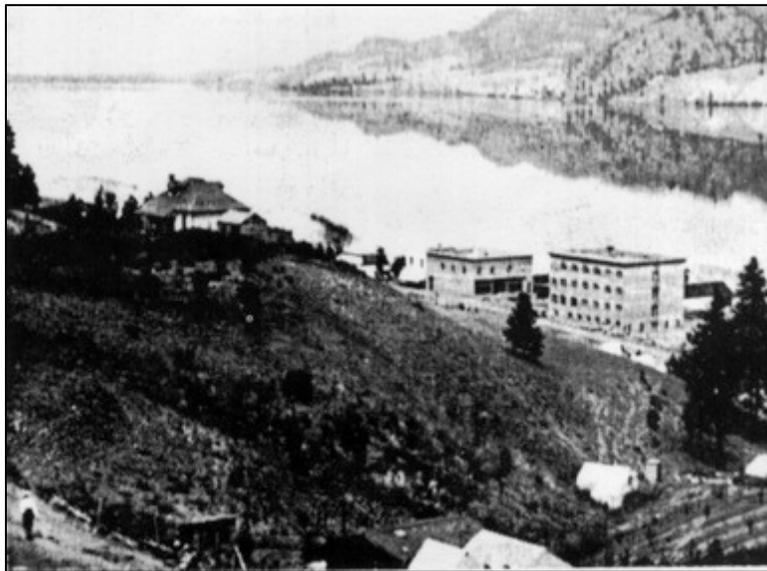


Figure 3: Kaleden 1912

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 Penticton Indian Band

While not within the jurisdiction or planning authority of the Regional District, a significant portion of the Plan Area is occupied by Penticton Indian Band reserve lands. The Penticton 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.

Penticton Indian Reserve No.1 (IR#1) is located immediately west of Penticton and is located entirely within the Plan Area boundaries. At 19,277 hectares (47,630 acres), Penticton IR1 is the largest reserve by land area in BC, and it is the main community for the Penticton 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.

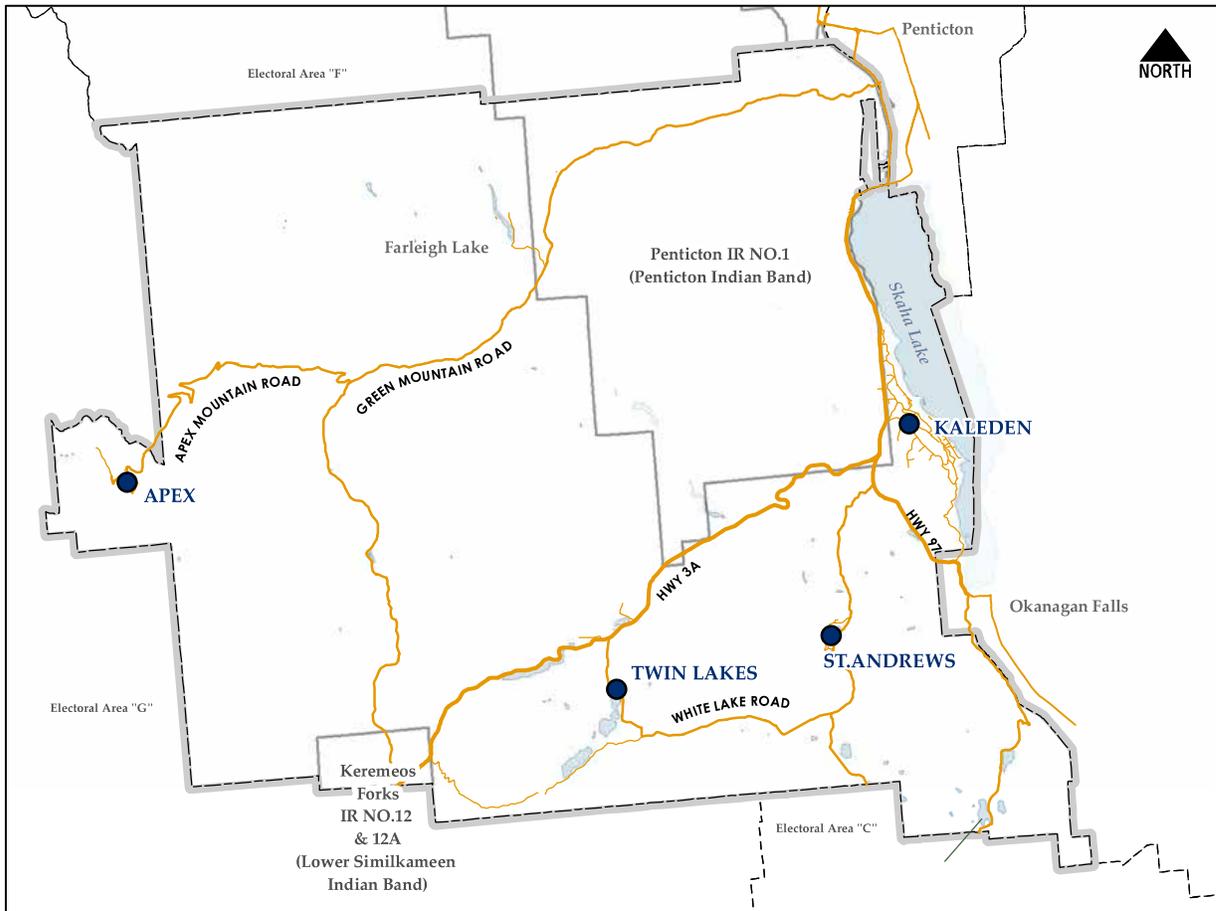


Figure 4: Plan Area Communities and Settlement Areas

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 2,400.¹

¹ 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.

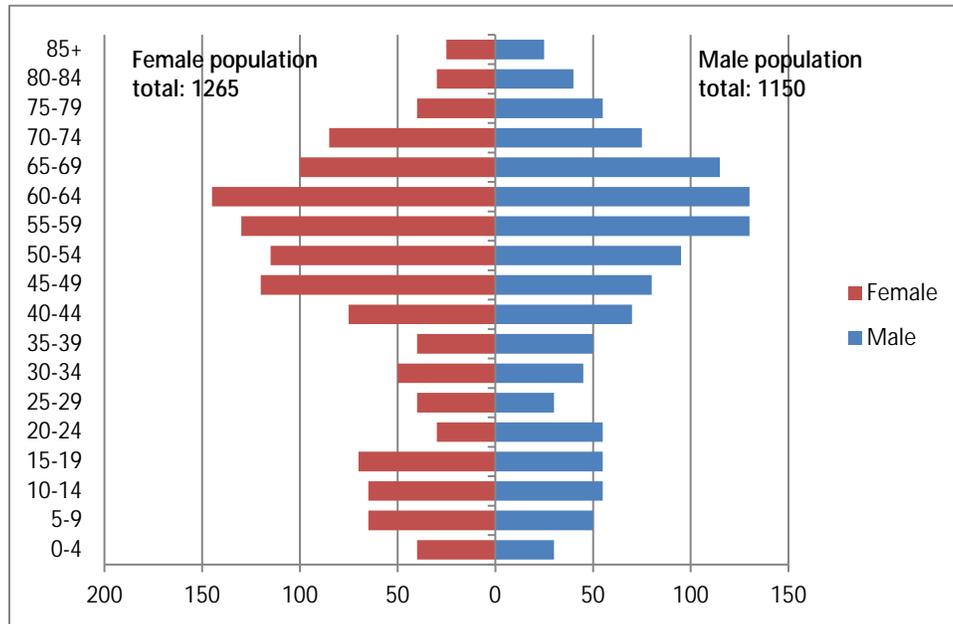


Figure 5: Plan Area 2011 Estimated Population by Gender and Age Cohort, 2011

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.

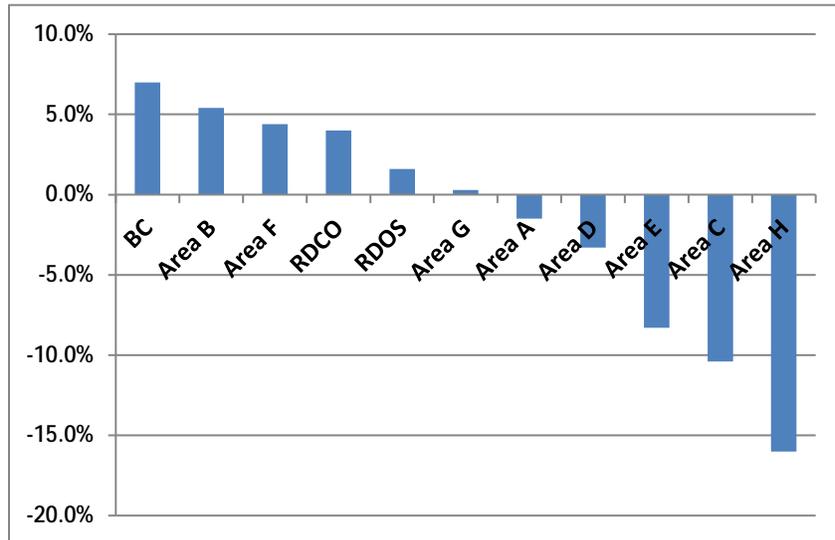


Figure 6: Population Growth Rates 2006-2011 BC, RDOS, Regional District of Central Okanagan

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.

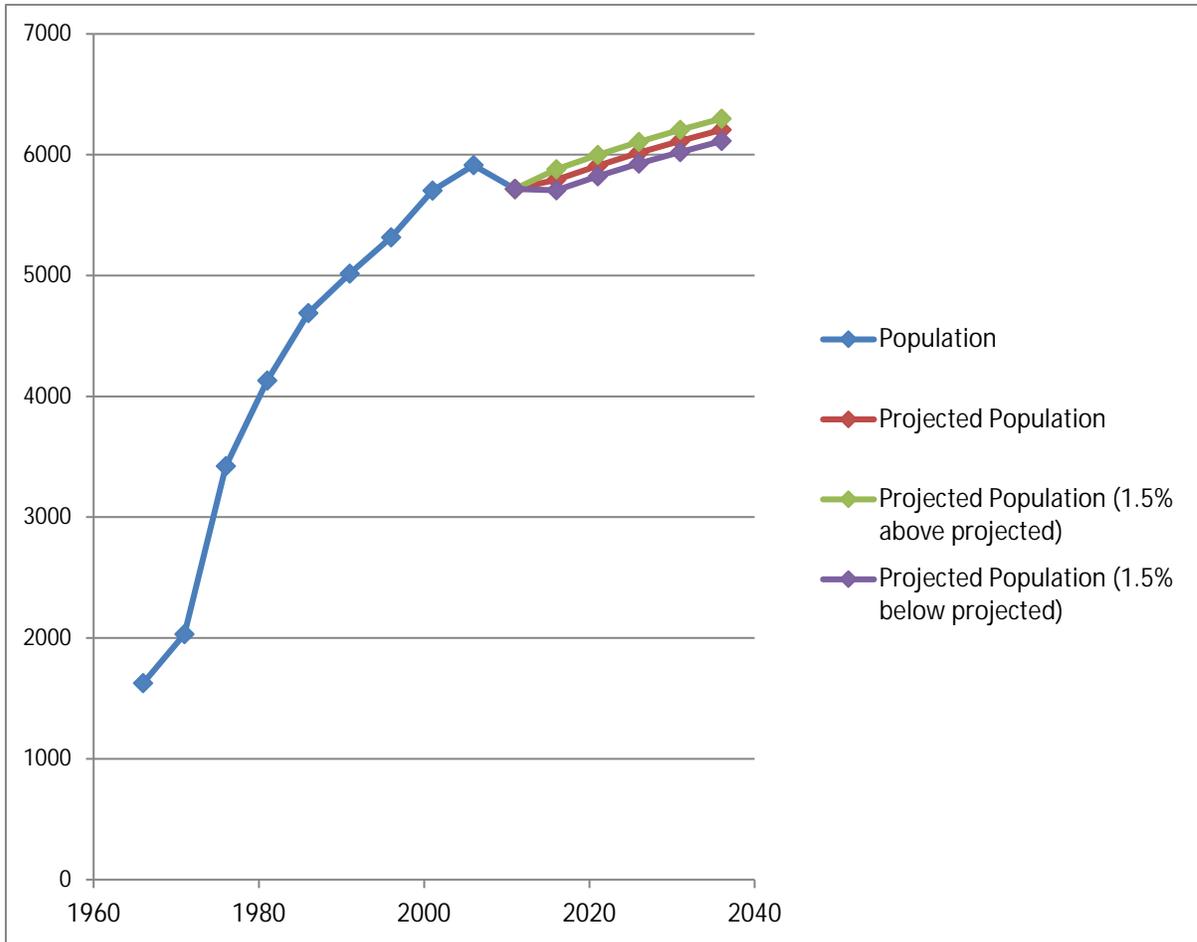


Figure 7: Electoral Area "D" Projected Population Growth (1966-2036)

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".

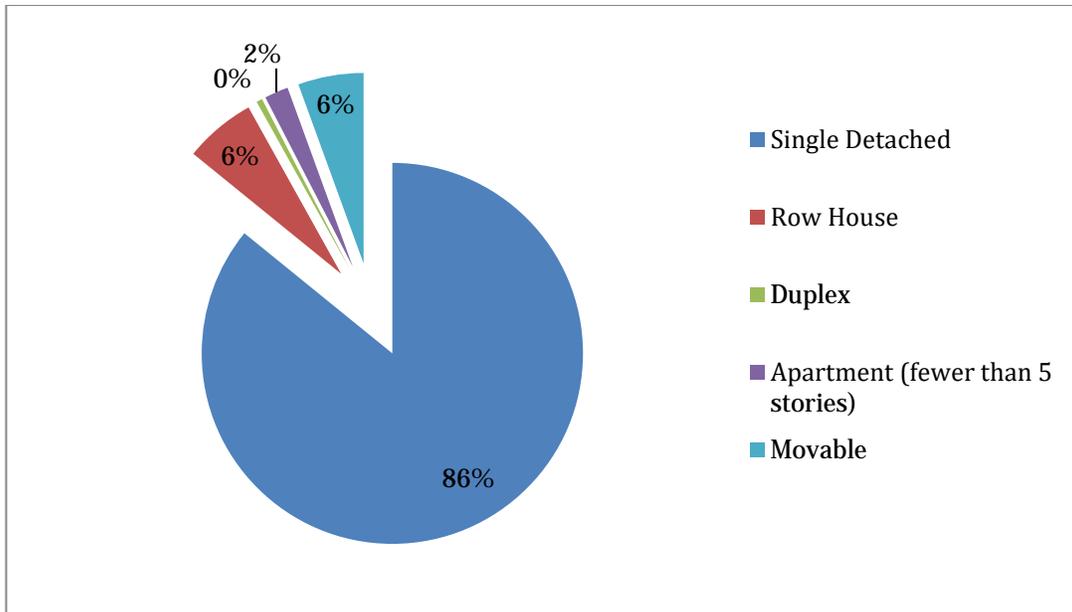


Figure 8: Plan Area Housing by Dwelling Type

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.

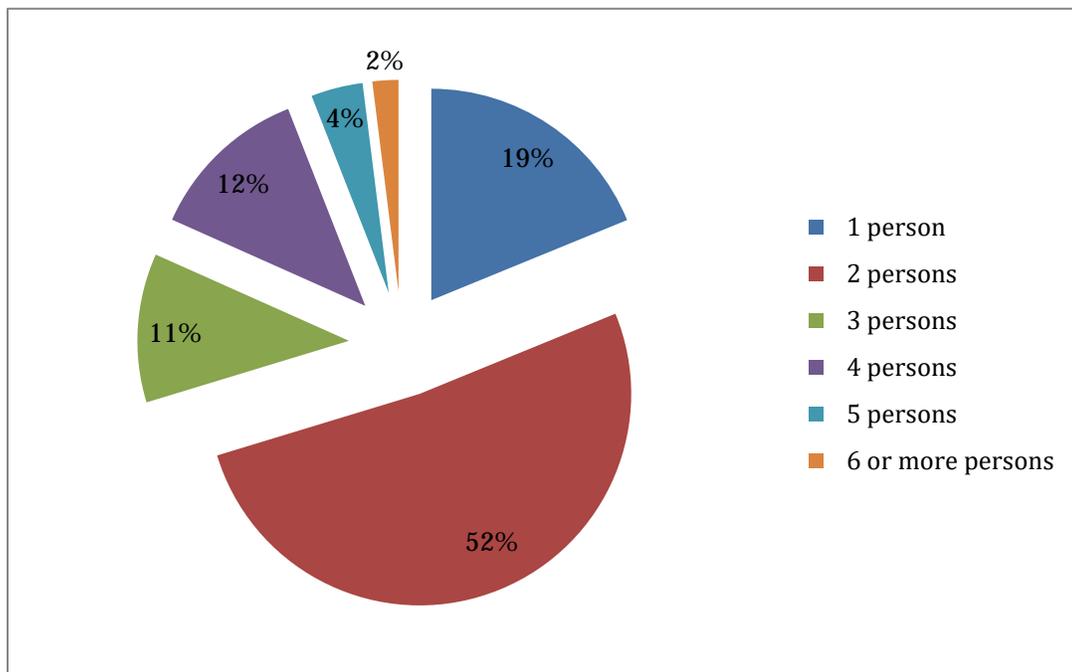


Figure 9: Electoral Area "D-1" Household Size

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
<i>Medium Density Residential Mixed Use</i>	RMU	370	-	370
<i>Medium Density Residential</i>	RM1, RM3	100	-	100
<i>Low Density Residential</i>	RS1, RS2, RS4, RSM1	260	80	340
<i>Rural Residential</i>	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.

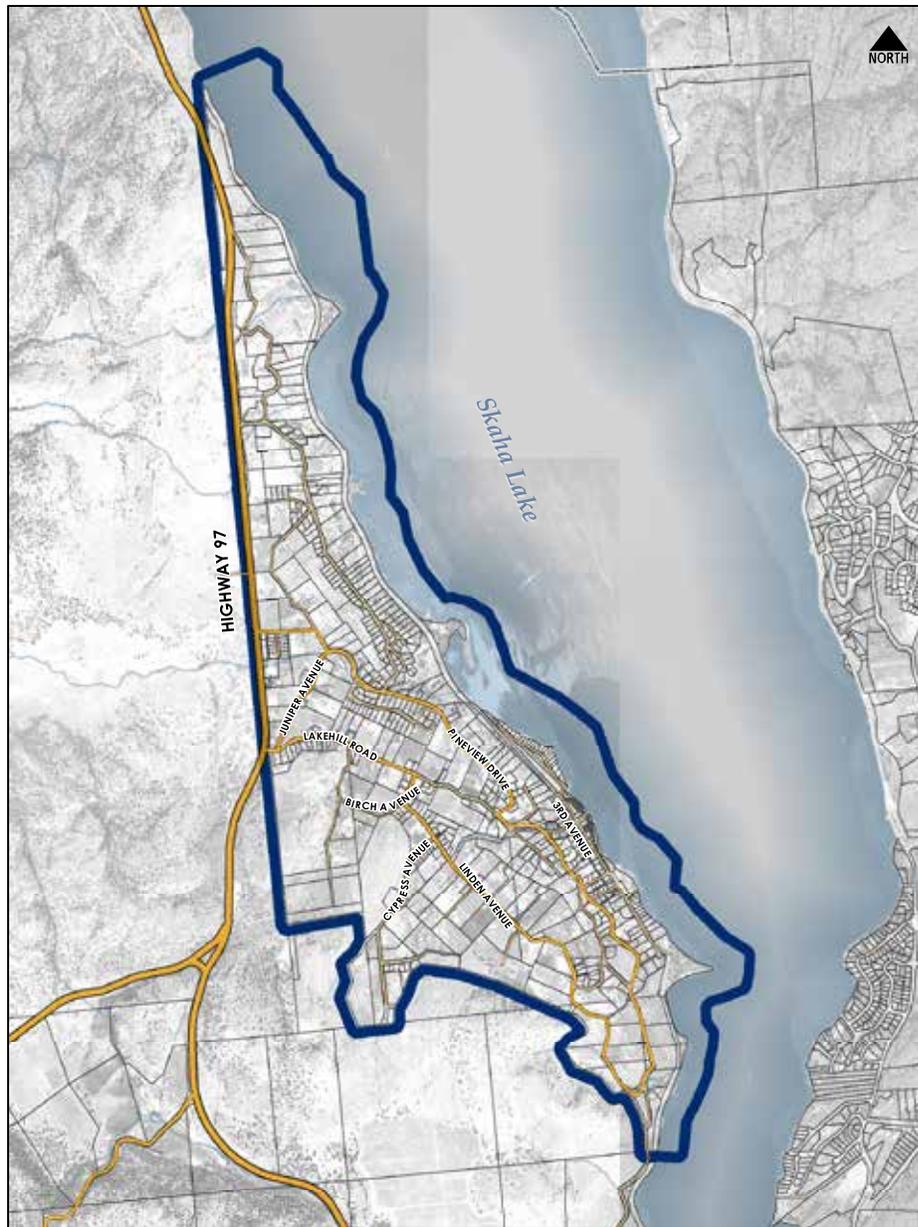


Figure 12: Kaleden Rural Growth Area Containment Boundary

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.

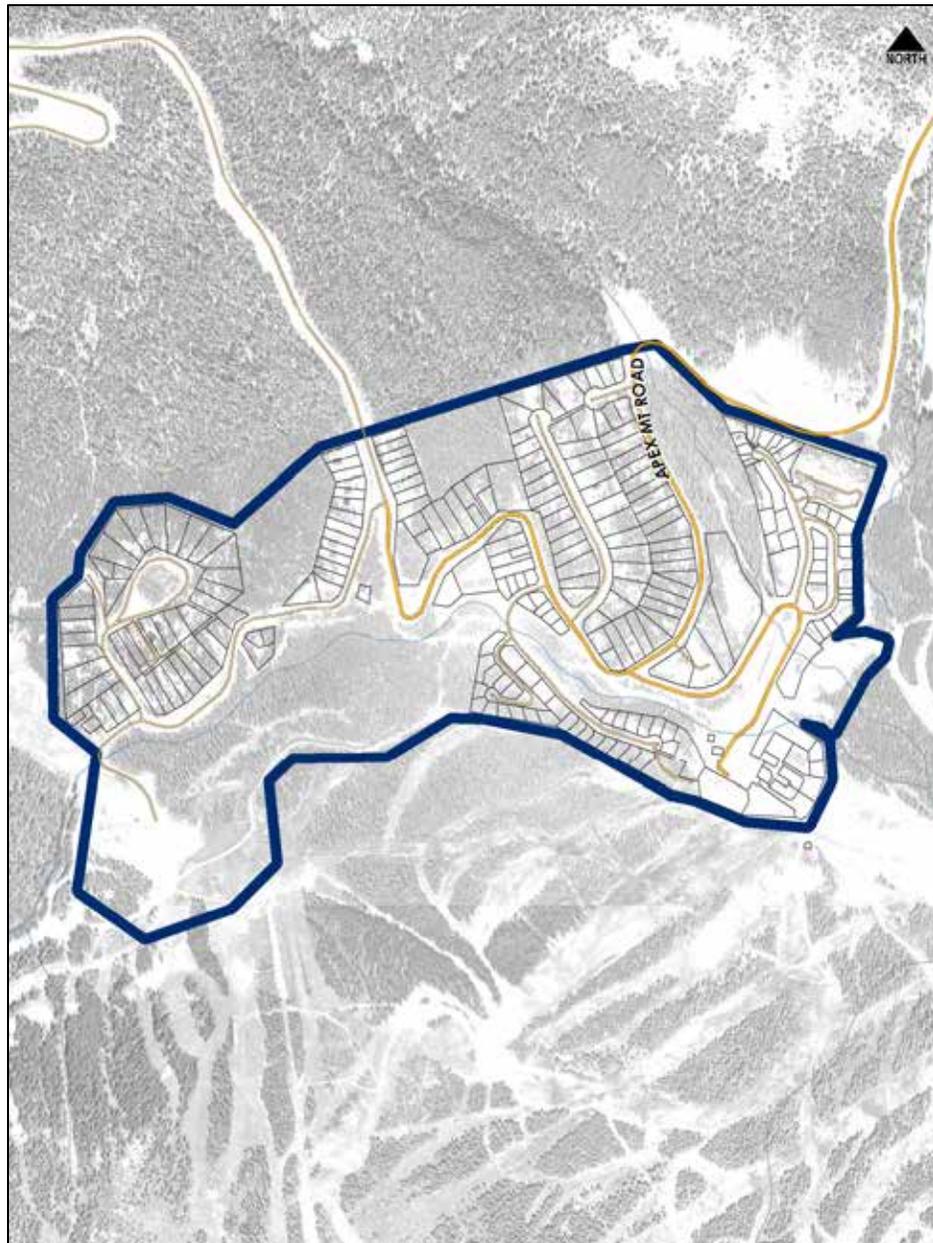


Figure 13: Apex Rural Growth Area Containment Boundary

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.

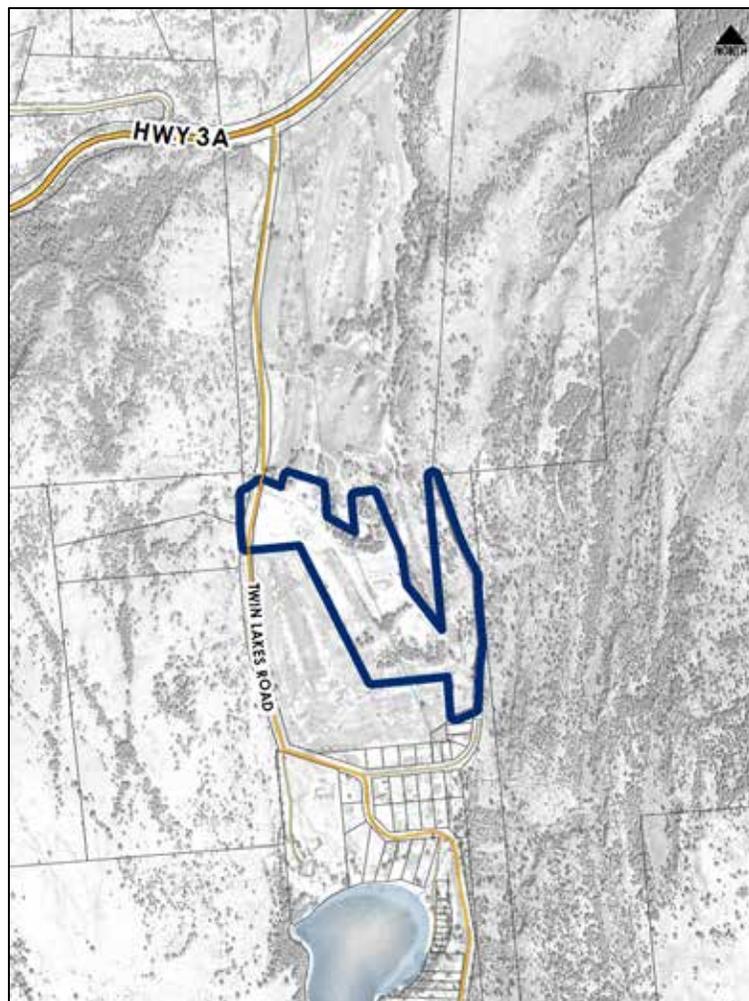


Figure 14: Twin Lakes Rural Growth Area Containment Boundary

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.

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 Syilix/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.

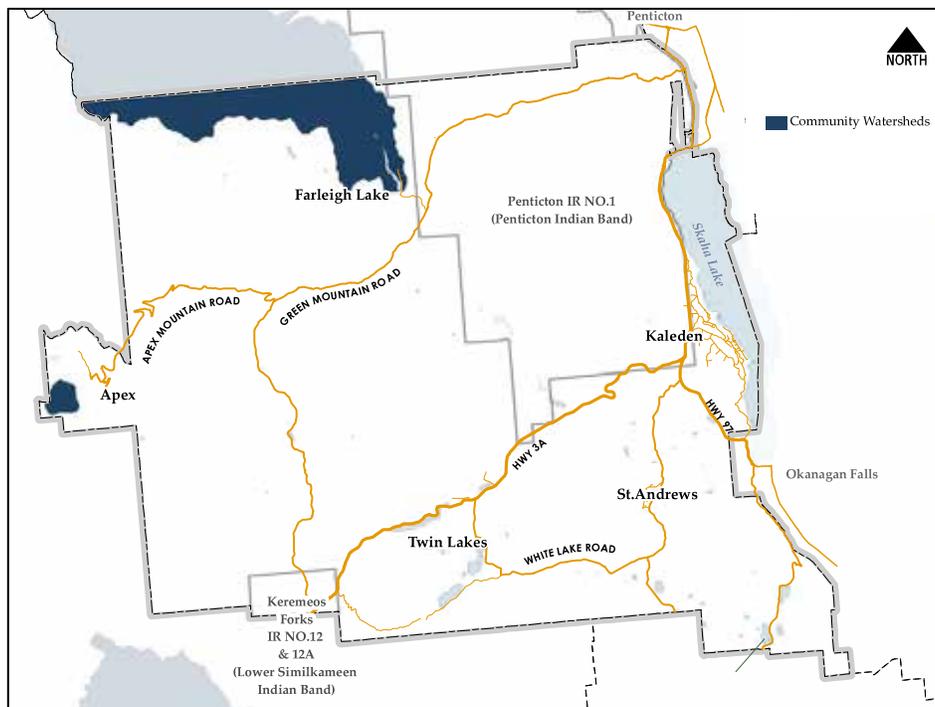


Figure 15: Plan Area – Designated Community Watersheds

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

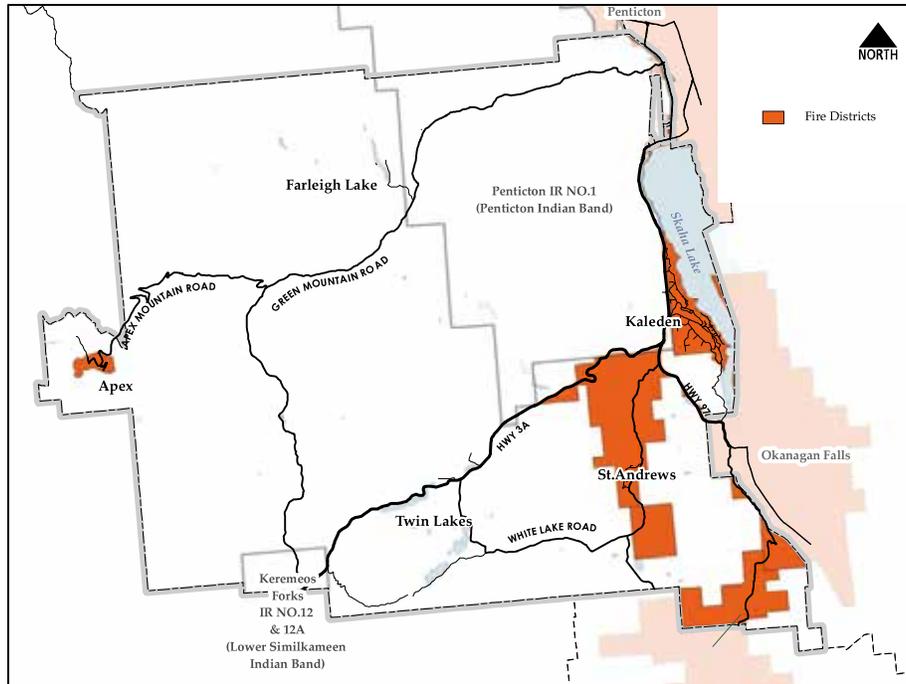
The Regional Board:

- .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.

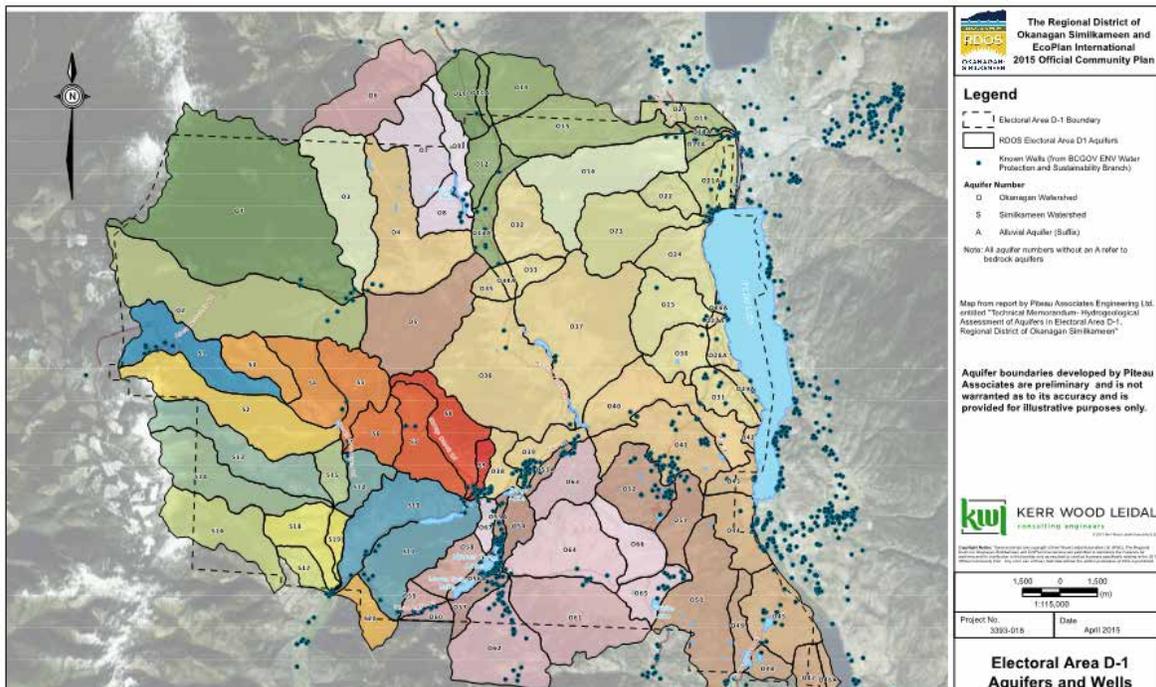


Figure 20: Plan Area Aquifers

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.

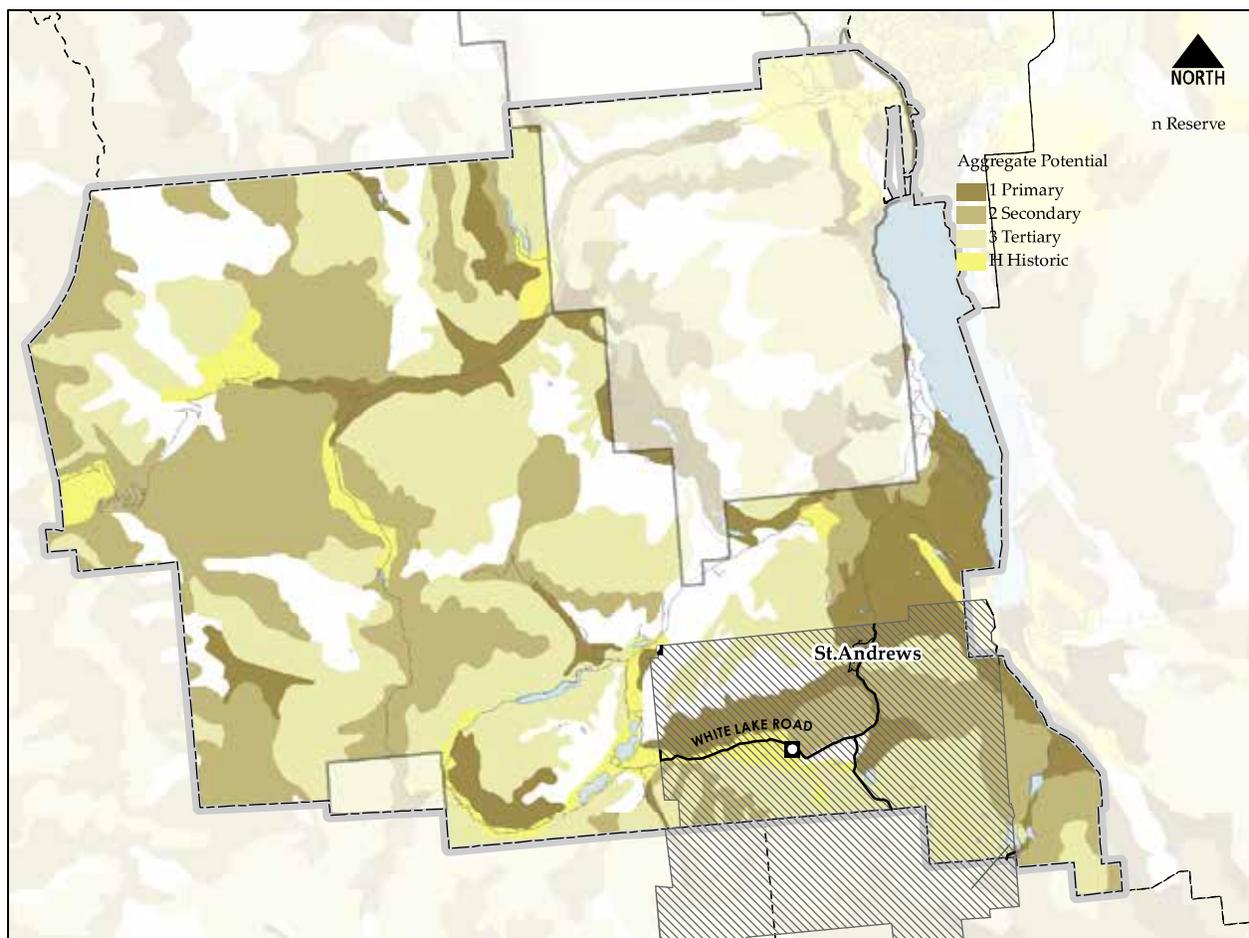


Figure 20: Resource Extraction Potential

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, polices 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

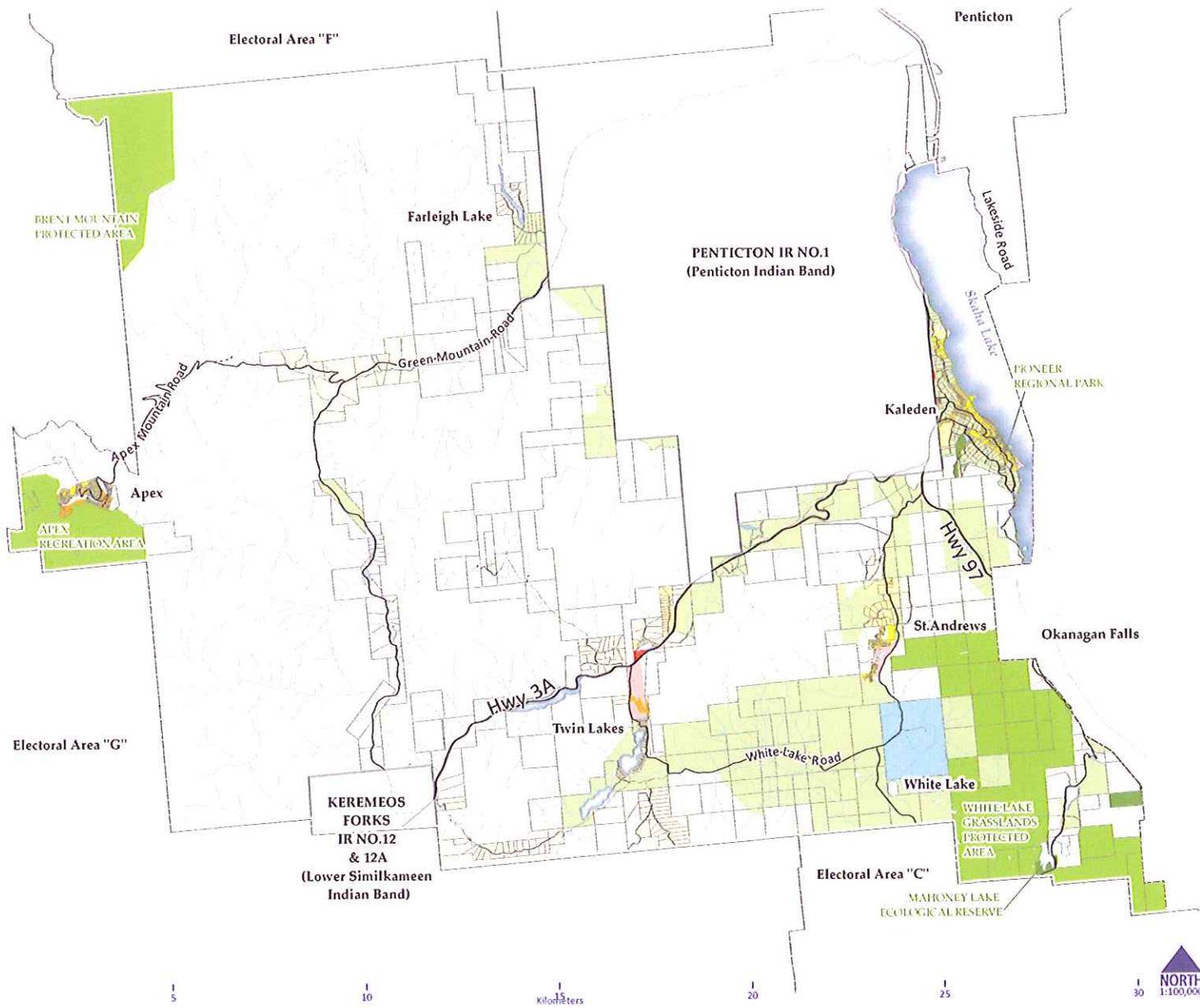
The Regional District Board should monitor the OCP on an ongoing basis. The OCP should be revised when necessary to ensure it addresses current needs and aspirations of the community and reflects changing local and external conditions. In support of this initiative, the Regional District will monitor:

- .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



- 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
 - PR - 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

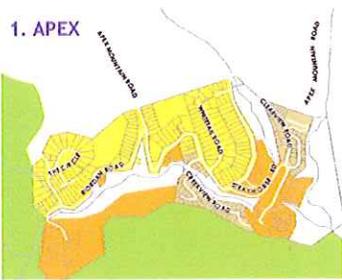
Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____



1. APEX



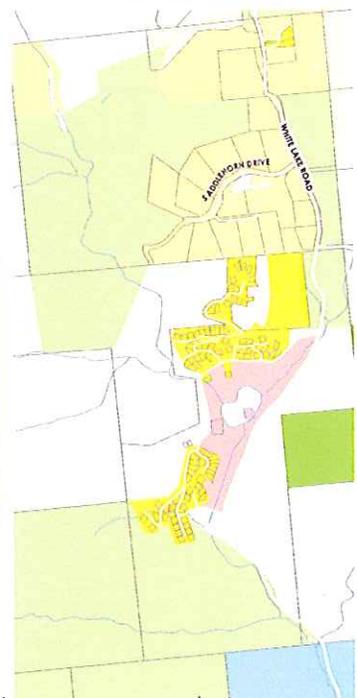
2. TWIN LAKES



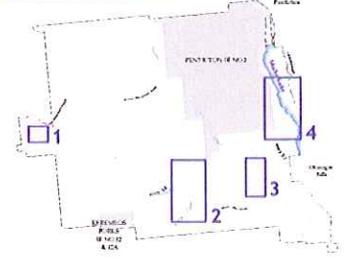
4. KALEDEN



3. ST. ANDREWS



RDOS AREA "D-1" OCP SCHEDULE "B"
OFFICIAL COMMUNITY PLAN MAP - INSETS



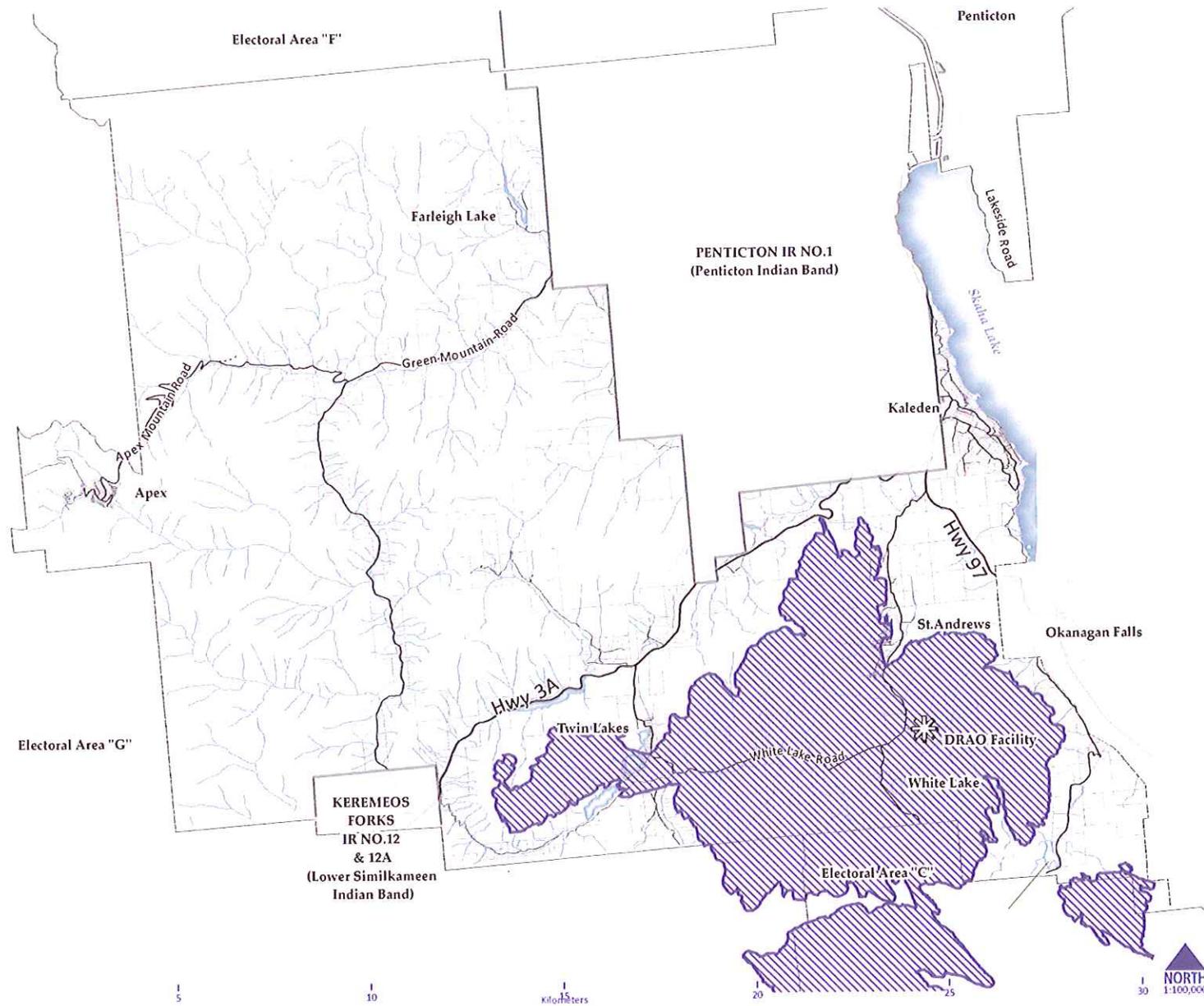
- Future Land Use Designations
- AG - Agriculture
 - RA - Resource Area
 - LH - Large Holdings
 - SH - Small Holdings
 - LR - Low Density Residential
 - MR - Medium Density Residential
 - RMU - Residential Mixed Use
 - C - Commercial
 - CT - Commercial Tourism
 - AI - Administrative, Cultural and Institutional
 - PR - 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**

 DRAO Radio Frequency Interference Area

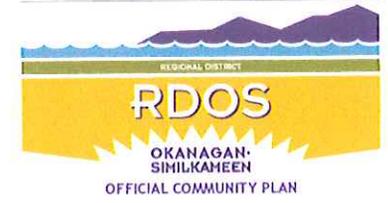
- note: The Radio Frequency Interference (RFI) Area identifies the approximate areas that are:
1. Directly within the lines-of-sight of existing telescopes or potentially within the lines-of-sight of any future telescopes;
 2. Within 61.0 metres vertically of such lines-of-sight; and,
 3. Within 2.5 km of the Observatory.

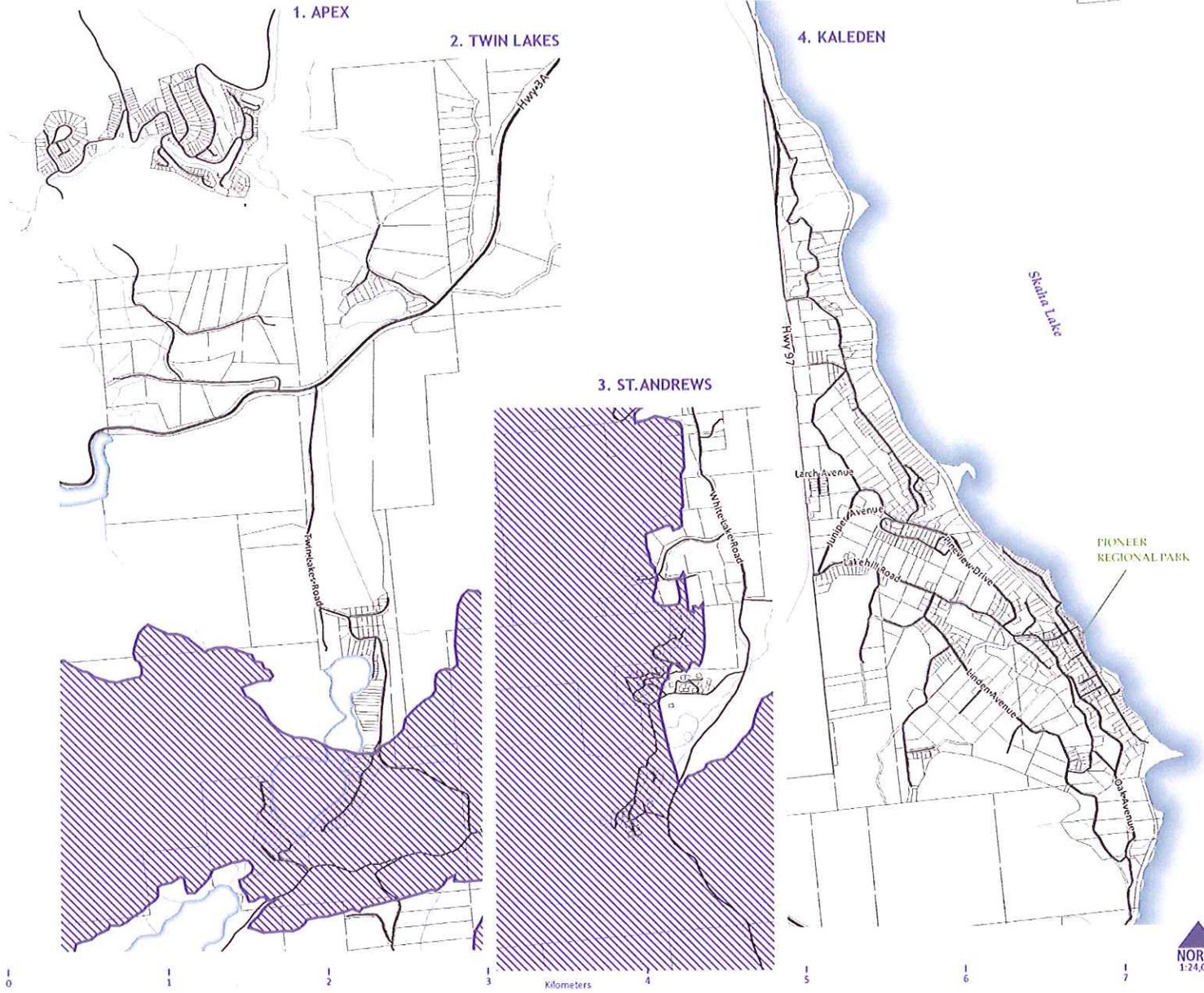
This is Schedule "C" (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair _____

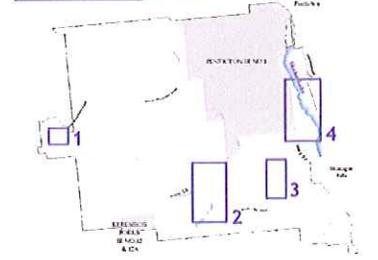
Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____





RDOS AREA "D-1" OCP SCHEDULE "C" DOMINION RADIO ASTROPHYSICAL OBSERVATORY (DRAO) - RADIO FREQUENCY INTERFERENCE (RFI) AREA INSETS



 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

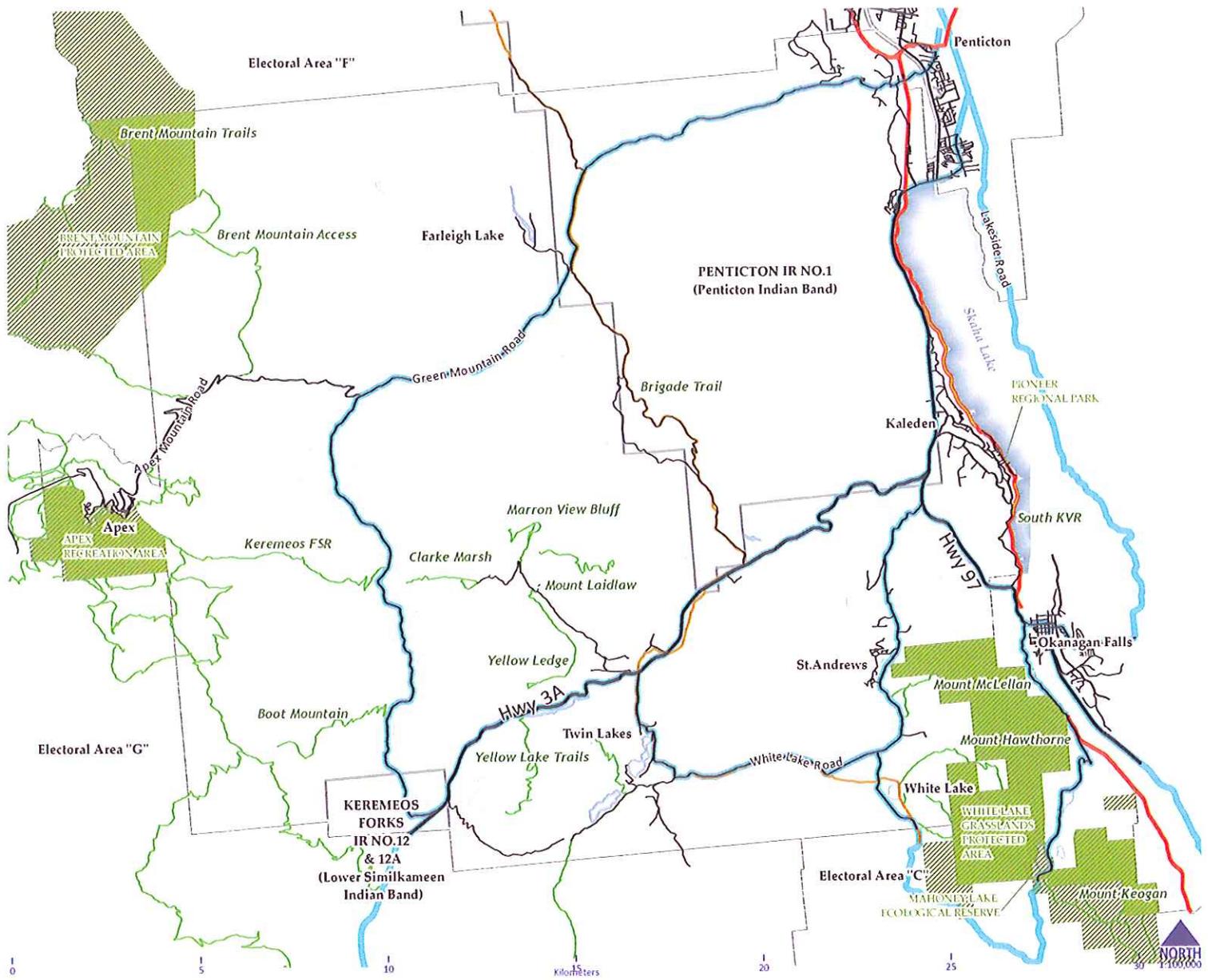
Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____



RDOS AREA "D-1" OCP SCHEDULE "D" PARKS, RECREATION AND TRAILS



-  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 _____



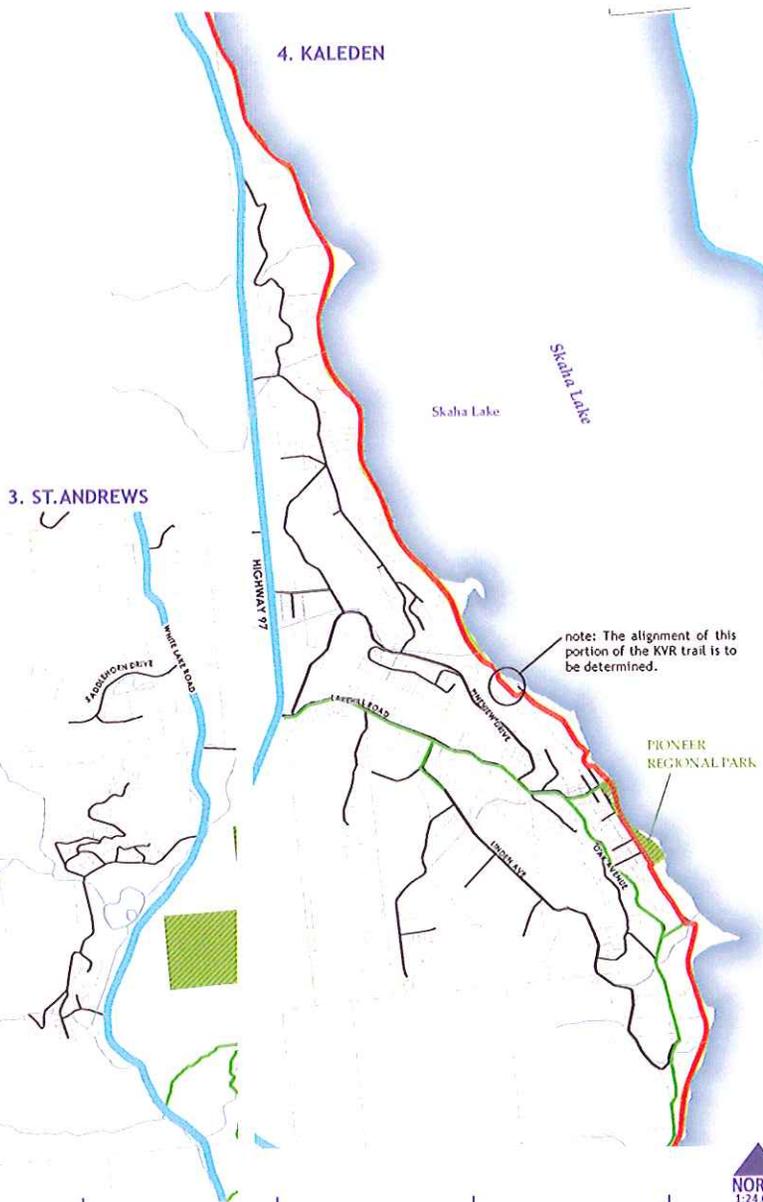
1. APEX



2. TWIN LAKES



4. KALEDEN

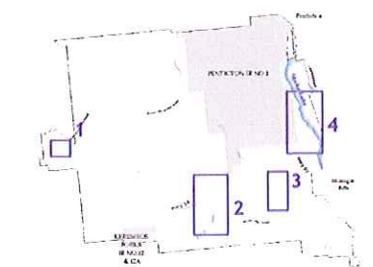


3. ST. ANDREWS



note: The alignment of this portion of the KVR trail is to be determined.

RDOS AREA "D-1" OCP SCHEDULE "D"
PARKS, RECREATION AND TRAILS - INSETS



- P - Parks, Recreation, and Trails
- KVR
- Cycling Routes
- Other Trails
- Heritage Trail (Hudson Bay Brigade Trail)
- Regional Parks, Protected Areas, and Ecological Reserves

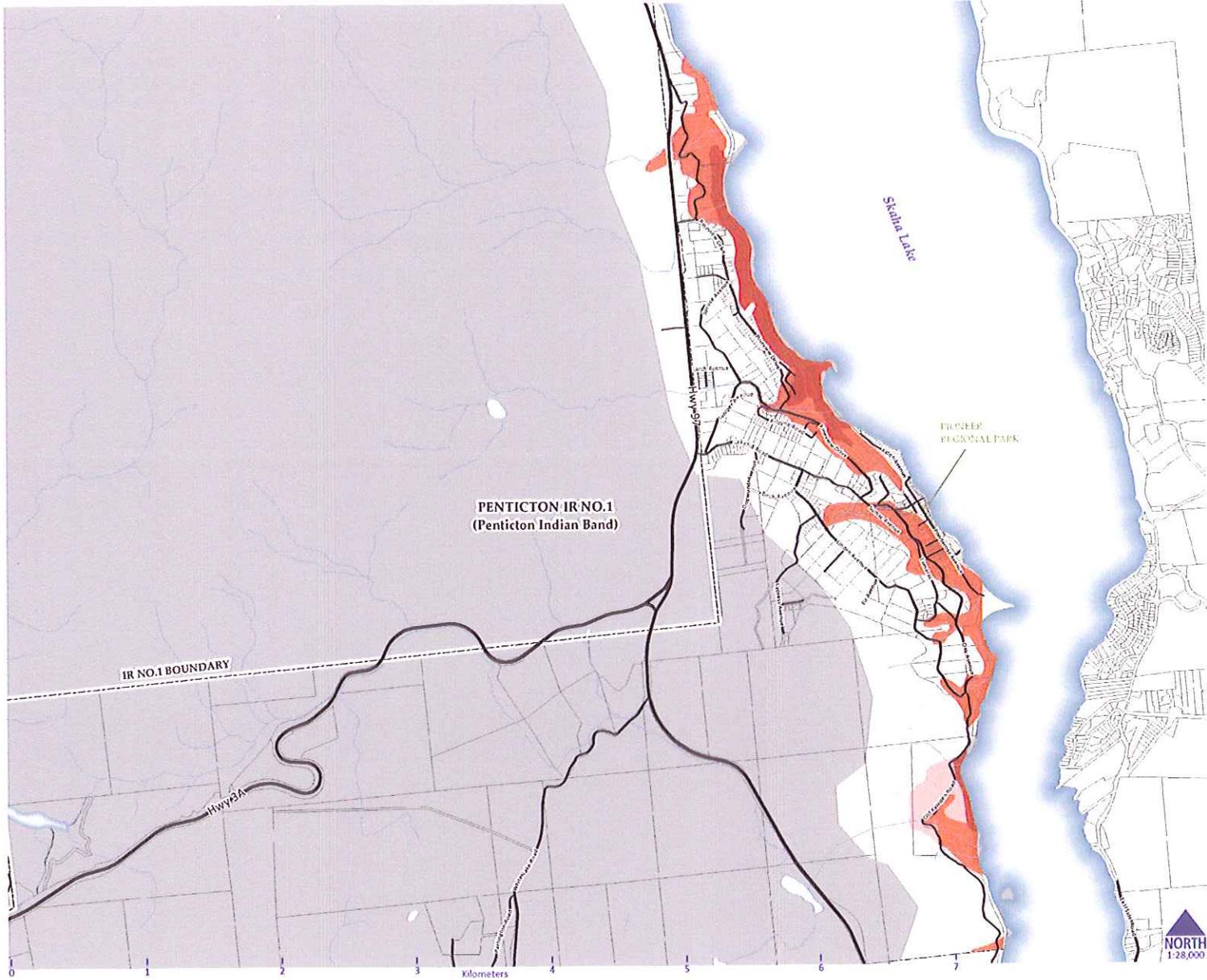
This is Schedule 'D' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____





RDOS AREA "D-1" OCP SCHEDULE "E"
HAZARD LANDS - SOIL



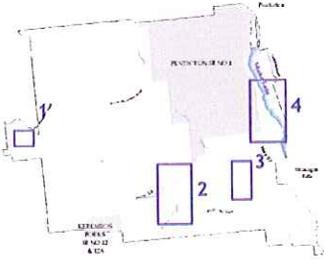
- Hazard of materials sliding or slumping
- Hazard of slumps and slides
- Low to moderate hazard
- Limited or no hazard
- Outside Study Area

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 _____



RDOS AREA "D1" OCP SCHEDULE "F"
HAZARD LANDS - STEEP SLOPES INSETS



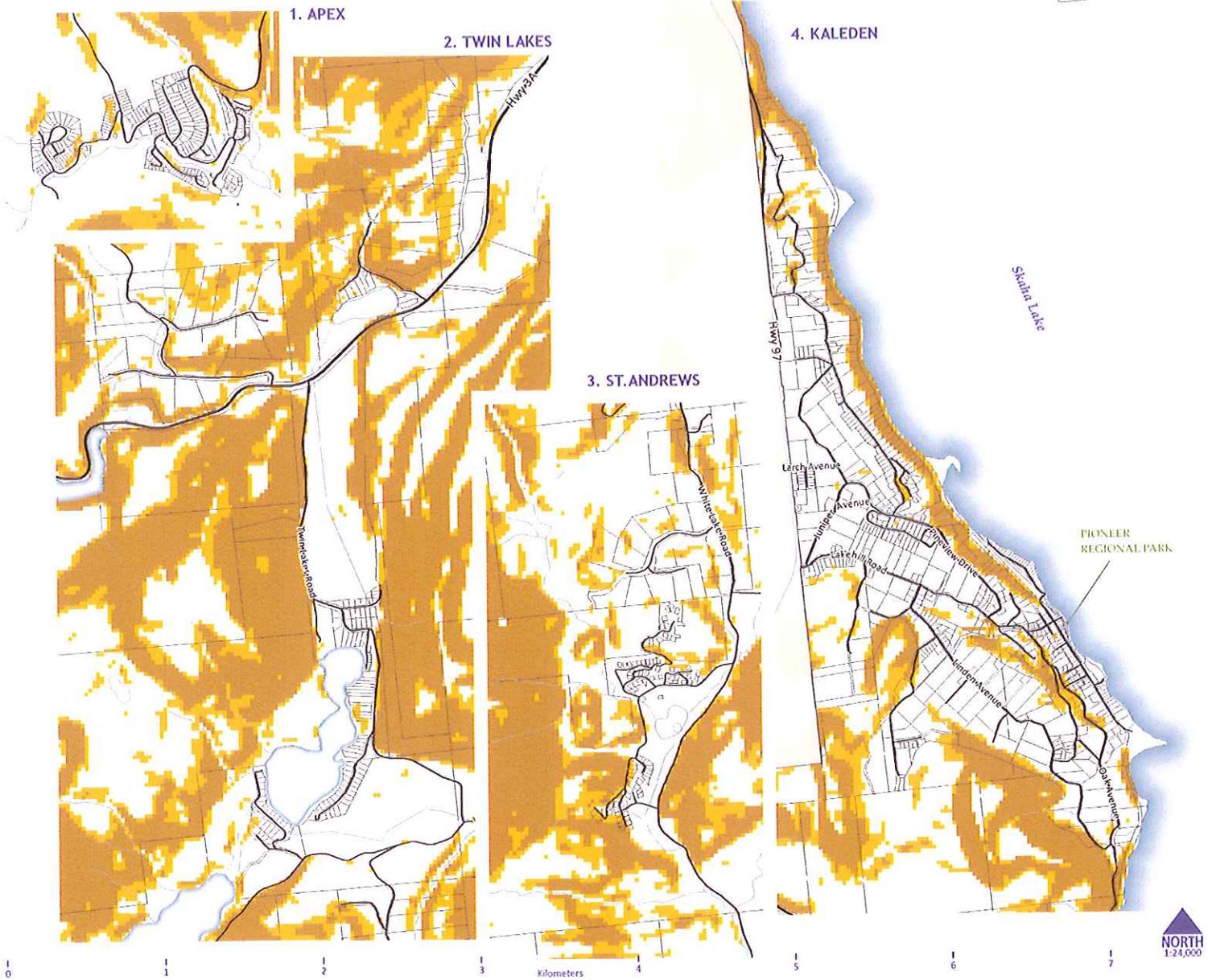
slopes between 30% - 40%
 slopes greater than 40%

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

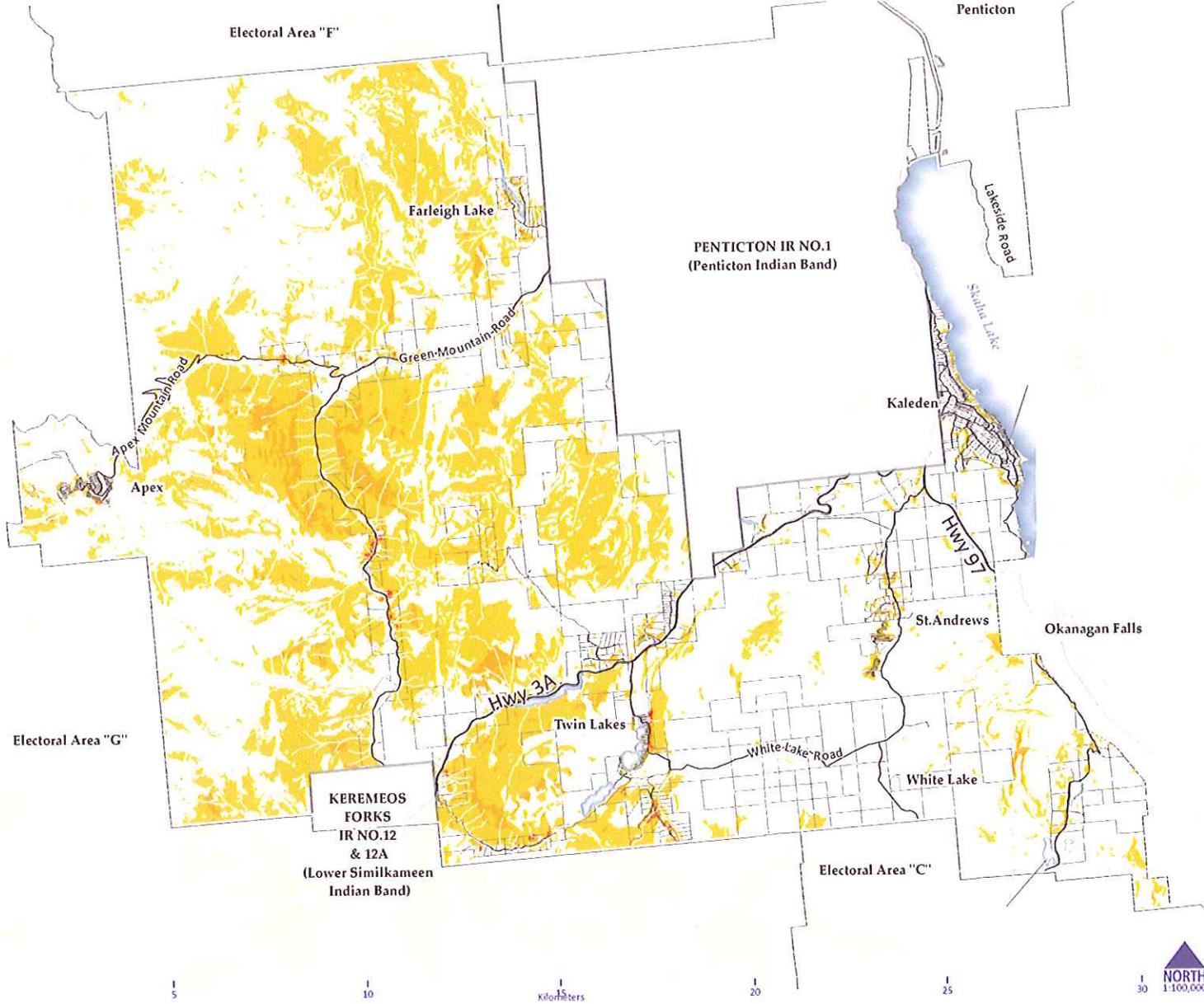
Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____



0 1 2 3 4 5 6 7 Kilometers



RDOS AREA "D-1" OCP SCHEDULE 'G'
HAZARD LANDS - WILDFIRE

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



Road Network

- Highway
- Collector
- Local

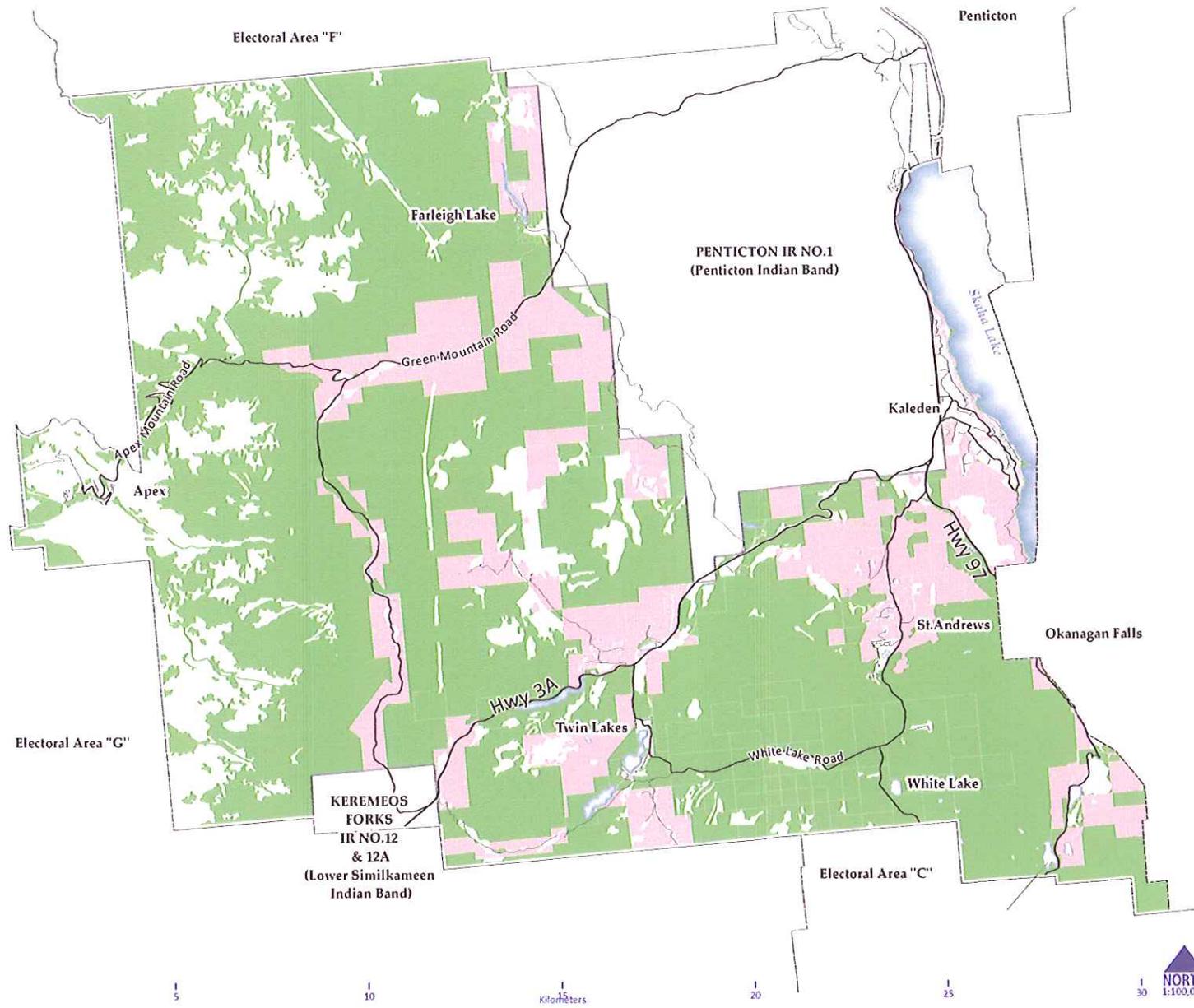
This is Schedule "H" (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016

Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____





RDOS AREA "D-1" OCP SCHEDULE "I"
ENVIRONMENTALLY SENSITIVE DEVELOPMENT PERMIT AREAS

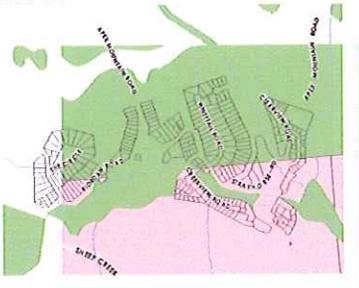
Environmentally Sensitive DPA
 Important Ecosystem

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

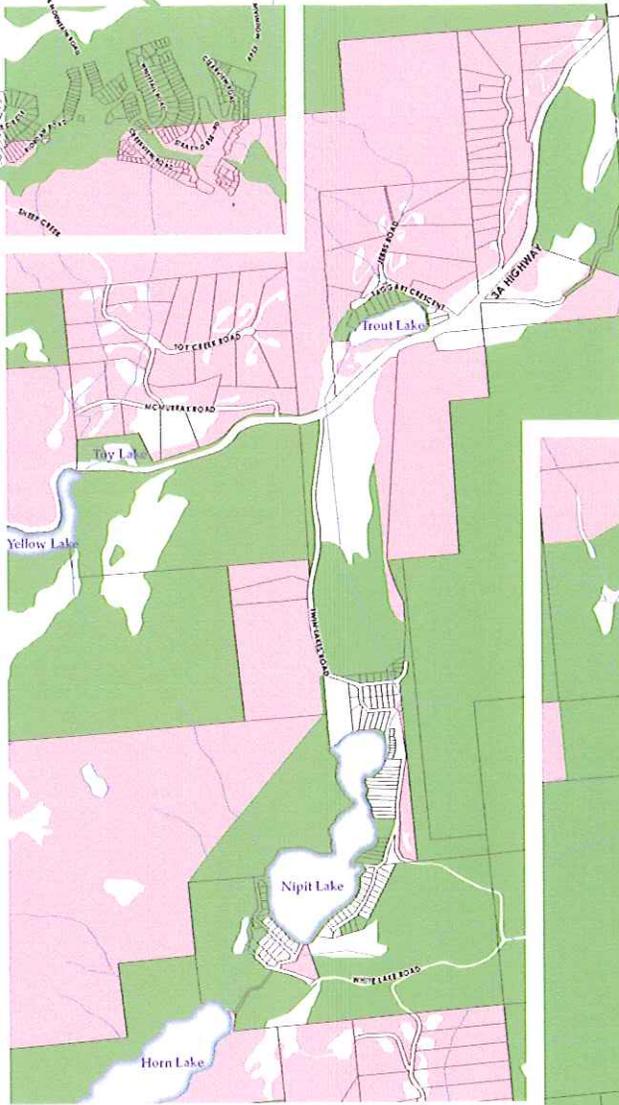
Chair _____
 Chief Administrative Officer _____
 Schedule Amendments: Bylaw Number, Adoption Date _____



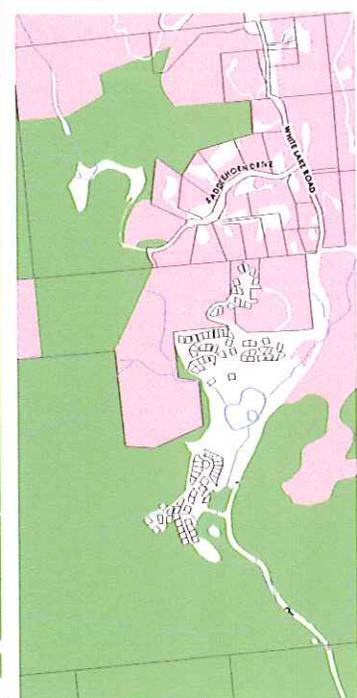
1. APEX



2. TWIN LAKES



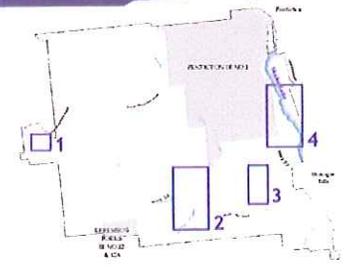
3. ST. ANDREWS



4. KALEDEN



RDOS AREA "D-1" OCP SCHEDULE "I"
ENVIRONMENTALLY SENSITIVE DEVELOPMENT PERMIT AREAS - INSETS



- 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

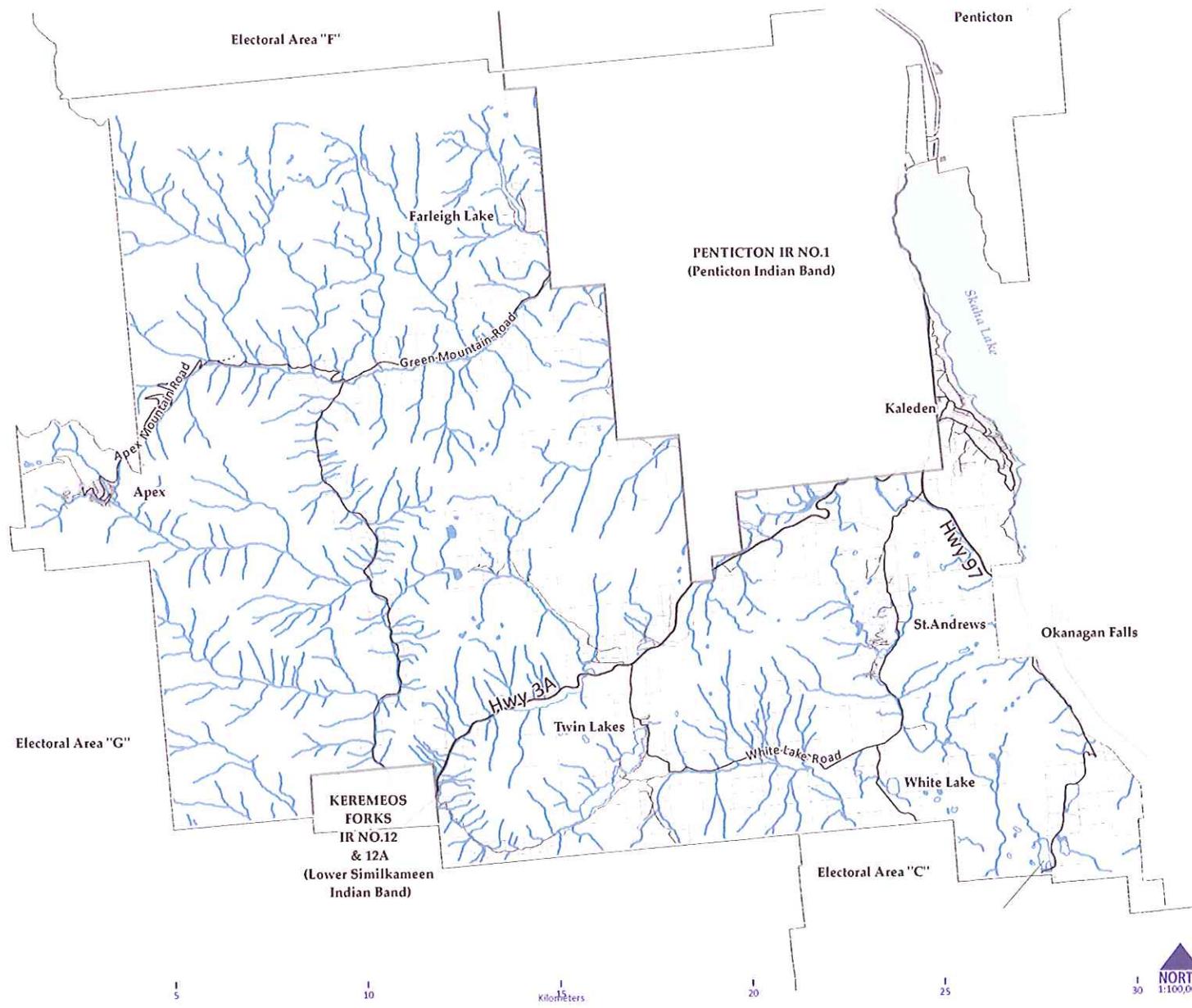
Chair _____

Chief Administrative Officer _____

Schedule Amendments: Bylaw Number, Adoption Date _____



RDOS AREA "D-1" OCP SCHEDULE "J"
WATERCOURSE
DEVELOPMENT PERMIT
AREAS



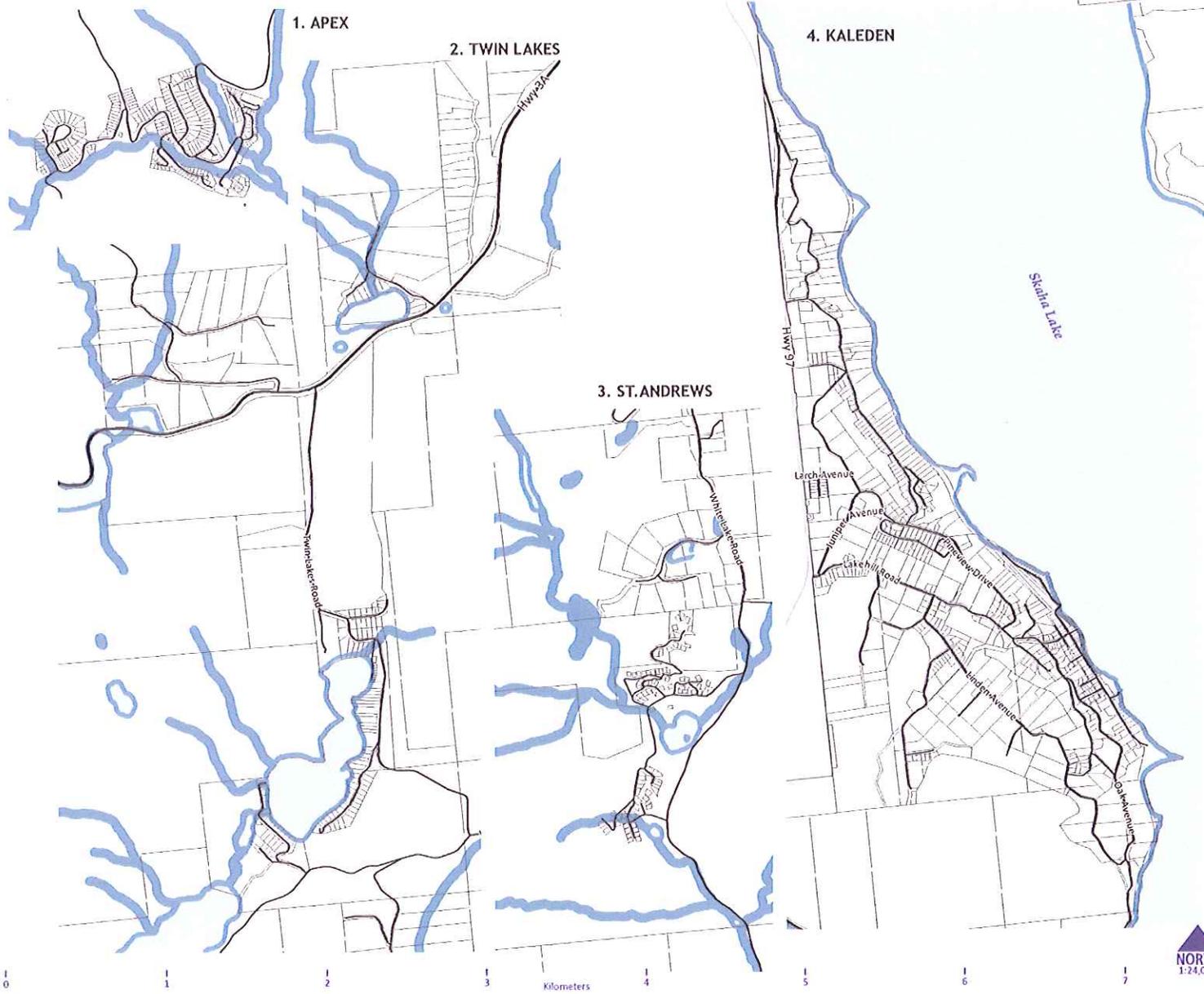
Watercourse Development Permit Areas

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

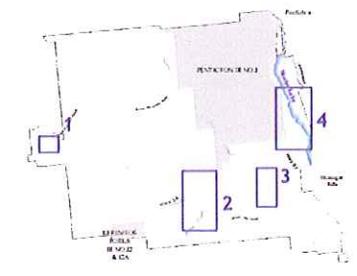
Chair _____
 Chief Administrative Officer _____
 Schedule Amendments: Bylaw Number, Adoption Date _____



0 5 10 15 20 25 30 Kilometers NORTH 1:100,000



**RDOS AREA "D-1" OCP SCHEDULE 'J'
WATERCOURSE
DEVELOPMENT PERMIT
AREA - INSETS**



 Watercourse Development Permit Areas

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Chair _____
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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 own 226 Apex Mountain Road and I am finally moving there this August for my retirement. I presently live in Edmonton and I have dreamed of this for years. I have spent substantial time there each summer since I bought it in 2004. 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. Sickie 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 Sickie 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*

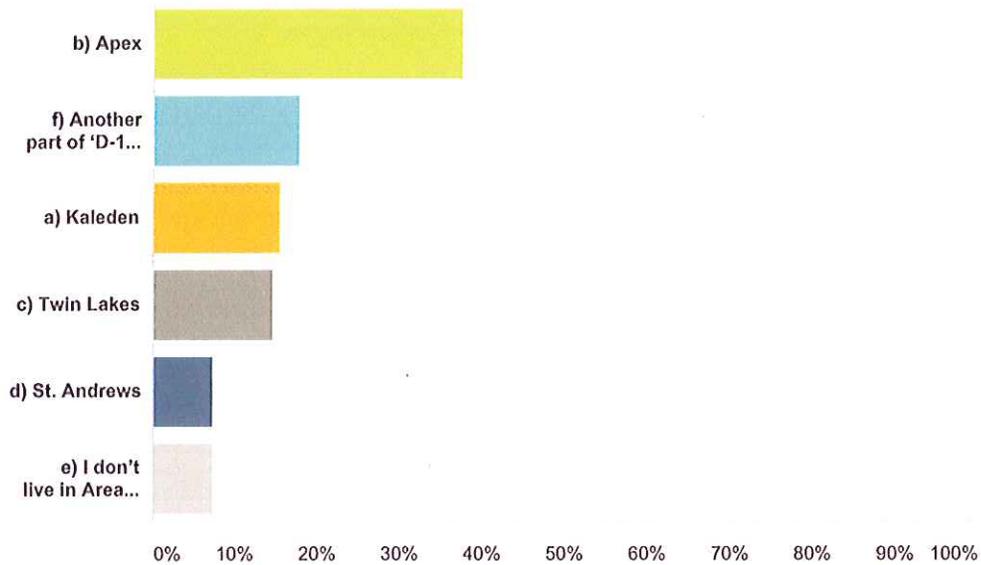
accommodate suites and more carriage houses to meet affordable accommodation needs. There is also a well thought out plan of which areas can be developed with priorities given to the Astrological Venue and open spaces (undeveloped land) to preserve this very fragile landscape in which we live. There 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

Q1 Where do you live in Area 'D-1'?

Answered: 136 Skipped: 0



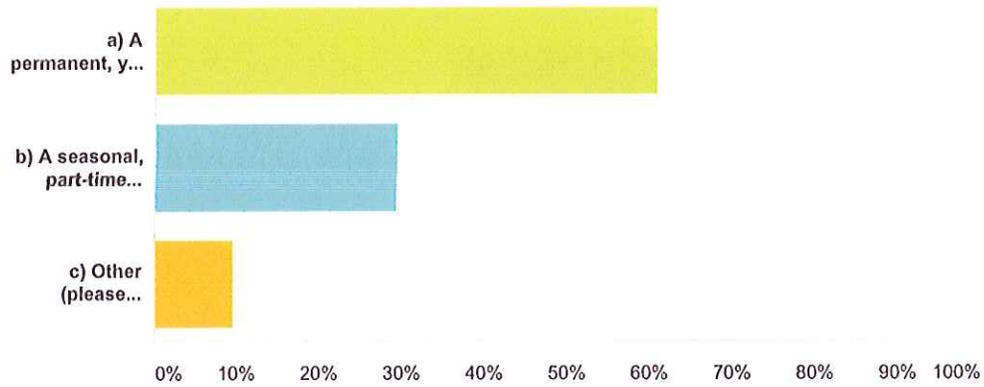
Answer Choices	Responses	Count
b) Apex	37.50%	51
f) Another part of 'D-1' (please specify):	17.65%	24
a) Kaleden	15.44%	21
c) Twin Lakes	14.71%	20
d) St. Andrews	7.35%	10
e) I don't live in Area 'D-1'	7.35%	10
Total		136

#	f) Another part of 'D-1' (please specify):	Date
1	Farleigh Lk	4/2/2015 5:52 PM
2	Green Mountain Road	4/2/2015 5:43 PM
3	Grn Mtn rd and apex Mtn rd	4/2/2015 4:54 PM
4	Apex Guest Ranch area	4/2/2015 4:45 PM
5	Apex Moutain Road	4/2/2015 4:31 PM
6	green mountain road	4/2/2015 4:26 PM
7	At 1940 Green Mountain Road, before Apex,	4/2/2015 4:22 PM
8	Carmi Road also own rental property at Apex	4/2/2015 3:39 PM
9	Farleigh Lake	4/1/2015 2:41 PM
10	Green Mountain Road	4/1/2015 2:36 PM

11	Apex Mtn rd/green Mtn rd	3/30/2015 2:04 PM
12	Green mtn Rd	3/27/2015 12:35 PM
13	Green Mountain Road	3/27/2015 9:56 AM
14	Farleigh Lake	3/25/2015 8:54 PM
15	naramata	3/25/2015 6:36 PM
16	Farleigh Lake	3/22/2015 8:38 PM
17	Farleigh Lake	3/22/2015 6:20 PM
18	farleigh lake	3/22/2015 5:34 PM
19	Green Mtn Rd	3/20/2015 11:13 AM
20	1609 green lake road	3/13/2015 1:07 AM
21	1609 green lake road	3/13/2015 1:04 AM
22	Green Mountain rd.	3/12/2015 9:18 AM
23	Highway 3A between Yellow Lake & Green Mountain Road	3/3/2015 11:17 AM
24	Green Mountain Rd & Apex Mountain Rd.	2/28/2015 12:13 PM

Q2 Are you?

Answered: 136 Skipped: 0

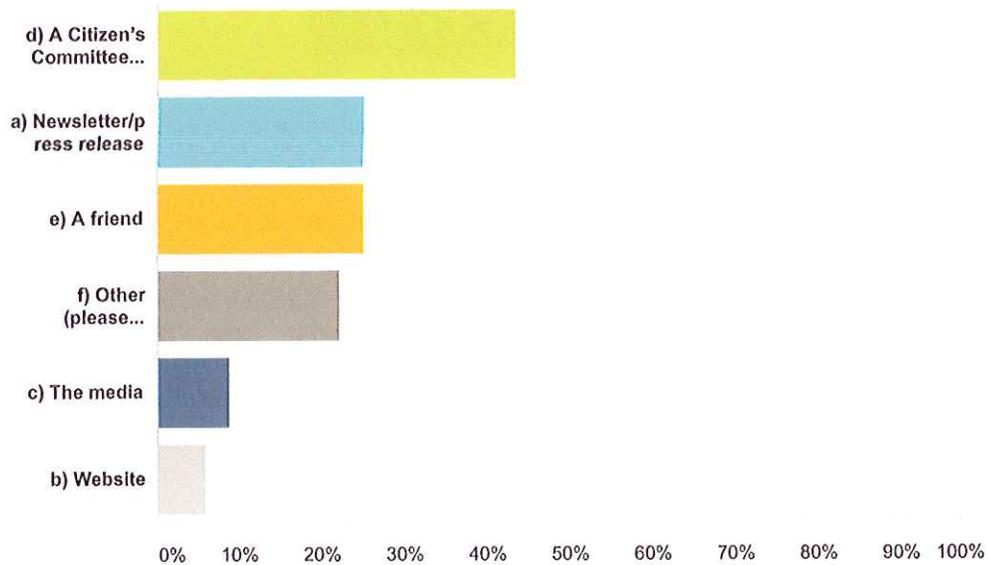


Answer Choices	Responses	
a) A permanent, year round resident	61.03%	83
b) A seasonal, part-time resident	29.41%	40
c) Other (please specify):	9.56%	13
Total		136

#	c) Other (please specify):	Date
1	Seasonal and now I am moving there full time in August this year.	4/2/2015 4:31 PM
2	Mostly a resident, 3 times out of 10 I am else where.	4/2/2015 4:22 PM
3	business owner	4/2/2015 4:12 PM
4	live there for the whole ski season	3/31/2015 6:42 PM
5	I live at apex with my wife for 5.5 months of each year	3/31/2015 9:31 AM
6	Owner of property	3/27/2015 12:35 PM
7	Rent year round	3/26/2015 1:31 PM
8	recreation user	3/25/2015 11:42 PM
9	All seasons, but only part of the time (mainly on weekends)	3/25/2015 5:12 PM
10	weekly ski patrol and recreational use with family	3/19/2015 9:48 PM
11	Frequent visitor/user to many areas of D-1, potential resident if services improve	3/19/2015 8:50 PM
12	Ski enthusiast	3/19/2015 7:32 PM
13	Owner at Twin Lakes Golf Course	2/27/2015 5:02 PM

Q3 How did you hear about the OCP Update project? Select all that apply.

Answered: 136 Skipped: 0



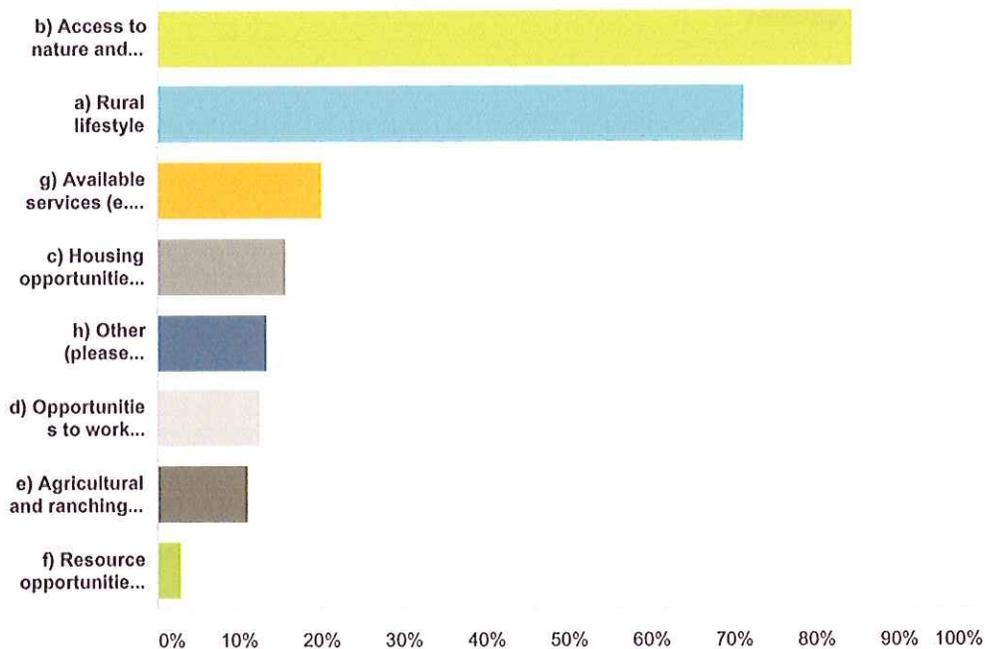
Answer Choices	Responses
d) A Citizen's Committee member	43.38% 59
a) Newsletter/press release	25.00% 34
e) A friend	25.00% 34
f) Other (please specify):	22.06% 30
c) The media	8.82% 12
b) Website	5.88% 8
Total Respondents: 136	

#	f) Other (please specify):	Date
1	Am on the citizen committee	4/2/2015 4:54 PM
2	Apex Matters newsletter	4/2/2015 3:44 PM
3	Apex Property Owners Association	4/2/2015 3:35 PM
4	community meetings	4/2/2015 2:47 PM
5	from Tom Siddon	4/2/2015 2:28 PM
6	notice	4/2/2015 2:16 PM
7	APOA	3/31/2015 6:42 PM
8	apex property owners association	3/31/2015 9:31 AM
9	Committee member	3/30/2015 2:04 PM

10	info package left in newspaper box	3/28/2015 10:26 PM
11	APOA	3/26/2015 4:45 PM
12	APOA	3/26/2015 3:41 PM
13	Apex Property Owners' Association	3/26/2015 9:07 AM
14	Apex Property Owners Association	3/26/2015 8:25 AM
15	APOA	3/25/2015 11:50 PM
16	APOA meeting	3/25/2015 10:11 PM
17	Colleague	3/25/2015 8:54 PM
18	APOA	3/25/2015 6:03 PM
19	APOA	3/25/2015 5:22 PM
20	Apex Property Owner's Association	3/25/2015 5:12 PM
21	Neighbor	3/22/2015 8:38 PM
22	president of Flake Water Uses Community	3/22/2015 6:20 PM
23	herb allen	3/22/2015 5:34 PM
24	Apex Official Face Book page	3/20/2015 11:10 AM
25	Apex Property owners association	3/15/2015 1:21 PM
26	poster	3/12/2015 9:15 AM
27	Skaha Matters	3/4/2015 12:36 PM
28	Bulletin board by community hall	3/3/2015 8:49 AM
29	display at the Kaledan School gym	3/1/2015 3:45 PM
30	Skaha Matters	2/27/2015 2:42 PM

Q4 What do you like the most about 'D-1' as a whole? Please pick your top three issues.

Answered: 135 Skipped: 1



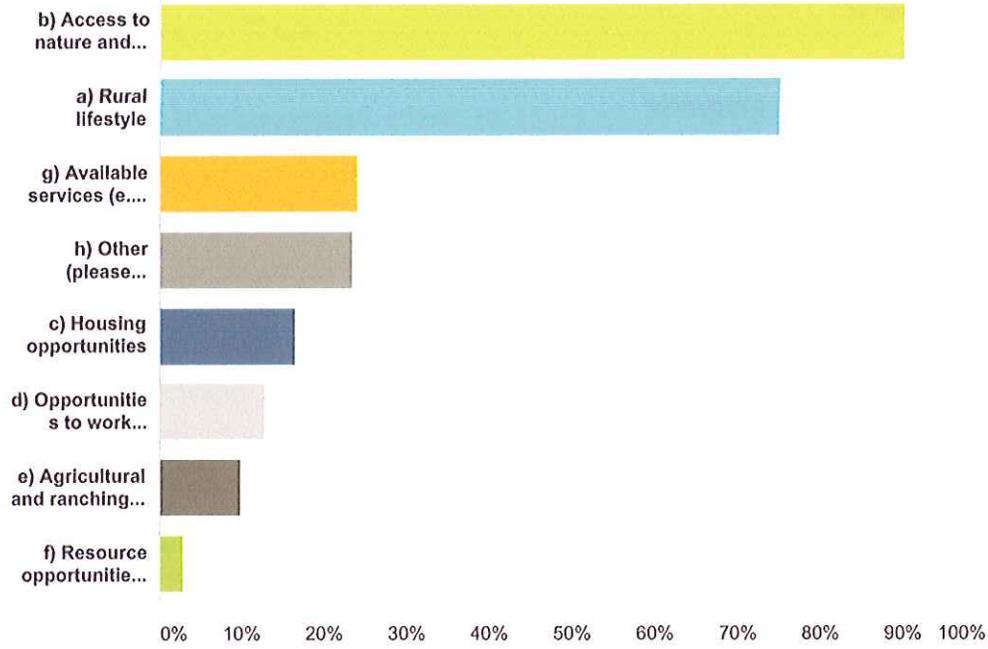
Answer Choices	Responses	Count
b) Access to nature and recreation opportunities	84.44%	114
a) Rural lifestyle	71.11%	96
g) Available services (e.g., garbage, recycling, water)	20.00%	27
c) Housing opportunities (e.g., different types, cost)	15.56%	21
h) Other (please specify):	13.33%	18
d) Opportunities to work nearby	12.59%	17
e) Agricultural and ranching opportunities	11.11%	15
f) Resource opportunities (e.g., forestry)	2.96%	4
Total Respondents: 135		

#	h) Other (please specify):	Date
1	hospital within short driving distance	4/2/2015 5:52 PM
2	the quiet	4/2/2015 3:44 PM
3	water and food security	4/2/2015 2:33 PM
4	urban living, peaceful	4/1/2015 2:25 PM
5	Low traffic, quiet	4/1/2015 8:55 AM

6	Lack of noise pollution	3/31/2015 11:25 AM
7	rural yet a small vibrant and social community	3/31/2015 9:31 AM
8	Great neighbours	3/30/2015 2:04 PM
9	variety-beaches, orchards, agriculture & rec. areas & close proximity to conveniences of city	3/28/2015 10:26 PM
10	Being able to enjoy a quiet, peaceful environment	3/26/2015 9:07 AM
11	recreation and clean air	3/25/2015 11:42 PM
12	skiing	3/25/2015 5:05 PM
13	Non-chlorinated water, clean air, independence	3/20/2015 11:13 AM
14	Living at a ski resort	3/20/2015 11:10 AM
15	Living in the country but close to Penticton	3/19/2015 5:32 PM
16	This property has been in my family for 57 years, a very special place to my family.	3/9/2015 7:14 AM
17	Cheaper Taxes	2/28/2015 4:47 PM
18	Privacy	2/28/2015 12:13 PM

Q5 What do you like the most about your community in 'D-1'? Please pick your top three.

Answered: 133 Skipped: 3



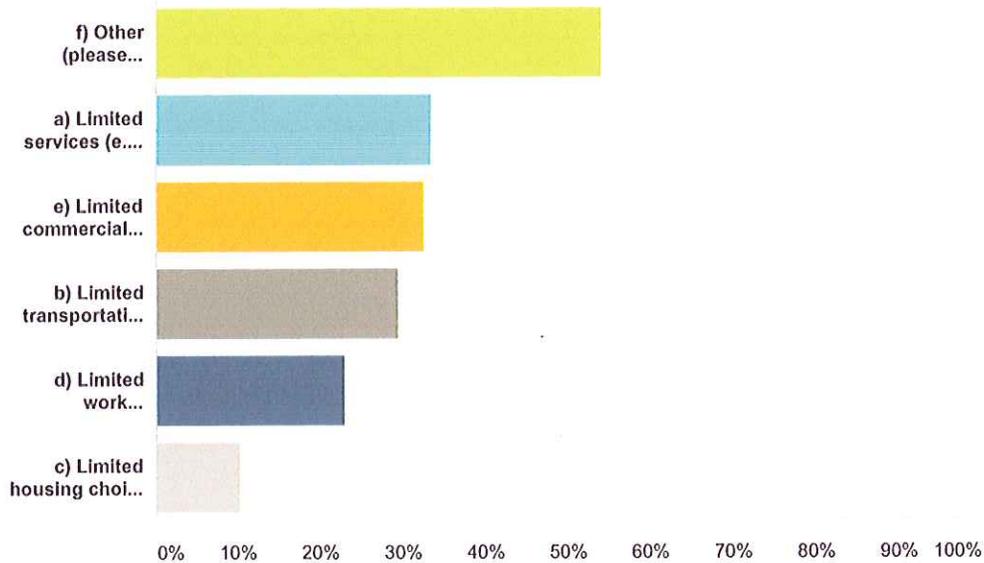
Answer Choices	Responses
b) Access to nature and recreation opportunities	90.23% 120
a) Rural lifestyle	75.19% 100
g) Available services (e.g., garbage, recycling, water)	24.06% 32
h) Other (please specify):	23.31% 31
c) Housing opportunities	16.54% 22
d) Opportunities to work nearby	12.78% 17
e) Agricultural and ranching opportunities	9.77% 13
f) Resource opportunities (e.g., forestry)	3.01% 4
Total Respondents: 133	

#	h) Other (please specify):	Date
1	away from pollution of towers for internet an cellphones	4/2/2015 5:52 PM
2	Open areas	4/2/2015 5:05 PM
3	Fresh air and living with nature	4/2/2015 4:54 PM
4	I am not in any of the communities.	4/2/2015 4:26 PM

5	same question	4/2/2015 4:12 PM
6	our neighbourhood	4/2/2015 3:56 PM
7	Quiet but close to amenities	4/2/2015 3:44 PM
8	affordable property taxes	4/2/2015 3:35 PM
9	rare and endangered species in our area	4/2/2015 1:52 PM
10	quiet but close to amenities	4/2/2015 1:32 PM
11	No close neighbours	4/1/2015 2:36 PM
12	Low traffic, quiet	4/1/2015 8:55 AM
13	Lack of noise pollution	3/31/2015 11:25 AM
14	Great neighbors	3/30/2015 2:04 PM
15	Store & gas station, golf course & rv park at Twin Lakes	3/28/2015 10:26 PM
16	Golf	3/27/2015 3:18 PM
17	Apex Mountain Resort and Nickel Plate Nordic Centre	3/26/2015 4:45 PM
18	Being able to enjoy a quiet, peaceful environment	3/26/2015 9:07 AM
19	downhill skiing, hiking, mountain biking	3/25/2015 5:05 PM
20	close knit supportive family community	3/22/2015 6:20 PM
21	small friendly neighborhood	3/22/2015 5:34 PM
22	Non-chlorinated water, clean air, independence	3/20/2015 11:13 AM
23	Skiing, peace & quiet	3/20/2015 11:10 AM
24	Similar kind of nature loving people abound	3/20/2015 9:59 AM
25	This is the same question twice, genius	3/20/2015 9:30 AM
26	Interacting with my fellow members and discussing interests.	3/19/2015 8:29 PM
27	no street lights, family beach	3/12/2015 9:15 AM
28	being able to access services in Penticton	3/3/2015 8:49 AM
29	friendly community, has spirit of "volunteerism"	2/28/2015 7:06 PM
30	Elementary school makes it easy to raise kids here	2/28/2015 4:47 PM
31	Privacy	2/28/2015 12:13 PM

Q6 What do you dislike about 'D-1' as a whole? Please pick your top three.

Answered: 126 Skipped: 10



Answer Choices	Responses	
f) Other (please specify):	53.97%	68
a) Limited services (e.g., water and sewer, schools)	33.33%	42
e) Limited commercial services (e.g., stores, shops)	32.54%	41
b) Limited transportation options (e.g., transit)	29.37%	37
d) Limited work opportunities	23.02%	29
c) Limited housing choices (e.g., types of housing)	10.32%	13
Total Respondents: 126		

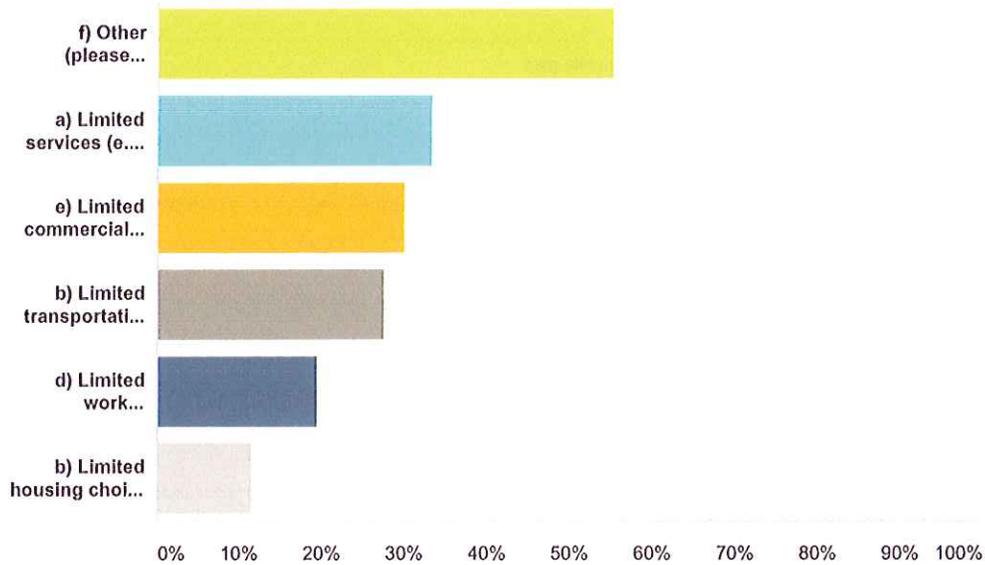
#	f) Other (please specify):	Date
1	too many specific regulations	4/2/2015 5:52 PM
2	Limited options with separating land parcels	4/2/2015 4:54 PM
3	Bylaws not being adhered to. "It's a mess in our area"	4/2/2015 4:45 PM
4	inflexible zoning	4/2/2015 4:40 PM
5	Limited communication services (eg cell and internet)	4/2/2015 4:31 PM
6	The Director etc do not know that we exist on Green Mountain Road,	4/2/2015 4:26 PM
7	no mountain ocp	4/2/2015 4:12 PM
8	Road conditions and maintenance	4/2/2015 4:01 PM
9	Road conditions are in need of proper repair not patching	4/2/2015 3:53 PM

10	Clear cutting adjacent recreational use land	4/2/2015 3:48 PM
11	Terrible trash collection service provided	4/2/2015 3:44 PM
12	Lack of proper garbage and recycling facilities	4/2/2015 3:35 PM
13	Lack of bylaw enforcement by RDOS	4/2/2015 2:47 PM
14	water shortage due to threat of development	4/2/2015 2:33 PM
15	recreation areas should be limited to recreation only uses	4/2/2015 2:16 PM
16	LNID.	4/2/2015 2:08 PM
17	cell tower EMR, development threatening our only water supply	4/2/2015 1:52 PM
18	the logging of our community and recreational areas	4/2/2015 1:32 PM
19	Wild horses (Penticton Indian Band). We are in desperate need of a cattle guard between the reserve and private land	4/1/2015 2:36 PM
20	Increasing traffic, noise, & development	4/1/2015 8:55 AM
21	lack of garbage and recycle facility, high taxation as recreational but limited resources	3/31/2015 6:42 PM
22	No fire protection at Twin Lakes	3/31/2015 2:05 PM
23	Poor quality road infrastructure	3/31/2015 11:25 AM
24	no garbage disposal available!!!!!!	3/31/2015 9:31 AM
25	We provide and care for our own water and sewer systems and yet our property taxes are nearly as high as in Penticton. What are we paying for?	3/30/2015 12:21 PM
26	I don't have any dislikes	3/29/2015 6:41 PM
27	mostly OK	3/29/2015 1:18 PM
28	unsightly properties & non-conforming structures in a tourism area	3/28/2015 10:26 PM
29	Nothing I dislike really!	3/27/2015 3:18 PM
30	Weeds	3/27/2015 12:35 PM
31	all good	3/27/2015 12:15 PM
32	Not enough emphasis on protecting our environmental assets	3/26/2015 4:45 PM
33	clear cutting into recreation areas	3/26/2015 3:41 PM
34	The 'backyard' logging permits that are destroying our trails and recreational area, at Apex	3/26/2015 1:31 PM
35	Seeing huge areas of deforestation; clear cutting with no regard for the environment	3/26/2015 9:07 AM
36	D1 has not been defined in the survey, but I don't dislike anything except the clearcut on Green Mtn.	3/25/2015 11:50 PM
37	clear cut logging and amount of logging	3/25/2015 11:42 PM
38	choices do not apply to Apex	3/25/2015 10:18 PM
39	Road is very dangerous when logging trucks take over, not enough forests being left without logging	3/25/2015 6:37 PM
40	Logging in immediate village and X-C ski trails	3/25/2015 6:03 PM
41	Need bylaws and enforcement, ATV's, sleds on roads and wetlands.	3/25/2015 5:45 PM
42	nothing	3/25/2015 5:22 PM
43	THERE IS NOT A RECREATIONAL PLAN OUTSIDE OF THE SKI AREA BOUNDARIES	3/25/2015 5:22 PM
44	Not much I dislike about D-1 except that logging, and planned logging, in the most recreation intensive part of is far too heavy.	3/25/2015 5:12 PM
45	conflict of logging right beside housing. Keep some buffers.	3/25/2015 5:05 PM

46	unreliable road maintenance & snow clearance	3/22/2015 6:20 PM
47	nothing. love it here.	3/22/2015 5:34 PM
48	costs of the few services available and lack of planning	3/22/2015 10:24 AM
49	clear cutting of the recreation area	3/20/2015 2:02 PM
50	Excessive logging	3/20/2015 11:16 AM
51	Internet, cell. Possible inability to stay into old age.	3/20/2015 11:13 AM
52	paying taxes for which we do not receive services back, lack of school bus services & bulling of school bus from ranch into school, slow response of police to break in reports / complaints, lack of fire hall & fire protection amenities. Lack of guidance / response when it comes to forestry & logging from our Area D representative. Cattle roaming at large thru my property during the summer months.	3/20/2015 11:10 AM
53	The struggle to maintain a rural area - always encroaching development.	3/20/2015 10:22 AM
54	roads	3/20/2015 10:16 AM
55	Presently mostly favorable conditions	3/20/2015 10:07 AM
56	Lack of oversight on industry	3/20/2015 9:30 AM
57	RDOS	3/15/2015 1:21 PM
58	No or poor WiFi	3/13/2015 1:07 AM
59	No or poor WiFi	3/13/2015 1:04 AM
60	As a recreation property there is norhting I dislike, I love the peace and quiet.	3/9/2015 7:14 AM
61	Limited focus on environmental stewardship; limited fire protection services	3/6/2015 4:18 PM
62	Building restrictions. No cell service, wrong addresses.	3/3/2015 11:17 AM
63	Water scarcity	3/3/2015 10:49 AM
64	Little protection of water quality and foreshore development by the regional district	3/1/2015 10:00 AM
65	junky rural prperties	3/1/2015 9:21 AM
66	had to pick three, but sorry, can only think of twol	2/28/2015 7:06 PM
67	too many deer	2/28/2015 4:47 PM
68	Tax dollars used to pay for initiatives in other parts of D-1 that don't have anything to do with our area	2/28/2015 12:13 PM

Q7 What do you dislike about your community in 'D-1'? Please pick your top three.

Answered: 123 Skipped: 13



Answer Choices	Responses
f) Other (please specify):	55.28% 68
a) Limited services (e.g., water and sewer, schools)	33.33% 41
e) Limited commercial services (e.g., stores, shops)	30.08% 37
b) Limited transportation options (e.g., transit)	27.64% 34
d) Limited work opportunities	19.51% 24
b) Limited housing choice and opportunities	11.38% 14
Total Respondents: 123	

#	f) Other (please specify):	Date
1	too many regulations and restrictive building codes	4/2/2015 5:52 PM
2	Limited snow removal which impacts emergency services	4/2/2015 5:05 PM
3	Nothing else to dislike	4/2/2015 5:01 PM
4	Limited choices in land purchases with a value for everyone. Not every person looking for land is looking for 50 + acres. In fact most people are looking for 10-20 acre parcels for hobby farms not farming 50 acres isn't enough for farming but too much for hobby farming	4/2/2015 4:54 PM
5	neighbours not caring about RDOS bylaws.	4/2/2015 4:45 PM
6	inflexible zoning concerns	4/2/2015 4:40 PM
7	same as 6	4/2/2015 4:31 PM

8	lack of power and telephone service	4/2/2015 4:26 PM
9	Not being able to subdivide, logging on the mountains will effect our water supply	4/2/2015 4:22 PM
10	Road conditions and maintenance	4/2/2015 4:01 PM
11	The roads are not properly maintained as others are. why?	4/2/2015 3:53 PM
12	Clear cutting in the Apex village	4/2/2015 3:48 PM
13	Terrible trash collection service provided	4/2/2015 3:44 PM
14	Lack of garbage/recycle service, no long term community plan	4/2/2015 3:35 PM
15	lack of bylaw enforcement by RDOS	4/2/2015 2:47 PM
16	poor bylaw enforcement of environmental, building, noise, gun use	4/2/2015 2:33 PM
17	Stupidly loud snowmobiles in winter and ATVs in summer. Logging destroying the viewscape and recreation opportunities. Apex resort needs new owners.	4/2/2015 2:21 PM
18	resource harvesting within a recreational area	4/2/2015 2:16 PM
19	LNID anti-development special interest group.	4/2/2015 2:08 PM
20	as in 6. and disregard of existing bylaws by a few residents	4/2/2015 1:52 PM
21	That we had no voice in stopping the logging of our community	4/2/2015 1:32 PM
22	I love it. Don't change it.	4/1/2015 2:41 PM
23	Speeding ski hill traffic (lack of enforcement)	4/1/2015 2:36 PM
24	Increasing traffic, noise, & development	4/1/2015 8:55 AM
25	see above	3/31/2015 6:42 PM
26	Poor quality of road infrastructure	3/31/2015 11:25 AM
27	I don't have any dislikes	3/29/2015 6:41 PM
28	Barking dogs,	3/29/2015 4:20 PM
29	Unable to repair lake problems	3/29/2015 1:18 PM
30	1. Ongoing publicity about lack of water at Twin Lake causing far-reaching misconception that all of Twin Lakes area is short of water, thus devaluation of property or future development in the area. Time for resolution & the truth. 2. No public access points or signs indicating so to Twin Lake. We are to support the community but are not welcomed to enjoy the lake. Access points should be posted for tourism & community use. 3. Clearly VISIBLE sign for Grand Oro Road so services & guests can find our homes,	3/28/2015 10:26 PM
31	I would like to see more development at the golf course	3/27/2015 5:14 PM
32	Nothing really, that's why I bought there!	3/27/2015 3:18 PM
33	all good	3/27/2015 12:15 PM
34	Total disregard by industry for the natural beauty our recreational area	3/26/2015 4:45 PM
35	clear cutting into recreation areas	3/26/2015 3:41 PM
36	That logging is permitted so close to homes in an active community (Apex area)	3/26/2015 1:31 PM
37	Logging practices are poor and no communication to Owners. Clear cutting with no regard for the environment	3/26/2015 9:07 AM
38	owners of Apex Resort	3/25/2015 11:42 PM
39	high property taxes few services the Resort provides water and sewer	3/25/2015 10:18 PM
40	Public parks and rec facilities at apex lacking	3/25/2015 10:11 PM
41	Logging in immediate village and X-C ski trails	3/25/2015 6:03 PM
42	nothing	3/25/2015 5:22 PM

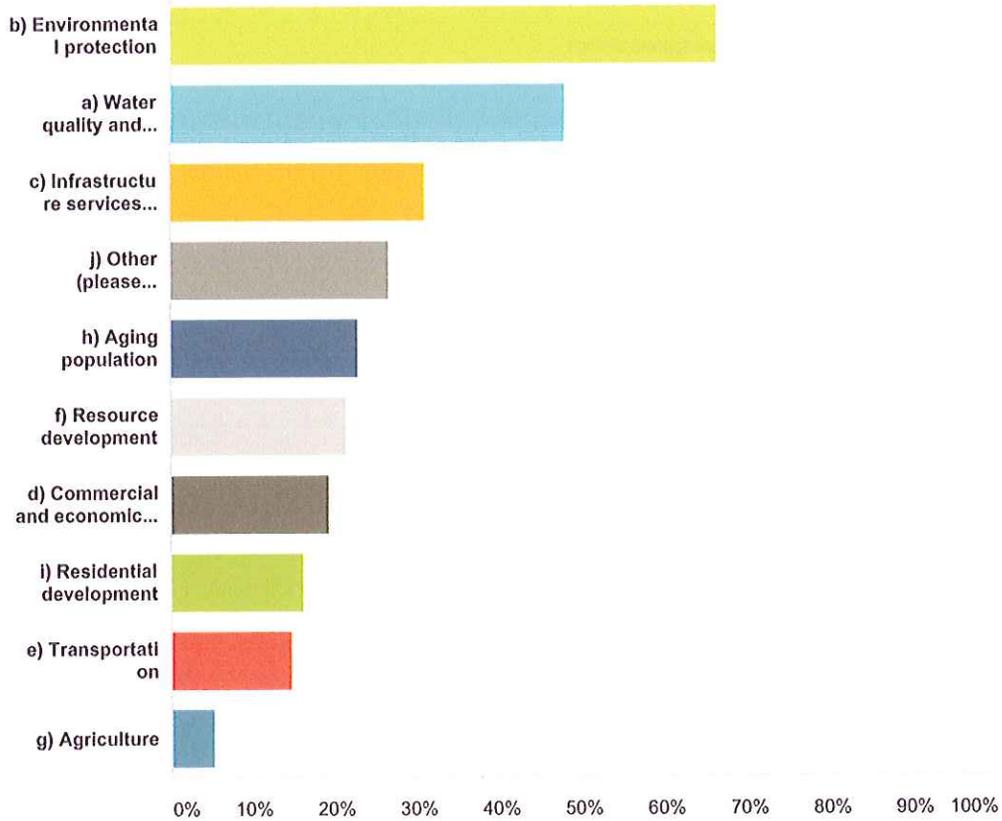
Regional District of Okanagan Similkameen OCP Update - Community Survey

SurveyMonkey

43	WE ARE NOT VOCAL ENOUGH ABOUT SAVING OUR RECREATION AREA FROM UNSCRUPULOUS FOREST PRACTISES	3/25/2015 5:22 PM
44	Not much, but I believe that this is too much conflict between certain users, when there need not be. Basically, there should be certain areas where vehicular use, whether for resource extraction (logging) or recreational use, should be limited.	3/25/2015 5:12 PM
45	logging conflicts.	3/25/2015 5:05 PM
46	Lack of good high speed internet and no cellphone service	3/22/2015 8:38 PM
47	same as 6	3/22/2015 6:20 PM
48	same.. absolutley nothing	3/22/2015 5:34 PM
49	lack of planning and poor land use management	3/22/2015 10:24 AM
50	logging trucks	3/20/2015 2:02 PM
51	excessive logging	3/20/2015 11:16 AM
52	Internet, cell. Possible inability to stay into old age.	3/20/2015 11:13 AM
53	Cost of fuel	3/20/2015 10:22 AM
54	road maintenance	3/20/2015 10:16 AM
55	same question twice... Again	3/20/2015 9:30 AM
56	Lack of development planning	3/19/2015 8:29 PM
57	No	3/13/2015 1:07 AM
58	No	3/13/2015 1:04 AM
59	speeders on oak & lakehill, fortis poles are unsightly	3/12/2015 9:15 AM
60	Nothing	3/9/2015 7:14 AM
61	Limited focus on environmental stewardship; limited fire protection services for rural interface	3/6/2015 4:18 PM
62	Lack of fire protection and water is scarce	3/3/2015 10:49 AM
63	some roads in poor shape--need paving	3/1/2015 3:45 PM
64	No sewer to protect the water quality and by laws to protect foreshore for water quality	3/1/2015 10:00 AM
65	junky rfural properties	3/1/2015 9:21 AM
66	as per Q#6	2/28/2015 7:06 PM
67	Loss of the liquor store permit.	2/28/2015 4:47 PM
68	Same as above	2/28/2015 12:13 PM

Q8 What are the main challenges facing Area 'D-1'? Please pick your top three.

Answered: 136 Skipped: 0



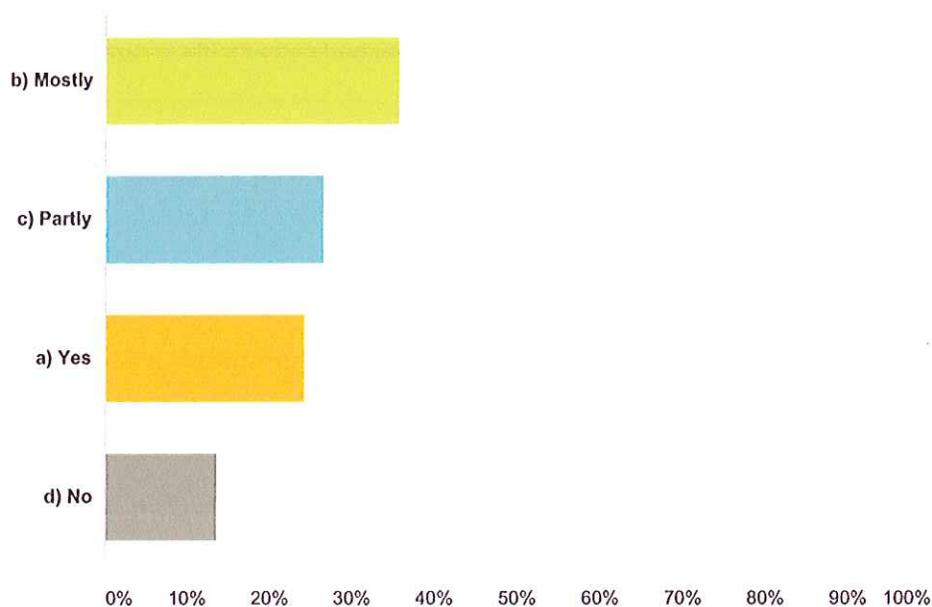
Answer Choices	Responses	Count
b) Environmental protection	66.18%	90
a) Water quality and quantity	47.79%	65
c) Infrastructure services (sewer, water)	30.88%	42
j) Other (please specify):	26.47%	36
h) Aging population	22.79%	31
f) Resource development	21.32%	29
d) Commercial and economic development	19.12%	26
i) Residential development	16.18%	22
e) Transportation	14.71%	20
g) Agriculture	5.15%	7
Total Respondents: 136		

#	j) Other (please specify):	Date
1	communication services	4/2/2015 4:31 PM
2	power and telephone service	4/2/2015 4:26 PM
3	Protect our forests! Clearcutting is a HUGE concern.	4/2/2015 3:44 PM
4	Logging industry does not respect the recreational value of the area	4/2/2015 3:35 PM
5	health-related effects of EMR cell tower, smart meters	4/2/2015 2:33 PM
6	High housing costs driving people away.	4/2/2015 2:21 PM
7	LNID	4/2/2015 2:08 PM
8	maintaining healthy environment with demand for conveniences like cell service which expose us all to EMR	4/2/2015 1:52 PM
9	stopping the logging of our community	4/2/2015 1:32 PM
10	Keeping change to a minimum	4/1/2015 8:55 AM
11	garbage and recycle, logging issues not protecting recreational values and income	3/31/2015 6:42 PM
12	Restriction on development without community sewer systems	3/31/2015 11:25 AM
13	forestry systemalicy dismantling our recreation areas	3/31/2015 9:31 AM
14	I don't find any other challenges	3/29/2015 6:41 PM
15	responsible development	3/28/2015 10:26 PM
16	I wish my golf course was 18 holes, ha ha.	3/27/2015 3:18 PM
17	Weeds lack of water	3/27/2015 12:35 PM
18	Destroying our recreational areas by rampant resource development	3/26/2015 4:45 PM
19	clear cutting in the recreation areas	3/26/2015 3:41 PM
20	recreation use	3/25/2015 11:42 PM
21	Not enough Parks and community places	3/25/2015 10:11 PM
22	Too many clearcuts! Road is a nightmare especially with all the logging trucks.	3/25/2015 6:37 PM
23	Logging in immediate village and X-C ski trails	3/25/2015 6:03 PM
24	need for and enforcement of building and noise bylaws.	3/25/2015 5:45 PM
25	I feel like there should be an area between Apex Mtn proper and Brent Mtn, and encompassing the higher alpine and subalpine areas in this region, which should not be logged. It has traditionally been explored for potential Mining, but this is different, I think that can still take place with little impact.	3/25/2015 5:12 PM
26	logging	3/24/2015 8:49 PM
27	logging	3/20/2015 11:16 AM
28	fire hall,	3/20/2015 11:10 AM
29	New residential development	3/20/2015 10:22 AM
30	water sustainability and lack of concern by authorities	3/20/2015 10:16 AM
31	Access to medical care	3/15/2015 1:21 PM
32	no or por WiFi	3/13/2015 1:07 AM
33	no or por WiFi	3/13/2015 1:04 AM
34	deer, road maintenance.. principal residents need to be there if they are going to rent out their home in the summer. Enforce this. but to use a blanket TUP is democratic.	3/12/2015 9:15 AM
35	housing developments in inappropriate areas	3/1/2015 9:21 AM

36	Lack of emergency services for a growing community, s/b in the OCP	2/27/2015 2:42 PM
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Q9 First articulated in 1999, the Community Vision in the current OCP highlights the following key characteristics of Area 'D-1' that residents hoped to see in the future. The area's rural lifestyle and character, including the preservation of natural habitat areas and farm land is maintained • A range of housing types is available to allow residents to 'age in place'. • A safe and effective transportation system, including improvements to Highway 97, White Lake Road, and Twin Lakes Road, is complimented by public transit linking 'D-1' communities to larger regional centres. Are the values you consider important for Area 'D-1' as a whole included in the 1999 Community Vision statement summarized above?

Answered: 132 Skipped: 4



Answer Choices	Responses	Count
b) Mostly	35.61%	47
c) Partly	26.52%	35
a) Yes	24.24%	32

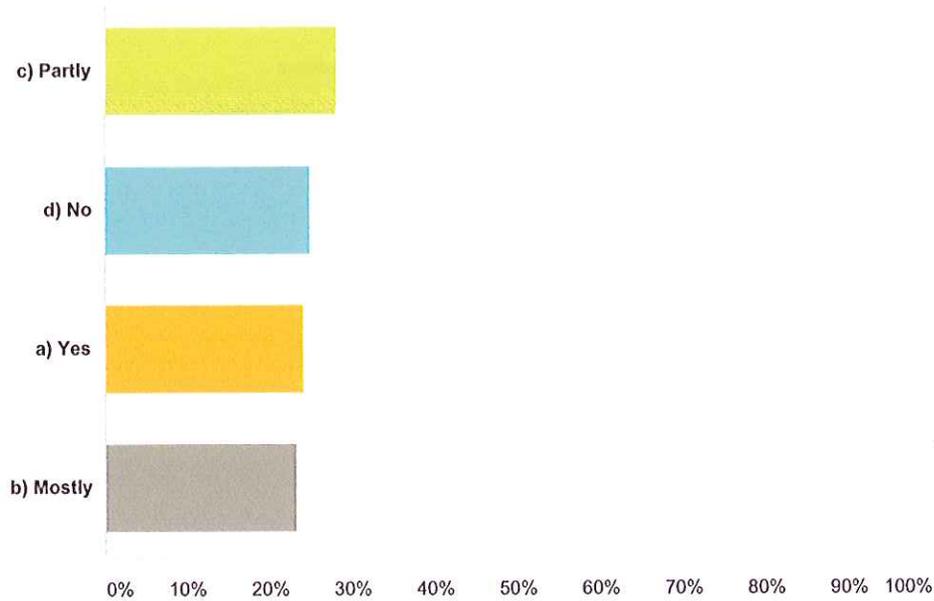
d) No	13.64%	18
Total		132

#	If you answered "No", please briefly explain what you think is missing:	Date
1	Many roads still rather unsafe eg Green Mtn Rd along some sections, Farleigh Lk Rd going up the hill. I see little encouragement for the preservation of the natural habitat	4/2/2015 5:52 PM
2	On Green Mtn rd, Farmland use has declined. Some sort of Transit system is needed to reduce vehicle traffic. Some sort of bylaw to reduce unsightly vehicle junkyards on some property facing Green Mtn Rd	4/2/2015 5:43 PM
3	I feel minimum parcel sizes should be samller to allow more growth	4/2/2015 5:01 PM
4	Area d 1 also includes all of grn Mtn rd from hwy 97 to hey 3 which is never taken into consideration	4/2/2015 4:54 PM
5	inflexibel zoning conerns not listened to	4/2/2015 4:40 PM
6	nothing highlighted about the unique aspects of a mountain skiing community	4/2/2015 4:12 PM
7	The roads are not maintained they are horrible compared to other communities Why don't we get the same	4/2/2015 3:53 PM
8	Carmi and Apex seem to have been forgotten!	4/2/2015 3:39 PM
9	Logging industry does not respect the recreational value of the area	4/2/2015 3:35 PM
10	water quality and quantity protection, EMF protection,	4/2/2015 1:52 PM
11	We need to retain agricultural land	4/1/2015 2:41 PM
12	Lack of RCMP rural patrol. They arenot visible. We pay for rural patrol in our taxes, but we don't see any. Pentiction uses all the manpower. Roadside weed and brush cutting needs to be done sooner in season and on a regular basis	4/1/2015 2:36 PM
13	1. Improve infrastructure (water, sewer, roads) 2. Range of affordable homes for young families 3. What does "age in place" mean? Does this mean care facilities? 4. Improve infrastructure for access to lake as suggested within the RDOS Trail Master Plan project	3/31/2015 11:25 AM
14	I am sure that garbage disposal has been addressed	3/31/2015 9:31 AM
15	D-1 is so far removed and spread out from any main city none of this makes any sense. We need more development as a whole to make any of this economically viable	3/30/2015 2:04 PM
16	Permission to clean up St.Andrews lake	3/29/2015 1:18 PM
17	protection of the recreational value of Apex from clear cut logging	3/26/2015 3:41 PM
18	Preservation of natural habitat is not being met in the Apex Area	3/26/2015 1:31 PM
19	Nothing has been done in terms of these goals.	3/26/2015 9:07 AM
20	We need to add sustainable to the third point	3/26/2015 8:25 AM
21	Apex is a resort community, it's needs are different.	3/25/2015 10:18 PM
22	water supply/quality	3/25/2015 8:54 PM
23	Preservation of recreational opportunities	3/25/2015 6:36 PM
24	Non-motorized recreation opportunities, free from motorized toys	3/25/2015 5:45 PM
25	Logging has happened right beside residential, no buffer zone!	3/25/2015 5:05 PM
26	smaller centers like Apex are forgotten about	3/24/2015 3:53 PM
27	not preserving the natural habitat areas	3/20/2015 2:02 PM
28	To 'age in place' is not possible due to continued maintenance of private infrastructure (roads, water, heating, snow removal, sewage and machinery). No public transit so afar. What happens if one can no longer drive?	3/20/2015 11:13 AM
29	No transportation system up Apex. No 'housing' with services to allow residents to age in place. Preservation of natural habitat is going by the wayside with Indians & Weyheuser logging practises.	3/20/2015 11:10 AM

30	Twin Lakes needs a blanket conservation zone to prevent loss of ground water.	3/20/2015 10:22 AM
31	Logging and mining refuses to respect existing communities	3/20/2015 9:30 AM
32	sewer and water issues	3/19/2015 10:45 PM
33	But what has been done about transportation?	3/19/2015 5:32 PM
34	Add preservation of recreational areas	3/15/2015 1:21 PM
35	development should take in consideration the beautiful views of the hills and lake	3/12/2015 9:15 AM
36	Does not address environmental stewardship and competing residential development	3/6/2015 4:18 PM
37	I would like to see specific information about protecting the lakes, watertables and lake access	3/4/2015 12:36 PM
38	Development of less expensive housing options to encourage young families to move here.	3/3/2015 11:10 AM

Q10 Do the vision characteristics apply equally well to your community (e.g. Kaleden, Apex, Twin Lakes, St. Andrews)?

Answered: 129 Skipped: 7



Answer Choices	Responses	
c) Partly	27.91%	36
d) No	24.81%	32
a) Yes	24.03%	31
b) Mostly	23.26%	30
Total		129

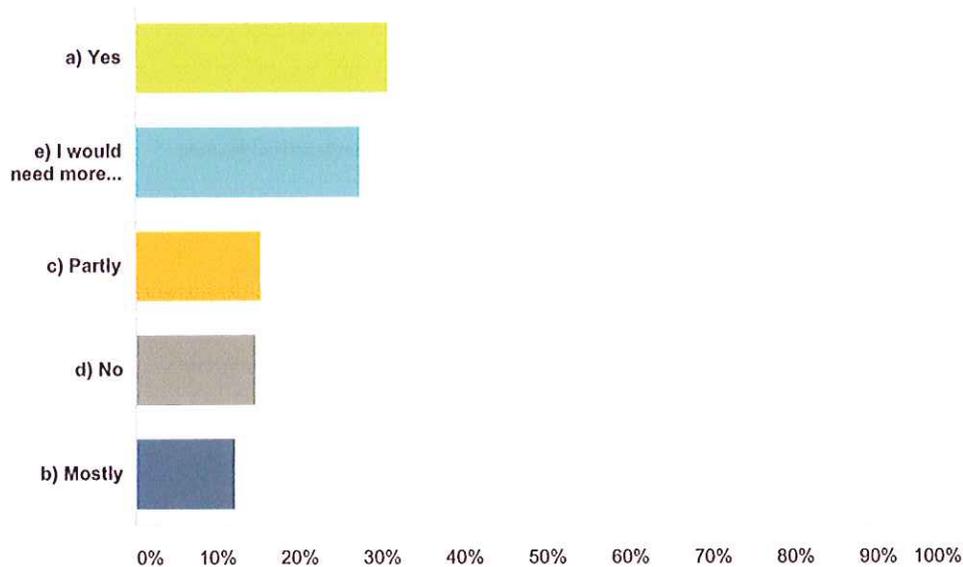
#	Please briefly explain why you selected the answer you did:	Date
1	No regular transit system yet to service Green Mtn Rd and Apex year round from Penticton. Noxious weed control needs improvement along Green Mtn Rd and adjoining property	4/2/2015 5:43 PM
2	Kaleden already has a lot of small lots and residential development. Other areas should be able to be developed more, but not to extent of regular city lots... suggest min 2-5 acre parcels for many areas	4/2/2015 5:01 PM
3	I don't live in any of those areas	4/2/2015 4:54 PM
4	We are near the Apex Guest Ranch. I feel this is a forgotten area within the RDOS.	4/2/2015 4:45 PM
5	some areas are very distinct from others, therefore should have specific concerns and solutions to the unique areas	4/2/2015 4:40 PM
6	Transportation is not in our area. What about subdividing where we are?	4/2/2015 4:22 PM
7	Roads are horrible	4/2/2015 3:53 PM
8	Preserving forests near the Village proper and Nickel Plate as well as road safety improvements are important	4/2/2015 3:48 PM

9	Carmi and Apex seem to have been forgotten!	4/2/2015 3:39 PM
10	The areas are too diverse to have such a narrow vision	4/2/2015 3:35 PM
11	My main focus is keeping the environment here at Apex as natural as possible. Restrictions on clear cut logging are necessary in order to keep this area intact. My next concern after that is water quality. The smell of chlorine when I run the tap is certainly of concern to me.	4/2/2015 2:38 PM
12	water quality and quantity protection is especially critical in TL	4/2/2015 2:33 PM
13	Non-motorized outdoor recreation is my #1 value	4/2/2015 2:21 PM
14	there are diverse areas within the region which have different needs	4/2/2015 2:16 PM
15	Range of housing types is not a critical issue in my area.	4/2/2015 2:08 PM
16	missing: water quality and quantity, EMF protection	4/2/2015 1:52 PM
17	the preservation of our environment for us and our children is of the utmost importance. Logging would destroy it for several generations	4/2/2015 1:32 PM
18	Do not allow more houses on large agricultural properties. Use non-agricultural for development.	4/1/2015 2:41 PM
19	Green Mountain Road residents (20 miles) not mentioned in this survey. Did you note Green Mountain resident turnout at the February 26 Open House?	4/1/2015 2:36 PM
20	housing related to aging, transportation not really applicable to apex. I feel apex issues are lost in the demands from other areas in the area	3/31/2015 6:42 PM
21	Water and the environment is more important to TL area than Kaleden, Apex or SA.	3/31/2015 2:05 PM
22	You keep forgetting about other areas like apex Mtn rd and green Mtn rd area	3/30/2015 2:04 PM
23	The RDOS seems to control what we can and cannot do on our own property but we do not appear to receive anything from them in return (e.g water and sewer, natural gas, improved White Lake Road system)	3/30/2015 12:21 PM
24	Apex & area is very different from Kaleden	3/30/2015 7:28 AM
25	People who don't live in the area have too much influence	3/29/2015 1:18 PM
26	transit linking & "age in place" -not applicable to Twin lakes	3/28/2015 10:26 PM
27	I really would like to see development to 18 holes for St. Andrews!	3/27/2015 3:18 PM
28	limited transportation options	3/27/2015 3:04 PM
29	Areas too different to have same vision	3/26/2015 6:59 PM
30	Need more emphasis preserving recreational areas	3/26/2015 4:45 PM
31	Apex if recreational, priorities are different, though other considerations listed also apply	3/26/2015 3:41 PM
32	Apex Area is not being protected. Its being logged at a rapid rate and its devastating	3/26/2015 1:31 PM
33	I can only comment on Apex	3/26/2015 9:15 AM
34	Again, there has been no implementation of these values and no planning to implement these values.	3/26/2015 9:07 AM
35	Public transit is not the issue at Apex. The issue is clearcut logging within sight of the ski areas.	3/25/2015 11:50 PM
36	as above	3/25/2015 10:18 PM
37	Apex is a recreational area and should be preserved as such.	3/25/2015 6:03 PM
38	WE ARE GEOGRAPHICALLY UNIQUE FROM THE OTHER AREAS	3/25/2015 5:22 PM
39	I am not certain that all these areas are comparable.	3/25/2015 5:12 PM
40	Apex is a resort community and needs to be treated differently. Income doesn't come from a tax base but from spin offs from tourism.	3/24/2015 3:53 PM
41	Unrealistic to have public transit to the Farleigh Lake community.	3/22/2015 8:38 PM
42	FL is a very small contained community of only 25 properties.	3/22/2015 6:20 PM

43	i don't think there will ever be any public transit to farleigh lake.. population too small	3/22/2015 5:34 PM
44	logging	3/20/2015 2:02 PM
45	Each area has very different requirements	3/20/2015 11:50 AM
46	doesn't apply to Apex	3/20/2015 11:17 AM
47	Natural habitat is being destroyed by excessive logging	3/20/2015 11:16 AM
48	Green Mtn Rd has fewer residents, there's 0 electrical power on far end, 0 cell/internet (fast) coverage, 0 firehall (very costly home insurance), secondary road to Penticton at times cleared late (in winter), with curves and unsafe if icy. Loggins is a problem on Apex. Wild horses loaded with Burdock Burrs - spreading same up and down the road. Their presence is providing a hazard. Knapweed and other noxious weeds abundant.	3/20/2015 11:13 AM
49	Requires more conservation.	3/20/2015 10:22 AM
50	Twin Lakes is "RURAL" and the community vision regarding housing and transportation would not be economically viable. Housing units would be severely restricted due to our aquifer is already over allocated as per various reports over the past 40+ years. NO WATER, NO.	3/20/2015 10:16 AM
51	Apex - the road is in good condition and maintained exceptionally well. The focus can be split between ski industry development and infrastructure to enhance year around revenues and tourism.	3/19/2015 9:48 PM
52	Apex is very different from the rural residential areas	3/15/2015 1:21 PM
53	preservation of the rural lifestyle and character is most important	3/12/2015 9:18 AM
54	we need seniors' residences (apartments/condos) with views. Transportation service to Penticton needs to be in place. People get old and move to penticton	3/12/2015 9:15 AM
55	Does not address environmental stewardship and competing residential development; should also consider effects of growing population/residential development on scarce water resources - development should not come at the expense of existing land owners or the environment	3/6/2015 4:18 PM
56	Apex in particular does not fit well with most of the vision characteristics	2/28/2015 7:06 PM
57	Kaleden is mostly residential while Apex for instance is mostly recreational.	2/28/2015 4:47 PM
58	Our area is not included in any of the need for the areas listed about and I cannot understand how a single plan can accommodate the needs of 4 areas with such vast differences (mountain, lake, resort etc..)	2/28/2015 12:13 PM

Q11 There is a proposal to expand sewer service to Kaleden in the future. This service could permit additional development in some parts of Kaleden through the subdivision of properties (i.e., more housing), the development of other housing options (e.g., small apartment buildings), and different types of commercial development (e.g., small hotels). If sewer expansion occurs, would you support the idea of more development and housing in Kaleden?

Answered: 124 Skipped: 12



Answer Choices	Responses
a) Yes	30.65% 38
e) I would need more information	27.42% 34
c) Partly	15.32% 19
d) No	14.52% 18
b) Mostly	12.10% 15
Total	124

#	Please briefly explain why you selected the answer you did	Date
1	A restrained further development - not rampant	4/2/2015 5:52 PM
2	Kaleden seems to have some room left to grow if sewer and water expansion occurs.	4/2/2015 5:43 PM

Regional District of Okanagan Similkameen OCP Update - Community Survey

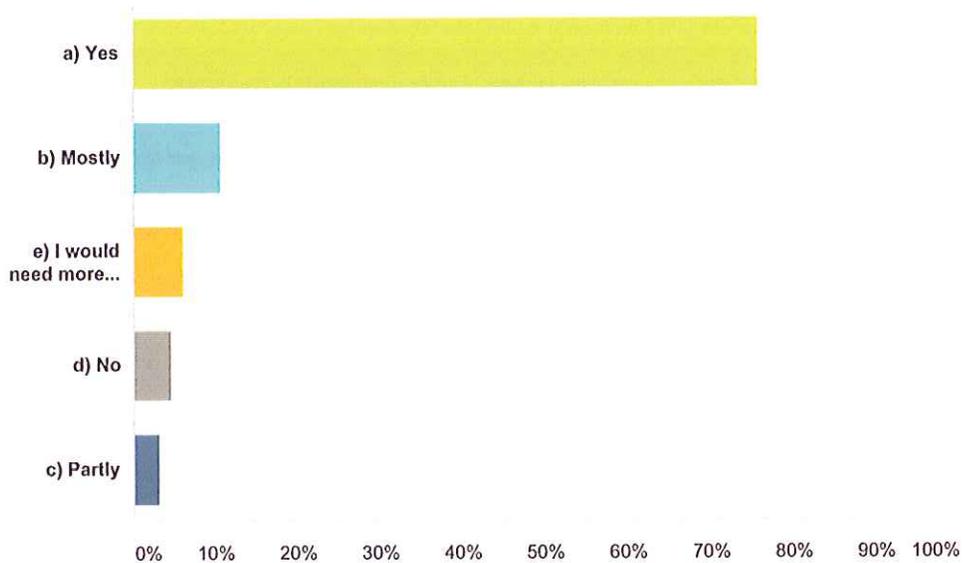
SurveyMonkey

3	Wholesale expansion is not needed or wanted. Strong limits need to be in place.	4/2/2015 5:05 PM
4	Penticton needs more housing closer to town.	4/2/2015 5:01 PM
5	Sewer extension should not change the character of Kaleden. Sewer should only be bright in to remove septic systems that could leach into Skaha Lake.	4/2/2015 4:57 PM
6	Kale den should not be part of d1. It should be with ok falls. It will cost tax dollars and will not be fit me my family or my neighbourhood in any way size shape or form. What do I get?	4/2/2015 4:54 PM
7	It's a beautiful area and worth considering to develop further. However, I do not live in this and would not be willing to pay for sewer service in Kaleden. Especially when nothing is done in our area.	4/2/2015 4:45 PM
8	Shared costs..?	4/2/2015 4:40 PM
9	Whon is going to pay for these specific area improvements?	4/2/2015 4:31 PM
10	Expansion means more water needed. We need to subdivide in our area a bit first	4/2/2015 4:22 PM
11	does not effect my community	4/2/2015 4:12 PM
12	twin lakes needs attention tool (better water studies and weed control)	4/2/2015 3:56 PM
13	I don't live in Kaleden, I live at Apex	4/2/2015 3:44 PM
14	Need to protect the agricultural land base	4/2/2015 3:35 PM
15	The water system is lake fed and limited by size of infrastructure	4/2/2015 2:28 PM
16	ideal location for further development, much underutilized land at present	4/2/2015 2:16 PM
17	near Penticton, but country feel; small development good for budgets so community can get the road improvements they want	4/2/2015 1:52 PM
18	limited expansion could offer some opportunities	4/2/2015 1:32 PM
19	We would need more information about the cost and any affects on property taxes in the area.	4/1/2015 2:44 PM
20	It is a rural agricultural community	4/1/2015 2:36 PM
21	I carefully chose Kaleden to retire in because it was rural,small, & quiet. I would like it to stay that way.	4/1/2015 8:55 AM
22	not applicable to my location	3/31/2015 6:42 PM
23	This really depends on the people who live there.	3/31/2015 2:05 PM
24	I can't afford my taxes to go up for an area that has absolutely nothing to do with me or benefit me in any way. Kaleden should not be part of d-1 it should be part of ok falls	3/30/2015 2:04 PM
25	No to apartments, need more info. re hotels	3/29/2015 1:18 PM
26	Kaleden has considerable population & greater tourism potential with few amenities. Responsible development would futher enhance this beautiful area.	3/28/2015 10:26 PM
27	Higher Density is better for preserving land!	3/27/2015 3:18 PM
28	As long as it is limited	3/27/2015 3:04 PM
29	dont live there	3/27/2015 7:43 AM
30	How do Kaleden residents feel about this?	3/26/2015 4:45 PM
31	I have no personal interest in Kaleden therefore reserve comment	3/26/2015 9:15 AM
32	We can not have this result in the development of agriculture land	3/26/2015 8:25 AM
33	I rarely go to Kaleden	3/26/2015 8:15 AM
34	I do not visit Kaleden much, so I'm not sure. Sounds ok.	3/25/2015 11:50 PM
35	don't know anything about Kaleden	3/25/2015 10:18 PM
36	I like the idea but would not want to change the character of the area too much--would depend on what residents want	3/25/2015 8:54 PM

37	N/A - Apex resident	3/25/2015 6:03 PM
38	Would help pay for it.	3/25/2015 5:45 PM
39	do not know enough about Kaleden	3/25/2015 5:22 PM
40	WE MUST BUILD AND IMPROVE UPON WHAT WE ALREADY HAVE , NOT CREATE NEW DEVELOPMENT OUTSIDE OF THE EXISTING BOUDARIES	3/25/2015 5:22 PM
41	Depends what and where the development is planned.	3/25/2015 5:12 PM
42	That should be up to the people that live in Kaledon	3/24/2015 3:53 PM
43	I don't live in Kaleden, and wouldn't want to make decisions for people in that community.	3/22/2015 8:38 PM
44	irrelevant to our community	3/22/2015 6:20 PM
45	not enough water	3/22/2015 5:34 PM
46	ALR is very important!	3/20/2015 11:50 AM
47	Don't live in Kaleden	3/20/2015 11:13 AM
48	Kaleden also has a limited water source.	3/20/2015 10:22 AM
49	I don't live in kaleden	3/20/2015 9:30 AM
50	I am in favor of getting sewer in Kaleden but not at the expense of losing rural lifestyle by having hotel development and housing subdivisions .	3/19/2015 10:45 PM
51	Slowly developing an area ideal. Kaleden should be allowed time to grow and develop over time. limit highrises and high density living. Rural Okanagan is becoming rare.	3/19/2015 9:48 PM
52	It does not affect me at this moment. It may influence the amount of taxes I pay although it would not benefit me.	3/19/2015 8:29 PM
53	No apartments or condos. Do we need a hotel? Sometimes there is enough noise from parties on beach etc. now.	3/19/2015 5:32 PM
54	I think this would add a strain to Penticton resources. That would have to be accounted for.	3/15/2015 1:21 PM
55	Growth is good.	3/13/2015 1:07 AM
56	Growth is good.	3/13/2015 1:04 AM
57	I appreciate the semi-rural environment of Kaleden and would not welcome subdivisions or apartments in the area.	3/4/2015 12:36 PM
58	Support sewer development for the environment/lake protection, not for expansion.	3/3/2015 11:17 AM
59	Would depend on the size of the development and location. Also, the impact on the environment.	3/3/2015 8:49 AM
60	I think more housing might bring more families to our Kaleden community	3/1/2015 3:45 PM
61	IF additional development would influence getting sewer into Kaleden and protect water quality then I am Ok with that. We need sewer	3/1/2015 10:00 AM
62	buildout to existing single-family residential density at most; retain ALR restrictions	2/28/2015 7:06 PM
63	We'd lose the rural atmosphere	2/28/2015 4:47 PM
64	I would need to understand how the infrastructure upgrades in Kaleden would affect my taxes.	2/28/2015 12:13 PM
65	would not want to se over development	2/27/2015 4:14 PM
66	Sewer to the whole of Kaleden or just the lower part?	2/27/2015 2:42 PM

Q12 Protecting Skaha Lake and its foreshore is a priority of RDOS. The revised OCP for Area 'D-1' will likely include additional policies to both better protect the foreshore and ensure public access to the lake. A similar approach was taken when the OCP was updated for Area 'D-2'. Would you support the idea of including specific policies in the OCP to better protect the foreshore and ensure public access to the lake?

Answered: 132 Skipped: 4



Answer Choices	Responses	
a) Yes	75.76%	100
b) Mostly	10.61%	14
e) I would need more information	6.06%	8
d) No	4.55%	6
c) Partly	3.03%	4
Total		132

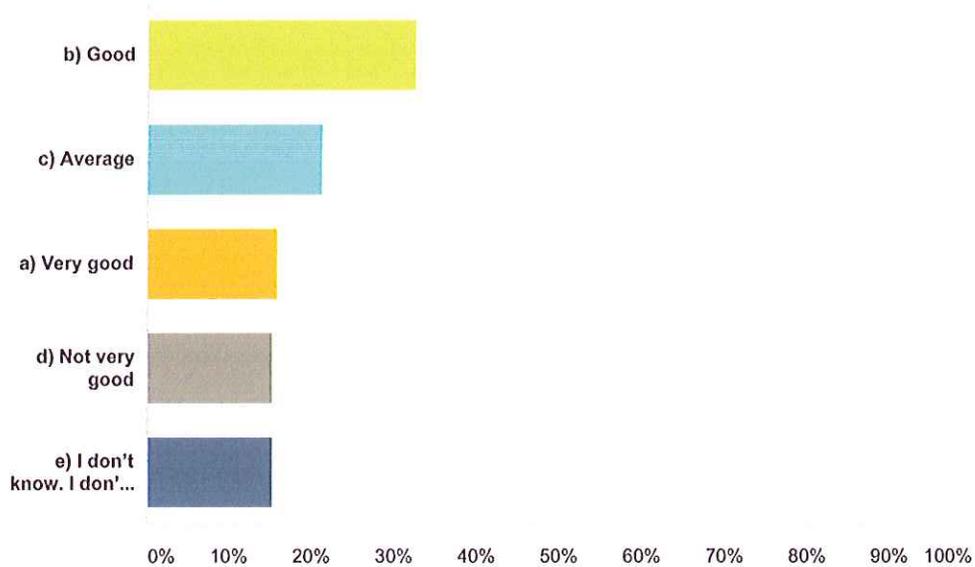
#	Please briefly explain why you selected the answer you did:	Date
1	Protecting foreshore eases pressure on Lake birds, is a source of beauty and satisfaction for residents and helps to maintain the tourists - attracting beauty and naturalness of the area	4/2/2015 5:52 PM

2	Since the area is a tourist and local's desired location for recreation, it is of utmost importance that there is sufficient access to the lake maintained (public)	4/2/2015 5:43 PM
3	This is a must!	4/2/2015 5:05 PM
4	I still think kale den has nothing to do with the rest of d1 which is on the west side of why 97	4/2/2015 4:54 PM
5	There are parks in place on the OK Falls side. Keep them and don't sell out.	4/2/2015 4:45 PM
6	Areas should be protected, but I need more information.	4/2/2015 4:31 PM
7	I am all for protecting the water and what goes into it as well as being able to enjoy it.	4/2/2015 4:22 PM
8	Environmental protection is primary; public enjoyment secondary	4/2/2015 2:33 PM
9	protecting the lake shore and the lake itself are significantly important	4/2/2015 1:32 PM
10	Public access to the lake is really important. Let's not have another Sickle Point.	4/1/2015 2:36 PM
11	At times in the summer the Lake is abused by uncontrolled overuse.	4/1/2015 8:55 AM
12	not applicable to my location	3/31/2015 6:42 PM
13	Area D1 residents need to go thru the same process as D2, in order to be fully informed of what this means to its citizens, and whether there are differences that need to be addressed	3/31/2015 11:25 AM
14	As long as it doesn't increase my taxes!	3/30/2015 2:04 PM
15	Remove the Canada geese and ducks, that polute the beach and water	3/29/2015 1:18 PM
16	Very important for future use of locals & tourists alike	3/28/2015 10:26 PM
17	It doesn't affect me because I don't use the beaches!	3/27/2015 3:18 PM
18	same reason I want Apex proteted	3/26/2015 3:41 PM
19	I like to protect the lakeside	3/26/2015 1:31 PM
20	Foreshore is important regardless of location	3/26/2015 9:15 AM
21	Sounds like the right thing to do (but again, I don't frequent Skaha lake often).	3/25/2015 11:50 PM
22	I'm very interested in seeing foreshore areas protected--too much of the Okanagan has development right down to the lake and it affects water quality and really minimizes habitat for amphibians and many other sensitive species who use wetland/riparian areas	3/25/2015 8:54 PM
23	Very important to future generations.	3/25/2015 6:03 PM
24	Lake access is limited!!!	3/25/2015 5:45 PM
25	public access is essential	3/25/2015 5:22 PM
26	The foreshore is limited and we should preserve it, and access to it, for future generaions.	3/25/2015 5:12 PM
27	I feel the Riparian act covers this well enough.	3/25/2015 5:05 PM
28	i love skaka lake.. especailly the bike trail from penticton to ok falls.. it gives great access to wonderful swimming spots. the beach at kaleden is great. i would liket o see the RDOS improve the bike path. the improvement from kalandan to ok falls is terrific.. let's get ti done from penticton to kaleden now!	3/22/2015 5:34 PM
29	All rdos residents should have access to the waterfront.	3/20/2015 11:50 AM
30	Unsure how increasing development on PLB land could affect public access.	3/20/2015 11:13 AM
31	Very important community asset	3/19/2015 9:48 PM
32	I wonder of there would be more protection for private ownership or are the shores considered all as public ownership there fore use.	3/19/2015 8:29 PM
33	Because of Sickle Point.	3/19/2015 5:32 PM
34	We need to protect the lake more and less access to the lake for motorized recreation.	3/15/2015 1:21 PM
35	KVR and Eastside give a lot of access.	3/13/2015 1:07 AM

36	KVR and Eastside give a lot of access.	3/13/2015 1:04 AM
37	doggie poop laws are not enforced at the beach	3/12/2015 9:15 AM
38	Public access to the lake should be a priority	3/6/2015 4:18 PM
39	Lets never lose environmently rich areas like Sickle Point ever again.	3/4/2015 12:36 PM
40	Generally, yes. But would need to know what exactly is proposed.	3/3/2015 8:49 AM
41	quality water is important. riparian areas help protect water quality. KVR protection for alternate transportation and utility corridor is needed.	3/1/2015 10:00 AM
42	The will to implement and enforce will be critical -- existing issues with interruption of KVR Trail public access a good example of what is being lost	2/28/2015 7:06 PM
43	Maintaining a foreshore that is easily accessible is vital.	2/28/2015 4:47 PM
44	I think it's important that people can enjoy the lake front.	2/28/2015 12:13 PM
45	What has changed to create a reason to change OCP	2/27/2015 5:02 PM

Q13 How would you rate current access to Skaha Lake and its foreshore?

Answered: 132 Skipped: 4



Answer Choices	Responses	Count
b) Good	32.58%	43
c) Average	21.21%	28
a) Very good	15.91%	21
d) Not very good	15.15%	20
e) I don't know. I don't try to access Skaha Lake.	15.15%	20
Total		132

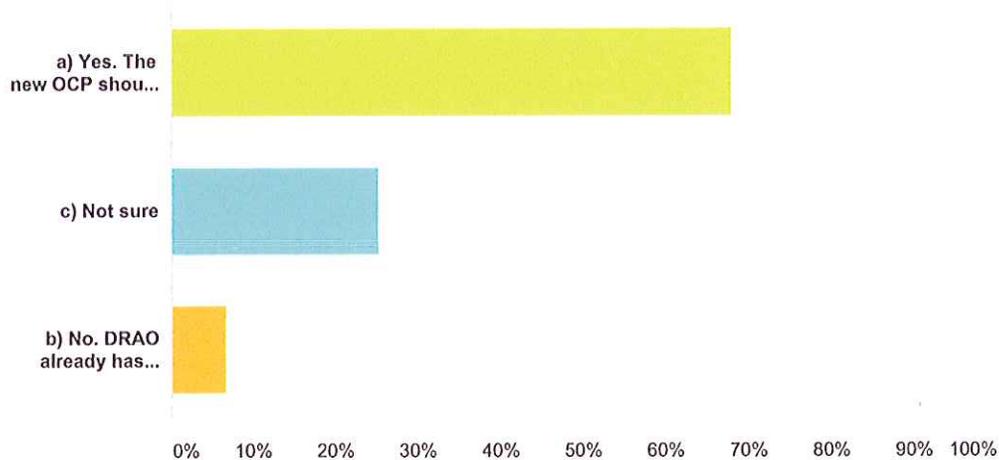
#	Please briefly explain why you selected the answer you did:	Date
1	private property along lake sometimes limits public access to its foreshore.	4/2/2015 5:43 PM
2	Access is limited by a lot of private ownership.	4/2/2015 5:05 PM
3	For the second sentence in the selection.	4/2/2015 4:31 PM
4	I am not sure where, if at all, it is blocked from the public	4/2/2015 4:22 PM
5	Ok falls has a nice beach.	4/2/2015 2:08 PM
6	Boat landing for kayaking - great. Hiking and walking access - great.	4/1/2015 2:41 PM
7	At present I have no need to access Skaha Lake	4/1/2015 2:36 PM
8	The foreshore is not yet totally sacrificed for tourists.Keep some for residents to enjoy.	4/1/2015 8:55 AM
9	The amount of public land along Skaha lake is expansive, however, there need to be infrastructure improvements to enhance access. Currently the old rail bed makes access difficult. Even though it runs right along the lake, access is difficult as steep and rocky. See suggestions for access improvements made by Kaleden Recreation Commission as part of the Trail Master Plan process.	3/31/2015 11:25 AM

10	Kaleden and the ridiculous pay parking now from Penticton does not make it easily accessible. Then with the huge camp ground on the north west side there is barely access to the kvr bike trail either. It's pretty ridiculous	3/30/2015 2:04 PM
11	Fence at the airport end prevents access to beach where parking is available. Need a cross walk and warning light.	3/29/2015 1:18 PM
12	Access to Skaha excellent at Kaleden-not familiar with OK Falls	3/28/2015 10:26 PM
13	Limited access on eastern shore	3/27/2015 10:51 AM
14	Beach by Airport. Difficult to access	3/26/2015 6:59 PM
15	Access mostly limited to beaches at either end of lake	3/26/2015 4:45 PM
16	I enjoy the beaches and would like to see more natural beach preservation	3/26/2015 1:31 PM
17	Never had any problems accessing Skaha Lake	3/26/2015 9:15 AM
18	No communication has taken place and there is limited access to facilities.	3/26/2015 9:07 AM
19	There are very large beaches and a wonderful walking and cycling trail along the west side	3/26/2015 8:25 AM
20	I think there's enough access to it currently, am more interested in protecting what's left un-developed and keeping it that way	3/25/2015 8:54 PM
21	Too many private beaches	3/25/2015 5:45 PM
22	TOO LIMITED , EASTSIDE COULD BE IMPROVED AS A RECREATIONAL CORRIDOR , NOT JUST A HIGH SPEED SECONDARY ROAD	3/25/2015 5:22 PM
23	Good in places, but I believe it could be improved in many areas. We should have at least decent public access wherever there is a group of residences.	3/25/2015 5:12 PM
24	very few access points that are not private	3/24/2015 8:49 PM
25	use the bike path, use the park at kaleden.. enjoy it +++++	3/22/2015 5:34 PM
26	Very disappointed about the kvr being rerouted. And very disappointed that the rdos did not purchase more shore front north of kaleden.	3/20/2015 11:50 AM
27	Free access the length of the beach and park. Not enough parking spaces can be a deterrent.	3/20/2015 11:13 AM
28	more is not better. current access is ideal.	3/19/2015 9:48 PM
29	I have seen areas completely shut off by private land owners, how do we know those areas are complying with rules and regulations?	3/19/2015 8:29 PM
30	We have a wonderful park on the beach but the KVR should be protected so everyone can move freely between Penticton and OK Falls along the lake.	3/19/2015 5:32 PM
31	KVR and Eastside road give a lot of access	3/13/2015 1:07 AM
32	KVR and Eastside road give a lot of access	3/13/2015 1:04 AM
33	The main beach is the only well kept area but crowded.	3/12/2015 9:15 AM
34	We are so fortunate to have the parks in Kaleden and OK Falls, which allow direct access to Skaha Lake. The KVR Trail allows us to walk, run or ride right beside the lake. I hope that we will soon have the section from Kaleden to Penticton paved. I understand that there are still issues with the PIB land, but it would be helpful to pave the area which is not in dispute.	3/4/2015 12:36 PM
35	Much of it is private or blocked by private property.	3/3/2015 11:17 AM
36	Great park, boat launch, trail along the lake, it couldn't be much better.	3/3/2015 11:10 AM
37	Should get access back to KVR	3/3/2015 10:49 AM
38	The Kaleden boat ramp is a mess and not big enough.	3/3/2015 8:49 AM
39	Over the years lake side home owners have damages alot of foreshore and riparian vegetation without the correct permits or consultation. Riparian veg is important for water quality. .	3/1/2015 10:00 AM

40	Could be way better if Sickle Point and Ponderosa Point had been kept as a public parks per the original plan back in 1912!	2/28/2015 7:06 PM
41	There could be a much better boat launch such as the one in Osoyoos.	2/28/2015 4:47 PM
42	Access at the north end of Skaha is through private property, the next area is Kaleden which offers good access with the park and then next spot is all the way down in OK falls.	2/28/2015 12:13 PM

Q14 The Dominion Radio Astrophysical Observatory (DRAO) is the largest, year round employer in Area 'D-1'. The facility is extremely sensitive to radio frequency interference (RFI) from things like cell phones, garage door openers and even microwave ovens. The RDOS board has policies to protect DRAO from additional RFI that would likely limit additional development at St. Andrews. Do you support current RDOS policies to protect DRAO from development that may impact its operations?

Answered: 135 Skipped: 1



Answer Choices	Responses	
a) Yes. The new OCP should include policies to continue protecting DRAO from RFI.	68.15%	92
c) Not sure	25.19%	34
b) No. DRAO already has sufficient protection. Nothing else is needed.	6.67%	9
Total		135

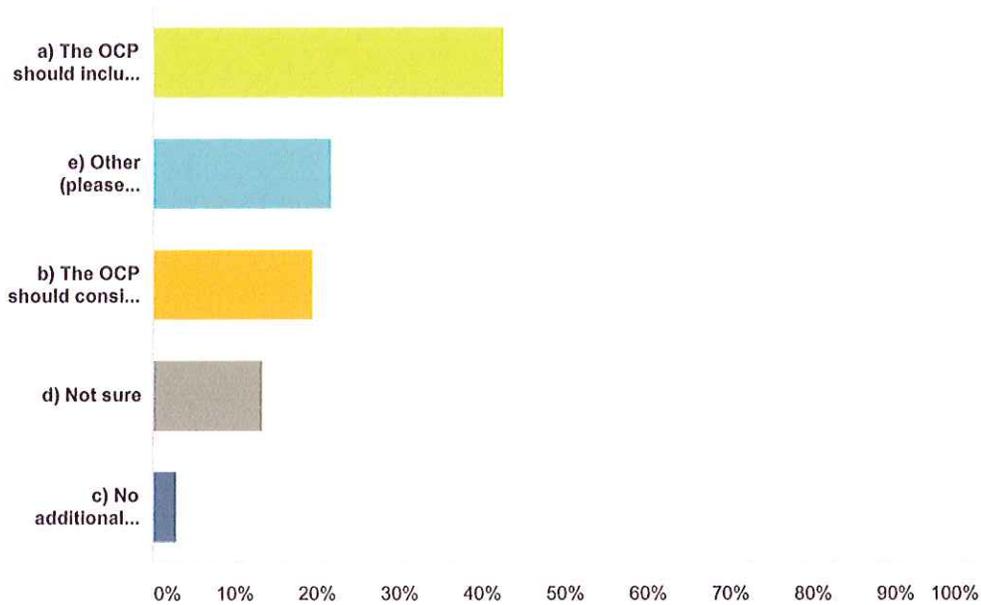
#	Please briefly explain why you selected the answer you did:	Date
1	The DRAO does important work as well as being an employer. Cellphones, garage door openers and microwave ovens are semi-luxuries one can do without within a large zone protecting the DRAO. People who feel they cannot do without these things could settle outside the zone of protection which should be kept ample.	4/2/2015 5:52 PM
2	don't know what extent and time and size development in the future or at present starts to interfere with the DRAO to cause problems. would need more info	4/2/2015 5:43 PM
3	Don't really know anything about it.	4/2/2015 4:54 PM
4	First I heard of this.....don't have all the info.	4/2/2015 4:40 PM

5	Military can protect from RFI, why can't they? Who came first to the area?	4/2/2015 4:31 PM
6	I am all about less is more where microwaves, cell phones and the like are concerned, We can do without here.	4/2/2015 4:22 PM
7	I am not informed enough to answer this; however, I think too much development around St Andrews would remove some of the charm of the area.	4/2/2015 2:38 PM
8	DRAO's work is important to us all as a whole	4/2/2015 1:52 PM
9	Not enough info	4/2/2015 1:32 PM
10	Federally millions of dollars have been spent. Let's keep St. Andres as it is.	4/1/2015 2:36 PM
11	DRAO limits St Andrews development and ATVs, etc and I like that.	4/1/2015 8:55 AM
12	I know this is important. But so many things prevent development. We need development. We need jobs, not just the 45 people these guys hire it's pretty sad when these are the big employers don't you think?	3/30/2015 2:04 PM
13	The statement that DRAO is sensitive to RFI may have been true years ago but I know that many areas around them (other than just St. Andrews) violate those RFI restrictions all the time and have done so for years with impunity. I believe RDOS and DRAO are stuck in the past and have worked together to stifle the long term viability of St. Andrews.	3/30/2015 12:21 PM
14	If this is the best employer in RDOS then we need some new businesses	3/29/2015 1:18 PM
15	require more information on this matter	3/28/2015 10:26 PM
16	Its already registered on all Titles in the area, I feel its protected!	3/27/2015 3:18 PM
17	DRAO is a world class facility and must be protected	3/26/2015 4:45 PM
18	I believe in shared use when the interests of one group do not interfere with the interests of other users	3/26/2015 3:41 PM
19	Its a unique area and we should limit development	3/26/2015 1:31 PM
20	I do not know all the issues therefore reserve comment	3/26/2015 9:15 AM
21	its a unique and special service, its a large employer, ST Andrews development is sufficient for the area, water is always an issue	3/26/2015 8:25 AM
22	Think the work is important	3/26/2015 8:15 AM
23	Sounds like the right thing to do, but I don't know where the DRAO is, nor St. Andrews, so difficult to comment.	3/25/2015 11:50 PM
24	It's an important facility doing important work. Development should not get in the way of that.	3/25/2015 8:54 PM
25	Why is this question even being asked? DRAO is important to the area and Canada, is it not?	3/25/2015 5:45 PM
26	do not know enough about this issue	3/25/2015 5:22 PM
27	TUCSON ARIZONA HAS UNIQUE LIGHTING BY LAWS TO PROTECT THE DESERT SKY FROM LITE POLLUTION	3/25/2015 5:22 PM
28	The immediate area of the DRAO is unique in other ways too...let's focus the development elsewhere.	3/25/2015 5:12 PM
29	Not familiar enough with the current policies.	3/25/2015 5:05 PM
30	because we want to keep that unique employeer functioning and operating	3/22/2015 5:34 PM
31	Not enough info. Is DRAO going to have smart meters?	3/20/2015 11:13 AM
32	This is a special facility (one of seven in the world, I believe) and is strategically placed - let the residential development be in other areas.	3/20/2015 10:22 AM
33	It is a significant asset to the scientific community and should be protected.	3/20/2015 10:16 AM
34	I don't have enough information	3/20/2015 9:59 AM
35	They are already there, and doing important work	3/20/2015 9:30 AM
36	require more information before determining needs and solutions	3/19/2015 9:48 PM
37	more radio frequency gadgets are more common place and science/ study of our universe is important. The protection measures need reevaluating to be current	3/19/2015 8:50 PM

38	I do think we should continue to protect it. Should we not also protect areas like Twin lakes as well?	3/19/2015 8:29 PM
39	We all need to be protected from RFI.	3/19/2015 5:32 PM
40	I think it may be too late.	3/15/2015 1:21 PM
41	They have enough protection it's a very large protection area.	3/13/2015 1:07 AM
42	They have enough protection it's a very large protection area.	3/13/2015 1:04 AM
43	radio is better than visual to explore space. Let's provide 'quiet' for them.	3/12/2015 9:15 AM
44	The DRAO is a wonderful resource that has a global reputation. We should value the site as much as the rest of the world does.	3/4/2015 12:36 PM
45	Wish yard lights were also banned in White Lake basin - light pollution.	3/3/2015 11:17 AM
46	The site was chosen for its uniqueness - DRAO was there first - huge investment in infrastructure - there are few other places to live - no need to interfere with DRAO	3/3/2015 11:10 AM
47	Very definately.	3/3/2015 8:49 AM
48	I think the DRAO is an important part of our community	3/1/2015 3:45 PM
49	Important national facility and biodiversity area	3/1/2015 10:00 AM
50	Restrictions MAYBE could be eased if DRAO developed different techniques, but let's keep a world-class facility viable PLEASE!	2/28/2015 7:06 PM
51	They do significant work there that must be protected	2/28/2015 4:47 PM
52	How many people are employed, 40-50? If that's the extent of the number of people working there then I would not likely support additional policies.	2/28/2015 12:13 PM
53	have not seen or read the policy document	2/27/2015 5:02 PM
54	Not technically competent to say yes or no.	2/27/2015 4:14 PM

Q15 Water supply is an issue for the entire Okanagan, the RDOS and Area 'D-1'. How can RDOS ensure an adequate water supply is protected for all users, including environmental flows, agriculture and residential use?

Answered: 134 Skipped: 2



Answer Choices	Responses	
a) The OCP should include specific policies to encourage water conservation.	42.54%	57
e) Other (please specify):	21.64%	29
b) The OCP should consider direct new development to areas with a more secure and stable water supply.	19.40%	26
d) Not sure	13.43%	18
c) No additional policies are required.	2.99%	4
Total		134

#	e) Other (please specify):	Date
1	No development unless water supply is guaranteed	4/2/2015 4:01 PM
2	we need a limnologist to conduct a proper study on twin lakes and not rely on local residents to make decisions!	4/2/2015 3:56 PM
3	A & B, following recommendations of completed water studies; strictly enforcing existing and new regulations	4/2/2015 1:52 PM
4	Has any consideration been given to all the new development being carried out and talked about by the Penticton Indian Band? (housing development, vineyard & winery, and fish hatchery)	4/1/2015 2:36 PM
5	Do a proper water study to know what RDOS D-1 has for water quality and quantity	3/31/2015 2:05 PM

6	RDOS should take over water management from the Kaleden Irrigation District and any other water improvement districts .	3/31/2015 11:25 AM
7	How come Kelowna and west Kelowna can keep developing? Where are they getting water from? We need to do something and star letting development happen. Green Mln rd and Alex Mln rd should be part of the apex development strategy	3/30/2015 2:04 PM
8	Willowbrook hobby farms waste huge amounts of water thru middle of the day field watering when evaporation is at its highest. These are not agricultural farms, they are token hobby farms. St. Andrews is taking ongoing steps to ensure the efficient use of water resources with conservation in mind. We meter our domestic and irrigation systems and monitor usage carefully. What about other communities nearby?	3/30/2015 12:21 PM
9	Permit wells where water is needed eg. St Andrews	3/29/2015 1:18 PM
10	both a and b however see response to #16	3/26/2015 9:15 AM
11	see comment below	3/26/2015 8:25 AM
12	stringent policies for logging and cattle anywhere near water sources and supply	3/25/2015 11:42 PM
13	protecting aqua firs at Apex to support water supply in Okanagan Valley	3/25/2015 6:11 PM
14	Metering at Apex. Sometimes vacation rentals house large numbers of guests- - those owners pay not enough for water.	3/25/2015 5:45 PM
15	Should be a and b, perhaps?	3/25/2015 5:12 PM
16	watersheds are being greatly affected by upstream logging	3/24/2015 3:53 PM
17	like.. princeton!.. not the dry okanagan	3/22/2015 5:34 PM
18	Limit development on Apex.	3/20/2015 11:13 AM
19	If logging were controlled better, the land not stripped/cut blocks, natural vegetation would better support retention of water for year round use.	3/20/2015 11:10 AM
20	Respondent chose both (a) and (b)	3/20/2015 10:22 AM
21	Respondent chose both (a) and (b)	3/20/2015 10:16 AM
22	protect alpine water tables and all bodies of water	3/20/2015 10:07 AM
23	both a and b.	3/19/2015 8:50 PM
24	No more water for wineries. Most places in the world don't allow watering of wine grapes.	3/15/2015 1:21 PM
25	We have lots of water, issue is cost.the BC government.handles water .Stay out of it .I work in this industry.	3/13/2015 1:07 AM
26	We have lots of water, issue is cost.the BC government.handles water .Stay out of it .I work in this industry.	3/13/2015 1:04 AM
27	Given the great reliance on wells, RDOS needs to carefully consider the impacts of new developments on existing users	2/28/2015 7:06 PM
28	Limit growth or multi unit dwellings where water is scarce	2/28/2015 4:47 PM
29	I think the plan should encourage water conservation and should limit agricultural users from watering during the heat of the day due to evaporation.	2/28/2015 12:13 PM

Q16 Please explain why you chose your answer to question 15: How can RDOS ensure an adequate water supply is protected for environmental health and for all users, including residential and agricultural users?

Answered: 94 Skipped: 42

#	Responses	Date
1	In general, wells should be drilled and logged in the fall to make sure there is enough water in the dry part of the year. wells drilled in the spring could be misleading about year round sufficient supply.	4/2/2015 5:43 PM
2	Test	4/2/2015 5:08 PM
3	There needs to be a coordinating agency to oversee any water protection policies and their implementation.	4/2/2015 5:05 PM
4	Development should be considered in areas where there is adequate ground water for individual wells.	4/2/2015 5:01 PM
5	Work with current water purveyors to enforce water conservation. An example would be with building permits - only low flow toilets and shower heads mandatory.	4/2/2015 4:57 PM
6	Would need more information	4/2/2015 4:54 PM
7	No sprinkling lawns. No washing cars in your yard. Only water efficient apparatus. In old homes and new ones. Offer incentives to home-owners to bring their homes to the present day codes.	4/2/2015 4:45 PM
8	This is evolution.....as more houses / industry/farming occur.....water supply has to be coordinated to meet all uses needs.	4/2/2015 4:40 PM
9	RDOS needs to ensure that water is not diverted from one area to protect another area from shortage.	4/2/2015 4:31 PM
10	New development needs to include low water use rules, ie low flow toilets, low water use laundry, no hot tubs, no lawn sprinkling, rainwater capture and so on	4/2/2015 4:26 PM
11	The logging that is happening in the mountains is devastating to water being held in the area. I also think we could come up with a plan to direct water from the mountain sides in the rainy seasons, in a few different areas to a catchment of a sort. We do have a heavy rainfall in spring and fall.	4/2/2015 4:22 PM
12	If the RDOS approves a development it is the RDOS's responsibility to ensure water supply.	4/2/2015 4:01 PM
13	Local residents are doing their best to manage water levels on Twin Lakes but lack the scientific background. Tampering with this delicate eco-system, especially by lay individuals, is a mistake. Over-pumping is a present reality and weed invasion, coincidence or not, is a present reality. We need REAL advice and supervision!!!!	4/2/2015 3:56 PM
14	I am no expert, I do not know. But I support water conservation efforts.	4/2/2015 3:44 PM
15	Need to protect the agricultural land base	4/2/2015 3:35 PM
16	Development approval only if sufficient water supplies can be demonstrated. Further encourage agriculture switch to drip irrigation systems	4/2/2015 2:47 PM
17	Good question....I would need to have a few options laid out before me to explore this topic further. Big industry should pay per use, of course, and maybe each household could be allotted a reasonable amount per year (without paying extra). Those of us with vegetable gardens shouldn't be penalized; however, those of us watering lawns could pay a surcharge, as that type of use is wasteful, in my opinion. I know that wineries (as well as many other industries) use a lot of water - they should be encouraged to re-use their grey water. Perhaps a tax deduction? Such a deduction would also be useful on a household level for people who would be willing to re-use their grey water...To me, water should be prioritized for drinking first, and then for food use. We really can't live without it!	4/2/2015 2:38 PM
18	Adhere to recommendations from all previous hydrogeology studies stating water is currently fully allocated. Ask Coral Brown!	4/2/2015 2:33 PM

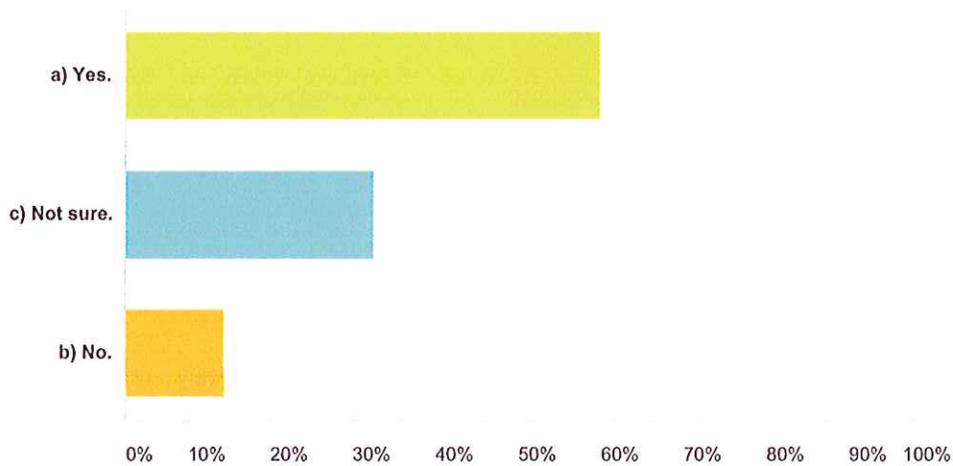
19	Find out how much water there really is and limit its use to that amount. Don't allow development in areas with little or no water like St. Andrew's by the lake	4/2/2015 2:28 PM
20	Do not know enough about the issue.	4/2/2015 2:21 PM
21	water is not an endless resource, it MUST be uses wisely	4/2/2015 2:16 PM
22	By studying the issue, not fighting Development.	4/2/2015 2:08 PM
23	1. Know what we have by clearly mapping water supply and pathways 2. Write policy according to professional water mapping and studies	4/2/2015 1:52 PM
24	Recognize the semi-desert habitat and promote no lawns & xeriscaping, deny car & driveway washing, start water metering and fees.	4/1/2015 8:55 AM
25	water is a limited resource. Should be charged for excessive use	3/31/2015 6:42 PM
26	There are many models in this world of other countries/areas running out of water and implementing a strong water conservation. We don't have to re-invent the wheel, need to do a complete scientific study and develop the protocols from there.	3/31/2015 2:05 PM
27	1. RDOS should take over KID and other water improvement districts. KID is not cooperating with IHA to move towards adhering to provincial drinking water standards and is putting the public at health risk. Water Improvement District boards such as KID are managed by farmers who are biased against imposing conservation measures against farmers, who are the biggest consumers of water and who are charged only a fraction of what water is worth, forcing the local communities to subsidize their business. Local residents shouldn't subsidize farming. Water should all be metered and charged fairly to all users. It would be more economical and efficient for the RDOS to run local water districts, and would result in fairer water rates and encouragement of water conservation.	3/31/2015 11:25 AM
28	I don't have nearly enough knowledge to answer this	3/31/2015 9:31 AM
29	Don't know. Hire a company that specializes in figuring out how Kelowna is doing it and follow suit	3/30/2015 2:04 PM
30	Look at other wasteful users instead of blaming it on St. Andrews.	3/30/2015 12:21 PM
31	To take other rural ideas and policies into consideration when it applies in comparison to our areas	3/29/2015 6:41 PM
32	Enforcement no watering during the day including vineyards and agricultural land. Install water meters.	3/29/2015 4:20 PM
33	St. Andrews can be self proficient with suitable back up wells and the lake returned to commercially raked to remove plant growth and algae.	3/29/2015 1:18 PM
34	Stable water supply proven & established prior to development	3/28/2015 10:26 PM
35	Please share your findings of water monitoring in the Twin Lakes area although the system has just be in place a short time.	3/27/2015 5:14 PM
36	Meter the water?	3/27/2015 3:18 PM
37	Not well informed on this matter,	3/27/2015 3:04 PM
38	I'm not sure what's in place or what's being used but whatever is sprayed on fields and whatever is added to the municipal water has an effect on people, animals and environment and should be looked at every year with an open mind to new discoveries and side effects of our practices and I'm not a fan of fluoride in the water	3/27/2015 12:35 PM
39	Ensure there are policies in place that govern the density of population based on the availability of water	3/27/2015 12:02 PM
40	There are plenty of streams that run through the rdos that basically end up in the USA. Looking at dams, etc might be a better option to support our rural members.	3/27/2015 9:56 AM
41	Okanagan should not be watering lawns in summer	3/26/2015 6:59 PM
42	Limit population and industrial growth in the area - bigger is not necessarily better.	3/26/2015 4:45 PM
43	Directing new development to where the resource is makes sense to me	3/26/2015 3:41 PM
44	I don't know the current policies for water conservation but believe it is a delicate balance and should be reviewed to be the most eco friendly possible.	3/26/2015 1:31 PM
45	Presumably the Province of BC also has the same mandate to ensure water supply etc. - one would hope that RDOS is working in conjunction with the respective government bodies.	3/26/2015 9:15 AM

46	Development has, in my opinion been haphazard, with no view to sustaining natural resources.	3/26/2015 9:07 AM
47	I believe the OCP should ensure not only quantity of water but also quality, storm water, oil tanks, run off, effluent, chemical pesticides and fertilizers, livestock management etc are all factors in ensuring clean and safe water. RDOS should incorporate best practices in policy and regulation with these goals in mind. Education is also critical and the RDOS can provide education or partner with/support organizations that do this. Targeted programs at key industries (agriculture) by promoting things like the Environmental Farm Program should be considered as part of the OCP	3/26/2015 8:25 AM
48	Don't let people hose down their driveways, wash their cars twice a week or water large lawns so often. If we had to pay more for water, we would use less!	3/25/2015 11:50 PM
49	Because I was told by a Range officer that "water is King" when it comes to the environment. this is so very ironic as cattle defecate in and near water sources and logging operations are not much better. Unfortunately the Forestry Act is designed to protect these two major polluters and destroyers of clean water.	3/25/2015 11:42 PM
50	Water protection is imperative and while the public is becoming better informed there is still room for education and conservation	3/25/2015 10:18 PM
51	Not flat rates user pay systems in place	3/25/2015 10:11 PM
52	I think specific policies to require water conservation (e.g. ornamental garden watering restrictions) is very important, because people will generally not cut back on usage unless they have to. Also, I think directing development to areas that have a secure and stable water supply is a priority--let's not tax the supply in places where it is already spread thin. I also think there should be more done to keep cattle out of creeks (e.g. the creek beside Green Mtn. Rd. near Penticton--not sure if it's Shalford or Shingle Creek), though I'm not sure that's a drinking water quality issue--but I'm sure it impacts water quality downstream.	3/25/2015 8:54 PM
53	Water will be in increased demand more and more as density in the region increases. In addition, water access for fire fighting will be an increasing concern in future given pine beetle damage to local forest.	3/25/2015 8:10 PM
54	Water protection must be a primary importance!	3/25/2015 6:11 PM
55	Meter the use, even agricultural.	3/25/2015 6:03 PM
56	As above	3/25/2015 5:45 PM
57	development MUST take in to consideration water resources and only allow development where there is sufficient water...AND encourage/mandate conservation	3/25/2015 5:22 PM
58	DO NOT ADD NEW RESIDENTIAL AREAS , UNDERSTAND JUST WHAT THE EXISTING WATER USES ARE AND HOW TO IMPLEMENT GROWTH WITH THE WATER AVAILABLE	3/25/2015 5:22 PM
59	Maybe RDOS could focus the majority of the growth in certain areas that could then better establish their water supply (e.g., Kaleden, and maybe Twin Lakes, thereby making it easier to ensure an adequate water supply, and to control it.	3/25/2015 5:12 PM
60	There are no watering restrictions. Control farm animals in watershed areas.	3/25/2015 5:05 PM
61	Water priority to residential and agricultural over water for golf courses.	3/22/2015 8:38 PM
62	These questions are not related to our community.	3/22/2015 6:20 PM
63	not sure.. tough question	3/22/2015 5:34 PM
64	Water is a very valuable resource. The rdos is responsible for this resource on behalf of the residents. Therefore, development should be restricted. Water use should restricted on non ALR parcels. And ALR lands should be restricted to low flow systems. (such as drip systems, not over head sprinklers)	3/20/2015 11:50 AM
65	Unaware to areas other than Apex, don't believe it applies	3/20/2015 11:17 AM
66	Composting toilets, low flow shower heads mandatory, Limiting lawns	3/20/2015 11:16 AM
67	How can there be enough water there for more and more housing? and snow making? How are water rights taken in consideration?	3/20/2015 11:13 AM
68	Twin Lakes cannot handle any major development and should be designated a conservation area.	3/20/2015 10:16 AM
69	as limited water is available in the region mining operations may disturb sensitive aqua firs and have a dramatic impact on water storage/quality	3/20/2015 10:07 AM

70	Reduced fees for low usage consumers. Fee incentives for new developments or existing ones utilizing water recycling (grey water reusing systems) practices.	3/20/2015 9:59 AM
71	I need more information	3/19/2015 10:45 PM
72	N/A	3/19/2015 9:48 PM
73	'Encourage' is too mild of a word; OCP should demand it and penalize those who do not adhere to water conservation. If telus can bill me more for data I use (above my set limit at a price/amount pre chosen) why can't the RDOS do the same for water. More precise water meters may be required- with digital readout so I can tell where I am at.	3/19/2015 8:50 PM
74	Ensuring there are proper regulations to prevent contamination and overtaxing our resources particularly when it is done mostly for profit.	3/19/2015 8:29 PM
75	And everyone should know about the policies before they purchase property here. The policies should be enforced.	3/19/2015 5:32 PM
76	I don't see wineries as agricultural. They don't produce food and shouldn't enjoy water at irrigation rates.	3/15/2015 1:21 PM
77	The BC government handles it ,the RDOS should stay in the background .	3/13/2015 1:07 AM
78	The BC government handles it ,the RDOS should stay in the background .	3/13/2015 1:04 AM
79	Access to clean and secure sustainable water supplies should be the highest priority when assessing new land development applications. Balancing environmental stewardship and residential development is difficult, however, the RDOS should also consider the effects of growing population/residential development on scarce water resources - development should not come at the expense of existing land owners or the environment. Policies, consistent with provincial legislation, should be developed to effectively "close" areas with limited water resources and no back up water supply.	3/6/2015 4:18 PM
80	This is the #1 issue for the Okanagan. Long term planning is essential to preserve our water systems.	3/4/2015 12:36 PM
81	Overbuilding in water-short areas is the problem; it will not be solved by water conservation.	3/3/2015 11:17 AM
82	A and B are applicable. Water meters could help regulate usage and limit waste. Penalties should be levied.	3/3/2015 11:10 AM
83	A and B are both important and should both be pursued. I live in Twin Lakes If we over develop or misuse water we can't provide water to existing houses	3/3/2015 10:49 AM
84	Water meters MUST be installed on all buildings and owners charged for usage.	3/3/2015 8:49 AM
85	enforce watering bylaws and protect water sources	3/2/2015 1:32 PM
86	I'm not sure--my knowledge of how this might work is limited, but I do think development should only occur in areas where access to water is "easily done".	3/1/2015 3:45 PM
87	Water quantity and quality is an important issue in the Okanagan. Water quality is at risk to pollution, mussels and over use. bylaws need to be in place as the provincial regulators are reduced in numbers and can not do everything. Additional protection is required.	3/1/2015 10:00 AM
88	Need much better controls on use of ground water (I know this is a provincial issue but we need to try to address it.	3/1/2015 9:21 AM
89	Unfortunately, RDOS is not in total control on this matter; there can be adverse effects due to upstream and IR influences; there are several water purveyors independent of RDOS. So RDOS needs to connect more "globally" via water conservation info, OBWB, supporting water suppliers in their funding applications for system improvements, etc	2/28/2015 7:06 PM
90	Water is finite and should be managed to serve existing residential property owners.	2/28/2015 4:47 PM
91	See above	2/28/2015 12:13 PM
92	current regulations are out dated and to my understanding developed during a time when water concerns were not considered, concerning.	2/27/2015 5:02 PM
93	Hydrological experts have told us there is no room for additional housing on our water supply.	2/27/2015 4:14 PM
94	Limited resources need protection, both agriculture and housing	2/27/2015 2:42 PM

Q17 The South Okanagan Regional Growth Strategy designated three rural growth areas in Area 'D-1' – Apex, Twin Lakes and Kaleden – to accommodate future potential growth in the area. The RDOS may be revisiting the Regional Growth Strategy and, potentially, rural growth area designations in the near future. Do any of the rural growth areas in Area 'D-1' require revisiting?

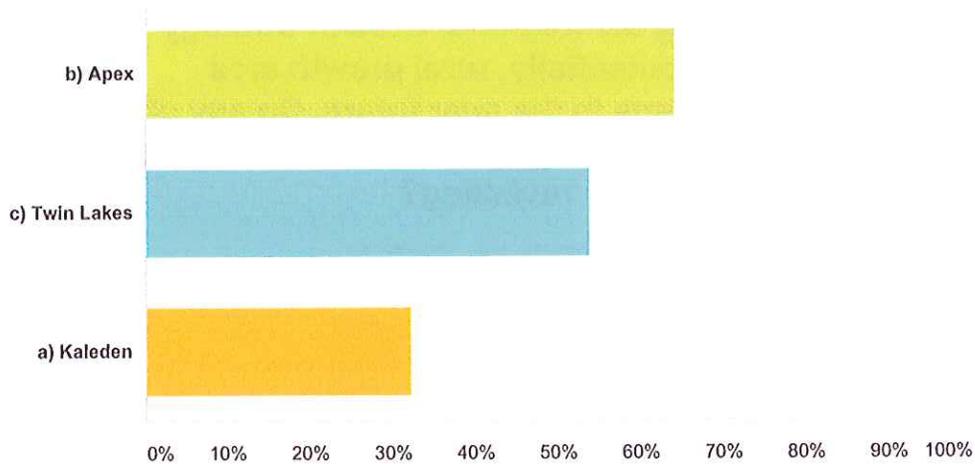
Answered: 132 Skipped: 4



Answer Choices	Responses	
a) Yes.	57.58%	76
c) Not sure.	30.30%	40
b) No.	12.12%	16
Total		132

Q18 If you answered yes to the questions above, which rural growth area(s) should be revisited (choose all that apply)?

Answered: 78 Skipped: 58



Answer Choices	Responses	Count
b) Apex	64.10%	50
c) Twin Lakes	53.85%	42
a) Kaleden	32.05%	25
Total Respondents: 78		

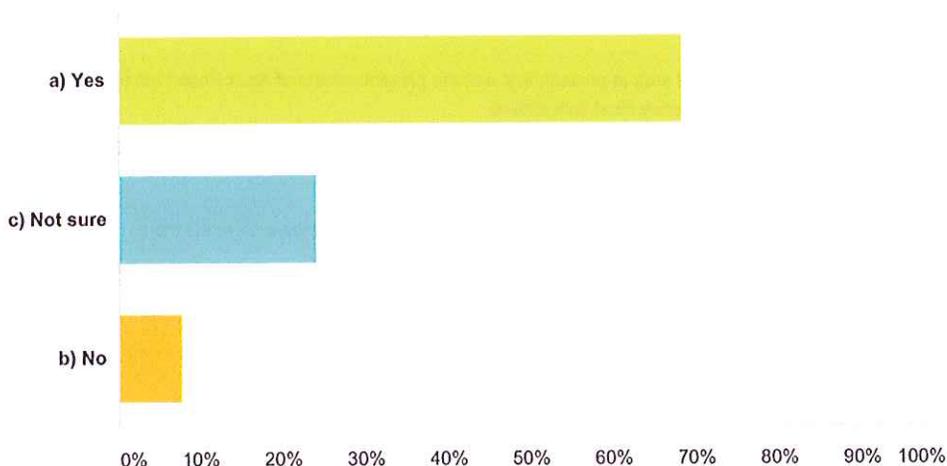
#	Please briefly explain why you selected the answer you did:	Date
1	And Green MTN Rd. Apex and Green Mtn Rd for possible rezoning	4/2/2015 5:43 PM
2	The areas in between should also be aloud small growth and land splitting this is very narrow minded	4/2/2015 4:54 PM
3	Apex Guest Ranch area too. The parcels are too big for any of us to handle. Allow subdivision of 25 acre lots.	4/2/2015 4:45 PM
4	these areas are subject to water restraints and fire interface situations.	4/2/2015 4:26 PM
5	no plan exists	4/2/2015 4:12 PM
6	Water issues	4/2/2015 4:01 PM
7	The one issue that comes to mind is in Twin Lakes, where I have heard that there is a potential development. Access to water already seems to be an issue. If this is the case, then I would not support much more development in this area.	4/2/2015 2:38 PM
8	development threatens our only water supply	4/2/2015 2:33 PM
9	There is little infrastructure in these areas to support more growth.	4/2/2015 2:28 PM
10	Apex is 100% dependent on the recreation and tourism value of the surrounding area and these values are being agressively destroyed by inappropriate havesting practices and lack of long term investment by Apex Resort.	4/2/2015 2:21 PM
11	best area for development	4/2/2015 2:16 PM
12	Dynamics have changed since last strategy was written; long term environmental considerations now a priority over short term economics	4/2/2015 1:52 PM

13	protecting the lake shore and the lake itself are significantly important	4/2/2015 1:32 PM
14	We need to protect as much as possible with intelligent planning	4/1/2015 2:41 PM
15	Green Mountain Road - there is a need to revisit area acreage size to smaller than 50 acres plots (10 - 20 acres). Most acreages are not agriculturally viable or sustainable.	4/1/2015 2:36 PM
16	We should be taken out of the Rural Growth and put into Conservation Area to protect our water source	4/1/2015 2:25 PM
17	We should be taken out of rural and put in conservation	4/1/2015 2:22 PM
18	Gov't seems to have a "Growth Policy" fetish which eventually causes the rural communities to change the environment and outgrow the available water. Twin Lakes, and, at times, St Andrews are struggling with inadequate water supply.	4/1/2015 8:55 AM
19	There is not enough water for future development. Actually there isn't enough now for the number of houses here and the golf course.	3/31/2015 2:05 PM
20	You should include the area going up to apex as a small development area. It has more going for it than apex. At least it's drive isn't as dangerous as that silly Rd up to no where land. There are no amenities up there. It is a silly development area	3/30/2015 2:04 PM
21	Why isn't St. Andrews included in the options above as it was in other earlier questions? There appears to be a deliberate attempt to squash any development at St. Andrews which may seriously impact the long term viability of our community.	3/30/2015 12:21 PM
22	lack of water	3/29/2015 4:20 PM
23	Depends on what you call growth	3/29/2015 1:18 PM
24	Growth would enhance both areas providing stable water supply & sewer are proven pre development	3/28/2015 10:26 PM
25	St. Andrews development!	3/27/2015 3:18 PM
26	The Okanagan has only limited resources to support growth	3/26/2015 4:45 PM
27	the recreational value of the area needs protection due to clearcutting intrusion devaluing the recreational experience	3/26/2015 3:41 PM
28	People will not want to move to Apex if the clear cutting continues. I'm currently looking into purchasing a home there, however, the current logging has made me decide to hold back as I don't want my children to be surrounded by clear cuts rather than natural old growth forest.	3/26/2015 1:31 PM
29	Due to the logging, there needs to be immediate action to implement strategies to protect the environment.	3/26/2015 9:07 AM
30	resort areas need different things than residential, albeit rural, areas do.	3/25/2015 10:18 PM
31	concern over previously announced plans to log in and around the homes in the immediate area of the Apex community itself	3/25/2015 8:10 PM
32	More people are living here year round	3/25/2015 6:37 PM
33	Water supply issues.	3/25/2015 5:45 PM
34	NOT ENOUGH WATER FOR FUTURE GROWTH	3/25/2015 5:22 PM
35	Maybe we need to consider these separately from one another, as they serve quite different needs.	3/25/2015 5:12 PM
36	logging	3/24/2015 8:49 PM
37	most of Kaleden should be taken out of the ALR	3/20/2015 2:02 PM
38	Recreation is in conflict with resource extraction	3/20/2015 11:16 AM
39	See question 16, pls.	3/20/2015 11:13 AM
40	Apex is not a 'big city' community, it therefore does not need big city ideas coming in to change it - bylaw officers, rental fees, etc.	3/20/2015 11:10 AM
41	No further water should be allotted.	3/20/2015 10:22 AM
42	Lack of water and can't handle anymore growth.	3/20/2015 10:16 AM

43	Twin lakes has more year round potential. There should be more development around the cross country area/ Nickel plate. I see society that is more conscience about health and the benefits of cardiovascular exercise then in 1981 requiring more developmental services at nickel plate	3/19/2015 8:50 PM
44	All three areas need planning to prepare for future generations and to protect our resources.	3/19/2015 8:29 PM
45	Lets plan these areas before a developer does it for us.	3/15/2015 1:21 PM
46	close to penticton	3/12/2015 9:15 AM
47	The Twin Lakes area has limited water resources which will likley lead to future water conflicts and sustainable access to water. There is no alternate water supply	3/6/2015 4:18 PM
48	I think it's essential to have a clear short and long-term plan for each area, which honours rural values and the unique characteristics of each area. Long-term availability of water needs to be the primary driver.	3/4/2015 12:36 PM
49	Green Mountain Road area	3/3/2015 11:17 AM
50	Development in Twin Lakes should be discouraged - it should not be designated as a future growth area until the water issues are put to rest.	3/3/2015 11:10 AM
51	Twin Lake should not be a secondary growth area. There isn't the water and sewer infrastructure to support it.	3/3/2015 10:49 AM
52	to make sure the Community Plan for all three areas is still on the right track given the times	3/1/2015 3:45 PM
53	environmental protection, water quality and quantity protections and ensuring wildlife habitation is protected and Wildlife safe practices are adopted in all areas	3/1/2015 10:00 AM
54	not an appropriate place for more development	3/1/2015 9:21 AM
55	issue of water availability	2/28/2015 7:06 PM
56	Critical residential limits may already have been reached	2/28/2015 4:47 PM
57	Given that this area is a ghost town from April to December, I have a hard time understanding why this area is considered a growth area.	2/28/2015 12:13 PM
58	Inadequate water supply.	2/27/2015 4:14 PM
59	Lack of water and emergency services	2/27/2015 2:42 PM

Q19 The last local area plan for Apex was completed in 1981. With a small year-round population and a growing number of visitors, should a new local area plan be developed for Apex (i.e., the village and residential areas)?

Answered: 129 Skipped: 7



Answer Choices	Responses	
a) Yes	68.22%	88
c) Not sure	24.03%	31
b) No	7.75%	10
Total		129

#	Please briefly explain why you selected the answer you did:	Date
1	Since there was and still is more development since 1981, available water and sewage disposal might become problematic.	4/2/2015 5:43 PM
2	I do not know this area.	4/2/2015 5:05 PM
3	A lot has changed since 1981... the LAP is far outdated	4/2/2015 5:01 PM
4	Not a resident of Apex	4/2/2015 4:57 PM
5	A new owner is required for Alex before anything will change	4/2/2015 4:54 PM
6	It is 2015 and not 1981.	4/2/2015 4:45 PM
7	It should be limited to be environmentally sound and resource responsible.	4/2/2015 4:31 PM
8	Not sure what the local area plan for Apex includes	4/2/2015 4:22 PM
9	apex will not grow without a plan	4/2/2015 4:12 PM
10	Not informed	4/2/2015 4:01 PM

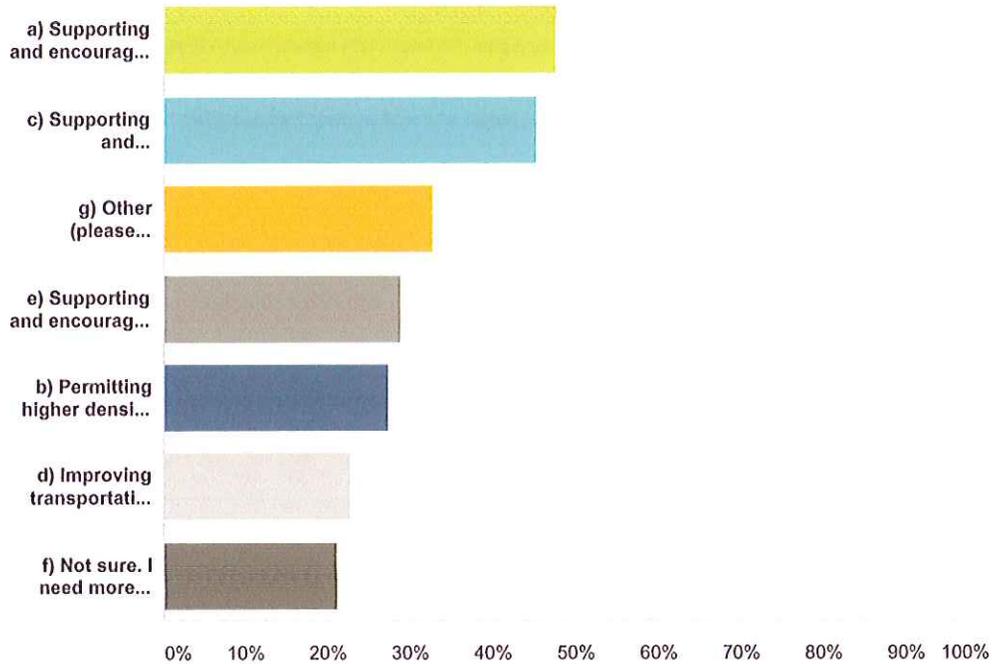
11	We are facing huge issues here that will impact not only home owners, but the tourist industry in the Okanagan as a whole. If the forests are decimated, you can kiss tourism goodbye here.	4/2/2015 3:44 PM
12	Apex has a large community which grows bigger every year - it needs new development and money as it will outgrow itself and slowly die.	4/2/2015 3:39 PM
13	There has been considerable building expansion since 1981, this needs to be addressed along with reviews on sewer/water/garbage	4/2/2015 3:35 PM
14	Growth has occurred. Concern about clear cutting in the vicinity of Apex.	4/2/2015 2:47 PM
15	I don't see too many issues on this front....water quality is a problem, so this is my major concern.	4/2/2015 2:38 PM
16	Many large wooden structures and a fire dept without a truck.	4/2/2015 2:28 PM
17	See answer to 18.	4/2/2015 2:21 PM
18	Apex is such a hodgepodge developed area at present, and with the present owners of Apex Resort not providing leadership in developing the area someone must take initiative	4/2/2015 2:16 PM
19	environmental protections must be in place for long term good, while limited development allowed for short term benefits	4/2/2015 1:52 PM
20	as an expanding recreational area policies must be put in place so that it can be enjoyed by many more. Obviously logging the mountains in and around Apex would total destroy that option	4/2/2015 1:32 PM
21	There is far too much heavy traffic on a twisting, unpatrolled road now.	4/1/2015 2:36 PM
22	Apex may have the facility to expand if there's demand. However, climate change may be reducing future ski capacity.	4/1/2015 8:55 AM
23	1981 was a long time ago	3/31/2015 6:42 PM
24	there exist several problems at apex that are distinct for apex	3/31/2015 9:31 AM
25	Blow it all up and start again. Get rid of current owners who have done nothing but exploit all the land for profit without putting in any infrastructure. This should never have been aloud!!!!	3/30/2015 2:04 PM
26	upgrade to present and future changes	3/29/2015 6:41 PM
27	Ask the residents and owners who frequent the area	3/29/2015 1:18 PM
28	Depends on how much visitor growth & if warranted	3/28/2015 10:26 PM
29	Not sure	3/27/2015 3:18 PM
30	Protection of the natural areas	3/27/2015 3:04 PM
31	I'm not involved enough to know	3/27/2015 12:35 PM
32	The plan is 30+ years old and need review. Demographics change and the plan should reflect this.	3/27/2015 12:02 PM
33	apex is a growth market that needs to be evaluated in more depth.	3/27/2015 9:56 AM
34	it is too hodge podge currently	3/27/2015 7:43 AM
35	Not familiar with current plan.	3/26/2015 4:45 PM
36	protection of the recreational value of the area	3/26/2015 3:41 PM
37	Maybe this will encourage logging companies to move to forest that is not currently used as a beautiful recreational area	3/26/2015 1:31 PM
38	It should at least be visited to ensure no changes are/or aren't needed. 24 years is a long time and justifies a review, not necessarily a change.	3/26/2015 9:15 AM
39	Obviously 30+ years is not acceptable in terms of a previous plan. A plan should have been done, every 10 years.	3/26/2015 9:07 AM
40	A lot has changed since 1981 and there are a lot more considerations that we need to make in terms of development and services. In particular there should be statements in regards to interfacing with industry and development in the area. This involves cross jurisdictional issues that need to be addressed by statements in the plan particularly around expanded activity (both recreational and forest industry)	3/26/2015 8:25 AM

41	i don't know what an area plan entails.	3/25/2015 11:50 PM
42	A lot has happened since 1981 so how can the OCP still be relevant?	3/25/2015 11:42 PM
43	needs are different	3/25/2015 10:18 PM
44	Recreation protection and forestry practices changing	3/25/2015 10:11 PM
45	Seems likely it would need updating--though depends if it would mean some other area would not be looked at	3/25/2015 8:54 PM
46	given recent rumours of Apex mountain itself, I think revisiting plans for the area important for future development	3/25/2015 8:10 PM
47	encourage Apex as a year round pristine enviroment for recreational users	3/25/2015 6:11 PM
48	To ensure orderly growth.	3/25/2015 6:03 PM
49	The 1981 plan was a good one. It has been disregarded by the current resort owners. More parkland needed in/near village	3/25/2015 5:45 PM
50	the plan needs updating..1981????	3/25/2015 5:22 PM
51	PLAN FOR THE FUTURE , DO NOT ALLOW THE ' WILD WEST ' THEME TO CARRY ON UNCONTROLLED AS IT HAS FOR THE LAST 20 YEARS	3/25/2015 5:22 PM
52	MRU allow to many uses, IE a commercial building beside a cabin.	3/25/2015 5:05 PM
53	logging	3/24/2015 8:49 PM
54	I don't know enough about the area. Apex residents are the ones to answer this question	3/22/2015 6:20 PM
55	huge expansion, so mnay new buildings/homes. now has a much larger year round population	3/22/2015 5:34 PM
56	Create year round interest - hospitality sports tourism and events	3/20/2015 7:43 PM
57	the last plan was 34 years ago.	3/20/2015 2:02 PM
58	Out dated data. Redo the development plan, please!	3/20/2015 11:50 AM
59	Recreation & residential development is severely impacted by resource extraction	3/20/2015 11:16 AM
60	Would depend what kind of plan would be developed. Increasing traffic on winter roads at certain times is "hairy" now. Water is an issue esp. in dry years and decreased snowfall and increased logging in the area.	3/20/2015 11:13 AM
61	Do not know the plan completed in 1981	3/20/2015 11:10 AM
62	Apex also has water issues.	3/20/2015 10:22 AM
63	After 35 years nothing is the same therefore must be reevaluated based on community input.	3/20/2015 10:16 AM
64	A 34 year old local area plan may be outdated by now.	3/20/2015 9:59 AM
65	33 year old plan is outdated. time to revise.	3/19/2015 9:48 PM
66	25 years since the last local plan	3/19/2015 8:50 PM
67	I am not well informed about this area.	3/19/2015 8:29 PM
68	Needs more population to ensure the future of the Apex ski area	3/19/2015 7:32 PM
69	Surely there have been changes since 1981.	3/19/2015 5:32 PM
70	\$100,000,000.00 of residential property at Apex! Lots of taxes mostly for nothing. At a minimum, put some thought into this RDOS cash cow.	3/15/2015 1:21 PM
71	Skiing is a sunset industry	3/13/2015 1:07 AM
72	Skiing is a sunset industry	3/13/2015 1:04 AM
73	Concerned about Green Mountain Road subdivision	3/3/2015 11:17 AM
74	They need to develop to remain viable as a community.	3/3/2015 10:49 AM
75	Encourage growth. New infrastructure required.	3/3/2015 8:49 AM
76	things have changed considerably since 1981 so there may be a need for change	3/1/2015 3:45 PM

77	Apex can be an important employer in the area.	3/1/2015 10:00 AM
78	would need to see the 1981 local area plan before commenting	2/28/2015 7:06 PM
79	34years has brought a lot of changes to That area.	2/28/2015 4:47 PM
80	Until this Apex is sold and the new owners put some money into the hill fro infrastructure upgrades and additional amenities like new hotels and restaurants it will remain a limited use area.	2/28/2015 12:13 PM
81	Not knowledgeable on the area.	2/27/2015 4:14 PM
82	Area use is not just winter, change in use needs a change in OCP	2/27/2015 2:42 PM

Q20 Whether or not a new area plan is developed for Apex, what kind of development issues do you think need addressing there? Please pick your top three.

Answered: 128 Skipped: 8



Answer Choices	Responses
a) Supporting and encouraging additional commercial and retail development in the village centre	47.66% 61
c) Supporting and facilitating better solid waste management and recycling in the community.	45.31% 58
g) Other (please specify)	32.81% 42
e) Supporting and encouraging year-round residential, office and commercial uses.	28.91% 37
b) Permitting higher density development in and around the village centre (e.g., duplexes, townhouses)	27.34% 35
d) Improving transportation connections to the area.	22.66% 29
f) Not sure. I need more information	21.09% 27
Total Respondents: 128	

#	g) Other (please specify)	Date
1	It is irresponsible and also detrimental to the environment to encourage growth without a good solid waste management infrastructure in place.	4/2/2015 5:52 PM
2	Education about the area we live in.	4/2/2015 4:45 PM
3	See 21	4/2/2015 4:40 PM

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4	None of the above. Growth should be limited like a national park.	4/2/2015 4:31 PM
5	Addressing the clear cutting in the Village and Nickel Plate	4/2/2015 3:48 PM
6	Stop the clear cutting or you won't have an Apex in the future.	4/2/2015 3:44 PM
7	Review on the impact that logging is having on the area	4/2/2015 3:35 PM
8	There are already condos in the village....the recycling has improved a lot in the last few years. I am not aware of issues with waste treatment. The garbage dumpster is often a mess; people drop off their big appliances, mattresses, etc and leave them out for someone else to clean up. I think that we should have a "large appliance day" up here, just as the town people get, and then this issue could hopefully be resolved. It is a long way to drive to the dump in Penticton, and we do actually pay for garbage service up here.	4/2/2015 2:38 PM
9	With the current logging scenario there may not be a need for a plan. No trees= little natural beauty=fewer visitors	4/2/2015 2:28 PM
10	Bylaw enforcement, especially noise complaints from vacation rentals and loud snowmobiles and ATVs	4/2/2015 2:21 PM
11	supporting an active recreation use area only for that area	4/2/2015 2:16 PM
12	Apex is too cold even in summer to be populare year-round.	4/2/2015 1:52 PM
13	No further deelopment	4/1/2015 2:36 PM
14	garbage and recycling, presevation of recreational area	3/31/2015 6:42 PM
15	supporting the volunteer fire department	3/31/2015 9:31 AM
16	The Rd is dangerous. Lack of barriers, unsafe.....too high for every day families to drive back and forth too expensive in gas, car repair (brakes) etc....no gas station, no amenities.....	3/30/2015 2:04 PM
17	Protect the year - round recreational opportunities	3/26/2015 4:45 PM
18	protecting the recreational value of the property by limiting logging in recreational areas	3/26/2015 3:41 PM
19	As a seasonal resident I am happy with the way it is - I think this question best answered by those who live there permanently.	3/26/2015 9:15 AM
20	Environmental management of the area needs to be limited. e.g. logging, mining	3/26/2015 9:07 AM
21	In light of climate change and difficult economic times sustainable industry developement would be a good move for Apex. Mostly tied to health wellness and recreation. The ability to use already developed areas more robustly (ie. Mountain biking, hiking and walking trails on existing areas already in use) The commercial center should be quite permissive in terms of commercial development as long as the footprint is not expanded and that the water supply and environmental protection is put in place (good solid waste mangement as well -some resources towards economic expansion opportunities would be useful, this should not be left to the operation owners (existing and new) but a more integrated economic development strategies that gets all the players and potential new players at the table.)	3/26/2015 8:25 AM
22	The clear cut on Green Mtn. is really an eyesore. It needs to be replanted asap.	3/25/2015 11:50 PM
23	Protect recreational values.	3/25/2015 11:42 PM
24	it's a resort area with a flucuating population, many absentee owners	3/25/2015 10:18 PM
25	Personally do not need or want waste station for personal use	3/25/2015 10:11 PM
26	No logging during high season- too much harvesting in a prime recreational area!!	3/25/2015 6:37 PM
27	Support various recreational activities, non motorized	3/25/2015 6:36 PM
28	Stop the logging in immediate village and X-C ski trails	3/25/2015 6:03 PM
29	none until the Ski operation changes hands and someone is prepared to invest in improvements	3/25/2015 5:22 PM
30	Logging needs to be halted in the Apex-Brent corridor. It is not high-value timber and it is a high-value recreational corridor, and the only one of its kind in this part of the Interior Plateau.	3/25/2015 5:12 PM
31	Don't mix uses side by side.	3/25/2015 5:05 PM
32	i think apex is already doing great. vibrant little community for a ski hill in a town our size. great fire department.	3/22/2015 5:34 PM

33	recreational development long term plan	3/22/2015 10:24 AM
34	eliminate clear cut logging around the village	3/20/2015 2:02 PM
35	logging needs to be limited	3/20/2015 11:16 AM
36	better fire protection amenities	3/20/2015 11:10 AM
37	Consider the water!?	3/20/2015 10:22 AM
38	resource extraction	3/15/2015 1:21 PM
39	I seldom go to Apex and have no opinion	3/1/2015 3:45 PM
40	current issue of logging versus recreational concerns (may also affect water supply and snowpack)	2/28/2015 7:06 PM
41	Water and fire protection services	2/28/2015 4:47 PM
42	You can support any development you want at Apex, but until the hill gets up to par with other ski destinations in the Valley, you'll be hard pressed to get any retail or commercial development at Apex.	2/28/2015 12:13 PM

Q21 Please explain your top selections to question 20: What kind of development issues do you think need addressing at Apex?

Answered: 81 Skipped: 55

#	Responses	Date
1	If possible, hook up older cabins and houses which are still on septic tanks to sewage treatment plant and also to Apex Water supply if possible also extended transit system to Apex would cut down on vehicle traffic.	4/2/2015 5:43 PM
2	Already explained - I do not know this area.	4/2/2015 5:05 PM
3	Anything is better than what is there. The land has been sold in such a mishmash its hard to determine what can be done anymore up there. Get new owners and fast	4/2/2015 4:54 PM
4	Summers are hazardous. And with unknowing people moving to the area - a flick of a cigarette butt could mean the devastation of a vast area of land. Remember summer 2014. Winters are snowy and icy. With more development at Apex, roads need to be better, cell coverage needs to be in place to and from Apex and police enforcement needs to be increased.	4/2/2015 4:45 PM
5	We live 'below ' Apex on Green Mtn Road area. The current OCP minimum parcel size is outdated and unrealistic. Due to agricultural uses , which are not realistic for this 1000m + area. A rural lifestyle is wanted,,,,,farming is NOT ECONOMIC OR FEASIBLE. Property tax revenues to RDOS (from smaller land parcels) would help the fiscal sheet. ps..I am not suggesting high density lots.....but small acrerages, for those who wish a rural lifestyle , with a horse or chicken.	4/2/2015 4:40 PM
6	Whatever is done, it needs to be sustainable with using up local resources and damaging the environment. There should be no industrial type businesses there, only enough commercial to support a small population.	4/2/2015 4:31 PM
7	If solid waste means compostable or otherwise I am always on the side of proper care of waste.	4/2/2015 4:22 PM
8	separating resort responsibilities and rods. In force bylaws	4/2/2015 4:12 PM
9	Relocating the solid waste station to the industrial area. Prevent further forest destruction.	4/2/2015 3:48 PM
10	There is no need for further development at this time unless the resort sells. Then time will tell if development is needed - the current owners take a hands-off approach and as a result, tourism is not at all as good as it could be. We are one of the only resorts with snow this winter, for example. If this village and resort were fully managed and optimized, the tourism dollars could be off the scales. At the rate of clear cutting planned, there will be no need to expand as the resort at Apex and Nickel Plate will probably dwindle away into nothing.	4/2/2015 3:44 PM
11	The village centre needs to grow to accommodate the growing amounts of visitors who travel to Penticton instead of spending money on the mountain. There is no public transportation to accommodate workers etc and day visitors.	4/2/2015 3:39 PM
12	Solid waste management/recycling, currently the resort is in charge of recycling, when bin overflows the staff burns the recycling. Overzealous logging planned for the area is going to have a huge impact on the recreational aspect.	4/2/2015 3:35 PM
13	More permanent residency and larger numbers of year around residents would facilitate the issue of fire protection.	4/2/2015 2:47 PM
14	I am unfamiliar with specifics, however, impacts on environment, animals, forests and water must be primary concerns long term.	4/2/2015 2:33 PM
15	Why more development there? The road is difficult and it seems there are already a lot of places for sale there. Why build more?	4/2/2015 2:28 PM
16	The quality of life at Apex has been declining over the last five years due to no investment in improving recreation and destructive logging.	4/2/2015 2:21 PM
17	Developing recreation uses for the area and supporting development with that use in mind	4/2/2015 2:16 PM

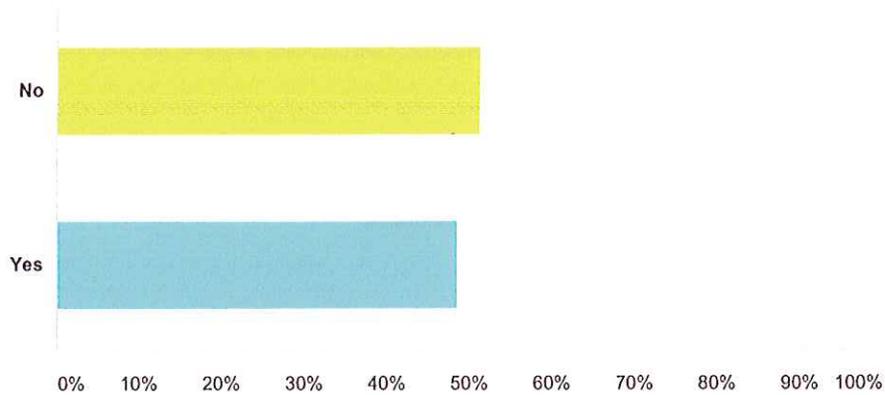
18	The logging must be stopped forthwith	4/2/2015 1:32 PM
19	Water and sewage and traffic are already a problem. Road maintenance on Green Mountain Road is unpredictable at best.	4/1/2015 2:36 PM
20	Snowmelt runs downhill and must not bring contaminated water to lower ground. Housing should be limited to a core and not widespread. The current road is not easy in winter and needs improvement for safety.	4/1/2015 8:55 AM
21	There needs to be more options for guests at Apex. The owners of Apex ski resort should not be expected to provide for garbage and recycling. This is a mandate of RDOS so land should be a responsibility of RDOS, not apex resort. There has been enough delay on this issue. RDOS needs to become more involved in protecting the recreational values at apex. Understanding that logging will continue but should be done in a manner that also protects the recreational area	3/31/2015 6:42 PM
22	Businesses will come if the infrastructure is improved and there is better transit to the resort.	3/31/2015 2:05 PM
23	Transportation to Apex needs to be affordable in order to keep the mountain viable. There should be a transit system to Apex.	3/31/2015 11:25 AM
24	snow mobiles around the village are a problem as their trails cross ski trails. We have no solid waste system, and the preservation of our recreation area from broad forestry destruction is very important to sustaining the appeal of the area	3/31/2015 9:31 AM
25	Infrastructure !!! Things to do. How about a real hotel. How about choices in food. How about affordable groceries, how about a ski school for children, how about some new lifts, how about something to do in the summer.....	3/30/2015 2:04 PM
26	To keep the development new and improved without it losing the small village appeal. Also keeping the development/improvement in a nice pace	3/29/2015 6:41 PM
27	Business and activities that encourage year round use of the area	3/29/2015 1:18 PM
28	Not familiar with issues at Apex	3/28/2015 10:26 PM
29	I don't live there, so I'm not sure, I think the roads are usually maintained well, so I'm not sure what's needed!	3/27/2015 3:18 PM
30	more permanent residential	3/27/2015 3:04 PM
31	A healthy ski hill will provide jobs and tourist income for the entire area.	3/27/2015 10:51 AM
32	road maintenance is a big issue as well as the logging and fire protection.	3/27/2015 9:56 AM
33	Better recycling and garbage. Perhaps this should be added to the property tax so everyone pays for the garbage.	3/27/2015 7:43 AM
34	Need garbage and recycle facilities	3/26/2015 6:59 PM
35	Apex is the hub for recreational opportunities and requires facilities to accommodate tourism (restaurants, shops), as well as a natural environment unspoiled by clearcut logging and logging truck traffic - even during ski season!	3/26/2015 4:45 PM
36	Mixed use implies that the interests of all users are considered, at the moment there seems to be no limits on logging, or consideration by some contractors of the interests of the recreational users.	3/26/2015 3:41 PM
37	If we want to develop the community, road safety is a major concern. The logging trucks are cutting corners and causing notable wear and tear on the roads. If we want to bring families to live at Apex year round, the summer active logging should be stopped or dramatically reduced.	3/26/2015 1:31 PM
38	I feel the density is already high, commercial and retail depends on those businesses willing to invest, recycling is a definite move for the future.	3/26/2015 9:15 AM
39	Logging needs to be stopped and replanting of the area to occur immediately. Protection of the Provincial Park and Mount Riordan. Also, better use of water and the implementation of a waste transfer station. No logging trucks on this road.	3/26/2015 9:07 AM
40	planned development is important, diversification is important due to climate change implications, increase diverse use will require planning to ensure that the ecological and recreational values are not degraded.	3/26/2015 8:25 AM
41	Year -round use for recreational tourism would be nice	3/26/2015 8:15 AM
42	Users need to be a little more thoughtful about dumping so much at the central garbage/recycling bins. Or maybe they need emptying more often during the busy season.	3/25/2015 11:50 PM

43	better access to RCMP, better planning for village area to avoid the poor decisions of the past, better communications with other industries (logging) to avoid traffic conflicts	3/25/2015 10:18 PM
44	Community space dedicated to what the community wants like fire hall or recreation area community dedicated space Park or play area. Etc.	3/25/2015 10:11 PM
45	Don't know enough about it.	3/25/2015 8:54 PM
46	I think the village flow needs to be revisited for future development possibilities. Current garbage facilities need to be moved and monitoring needs to be established for abuses.	3/25/2015 8:10 PM
47	People will not come here if there are not any trails in the trees, large clearcuts are encroaching the very reason we are all here- to enjoy the outdoors ie:skiing, nordic skiing, hiking, biking This is a huge problem as property values will decrease further and access is becoming more and more dangerous	3/25/2015 6:37 PM
48	Existing is working adequately?	3/25/2015 6:11 PM
49	Stop the logging in immediate village and X-C ski trails	3/25/2015 6:03 PM
50	Ad hoc building, unventilated, ugly shipping containers are used to store ATV's, gasoline, etc. need regulation and probably should not be allowed	3/25/2015 5:45 PM
51	WE HAVE A VIBRANT VILLAGE CORE IN SPITE OF THE POOR PLANNING OF THE PAST. TIME TO CLEAN IT UP AND IMPROVE THE PLANNING AS A RECREATIONAL GATEWAY THAT OFFERS FAR MORE THAN JUST WINTER ACTIVITIES	3/25/2015 5:22 PM
52	Let's focus the commercial and high-density development of Apex in the village center, where rentals should also be focused, and keep significant outlying areas free for single family residential use.	3/25/2015 5:12 PM
53	I agree with higher density but not mixed with low density. Stop logging right beside the resort!! Stop taxing vacant MRU lands all as commercial as this is just a cash grab!	3/25/2015 5:05 PM
54	Apex has been forgotten about for far too long	3/24/2015 3:53 PM
55	This is for the residents to answer	3/22/2015 6:20 PM
56	none. leave it alone.	3/22/2015 5:34 PM
57	the complex environmental and recreational issues need to be addressed	3/22/2015 10:24 AM
58	People choose to buy at Apex due to the beauty of the landscape. Unsightly clear cuts deteriorate the aesthetic value. Loaded logging trucks traveling along the road are a danger as well.	3/20/2015 2:02 PM
59	With better services, more people will consider living there year round. The road services have been declining over the years. With the increase in traffic there must be more road services.	3/20/2015 11:50 AM
60	Logging,	3/20/2015 11:16 AM
61	See # 16, pls.	3/20/2015 11:13 AM
62	Make it more affordable for people to run businesses at Apex. - not so hefty of water bills, taxes, etc.	3/20/2015 11:10 AM
63	environment protection and awareness of recreational sensitive policies.	3/20/2015 10:07 AM
64	Preservation of the natural areas. Stronger development guidelines to keep values up. More oversight on potential logging and mining.	3/20/2015 9:30 AM
65	Apex has a lot of potential but it seems to be neglected in effective planning to encourage growth. It seems "stale" or stagnant. ..other than the logging that seems to go on unchecked.	3/19/2015 10:45 PM
66	Year around destination	3/19/2015 9:48 PM
67	terrain expansion	3/19/2015 8:59 PM
68	Commercial services are lacking therefore year round residents are isolated and force to travel to bigger centres. Development of commerce reliable and constant transportation connection are of importance	3/19/2015 8:50 PM
69	Commercial interest is necessary for growth. Ex. Gas station, bakery, general store	3/19/2015 7:32 PM
70	I really don't know anything about Apex.	3/19/2015 5:32 PM
71	Apex needs more rental beds to attract more vacationers. It needs better transportation to the hill. I don't think there is even a cab in town with a ski rack. Watch out it isn't logged out of existence.	3/15/2015 1:21 PM

72	Support the ski hill ,as its growth upside is limited.	3/13/2015 1:07 AM
73	Support the ski hill ,as its growth upside is limited.	3/13/2015 1:04 AM
74	I believe that if you can increase the year-round residents then the commercial and retail development will follow.	3/3/2015 8:49 AM
75	additional & improved services to and in the area - retail and transportation	3/2/2015 1:32 PM
76	apex area could be an important employer with resource development but needs additional attention their waste , water and sewer operations.	3/1/2015 10:00 AM
77	see comment under "other"	2/28/2015 7:06 PM
78	Response times for fire protection services are too slow and the water is often compromised.	2/28/2015 4:47 PM
79	Infrastructure updates including new lifts and additional snow making.	2/28/2015 12:13 PM
80	No idea.	2/27/2015 4:14 PM
81	New development needs emergency services which are lacking now. More people equals more solid waste and greater water use	2/27/2015 2:42 PM

Q22 Would you like to be added to our OCP information email list? If yes please provide your name and email below.

Answered: 111 Skipped: 25



Answer Choices	Responses
No	51.35% 57
Yes	48.65% 54
Total Respondents: 111	

#	Name and Email	Date
1	D. Rowen	4/2/2015 5:52 PM
2	Wilgelm Merrerscsmidt	4/2/2015 5:43 PM
3	Get my information from a committed member.	4/2/2015 5:05 PM
4	Marshall Witzel service@aztechdrafting.com	4/2/2015 5:01 PM
5	Flavia Kilger - flaviakilger@hotmail.com	4/2/2015 4:45 PM
6	Bob Koshman , bobsuegreenmtn@gmail.com	4/2/2015 4:40 PM
7	Anna Messerschmidt spitfire-design@shaw.ca	4/2/2015 4:36 PM
8	Jerrilynn DeCock jerrilynn.decock@shaw.ca	4/2/2015 4:31 PM
9	Colleen, cessler@xplornet.com	4/2/2015 4:22 PM
10	stan@duckworthmanagement.com	4/2/2015 4:12 PM
11	Wayne whiteyemail@gmail.com	4/2/2015 4:01 PM
12	Suzzie2u@gmail.com	4/2/2015 3:53 PM
13	rick.marven@gov.bc.ca	4/2/2015 3:35 PM
14	clea156@hotmail.com	4/2/2015 2:38 PM
15	Jennifer Strong jgstrong@shaw.aca	4/2/2015 2:33 PM
16	susanandallantucker@gmail.com	4/2/2015 2:28 PM
17	jeff@brownjj.com	4/2/2015 2:21 PM

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18	Bigtrouble2003@hotmail.com	4/2/2015 2:08 PM
19	jandcalk@yahoo.com	4/2/2015 1:32 PM
20	Joe Verstaen	4/1/2015 2:44 PM
21	Kay Townley	4/1/2015 2:41 PM
22	Betty Purdy	4/1/2015 2:25 PM
23	Harvey Jager	4/1/2015 2:22 PM
24	MikeRobertsDVM@gmail.com	4/1/2015 8:55 AM
25	a.jerickson@shaw.ca	3/31/2015 9:31 AM
26	Mark Clarke - markandgay@yahoo.ca	3/30/2015 12:21 PM
27	johnsoutter@hotmail.com	3/29/2015 1:18 PM
28	Jeff Campbell - jccamp95@hotmail.com	3/27/2015 9:56 AM
29	Walter Wyslouzil walterwys@shaw.ca	3/26/2015 4:45 PM
30	Carol Zumpano, czumpano@pdcrcs.com	3/26/2015 3:41 PM
31	stoofs@telus.net	3/26/2015 9:15 AM
32	hornel@telus.net	3/26/2015 9:07 AM
33	lgeggie@telus.net	3/26/2015 8:25 AM
34	rickiron@shaw.ca	3/26/2015 8:15 AM
35	Phyllis Matthews phyllyanne@dalematthews.ca	3/25/2015 10:18 PM
36	jamieleathem@gmail.com	3/25/2015 8:54 PM
37	msiggs@shaw.ca	3/25/2015 8:10 PM
38	albrechtson@nethop.net	3/25/2015 6:37 PM
39	gdvollet@nethop.net gvollet@hotmail.com	3/25/2015 6:11 PM
40	doug@guerards.com	3/25/2015 5:22 PM
41	cjgreig1@telus.net	3/25/2015 5:12 PM
42	Cameron Betts; cameron@bettselectric.com	3/20/2015 11:17 AM
43	raebos369@gmail.com	3/20/2015 11:16 AM
44	Anna Messerschmidt	3/20/2015 11:13 AM
45	gary vollet email-gdvollet@nethop.net	3/20/2015 10:07 AM
46	Patricia Carvalho pyirma@hotmail.com	3/19/2015 8:29 PM
47	Kenmackay497@gmail.com	3/13/2015 1:07 AM
48	Kenmackay497@gmail.com	3/13/2015 1:04 AM
49	Paul & Wendy Carter/Weisner. pcarter111@hotmail.com / weisner@shaw.ca	3/12/2015 9:15 AM
50	Herbert Rosinger, rosinger@telus.net	3/11/2015 9:36 AM
51	Glenna Choma gchoma@link.ca	3/9/2015 7:14 AM
52	Jane Bland jmblan@shaw.ca	3/4/2015 12:36 PM
53	Meredith King - meredithkind@shaw.ca	3/3/2015 11:10 AM
54	Andrea Reeder ajreeder@nethop.net	3/3/2015 10:49 AM
55	bjoyner@shaw.ca	3/3/2015 8:49 AM

Regional District of Okanagan Similkameen OCP Update - Community Survey

SurveyMonkey

56	Leslie6@shaw.ca	3/1/2015 10:00 AM
57	bob handfield; bobnmaggie@shaw.ca	3/1/2015 9:21 AM
58	obeimp@gmail.com	2/28/2015 12:13 PM
59	chris@couzelis.com	2/27/2015 5:02 PM
60	Already on the list.	2/27/2015 4:14 PM
61	Kelvin Hall kpbhall@telus.net	2/27/2015 2:42 PM

Q23 If you would prefer another form of contact, please provide your name and preferred contact details below.

Answered: 11 Skipped: 125

#	Responses	Date
1	Box 5004 Penticton, BC V2A8J8	4/2/2015 5:52 PM
2	250-492-2483 Wilgelm Messerschmidt 2050 Green Mtn Rd PO Box 5027 Stn Main RR2 Penticton, BC V2A-8L8	4/2/2015 5:43 PM
3	Theo Kellner 2582 Green Mountain Road Keremeos BC V0X 1N6 by snail mail	4/2/2015 4:26 PM
4	RR#1, Site 26C C-2, Kaleden, BC V0H 1K0	4/1/2015 2:44 PM
5	Mail - Farleigh Lake Box 22018 Penticton BC V2A 8L1	4/1/2015 2:41 PM
6	250-497-8264	4/1/2015 2:25 PM
7	250-497-5940	4/1/2015 2:22 PM
8	250-492-2483 Box 5027 Penticton, BC V2A 8L8 2050 Green Mtn. Rd	3/20/2015 11:13 AM
9	Meredith King - 250-497-6995	3/3/2015 11:10 AM
10	Andrea Reeder (250) 497-5157	3/3/2015 10:49 AM
11	Bruce Shepherd (already on OCP Citizens Committee)	2/28/2015 7:06 PM

PUBLIC HEARING REPORT



TO: Regional Board of Directors

FROM: Chair Tom Siddon, Electoral Area "D"

DATE: November 16, 2016

RE: Public Hearing Report Official Community Plan Bylaw No. 2683, 2016, Electoral Area "D-1"

Purpose of Bylaw:

The purpose of the bylaw is to update and replace the Electoral Area "D-1" Kaleden Apex Official Community Plan Bylaw.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2683, 2016, was convened on Wednesday, November 16, 2016, at 7:05 pm, at the Kaleden Community Hall, 320 Lakehill Road, Kaleden.

There were nineteen (19) members of the public present.

Members of the Regional District Board present were:

- Chair Tom Siddon

Members of the Regional District staff present were:

- Evelyn Riechert, Planner
- Gillian Cramm, Recording Secretary

Chair Siddon called the Public Hearing to order at 7:05 pm at the Kaleden Community Hall, Kaleden, pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Bylaw No. 2683, 2016.

In accordance with Section 466, the time and place of the public hearing was advertised in the November 2nd and 9th editions of the Penticton Western and the November 7th edition of the Penticton Herald.

Copies of reports and correspondence received related to Bylaw No 2683, 2016, were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

One written submission was received from DRAO that reflects what was stated during the public hearing.

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

E. Riechert, Planner, outlined the proposed bylaw.

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

Ken Tapping, representing Dominion Radio Astrophysical Observatory (DRAO), read from a submission about the benefits of DRAO and threats to it from Radio Frequency Interference (RFI). He proposed several refinements to the bylaw to ensure that DRAO is protected from an increase in RFI. He requested RDOS play a leadership role in working with Provincial and Federal governments and DRAO to ensure continued protection from Radio Frequency Interference (RFI). He noted that he had previously submitted a copy of his notes.

Lorraine Stephanson spoke regarding vacation rentals and temporary use permits, and asked whether Apex was still exempt from them.

Ms. Riechert noted that the use of vacation rentals is addressed in the zoning bylaw, and that nothing had changed with respect to vacation rentals and temporary use permits at Apex.

Barb Leslie, co-chair of the Citizens Group that reviewed the draft OCP Bylaw, thanked the Regional District for the opportunity to be involved in the creation of the bylaw.

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

Chair Siddon asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at **7:52** p.m.

Recorded by:

G. Cramm

Gillian Cramm
Recording Secretary

Confirmed:

E. Riechert

Evelyn Riechert
Planner

Confirmed:

T. Siddon

Tom Siddon
Chair

SUBMISSION to RDOS PUBLIC HEARING ON DRAFT AREA D-1 OFFICIAL COMMUNITY PLAN

(OCP BYLAW 2683/2016)

By the DOMINION RADIO ASTROPHYSICAL OBSERVATORY, NATIONAL RESEARCH COUNCIL of CANADA

November 16, 2016

1. INTRODUCTION

1.1 SITE IMPORTANCE

A short history of the Dominion Radio Astrophysical Observatory (DRAO or the Observatory and its site location is appropriate. The site, in the White Lake Basin, west of Oliver in RDOS Area D-1, was selected through a Canada-wide search for the most suitable location. It was chosen for several reasons including:

- Shielding afforded to the Basin by surrounding mountains. Such natural terrain-shielding from radio frequency interference (RFI), related to human activities, was and remains a fundamental need.
- Convenient accessibility to communities which provide locations for DRAO staff and visitors to reside and where necessary support services and supplies are conveniently available.
- Flat space for the construction of radio telescopes.
- Low population density and low-density rural land uses.

Today, with the use of domestic and personal radio devices growing rapidly, these criteria are more valid now than they were in 1960 when the Observatory was established.

1.2 DRAO'S SIGNIFICANCE

DRAO is the only nationally-owned radio astronomy observatory in Canada. It is operated by the National Research Council (NRC) as part of its mandate to manage and operate facilities for Canadian researchers. It is used by researchers from across Canada and the large international user community. These activities include participation in large collaborative national and international research projects. DRAO staff also collaborate with Canadian universities in student education and training.

NRC is also involved in the development, construction and operation of astronomical facilities under international partnerships, working with Canadian universities and industry in the development of instrumentation as part of Canada's contribution to these projects. For example, DRAO is developing and operating high-performance antennas, radio receivers and digital systems that can detect extremely weak radio signals from the Universe and process these into data and images.

The excellent radio frequency interference environment of the DRAO site is attractive for exceptionally sensitive instruments being developed and operated by other organizations, such as the CHIME

telescope, being built by a university consortium, and a riometer (operated by Natural Resources Canada).

In addition to its scientific and technology contributions, DRAO has economic, social and environmental importance:

- DRAO is the largest employer in Area D-1.
- DRAO generates \$7.1M in GDP annually in the RDOS representing \$7.1M in GDP with over \$5.6M in labor income and 70 person years of employment (in 2014-15).
- For BC, DRAO activities are responsible for \$10.1M in GDP over 100 person years of employment and almost \$2.4M in government revenues (2014-15).
- Environmentally, DRAO's large, low-density holdings contribute to environmental protection in the White Lake Basin, including habitat protection for species at risk.

1.3 HIGHLIGHTS OF DRAO'S LAND USE HISTORY

In the course of establishing DRAO, the Federal Government purchased and now holds 1800 ha. of land. This is supported by adjacent Provincial reserves of 400 ha. of Crown land for Observatory purposes. This demonstrates the commitment by governments to controlled land use in the White Lake Basin.

The above land commitments are complemented by RFI protection of the Observatory by means of a license from Industry Canada. That license provides the Observatory exclusive use of specified radio frequency bands for astronomical research under national policy and international treaty. DRAO is a registered facility with the International Telecommunications Union (an agency of the U.N.), under which it is allocated the radio astronomy protections listed in the UN/ITU International Radio Regulations.

DRAO also has RFI protection benefits from the recently established conservation-oriented South Okanagan Grasslands Protected Area sites in the White Lake Basin.

Of special significance to the Observatory is the 1973 RDOS decision to establish the Community of St. Andrews under a Land Use Contract (LUC). At that time, the Observatory was concerned about the potential for RFI generated by the then proposed new community. Recognizing this concern, the 1973 LUC advanced by the RDOS included several special provisions to provide RFI protection to DRAO, including:

- limiting St. Andrews to 150 dwelling units under a development concept;
- various special provisions for electrical power distribution and electrical installations to "reduce the emission of radio interference to levels acceptable to the Observatory";
- notice of an interfering device to the RDOS and the Developer would then require the Developer to remove or suppress the device within four days; and
- requiring that the RFI protection provisions be included in each land purchase contract at St. Andrews.

While rarely used, this provision for “RFI levels acceptable to the Observatory” remains a fundamental protection upon which DRAO depends. Moreover, the 1973 LUC was explicit: “This Agreement shall be construed as running with the land (S. 17) and was to be binding upon the parties . . . and their respective heirs . . . successors and assigns . . .” (S. 19).

In 2014, under the *Miscellaneous Statutes Amendment Act* the Province specified that all Land Use Contracts in BC be terminated by June 2024 and replaced by a zoning bylaw. The issue is that DRAO’s RFI protection requirements are unique and zoning bylaw-enabling provisions do not provide for such requirements. A proposed approach to this fundamental issue is presented in the comments which follow, particularly in Section 3.0.

2. DRAO’S COMMENTS ON THE DRAFT AREA D-1 OCP

As a major institution and employer in Area D-1 with a unique sensitivity to land use management and regulation, RDOS staff and RDOS project consultants have consulted with DRAO staff at various stages of the process of updating the Area D-1 OCP. This has to date included several meetings, teleconferences, and the provision of formal comment on drafts, email exchanges and telephone discussion.

DRAO’s comments here will outline:

- First, the positive provisions in the draft OCP that are supportive of DRAO;
- Second, suggested refinements to text (by OCP Section);
- Third, a point of clarification (by OCP Section).

Section 3 which follows presents a proposed course of action with the Province to emplace ongoing RFI protection measures to replace the 1973 Land Use Contract (LUC). Such measures cannot be implemented under present legislation which enables zoning bylaws but which is geared to standard zoning control requirements. In the absence of the protections provided under the current LUC, the nationally unique requirements of DRAO for managing RFI need to be provided through other measures.

2.1 PROVISIONS OF THE DRAFT AREA D-1 OCP THAT ARE SUPPORTIVE OF DRAO

For ease of use by the RDOS Board and staff, the following comments on provisions that are specifically supportive of the unique RFI requirements of DRAO are referenced to section number of the draft OCP.

- S.2.4 Development Approval Information: The “impact of (a) proposed development on the RFI protection requirements of the Observatory” is included (#7) in the list of facilities, areas and values requiring special consideration.

- For S.5.2 Broad Goals: goal 3 to “improve and expand . . . cellular internet coverage and connectivity with all settled areas without compromising the protection DRAO needs from radio frequency interference”.
- For S.6.5 Growth Management Policies: policy 7 to direct development away from . . . the DRAO RFI area.
- The new draft language for S.7.4.1 which presents RDOS support for “eventual termination of the 1973 St. Andrews Land Use Contract and its replacement with appropriate designations, zoning and other appropriate measures including supporting DRAO securing an enduring legal basis for RFI protection and management”. An enduring legal basis for RFI protection is fundamental to DRAO’s future as a viable and successful site for astrophysical observations.
- Also for S.7.4.1, St. Andrews Growth Policies: policy 2b to locate new development outside the identified RFI area as well as policy 3 to designate lands within the RFI area for low density rural uses under AG, RA or AI designations.
- For S.7.5.1 Twin Lakes Growth Policies: policy 6 to reduce subdivision potential to prevent or minimize potential additional RFI from residential development.
- For S. 10.3 Rural Holdings policies: policy 5 which is to only support home occupations or home industry uses if they are compatible with DRAO’s operations.
- For 10.4, Policies – Large Holdings: policy 4 to not consider accessory dwelling units within the identified RFI area.
- Regarding 11.2 Residential Objectives: policy 5 which provides for protecting the Observatory by minimizing residential uses within RFI areas.
- Tourist Commercial policy 12.4.3b which stipulates tourist and resort developments be located outside the RFI area.

The Observatory welcomes clause S.24.5 which states “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”.

2.2 SUGGESTED REFINEMENTS TO DRAFT OCP TEXT

Review of the draft has identified several areas where refinements to the text could add to clarity. These are listed by Section, as follows;

- S.5.2.7 Re-phrase to ensure housing also maintains the minimum RFI environment requirements of DRAO.
- S. 9.3 It is suggested Policy 10 explicitly indicate home occupations/industry also explicitly provide for "compatibility with the RFI protection requirements of DRAO". This is precautionary to avoid any potential future misunderstanding.
- S. 10.3.1 Policy 1 should be explicit that for home occupations/industry, the compatibility test is for both the rural character and "the RFI requirements of DRAO".
- S. 10.3.9 is highly supportive due to its intent to not support applications for rezoning or subdivision of lands in designated RFI areas. However the qualifier "Generally" is potentially a problem in that the broad reasons for any exceptions would be unclear. It might be rephrased to state "will not support applications for rezoning or subdivision except in cases such as hardship or land use efficiency where no adverse impact on RFI requirements can be demonstrated".
- S.11.3.6 presents the same concern with "generally" (referenced above) and can be similarly addressed.
- S.13.2 indicates, in Objective 2, support for home industry occupations "where appropriate". The criteria for appropriateness or areas where such uses are inappropriate are made clear elsewhere in the text and should be equally clear in this case too.
- S.14.4 is specific to DRAO. In para 2, "may result" should be revised to read "typically associated with development and human activity". In para 4, the second sentence does not add clarity to para 3 and could be deleted particularly as para 5 outlined the intent.
- S.14.4.2, Policy 2, notes the Board will not "generally" support rezoning or subdivision. As in 10.3.9 above, some parameters on the degree of discretion needs clarity and clear demonstration of no adverse impact on DRAO operations. (The language in S.16.3.2.5 may also present an approach to address this concern.)

2.3 POINT OF CLARIFICATION:

Earlier drafts of the OCP indicated Board support for use of a "Good Neighbor Agreement" (GNA) for relations between DRAO and its neighboring communities, particularly St. Andrews.

RDOS planning staff have indicated to DRAO that the GNA approach has been dropped from recent OCP drafts as a result of discussions. However, possible confusion on this point could emerge from

the September 15 Board meeting and the accompanying Administrative Report which cited encouraging a GNA as a “significant policy change”. That provision has since been dropped. DRAO wishes it to be clear: DRAO intends to continue the policy and practice of being a good neighbor, including outreach to foster awareness of our mission, activities, and operational requirements.

However, our earlier concerns regarding the proposal to employ a GNA approach at DRAO were that it seemed to create a reverse onus on the Observatory. More significantly, it lacked the clear bylaw enforcement mechanisms typically associated with successful GNA applications elsewhere. We wish only to clarify that the GNA approach is not part of the proposed OCP bylaw policies, plus also affirm DRAO’s intent to continue to endeavor to be a good neighbor.

3. PROPOSED APPROACH TOWARDS SECURING ENDURING RFI PROTECTION AND MANAGEMENT

3.1 BACKGROUND

Throughout the process of updating the Area D-1 OCP, the topic of ensuring a legal basis for ongoing protection and management of RFI from human activities at St. Andrews figured prominently.

As noted in Section 1.2 above, enduring RFI protection for DRAO was a fundamental condition for approval and development of St. Andrews with three features under a Land Use Contract, namely:

- RFI levels acceptable to the Observatory
- Recognition that LUC conditions were to run with the land
- Recognition that the LUC was binding on the parties and successors.

While the particulars of the LUC about the technologies of concern and how to address them are now dated, the LUC objectives and principles are clear.

With today’s increasing application of RFI based instruments and appliances the prevalence of related risk of RFI to the Observatory is ever-growing.

A complication has arisen with the Provincial decision to terminate and replace all LUCs throughout BC with local zoning bylaws. The concern is that the legislation which enables zoning bylaws does not provide a legal basis for RFI protection which is a requirement currently unique to DRAO. The consequences of inadvertently jeopardizing the RFI environment that DRAO operations require are serious and include risks to:

- the substantial investments of land and facilities which DRAO represents;
- the ongoing viability of scientific observations at DRAO;
- the scientific contributions of DRAO, to its international partners and partnering research organizations and universities’

- the ongoing contributions to technology development associated with DRAO research;
- the ongoing flow of economic benefits to Area D-1, the South Okanagan, and to the regional and provincial economy; and
- the social benefits associated with the presence of NRC staff, visiting scientists and specialists in South Okanagan communities.

For these and other reasons DRAO welcomes proposed Area D-1 OCP Policy 7.4.1 which now calls for replacement of the 1973 LUC with appropriate designations and measures, and expresses explicitly RDOS support for DRAO securing an enduring legal basis for RFI protection and management.

3.2 SUMMARY OF PROPOSED APPROACH

Through joint deliberations and RDOS's consultation with its legal counsel, potential statutory provisions under the *Local Government Act* or under the *Environment and Land Use Act* have been identified as potentially suitable for providing a legal basis for RFI protection. Both statutes provide for an Executive Order to be enacted, the first by a Minister or, for the second alternative by a Cabinet Committee. The other potential legal basis could be a statute specific to the RFI protection needs of DRAO.

Anticipating approval of the Area D-1 OCP by the Regional Board, action under S.24.5 is to follow. This entails the Regional District taking the leadership role, specified in that Section, to coordinate discussion between RDOS, the NRC and senior Provincial representatives. The intent is enactment of an enduring legal basis for RFI management (as outlined in S.7.4.1 of the Area D-1 OCP). This would be based on the objectives and principles of the 1973 Land Use Contract and accord with pertinent provisions of the UN/ITU International Radio Regulations (referenced in S.1.3 above).

NRC staff at DRAO look forward to cooperating with and assisting the RDOS and Province with this next step. We extend our thanks to the RDOS for their many statements of policy support to the Observatory in the draft OCP. The expressed support of RDOS for pursuing sound and enduring basis for RFI control, essential to the Observatory, is particularly appreciated and is consistent with the intent of the 1973 Land Use Contract provisions.

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, Sickle 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 Sickle Point's vegetation was removed 5 years ago by a developer. The southern and northern tips of Sickle 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.

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SEP - 7 2016

101 Martin Street
Penticton BC V2A 5J9

4. Suggested wording by the RDOS' Lawyers has weaken 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-ppo/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.

.. 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

Martin Collins, Regional Planner

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Regional District

DEC 18 2015

101 Martin Street
Penticton BC V2A 5J9





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.....*

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 *A1 - 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,

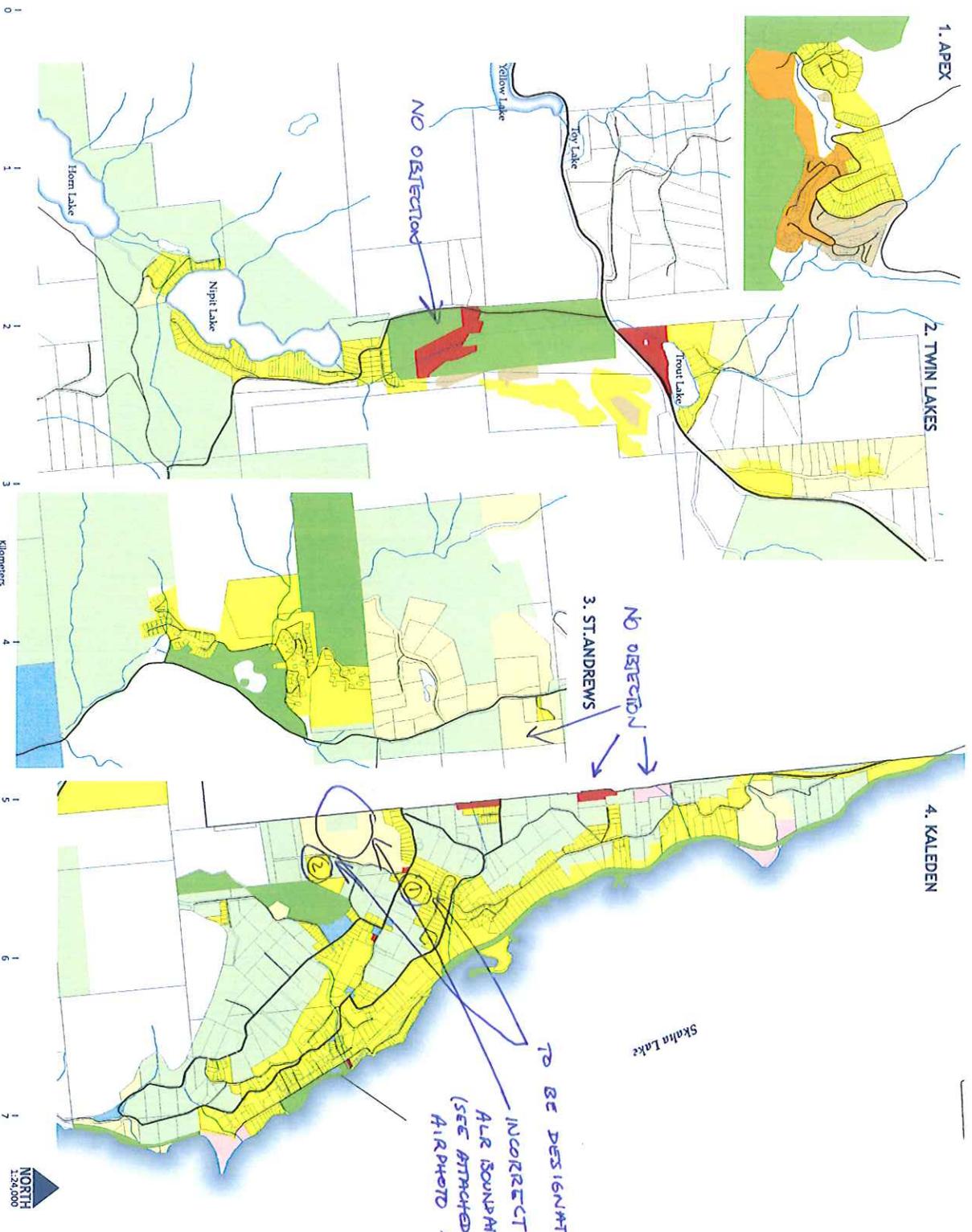
PROVINCIAL AGRICULTURAL LAND COMMISSION



Martin Collins, Regional Planner

cc: Map and airphoto

RDOS AREA "D-1" OCP SCHEDULE "B"
**OFFICIAL COMMUNITY
 PLAN MAP - INSETS**
 DRAFT 13 APRIL 2015



- Future Land Use Designations**
- AG - 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
 NORTH
 1:250,000



Google earth

feet
km





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)
Environmental Health Officer
Interior Health Authority
Penticton Health Protection
3090 Skaha Lake Road, Penticton, BC, V2A 7H2
Bus: (250) 770-5540
Direct: (250) 492-4000 Ext: 2744
Cell: (250) 809-7356
Fax: (250) 493-0041
Email: john.beaupre@interiorhealth.ca
Web: www.interiorhealth.ca

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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: *Christy E. Stella*
Agency: *Knoxton Irrigation Dist*
Date: *December 28, 2015*

Signed By: *Christy E. Stella*
Title: *Administrator*

Twin Lakes Submission on OCP DI 2016

Response to the RDOS DI 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 DI OCP

We, in the Twin Lakes Area (TLA), are significantly affected by the DI 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 1/4 and potentially up to 3/4 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?

309

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:

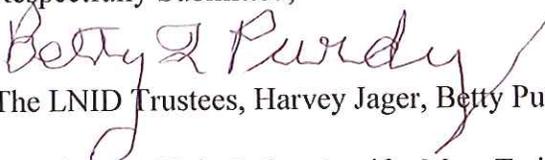
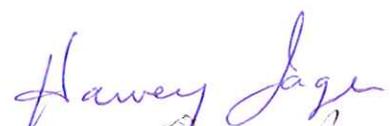
1. The **Aquifer Map** in the Infrastructure Study, Technical Memorandum requires readable explanations as shown in Table 1- Summary of Water Balances for Aquifers RDOS Electoral Area D1. This map and legend are very important to explain water in the arid D1 area and thus must be larger. It is necessary 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,

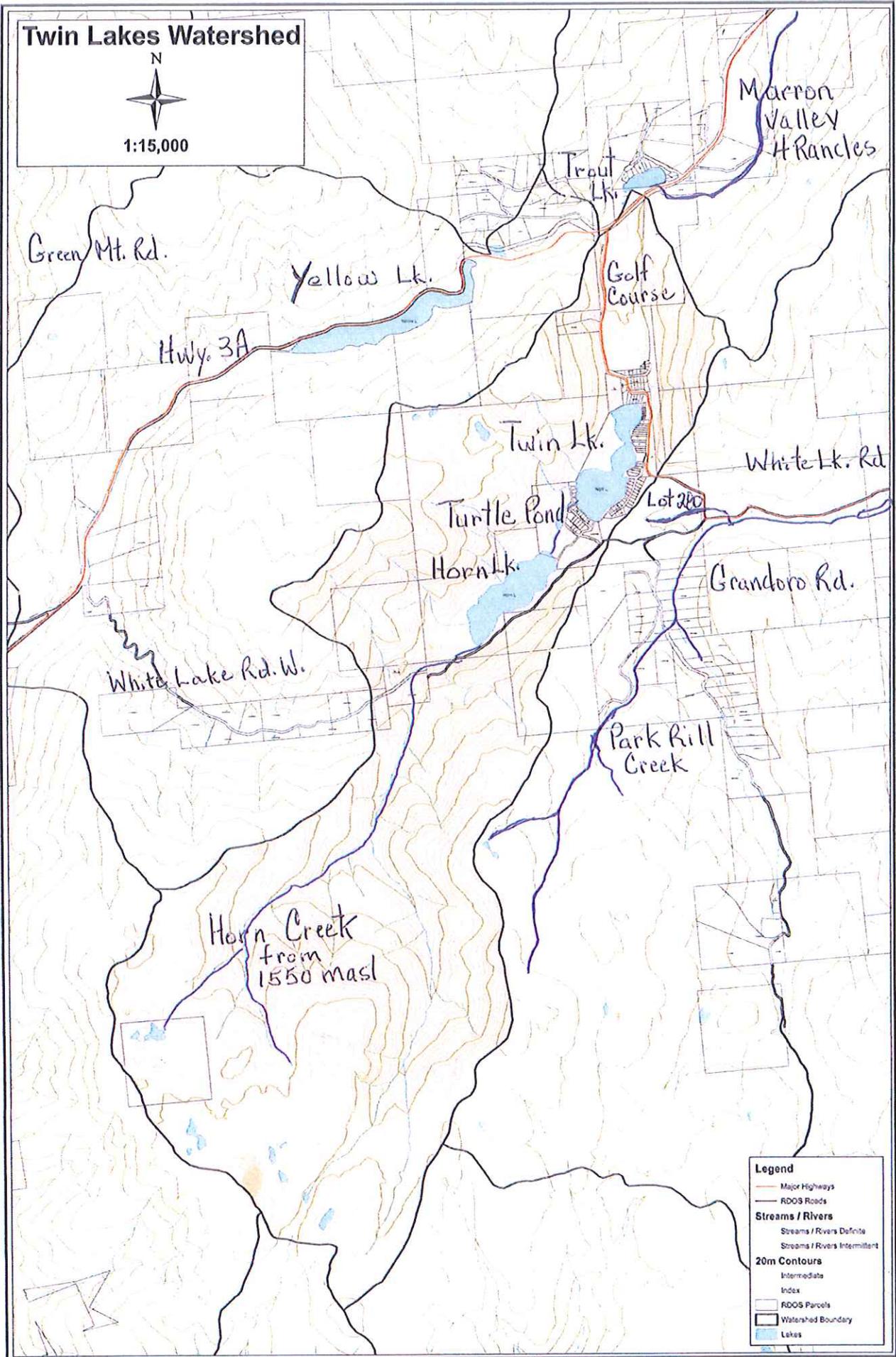
 
The LNID Trustees, Harvey Jager, Betty Purdy and Coral Brown 

Attachments Twin Lakes Aquifer Map, Twin Lakes Area Watershed Map, Aquifer DPA for Spallumcheen, and 2012CV_Water_Resources Comox Map Underground

Twin Lakes Watershed

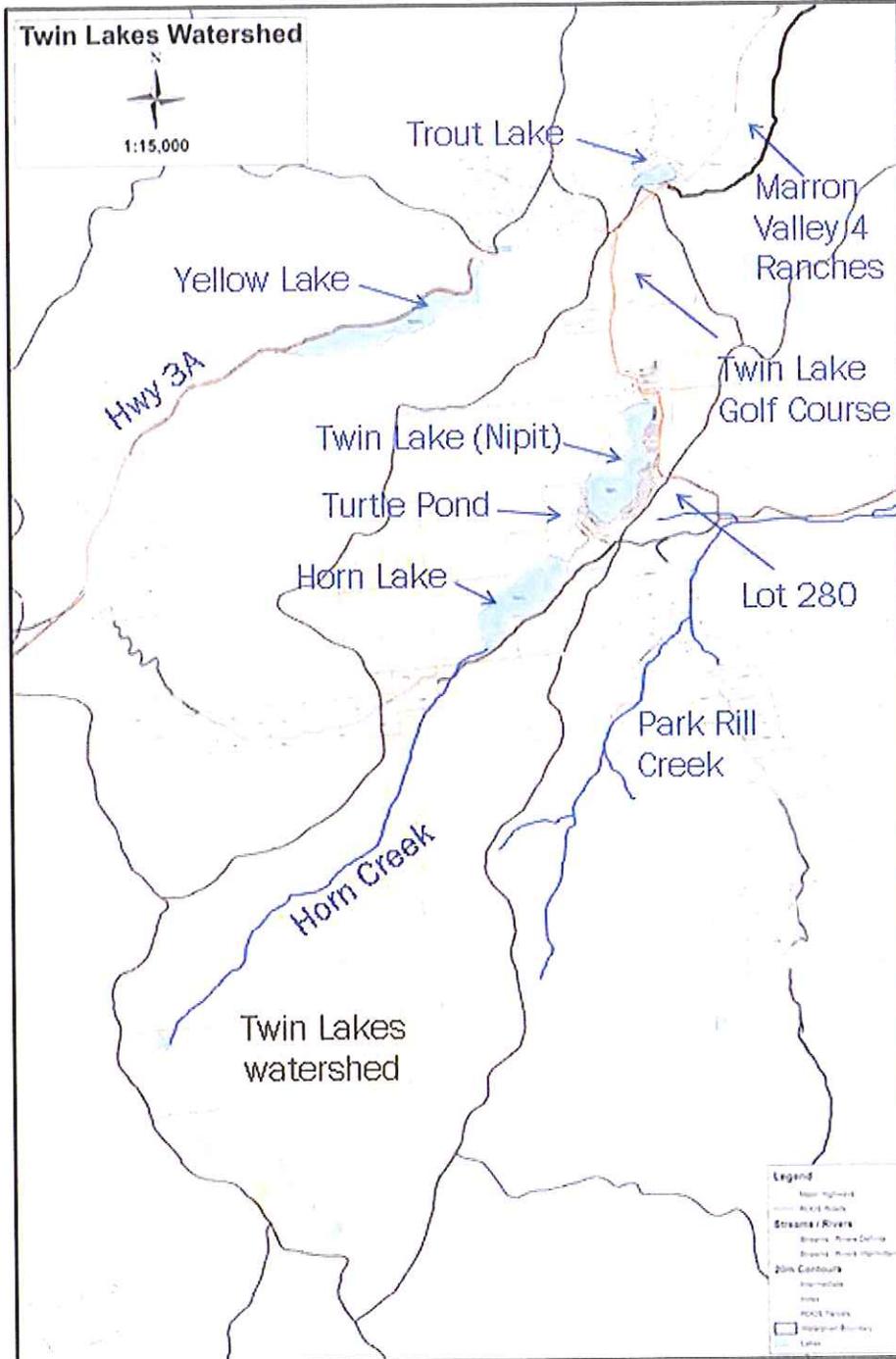


1:15,000



Legend

- Major Highways
- RDOS Roads
- Streams / Rivers
 - Streams / Rivers Definite
 - Streams / Rivers Intermittent
- 20m Contours
 - Intermediate
 - Index
- RDOS Parcels
- Watershed Boundary
- Lakes



To Marron Lake to Marron River to Ok.
Lake near OK Falls.

Dots are wells



Green Mt. Rd to Apex

Yellow Lake

Lower Horn Creek to
Park Rill Creek to
Willowbrook to Myers Flats
to Sportsman Bowl to OK River

S. White lake Rd.

Upper Horn Creek from 1530 MASL

Orofino Mt.

Priority Ecological Areas - Water



1:1,00,000

Reference Map: EOP 14, 15, 17, 20, 6, 7
 Map Datum: NAD 83
 Projection: UTM
 Project: Comox Valley Project Watershed Society
 Date: August, 2012

- Conservation Strategy / Project Area
 - Large Watersheds and Sub-Watersheds
 - Inland Highway (19)
 - Ground Water Wells
- ### CVCS Priority Ecological Areas - Water
- Lakes, Rivers and Wetlands
 - Streams
 - Courtenay River (Kōmoks) Estuary
 - Aquifers
 - Drinking Water Sources - Points of Diversion
 - Springs for Drinking Water
 - Lakes for Drinking Water
 - Community Watersheds
 - Comox Lake Watershed

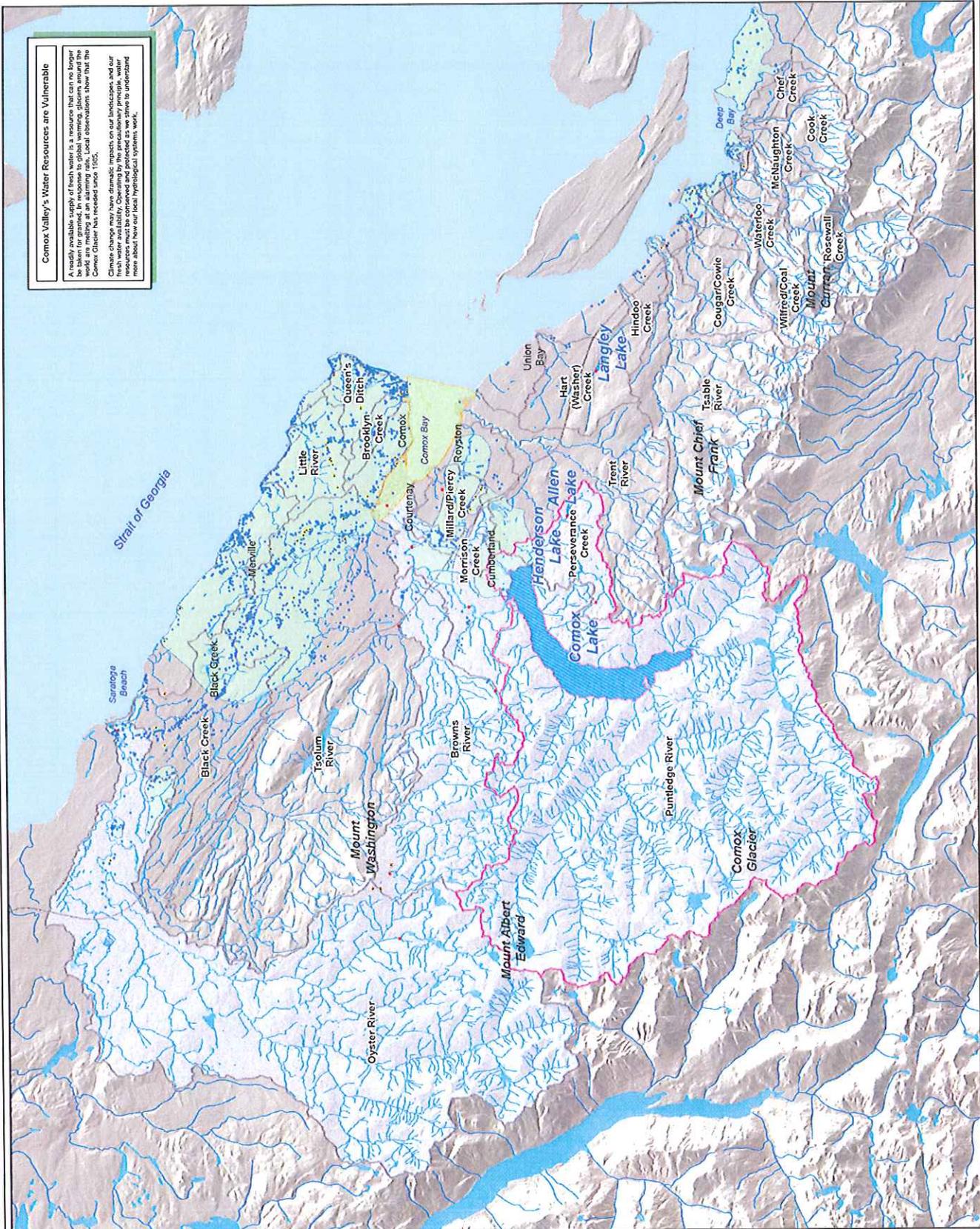
- #### COMOX VALLEY CONSERVATION STRATEGY NATURAL AREAS NETWORK
- Lakes, Streams, Rivers and Wetlands - including riparian wetlands and vernal pools
 - 200 Courtenay River (Kōmoks) Estuary including the floodplain of the Courtenay River or 100 metres from the shoreline, whichever is greater.
 - Aquifers
 - Streams and Springs for Drinking Water
 - Community Watersheds
 - Indicated by Points of Diversion

Data credited from CV Regional District, CV Project Watershed Society, the Province of BC and the CV Land Trust. For full descriptions of priority conservation areas, see CVCS's Nature Without Borders - Second Edition.



FOR EDUCATIONAL PURPOSES ONLY
 Although attempts have been made to portray the most current available information, the CVCS Partnership assumes all responsibility for the accuracy of this map.

Comox Valley's Water Resources are Vulnerable
 A readily available supply of fresh water is a resource that can no longer be taken for granted. As the world warms, local observations show that the Comox Glacier has receded since 1950.
 Climate change may have dramatic impacts on our landscape, and our fresh water availability. Operating by the precautionary principle, water resources are being protected and we are working to understand more about how our local hydrological systems work.





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.



Upper Horn Creek from 1530 MASL Orofino Mt.

Review of D-1 Working Draft OCP
Elaine Alec

The following elements are missing from the Working Draft OCP Working Draft:

1. Meaningful engagement from Penticton Indian Band membership.
2. Consideration of future water needs around Penticton Indian Band development
3. This document contains specific errors

1. Meaningful engagement from the Penticton Indian Band membership

The Penticton Indian Band has undergone a 7-year process of community engagement 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 PIB CCP created the foundation to begin a community driven Land Use Plan that will be completed December 31, 2015. This plan outlines areas for development and protection, both on and off reserve.

The Penticton Indian Band began their planning process in October 2007 and officially began community engagement by January 2008. The enowkinwixw process (Indigenous or traditional way of planning) was used to engage community members from all ages and backgrounds. This system requires planning for the individual, family, community and land as well as the four personality types that is represented by the Four Food Chiefs story. (Black Bear – elders, Saskatoon Berry – youth, Bitterroot – Women and Spring Salmon – Men)

Bylaws, policies and zoning were identified as community priorities through the CCP process. Current bylaws include: Financial Bylaw, Property Taxation Bylaw, Expenditure Bylaw and Property Assessment Bylaw.

The community has proposed the following bylaws and policies through the CCP and LUP process:

Special Events Bylaw
Animal Control Bylaw
Protected/Sacred Area Zoning Bylaw
Water Systems Bylaw
Development Cost Charge
Street and Traffic Bylaw
Zoning Bylaw
Land Use Designations Bylaw
Noxious Weed Bylaw
Fire Protection Bylaw
Burning Bylaw

Health Monitoring and Inspections Bylaw
Default and Expropriation of Leases Policy
Residency Bylaw
Trespassing Bylaw
Development Bylaw
Business Licensing Bylaw
Hazardous Waste Bylaw
Environmental (Green) Bylaws

There are two important pieces to meaningful engagement:

- I. Meaningful engagement means removing barriers that prevents a person from participating. The Penticton Indian Band Land Use Planning Team was created to model after our CCP Planning Team. The team must represent an elder, youth, men and women and must represent different families from our community. Part of the planning teams responsibility was to attend monthly meetings to discuss the next steps of our Land Use Planning process. It was then up to team members to go out into the community and talk to their families and friends and get feedback from them and bring back to the planning team table. This feedback would give us direction on next steps or things that we needed to address in our planning process.
- II. Meaningful engagement requires a large education and communication piece. This means we cannot expect to host meetings or put out maps and ask community for their feedback if they didn't have a strong understanding of what we were talking about or what our reserve boundaries even were. We had to host a number of informational and educational workshops and tours of the land to help community members understand what Land Use Planning was and the different aspects of planning. The community had outlined a number of things they would like to see go into the land use plan and we hosted workshops around these issues to give them more information so community members could give meaningful feedback into the development of bylaws, policies and zoning.

Workshops included: Species at Risk, Water Workshops, Facilitation Training Workshops for team members so they could run effective family meetings, Lands and Leasing Workshops, Matrimonial Law Workshops, Bylaw Workshops, Protection Workshops, Economic Development Workshops, Housing Workshops, Calling Our People Meetings, Department Manager Meetings, Chief and Council Presentations, Community LUP Conferences, Elders Meetings, Women's Meetings, Youth Meetings, Men's Meetings, Locatee Workshops and Reserve Boundary Tours and Quad Tours.

The Penticton Indian Band Land Use Planning team hosted a number of quad and boundary tours for community members, including workshops around water, protection and Species at Risk.

Community members were brought onto the land and seeing the state of the grasslands, waterways, and forest prompted community members to talk about their concerns for the land and ideas on how to protect, revitalize and restore the land to its natural state.

The LUP Planning Team also hosted cultural site visits to sacred sites and talked about the importance of that land. Stories were also shared on the quad and boundary tours. LUP team members, Chief and Council and elders were also present to share stories and educating community about how our coyotes stories and language told us what we had to do to take care of land and also what areas we needed to set aside for protection. It helped community members when making decisions on what protection would look like, as well as, what areas we could designate for future developments.

Part of our implementation planning is to create bylaws, zoning and protocols around sacred sites, sensitive areas. We are also developing vegetation management plans and hazard mitigation plans which will include the voices of community have expressed a huge interest in seeing our roads to particular areas restored so that community has access to land. A majority of community members have expressed a desire to see waterways, grasslands and forest areas restored and revitalized.

The PIB Land Use Plan Coordinator attended multiple meetings with the Penticton Indian Band Development Corporation (PIBDC) to get updated on current projects and band business operations along with discussions and plans regarding both band and locatee lands. The LUP Team hosted a community conference in March 2014. During this community conference a presentation was done to community by PIBDC after the update, community was split into groups and asked to have conversation around economic development opportunities. EcDev Wish Lists were made and these EcDev Wish Lists were taken to LUP meetings where members were asked to contribute or add to these lists.

Development ideas were also discussed with community members who were brought on boundary and quad tours. Community members talked about housing and sustainable living, roads, dams, community buildings and businesses. Questions and concerns were noted around zoning and buffer zones between business and how to properly communicate with community members about upcoming opportunity.

During the CCP process, community members were asked to identify "Go and No Go Zones" for development. This mapping exercise showed that community was willing to protect approximately 85% of the land and develop 15% of the land. The lands identified for development laid on the boundaries of reserve land where

development was already taking place. The majority of this land is owned by landholders and was identified through the PIB CCP that there was going to be a need to create a Locatee Land Holder Committee to deal with upcoming issues around development, protection, zoning and bylaws.

One of the concerns regarding Land Use Planning for landholders was the zoning and bylaw piece. Landholders did not want bylaws and zoning imposed on them to hold them back from doing business that they were interested in. Also, the landholders who were interested in protecting their land were worried about what kind of developments might occur with their neighbors.

Numerous meetings were held with Landholders, in particular, the Landholders who held land which are now being referred to as the "Channel Lands"

It was through these meetings that an agreement was made by all landholders that a conceptual drawing or master plan could be developed to showcase what kind of development could happen in this area. Community ideas from the CCP were implemented into this master plan and presented to the Channel Lands landholders (shown below)

Approvals for a \$2.5 million Federal Grant helped finance and build the \$8 million bridge and the bridge is slated for completion by October 2015. Once the bridge is complete it will open up 150 acres of land for development creating estimated taxation revenue at 450,000 square feet build out at \$675,000.

Accurate mapping of our boundaries and territory has been ongoing for the PIB Lands Department and will be included in our final land use plan. *(will be included in final land use plan)*

Research for Climate Change adaption has been done for the South Okanagan and Similkameen and will be written into the Land Use Plan. *(to be included in final land use plan)*

Implementation Tasks:

- ✓ Bylaw and zoning work include Green Bylaws
- ✓ Protected and Sacred Areas Zoning Bylaws
- ✓ Framework Agreement between Canadian Wildlife Services and PIB
 - Bylaw and zoning
 - Additions to reserve - Habitat Protection Protocol
- ✓ Hazard Mitigation Planning
 - Climate Change Adaptation Planning
 - Vegetation Management Planning (traditional burning, restoration and revitalization) also refer to work already done by Enowkin and SOSIPS
 - Hunting and Gathering Governance (over gathering, gathering too early, hunting)

- Horse Range Management Planning
 - BC Heritage Protection Planning
 - Evacuation Planning
 - Fire Protection (part of vegetation management and climate change planning)
- ✓ Continue to build on relationships with municipal, regional, provincial and regional governments by:
1. Encouraging continued recognition and implementation of the existence of Indigenous peoples' inherent title and rights
 2. Acknowledgement that Indigenous systems of governance and laws are essential to the regulation of lands and resources throughout British Columbia.
 3. Acknowledgment of the mutual responsibility that all of our government systems shall shift to relationships, negotiations and agreements based on recognition.
 4. Move to consent based decision-making and title based fiscal relations, including revenue sharing, in our relationships, negotiations and agreements.

2. Consideration of future water needs around Penticton Indian Band development

The Penticton Indian Band currently holds the largest water license of any federal reserve in Canada. The Penticton Indian Band is also investigating on ways to improve, protect, revitalize and restore water systems within the traditional territory on and off reserve.

The Penticton Indian Band is growing, housing needs are great and PIB is on the verge of economic growth along the reserve boundaries. There has been little to no consultation with Penticton Indian Band on how to improve the quality of life for both Penticton Indian Band members and non-members in regards to water sustainability.

There are several documents to draw on including the Okanagan Nation Alliance Water Declaration and the MOU between the First Nations Leadership Council and BC Ministry of Environment around Water Sustainability.

3. This document contains specific errors

- a) Replace "aboriginal" with Indigenous throughout entire document
- b) Include demographics of Lower Similkameen
- c) Take golf course out of paragraph that talks about Skaha Hills development
- d) Make mention of the Penticton Indian Band Land Use Plan and incorporate information from this review
- e) 14.5 Heritage and Culture – take out "traditional"
- f) Include Osoyoos Indian Band as a member to consult
- g) Replace First Nations with Syilx/Okanagan

Lauri Feindell

From: Cameron Baughen
Sent: October 19, 2016 5:38 PM
To: Lauri Feindell; Evelyn Riechert
Cc: Roger Huston
Subject: RE: Area D-1 (Kaleden-Apex) OCP Review - Bylaw No. 2683
Attachments: Excerpt of 2012 RDOS Solid Waste Management Development Services.docx

Hi Evelyn,

Attached is a breakout of specific recommendations from the Solid Waste Management Plan as they affect Development Services. There is boiler plate reference to implementing the Solid Waste Management Plan in the OCP but no specific mention of these attached recommendations. I can't say whether any of these recommendations should be considered at the OCP stage for implementation or not but I wanted to bring them to light.

Section 7.2 of the SWMP was added specifically due to issues found at Multi-Family developments at Apex which were built with no place to put garbage or recycling. This is a common issue across the RDOS. Section 21.5 of the SWMP is also a concern in the D1 area due to high bear population. Bear proofing is considered for parks but not for commercial development in the OCP.

The attached does not include reference to the Apex Mountain Waste Transfer Station as that is in the OCP as laid out in the Solid Waste Management Plan. If there are any questions please let me know.

A full copy of the Solid Waste Management Plan can be found here: <http://www.rdos.bc.ca/departments/public-works/solid-waste/solid-waste-management-plan/>

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

This Communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication and do not copy, distribute or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed

From: Lauri Feindell
Sent: October-18-16 11:20 AM
To: Sandy Croteau; Cameron Baughen
Cc: Roger Huston; Evelyn Riechert
Subject: Area D-1 (Kaleden-Apex) OCP Review - Bylaw No. 2683

Sandy, Roger, Cam:

Please review and if you have any comments please forward to Evelyn, see link below:

https://portal.rdos.bc.ca/departments/officeofthecao/BoardReports/2016/20160915%20Board%20Report/BoardReports/B.1.a.%20D2014.071%20-%20BL%202683%20Area%20D-1%20OCP%20final%20DRAFT_20160826_ER.docx

Under the *Local Government Act*, when considering an amendment to an OCP, the Regional District must:



Lauri Feindell

From: Chris Purton
Sent: November 16, 2016 3:37 PM
To: Planning
Subject: Area D1 OCP

Planning Department, RDOS —

The Public Hearing for Area D1 OCP is tonight in Kaleden. Unfortunately, I am unable to attend, but I have been following the process and have looked at the draft OCP on line, and would like to offer my comments . . .

From the point of view of a resident of Farleigh Lake, it looks great. Please don't change it !

From a more general perspective, I think you've done a bang-up job on this. Much thanks for that.

Best regards,

Chris Purton.

Mike Rymus
2619 Green Mountain Road
Penticton

November 30, 2015

Dear Sirs and Madam:

Re: Okanagan Community Plan area D1 (OCP)

I am writing in regards to the recent proposal by the RDOS to rezone a portion of Green Mtn. Road and a portion of Apex Mtn. Road. More specifically rezoning large 20 ha parcels to 8 ha parcels for possible subdivision.

I strongly disagree with the proposal for the following reasons:

1. The RDOS has yet to address its plans for providing utilities “at a reasonable cost” as stated in the OCP report under “utilities” to the residents farther along Green Mtn. Road such as electricity and telephone service with access to 911 in case of emergencies. A recent application by fifteen residents dated April 2012 was returned by the RDOS with an unreasonably high cost and unaffordable to the average family.
2. The existing utilities that are in place in the areas addressed for rezoning are not up to current standards and would need to be upgraded to accommodate more housing in the area.

I believe the RDOS is placing the cart before the horse by not starting with the basics. If the proposed area is rezoned without including all residents in the area with 20 plus ha, including myself with 25ha and three other residents in my area, then I believe the RDOS is catering to a few status quo residents who stand to profit by subdividing.

I urge the RDOS Planning Department to rethink their strategy and look at a larger picture that would benefit all residents in the area and not just a select few.

Sincerely,

Mike Rymus

cc Evelyn Riechert, MCIP, RPP Planner
Tom Siddon, Elected Representative
Dan Ashton, MLA



ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Zoning Bylaw Amendment — Electoral Area “D-1”
Large Holdings Two (LH2)



Administrative Recommendation:

THAT Bylaw No. 2457.15, 2016, Electoral Area “D” Zoning Amendment Bylaw be read a third time and be adopted.

Proposal:

That the Regional District Board initiate an amendment to the Electoral Area “D-1” Zoning Bylaw No. 2457, 2008, in order to include a new Large Holdings Two (LH2) Zone into the zoning bylaw with an 8 ha minimum parcel size requirement and; secondly, to rezone three specific properties to LH2.

The new LH2 zone is being introduced in conjunction with the Draft Electoral Area “D-1” Official Community Plan Bylaw.

Site Context:

The three properties that will be specifically rezoned to Large Holdings Two (LH2) at this time are on Green Mountain Road near the junction of Apex Mountain Road. The parcels range from 25.7 ha to 41.1 ha in size. The properties are currently being used as rural residential and ranching.

Background:

At its meeting of October 11, 2016, the Electoral Area “D” Advisory Planning Commission (APC) made a recommendation to the RDOS Board to support the rezoning proposal.

At its meeting of October 20, 2016, the Regional District Board resolved to approve first and second reading of the amendment bylaw and direct a public hearing.

A public hearing was held on November 16, 2016, where approximately 19 members of the public attended.

Approval from the Ministry of Transportation and infrastructure (MOTI) will be not required prior to adoption as the proposal is not situated within 800 metres of a controlled area.

All comments received through the public process, including the Public Hearing Report are compiled and included as a separate item on the Board agenda.

Analysis:

In considering this proposal, Administration notes that in the new Electoral Area “D-1” OCP Bylaw a total of 17 parcels in the Green Mountain Road are re-designated from Resource Area to Large Holdings. The original planning concerns relating to this designation change included the precedent

setting nature of the proposed parcel size and increased rural subdivision potential that may contradict the goals of growth management in the region.

Countering the above concerns is the potential for new parcels and number of dwelling units possible under current zoning for this particular area. Two of the properties have the potential for significant development, one zoned as SH3 being 26.6 ha in size has the ability to create up to 25 new parcels and the second, 41.2 ha in area is zoned Commercial Recreation (CR) and has the potential to construct up to 36 dwelling units.

Neither owner has made efforts to develop their properties to the extent they have been allowed to over the past several decades. The owners have been consulted and will have subdivision opportunities under the new LH2 zone.

Consequently, by providing an option of an 8 ha minimum parcel size LH2 zone results in the re-distribution of density and still keeps the area as rural in nature. This way the rezoning is not precedent setting because there has been no overall gain in density while still providing subdivision potential of large rural properties.

Given the direction of the new OCP and the above reasons, Administration supports rezoning the subject properties and to create a LH2 zone for the "D-1" area.

Alternative:

THAT the Board of Directors rescind first and second reading of Bylaw No. 2657.15, 2016, and abandon the bylaw.

Respectfully submitted:

ERiechert

E. Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:

Donna Butler

D. Butler, Development Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.15, 2016

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Zoning Amendment Bylaw No. 2457.15, 2016."
2. The Official Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the lands shown shaded purple on Schedule 'X-1', which forms part of this Bylaw, from Commercial Recreation (CR) to Large Holdings Two (LH2).
3. The Official Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the lands shown hatched purple on Schedule 'X-1', which forms part of this Bylaw, from Agricultural Three (AG3s) to Large Holdings Two (LH2).
4. The Official Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No.2455, 2008, is amended by changing the land use designation on the lands shown hatched lime green on Schedule 'X-1', which forms part of this Bylaw, from Small Holdings Three (SH3) to Large Holdings Two (LH2).
5. The Official Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No.2455, 2008, is amended by changing the land use designation on the lands shown shaded brown on Schedule 'X-1', which forms part of this Bylaw, from Resource Area (RA) to Large Holdings Two (LH2)

- g) kennels, subject to Section 7.22;
- h) open land recreation;
- i) single detached dwelling or mobile home;
- j) veterinary establishment;

Secondary uses:

- k) accessory dwelling or mobile home, subject to Section 7.11;
- l) secondary suite, subject to Section 7.12;
- m) agri-tourism accommodation, subject to 7.30;
- n) home occupation, subject to Section 7.17
- o) home industry, subject to Section 7.18;
- p) bed and breakfast, subject to Section 7.19; and
- q) accessory buildings and structures, subject to Section 7.13.

10.5.2 Site Specific Large Holdings Two (LH2s) Provisions:

- a) see Section 16.25

10.5.4 Minimum Parcel Size:

- a) 8 ha, subject to servicing requirements.

10.5.4 Minimum Parcel Width:

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

10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal 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 12.0 ha	0	1
12.0 ha or greater	1	1

b) one (1) secondary suite.

10.5.6 Minimum Setbacks:

a) Principal buildings, principal dwellings, accessory dwellings, or accessory buildings and structures, subject to Section 7.22:

- i) Front parcel line 7.5 metres
- ii) Rear parcel line 7.5 metres
- iii) Interior side parcel line 4.5 metres
- iv) Exterior side parcel line 4.5 metres

10.5.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) despite sub-section 10.5.7(a), no "farm building" shall exceed a height of 15.0 metres.

10.5.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,020 m² in area;
- b) 10% for parcels greater than 2,020 m²

vii) replacing Section 13.5 (Commercial Recreation Zone) with the following:

13.5 *deleted*

viii) replacing Section 16.4 (Site Specific Large Holdings (LHs) Provisions) with the following:

16.4 **Site Specific Large Holdings One (LH1s) Provisions:**

- ix) replacing the reference under Figure 16.4.1 (Site Specific Large Holdings (LHs) Provisions) to "Large Holdings Site Specific (LHs)" with "Large Holdings One Site Specific (LH1s)".
- x) replacing the reference under Figure 16.4.3 (Site Specific Large Holdings (LHs) Provisions) to "Large Holdings Site Specific (LHs)" with "Large Holdings One Site Specific (LH1s)".
- xi) adding the following as a new sub Section under Section 16.0 (Site Specific Designations):
 - 16.25 Site Specific Large Holdings Two (LH2s) Provisions:**
 - .1 *blank*
- xii) replacing Section 16.19 (Site Specific Rural Recreation (RRs) Provisions) with the following:
 - 16.19 *deleted***

READ A FIRST AND SECOND TIME this 20th day of October, 2016.

PUBLIC HEARING held on this 16th day of November, 2016.

READ A THIRD TIME AND ADOPTED this ____ day of _____, 2016.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

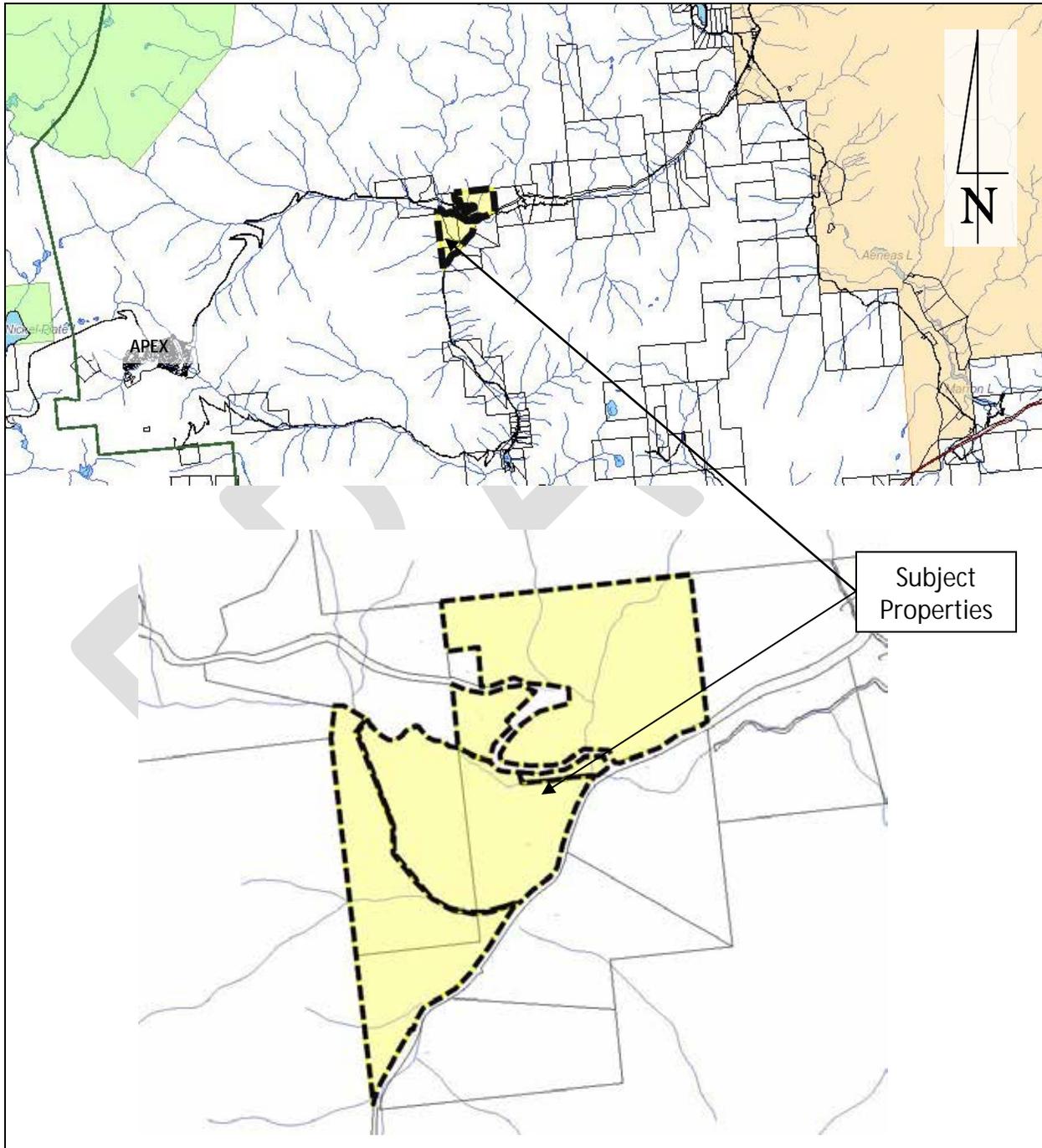
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.15, 2016

Project No: D2016.096-ZONE

Schedule 'Y'



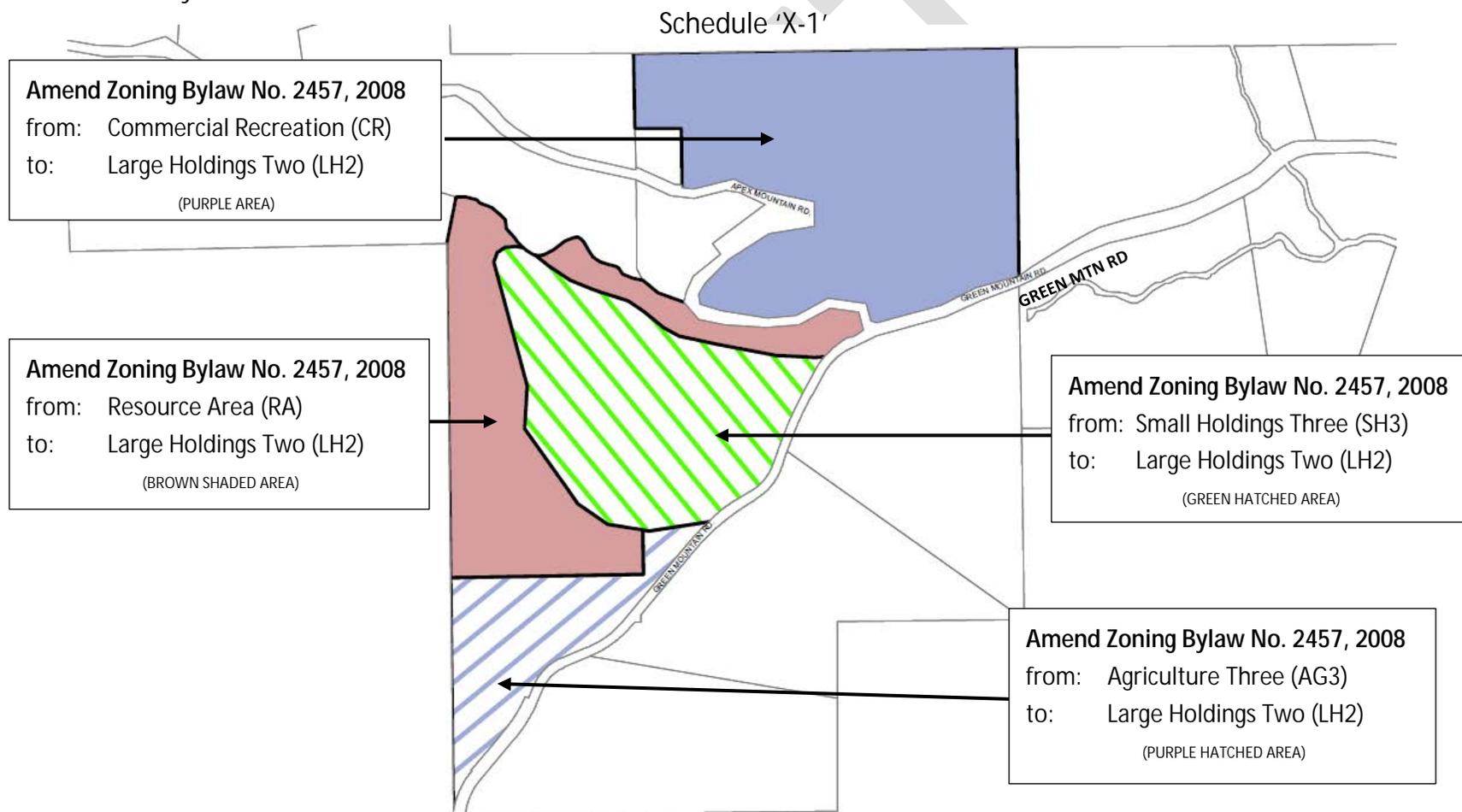
Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2457.15, 2016

File No. D2016.096-ZONE



PUBLIC HEARING REPORT



TO: Regional Board of Directors
FROM: Chair Tom Siddon, Electoral Area "D"
DATE: November 16, 2016
RE: Public Hearing Report on Amendment Bylaw No 2457.15, 2016

Purpose of Amendment Bylaw:

The purpose of the amendment bylaws is to amend the Electoral Area "D-1" Zoning bylaw No. 2457, 2008 by adding a Large Holdings Two (LH2) zone and to amend the zoning designation of three properties to Large Holdings Two (LH2).

Public Hearing Overview:

The Public Hearing for Amendment Bylaw No. 2457.15, 2016, was convened on Wednesday, November 16, 2016, at 7:59 pm, at the Kaleden Community Hall, 320 Lakehill Road, Kaleden.

There were 19 members of the public present.

Members of the Regional District Board present were:

- Chair Tom Siddon

Members of the Regional District staff present were:

- Evelyn Riechert, Planner
- Gillian Cramm, Recording Secretary

Chair Siddon called the Public Hearing to order at 7:59 pm at the Kaleden Community Hall, Kaleden, pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Amendment Bylaw No. 2457.15, 2016.

In accordance with Section 466, the time and place of the public hearing was advertised in the November 2nd and November 9th editions of the Penticton Western and the November 7th edition of the Penticton Herald.

Copies of reports and correspondence received related to Amendment Bylaw No. 2457.15, 2016, were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There were no written briefs submitted at the public hearing.

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

E. Riechert, Planner, outlined the proposed amendment bylaws.

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

Esther Minty asked about the term “down-zoning”. She expressed concern that families would miss out on opportunities by the change of zoning. She was also concerned about short notice for the public hearing.

Ms. Riechert explained that the affected property owners had been consulted.

Mark Kildaw stated that the consensus in the Committee was that there were several property owners that wanted to be able to have smaller property sizes for various reasons. He asked whether all the Resource Area properties would be compelled to rezone to Large Holdings, and whether the subject properties had an option to withdraw from this application.

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

Chair Siddon asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at **8:09** p.m.

Recorded by:

G. Cramm

Gillian Cramm
Recording Secretary

Confirmed:

ERiechert

Evelyn Riechert
Planner

Confirmed:

T. Siddon

Tom Siddon
Chair

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.15

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw*

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

*Provided that zoning changes will not affect access to Apex Mountain Resort via Apex Mountain Road.

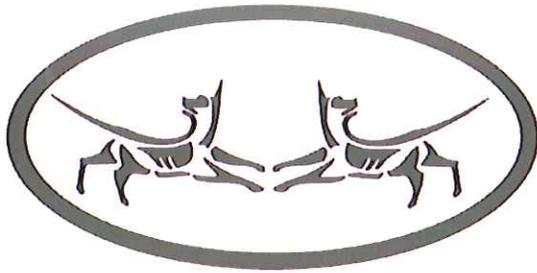
Signature: Amber McAfee

Signed By: Amber McAfee

Agency: FLNRO, Mountain Resorts Branch Title: Land Officer

Date: Oct. 13, 2016





D2016.096-ZONE
2457.15
Penticton Indian Band

Natural Resource Department
R.R. #2, Site 80, Comp.19
Penticton, British Columbia
Canada V2A 6J7
Telephone: 250-492-0411 Fax: 250-493-2882

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

October-17-16

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

RTS #: 2027

Referral ID: 2016-09-27 ZON 2027

Reference #: BYL2457.15.2016 D2016.096-Zone

Referral Date: September-27-16

Summary: Adding a Large Holdings Two (LH2) zone at the junction of Green Mountain Rd and Apex Mountain Rd. This proposal also includes amending the zoning designation of three properties to LH2.

Attention: Evelyn Riechert

The Penticton Indian Band acknowledges receipt of your referral dated September-27-16. The PIB has insufficient information to begin review of your referral. Please provide the information indicated below.

Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

- Proponent contact info
Please provide : name, phone, email, address
- PFR
- Archaeology Assessments

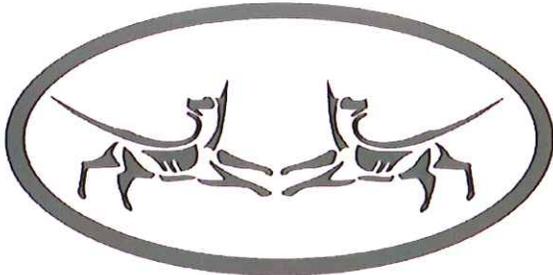
Without this information, we cannot make an informed decision and we would have no other alternative but to reject the proposed activity/development. We look forward to your response.

If you require further information or clarification, please do not hesitate to contact me.

Limlɛmt,

Lavonda Nelson
Data Management Clerk





Penticton Indian Band

Natural Resource Department
R.R. #2, Site 80, Comp.19
Penticton, B.C. CAN
V2A 6J7

Telephone: 250-492-0411 Fax: 250-493-2882

October-17-16

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

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

Referral ID: 2016-09-27 ZON 2027

RTS #: 2027

Date: September-27-16

Reference #: BYL2457.15.2016 D2016.096-Zone

Summary: Adding a Large Holdings Two (LH2) zone at the junction of Green Mountain Rd and Apex Mountain Rd. This proposal also includes amending the zoning designation of three properties to LH2.

ATTENTION: Evelyn Riechert

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory and the PIB Area of Responsibility. All lands and resources within the vicinity of this referral are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

Penticton Indian Band has specific referral processing requirements for both government and proponents which are integral to the exercise of our Rights to manage our lands and resources and to ensuring that the Crown can meet its duty to consult and accommodate our Rights, including our Aboriginal Title and management Rights. There is a cost associated with PIB referral processing and engagement. In accordance with PIB policy, proponents are required to pay a processing fee for each referral. This fee is as follows:

Invoice Number: 592

	SubTotal	Tax	Total
Admin (12%)	\$ 52.50	\$ 0.00	\$ 52.50
G.I.S. Tracking and Review (GIS Project Technican)	\$ 110.00	\$ 0.00	\$ 110.00
R.T.S. Data Entry (Technical Services)	\$ 80.00	\$ 0.00	\$ 80.00
Referral	\$ 67.50	\$ 0.00	\$ 67.50

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



Assessment (Band Administrator)			
Referral Coordination (Referrals Coordinator)	\$ 190.00	\$ 0.00	\$ 190.00
Total	\$ 500.00	\$ 0.00	\$ 500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #2027

This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be fully reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, Penticton Indian Band will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

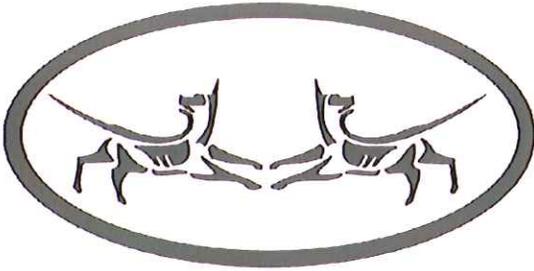
If you require further information or clarification, please do not hesitate to contact me.

limlæmt,

Lavonda Nelson
Data Management Clerk

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982





Penticton Indian Band

Natural resource Department
R.R. #2, Site 80, Comp.19
Penticton, B.C. CAN
V2A 6J7

Telephone: 250-492-0411 Fax: 250-493-2882

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

October-17-16

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

Referral ID: 2016-09-27 ZON 2027

RTS #: 2027

Date: September-27-16

Reference #: BYL2457.15.2016 D2016.096-Zone

Summary: Adding a Large Holdings Two (LH2) zone at the junction of Green Mountain Rd and Apex Mountain Rd. This proposal also includes amending the zoning designation of three properties to LH2.

Attention: Evelyn Riechert

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on October-17-16. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

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

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

I appreciate your co-operation.

Limlëmt,

Lavonda Nelson
Data Management Clerk



From: Lacey, Cathy M ENV:EX <Cathy.Lacey@gov.bc.ca>
Sent: October 19, 2016 1:21 PM
To: Planning
Subject: Your file D2016.096-ZONE

Hi,

The Section Head for Ecosystems, Grant Furness, with the Ministry of Forest Lands & Natural Resource Operations has reviewed the above noted referral and has "No Concerns".

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton



ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Fire Master Plan Award of Contract



Administrative Recommendation:

THAT the board authorize the Chair and Chief Administrative Officer to execute a contract with Dave Mitchell & Associates Ltd. for \$ 50,000.00 (plus applicable taxes) for the purpose of providing a Fire Master Plan to include the seven Regional District Fire Departments.

Background:

The British Columbia Office of the Fire Commissioner recently released the 'Structure Firefighters Competency and Training Playbook'. The "Playbook" establishes a new fire training standard for all Fire Departments in B.C., pursuant to section 3 of the Fire Services Act. Staff have reviewed the new standards along with the seven Regional District fire departments and it has raised concerns for our ability and capacity to meet the identified standards while maintaining volunteerism and budgets.

In its 2016 Business Plan, the RDOS Board identified the need to seek qualified expertise to address these matters. A Fire Master Plan will provide an analysis of each Regional District fire department and offer guidance to address current and future issues related to, but not limited to, growing service needs, the continued challenges of recruitment and retention and meeting additional responsibilities required by the Office of the Fire Commissioner, Worksafe BC and other governing legislation and agencies.

Reference:

4 RFP submissions received

Business Plan Objective:

Key Success Driver 3.0: Build a Sustainable Region

Objective 3.1.2: By Developing a Regional Fire Service Master Plan

Analysis:

The Board received 4 submissions which ranged in price from \$46,970.00 to \$ 101,624.25. All submissions were from qualified companies who met the mandatory requirements.

Emergency Mgt. and Training Inc.	Dave Mitchell & Associates Ltd.	Pomax Consulting Inc.	Behr Energy Services Ltd.
\$ 46,970.00 total	\$ 52,050.00 total	\$ 81,223.00 total	\$ 101,624.25 total

* All bids prices above include GST.

The evaluation ("committee") consisted of the Manager of Community Services, Emergency Services Supervisor and the Tulameen Fire Chief. The committee underwent an individual review and scoring of each submission and then deliberated on the results as a group.

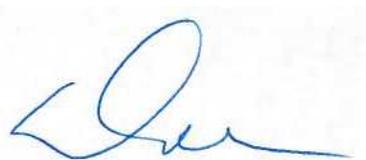
While the highest rank on the evaluation form was for pricing, the lowest bid priced submission was not recommended. It was felt by the committee that the recommended submission from Dave Mitchell & Associates Ltd. (DMA) provided a more thorough delivery of services to meet the desired scope of work. Specifically, DMA provided a more comprehensive list of resources and availability to achieve the proposed plan and the committee agreed there was a benefit to the additional cost.

	Dave Mitchell and Associates Ltd.	Emergency Mgt. and Training Inc.	Behr Energy Services Ltd.	Pomax Consulting Inc.
Qualifications/ Experience/ Resources (out of 30)	29	24	29	28
Scope/Methodology/ Schedule (out of 40)	38	34	37	34
Price (out of 30)	27	30	14	17
Overall Score (out of 100)	94	88	80	79

Alternatives:

1. Cancel the project
2. Revise the terms of reference for the Plan and go back for proposals
3. Increase budget amount for 2017 budgets

Respectfully submitted:



D. Kronebusch, Emergency Services Supervisor

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Naramata Creek Park Land Acquisitions



Administrative Recommendation:

THAT the Board of Directors approve the purchase of 0.6 Acres of Lot A, DL 2711, SDYD Plan 42415 for \$30,300. Contingent on the successful subdivision rezoning and consolidation with the existing Creek Park Parcel AND,

THAT the Board of Directors approve the purchase of 4.6 Acre of Lot A, DL 2711, SDYD, Plan 29843 Except Plans 37741 & 42415 for \$50,000. Contingent on the successful subdivision rezoning and consolidation with the existing Creek Park Parcel.

Purpose:

To acquire portions of the two parcels east of Creek Park to maintain and enhance an existing trail from the town site of Naramata to the KVR.

Reference:

Area Trail Map

Business Plan Objective:

KEY SUCCESS DRIVER 3 – BUILD A SUSTAINABLE COMMUNITY

Goal 3.1: To develop a socially sustainable region

Objective 3.1.6 By implementing the 2016 Phase of the Parks Program

Background:

Creek Park Trail is a well-used public foot path that extends 1100m adjacent to Naramata Creek, leading to scenic waterfalls and the KVR Regional trail. The trail head is located in Creek Park and travels 600m until the trail enters the first of two private properties before re-entering public crown land at the KVR trail. The trail is maintained and well-marked through the park but does not see the benefits of regular maintenance beyond the park boundary. As there are no public land opportunities to connect the trail, the Naramata Parks and Recreation Commission has committed to purchase land under which the trail travels.

In 2014 members of the Commissions approached both land owners to request their consideration of a trail use agreement to allow for the maintenance and improvement of the trail by the RDOS. Neither party was interested in a use agreement, but were open to selling portions of the properties.

In the spring of 2016 the RDOS re-engaged the landowners and began negotiations. Both landowners have now signed an Offer to Purchase agreement. The Offer to Purchase agreements included non-refundable deposits, are contingent upon the successful application to subdivide and rezone each parcel of land and eventual consolidation with existing Creek Park parcels.

Analysis:

Each property's value was assessed by an independent land appraisal firm and was the basis of the negotiations. On August 8th 2016, the Naramata Parks and Recreation Commission through resolution approved the following purchase prices and now recommend to the Board that the final purchase be approved.

Property	Lot A, DL 2711, SDYD Plan 42415	Lot A, DL 2711, SDYD, Plan 29843 Except Plans 37741 & 42415
Assessment Value/Area	\$18,000 / 0.6 Acre	\$35,000 / 3.3 Acre
Purchase Price /Area	\$30,300 / 0.6 Acre	\$50,000 / 4.6 Acre

Financial:

Electoral Area E Parks and Recreation Service Capital Reserve will be used to purchase both parcels. Regular maintenance and improvements for the newly acquired land and trail will be funded through the Naramata Park and Recreation Service Area annual operating budget.

Alternatives:

The Board could choose not to purchase the properties.

Respectfully submitted:

Justin Shuttleworth

J. Shuttleworth, Park/Facilities Coordinator

**Naramata Creek Trail
GPS**

Streams

GPS Line

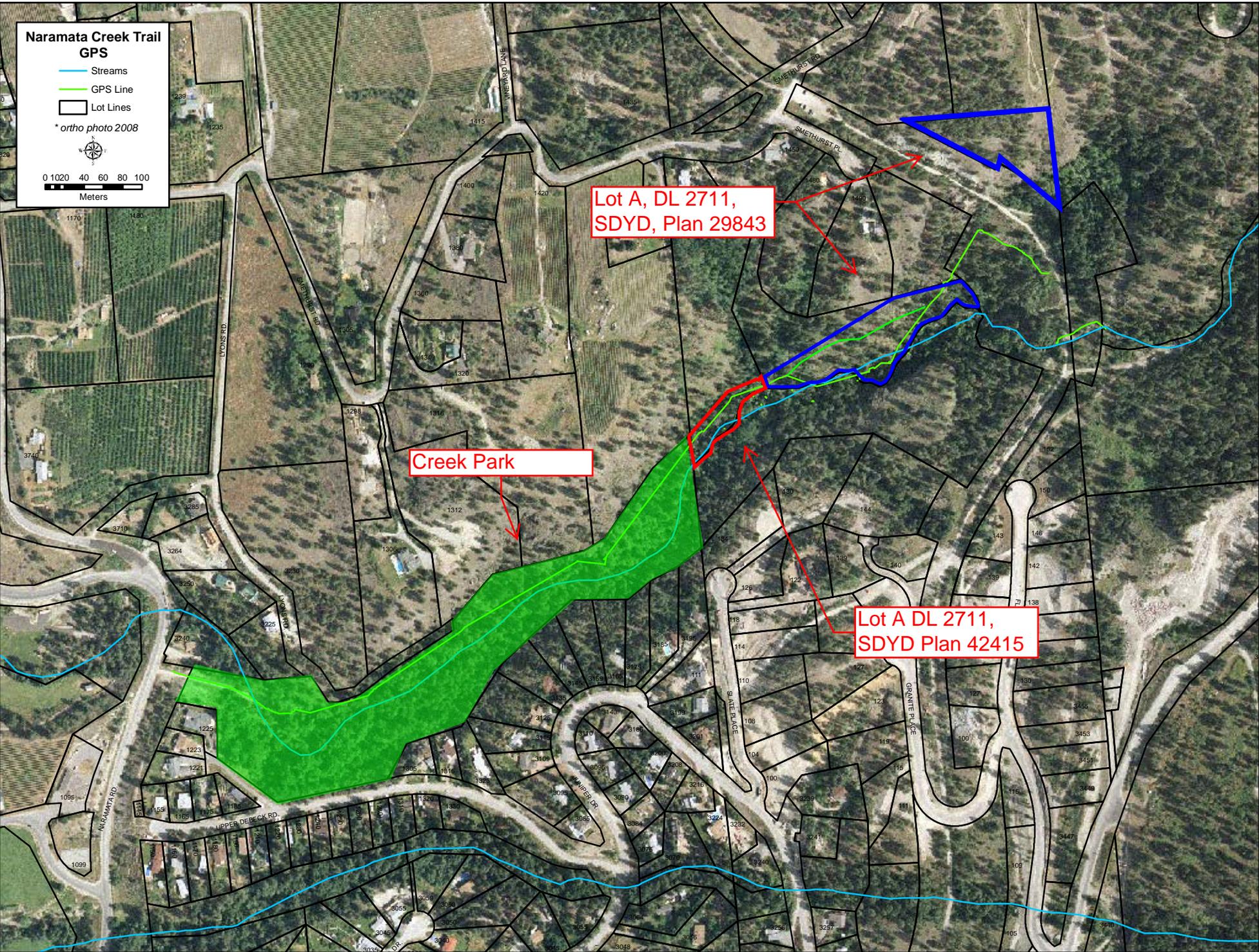
Lot Lines

* ortho photo 2008



0 10 20 40 60 80 100

Meters



**Lot A, DL 2711,
SDYD, Plan 29843**

Creek Park

**Lot A DL 2711,
SDYD Plan 42415**

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: December 15, 2016

RE: Bylaw 2766 Area 'G' Community Works Gas Tax Expenditure – Keremeos Irrigation District Water Meter Installation

Administrative Recommendation:

THAT Bylaw 2766, 2016 Electoral Area 'G' Community Works Gas Tax Reserve Fund Expenditure Bylaw be read a first, second and third time, and be adopted

Reference:

Keremeos Irrigation District Request for Funding letters to Area Director

Background:

The Keremeos Irrigation District (KID) water system was constructed in the late 1960's to primarily service the rural agricultural industry and the Village of Keremeos. The system services potable water to 1011 residential and 260 irrigation customers in total with approximately 381 of the residential connections connected to Area G property owners. The irrigation customers consist predominantly of Area G customers.

KID is proactively implementing a water conservation program through seasonal water restrictions but are now committed to evaluating important data from the pumping wells to quantify water consumption. Pumping history show that during the winter months, the water service area can be serviced with one pump, but during the spring, summer and fall months, an additional 8 pumps are required to keep up with agricultural demand.

Presently, no pumping wells are installed with water flow meters so KID has no confidence in the amount of consumption delivered and the performance of each well. With flow meters installed, KID will better be able to quantify consumption and track conservation efforts.

Analysis:

Improvement and Irrigation Districts were previously eligible for Infrastructure Grants from Senior Levels of Government. The Province terminated that practice a few years ago, restricting infrastructure grant eligibility to local governments, one would assume, to encourage a reduction in the number of small water purveyors and for those systems to revert into the public domain.

However, the new Community Works Fund agreement does allow for not-for-profit organizations to be the recipient of RDOS gas tax funding as long as they meet the new eligibility criteria, which is very broad as long as the funds are for public use or benefit. Due to the focus on water conservation, this project is considered eligible.

The Keremeos Irrigation District is requesting \$78,000 from Area 'G' Community Works Gas Tax funding to assist in the installation of nine water flow meters.

The Area 'G' Community Works Gas Tax reserve fund had an uncommitted balance of approximately \$360,000 at November 30, 2016.

Respectfully submitted:

Noelle Evans-MacEwan

N. Evans-MacEwan, Acting Manager of Finance

Roger Huston

R. Huston, Public Works Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2766, 2016

A bylaw to authorize the expenditure of monies from the Electoral Area 'G' Community Works (Gas Tax) Reserve Fund for Keremeos Irrigation District water meter installation

WHEREAS Section 377(1) of the Local Government Act and Section 189 of the Community Charter authorises the Board, by bylaw adopted by at least 2/3 of its members, to provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS the 'Electoral Area 'G' Community Works (Gas Tax) Reserve Fund' Expenditure has sufficient monies available for Keremeos Irrigation District water meter installation

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

1. This bylaw may be cited as the 'Electoral Area 'G' Community Works (Gas Tax) Reserve Fund Expenditure Bylaw No. 2766, 2016'

The expenditure of not more than \$78,000 from the Electoral Area 'G' Community Works (Gas Tax) Reserve Fund is hereby authorised for Keremeos Irrigation District water meter installation.

READ A FIRST, SECOND, AND THIRD TIME this day of , 2016

ADOPTED this day of , 2016

RDOS Board Chair

Chief Administrative Officer

CAB
MFinance



Keremeos Irrigation District

P.O. BOX 220
712 - 6th Avenue
KEREMEOS, B.C. V0X 1N0

Phone (250) 499-5651
Fax (250) 499-5696

November 4, 2016

Mr. Elef Christensen
Area G Director
Regional District of Okanagan Similkameen
101 Martin St.,
Penticton, BC V2A 5J9

*② A/Mgr of Financial Services
Prepare Board Report, please
Rev W.*

Dear Mr. Christensen:

Re: Request for Area G Gas Tax Funding for Water Meters

The Keremeos Irrigation District (KID) water system was constructed in the late 1960's primarily for the rural agricultural industry and did not include the installation of water flow meters at its well sites. The historical answer to our water supply deficiencies was to just add more pumping capacity to pump more water without any focus on increasing efficient use of our water resources at the user end.

We now realize that the effects of climate change and growth have impacted the water supply and we need to be proactive in reducing our water consumption. We have introduced water restrictions in the summer time for residential customers and growers have adopted more efficient irrigation systems, but because we do not have the ability to determine present consumption we have no tools to determine the effectiveness of any water conservation efforts we may implement.

In order to track these conservation efforts and improve on them, the KID needs to attain accurate consumption data. The installation of flow meters will provide the KID with the data to determine the performance of each pump and well. This information is essential for the KID to monitor the water supply particularly in drought situations and will allow KID to quantify conservation efforts.

The Keremeos Irrigation District would like to request \$78,000 from Area G's allocation of Federal Gas Tax Funds to assist in the installation of flow meters on all of our pumping stations for the system. We have successfully worked with the Village of Keremeos in the past to construct a new reservoir that came in under budget and on time.

With the current capital budget constraints, the KID on behalf of its users, requests that you to give funding consideration to this initiative. We thank you for your consideration and look forward to your reply. Please let us know if you require anything further at this time.

Yours truly,
KEREMEOS IRRIGATION DISTRICT

Roger Mayer
Chair
/RM



Keremeos Irrigation District

P.O. BOX 220
712 - 6th Avenue
KEREMEOS, B.C. V0X 1N0

Phone (250) 499-5651
Fax (250) 499-5696

Nov 21, 2016

Elf Christensen
Director Area G
Regional District Okanagan Similkameen

Re: Request for Funding of Water Meters for KID pumping system

Dear Mr. Christensen

In regards to the benefits of this project to Area G Residents. The project would install water meters on 9 of our 10 pumps that we presently use to provide water to the Village of Keremeos and the Rural Area G. In total we provide water to 1011 Residential and 260 Irrigation Connections. Of these Approximately 381 residential, and the majority of Irrigation Connections are located in Area G.

From a water usage stand point our Area G Agricultural Area uses most of the water demand, as we can supply the residential use in the winter with just one pump, while we have up to 8 pumps running at peak demand periods during irrigation season.

While there is also some benefit to the Village residents, the Village has worked with us to get \$300,000 funding towards a \$1,300,000 new reservoir, which has been built. We are currently working with them to increase flow capacity from the reservoir to the SESS School, and beyond that to Area G residents east of the Village boundaries. This is approximately a \$390,000 project. These are projects which Area G has not provided any assistance.

The system transcends local government boundaries, but we have a history of working together to keep the system robust with redundancies built in if at all possible, and to insure clean safe water for both Area G residents and the Village of Keremeos Residents.

Area G's assistance in this small but very important project would be greatly appreciated. It will allow us To better track our conservation efforts, and better determine water consumption by our customers.

Yours truly,
KEREMEOS IRRIGATION DISTRICT

Roger Mayer
Board Chair

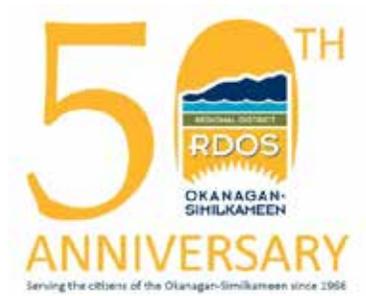
RECEIVED
Regional District

NOV 22 2016

100 Martin Street
Penticton BC V2A 5J0

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Municipal and Regional District Tax Program



Administrative Recommendation:

THAT the Regional District provide a letter of support to Travel Penticton to renew the 2% Municipal and Regional District Tax (MRDT)

Purpose:

To support Travel Penticton in their application to the Province of British Columbia for collection of a 2% tax on hotel rooms.

Reference:

Email from Barb Haynes, Co-Chair, Travel Penticton – 30 Nov. 2016

Background:

If a business indicates on its registration for a Provincial Sales Tax number that it provides four or more units of accommodation in a B.C. jurisdiction that collects the municipal and regional district tax (MRDT), it is automatically set up to collect MRDT.

Travel Penticton provides tourism marketing and attraction services on behalf of the City of Penticton and they are partially funded by the MRDT. Travel Penticton receives permission to collect the tax from the Province of British Columbia and they are currently in the process of renewing their permit.

The MRDT is jointly administered by the Minister of Finance, the Ministry of Jobs, Tourism and Skills Training and Destination British Columbia. Travel Penticton requires a letter of support from the Regional District prior to January 1, 2017.

101 Martin Street, Penticton, British Columbia V2A 5J9
Tel: 250.492.0237 Fax: 250.492.0063
Toll Free: 877.610.3737
Email: info@rdos.bc.ca



16 December 2016

Ministry of Jobs, Tourism & Innovation
Ministry of Finance
PO Box 9830
Stn Prov Govnt
Victoria, BC
V8T 5C3

To Whom it May Concern:

RE: Municipal and Regional District Tax (MRDT) Application

At their meeting of 15 December 2016 the Regional District of Okanagan Similkameen resolved to support the successful renewal of the 2% MRDT for our area, with the understanding that these funds will be administered by Travel Penticton and their industry-led Board of Directors.

Travel Penticton provides tourism marketing and attraction services on behalf of the City of Penticton and they are partially funded by the MRDT. Travel Penticton is currently in the process of renewing their permit.

Sincerely,

Karla Kozakevich
Chair

c. City of Penticton
Destination BC

ADMINISTRATIVE REPORT

TO: Select meeting type...

FROM: B. Newell, Chief Administrative Officer

DATE: December 15, 2016

RE: Lower Similkameen Community Forest Corporation



Administrative Recommendation:

THAT the Board of Directors **withdraw** the Regional District participation in the Lower Similkameen Community Forests Ltd (“Ltd”) and the Lower Similkameen Community Forest Limited Partnership (“LLP”) and transfer its interest to the Lower Similkameen Indian Band Business Trust.

THAT, in accordance with the Declaration of Trust signed by the Electoral Area “G” Director on December 11, 2014, the Electoral Area “G” Director be instructed to execute all documents requiring his signature to transfer the Regional District of Okanagan-Similkameen’s interest in the Lower Similkameen Community Forest Ltd; and further,

THAT should the Electoral Area “G” Director not execute the required documents, the Board of Directors authorize the transfer of legal interest in the shares registered in the name of Elef Christensen to the Chair of the Board of Directors.

Reference:

Declaration of Trust – December 11, 2014

Background:

1. The Regional District, Village of Keremeos and LSIB went through the process of forming a partnership and applying for a Community Forest License back in 2005. In order to hold a community forest license a corporation had to be established, but the Local Government Act requires a Regional District to obtain approval from the Inspector of Municipalities first. RDOS was denied this approval but we went ahead and entered the partnership anyway. We’ve consequently been ordered by the Province to withdraw from the Partnership.
2. The Village of Keremeos has resolved to withdraw from the partnership and transfer shares to LSIB, pending the approval of LSIB.
3. On October 20, 2016, the Corporate Services Committee recommended that the Board of Directors withdraw the Regional District participation in the Lower Similkameen Community Forests Ltd (“Ltd”) and the Lower Similkameen Community Forest Limited Partnership (“LLP”), pending the approval of the Lower Similkameen Indian Band.

4. The Lower Similkameen Indian Band has approved the withdrawal of RDOS and has signed off to accept the RDOS shares.
5. At the Board Meeting of 17 November 2016, the Area G representative moved a motion to transfer the RDOS shares to the Similkameen Valley Planning Society (SVPS), rather than LSIB. Due to uncertainty around the legality of that, the Board referred it over to the SVPS to see if they were interested.
6. The Partnership Act of BC specifically provides that the RDOS could only assign their units if all other partners consent to the assignment. That would mean that RDOS could not assign our units to SVPS without LSIB approval. Further, the Partnership Agreement specifically provides that RDOS could only assign their units to another partner. So, if LSIB allowed RDOS to transfer their units to SVPS, the Partnership Agreement would have to be restructured to allow for that to happen.
7. LSIB respectfully declines the suggestion that RDOS shares be transferred to any party other than LSIB.

Analysis:

The Lower Similkameen Indian Band and the Electoral Area "B" Director have now signed all required documents to permit the transfer of shares from the Regional District to the Band. In order to complete the transfer, the signatures of the Electoral Area "G" Director, or an alternate designate of the Board, must now be obtained.

Paragraph 2 of the Declaration of Trust signed by the Director on December 11, 2014 states that said shares are beneficially owned by the Regional District of Okanagan-Similkameen Area "G" (the "Principal") and that the Director will hold the same in trust for the account and benefit of the Principal and that the Director will, at the request of the Principal, execute all such documents and do all such things as may be required to transfer the said share into the name of the Principal or its nominee.

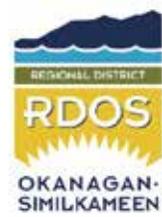
Should the Board need to transfer authority to sign on behalf of the Regional District to the Chair, this may be done with a Board resolution.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Regional District of Okanagan-Similkameen Environmental Conservation Service Establishment Bylaw No. 2690, 2016

Administrative Recommendation:

THAT Bylaw No. 2690, 2016 Regional District of Okanagan-Similkameen Environmental Conservation Service Establishment Bylaw be adopted.

Reference:

1. Bylaw No. 2690, 2016 (attached)
2. Staff reports of July 7, September 1, and October 20, 2016

History:

On September 1, 2016, the Board gave third reading to **Regional District of Okanagan-Similkameen Environmental Conservation Service Establishment Bylaw No. 2690, 2016**. The purpose of the bylaw is to establish an Environmental Conservation Service to undertake and administer activities, projects and works that will include, but is not limited to, water, environment, wildlife, land, habitat conservation efforts to protect natural areas within the Regional District.

The Inspector of Municipalities provided statutory approval on October 11, 2016 and Administration received consent from the Board on October 20, 2016 to proceed with an Alternative Approval Process.

Analysis:

The December 5, 2016 deadline for receipt of elector response has passed and the results below confirm that elector approval through an AAP has been obtained for the bylaw.

AAP Results for Bylaw No. 2690, 2016:

Number of eligible electors within the affected area – 56,025
Number of elector response forms needed to prevent adoption of the bylaw – 5,603
Valid elector response forms received prior to deadline - 60

On the basis of the elector response forms received before the deadline, I have determined and hereby certify that elector approval in accordance with *Section 86* of the Community Charter has been obtained, therefore the Board may now proceed with the adoption of Regional District of Okanagan-Similkameen Environmental Conservation Service Establishment Bylaw No. 2690, 2016.

Respectfully submitted:

C. Malden, Manager of Legislative Services

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2690, 2016

A bylaw to establish an Environmental Conservation Service

WHEREAS a Regional District may, by bylaw, establish and operate a service under the provisions of the *Local Government Act*;

AND WHEREAS the Board of the Regional District of Okanagan-Similkameen wishes to establish a service for the purpose of creating an Environmental Conservation Service in the Regional District of Okanagan-Similkameen;

AND WHEREAS the Board of Directors resolved by a 2/3 vote that participating area approval be obtained for the entire proposed service area;

AND WHEREAS approval of the Electors has been obtained for the entire service area by the alternative approval process, in accordance with the *Local Government Act*;

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

1. CITATION

- 1.1 This Bylaw may be cited as the “Regional District of Okanagan-Similkameen Environmental Conservation Service Establishment Bylaw No. 2690, 2016”.

2. ESTABLISHMENT OF THE SERVICE

- 2.1 The Service established by this bylaw is for the purpose of establishing an Environmental Conservation Service in the Regional District of Okanagan-Similkameen for the purpose of undertaking and administering activities, projects, and works that will include, but is not limited to, water, environment, wildlife, land, habitat conservation efforts to protect natural areas within the Regional District of Okanagan-Similkameen.

3. BOUNDARIES OF THE SERVICE AREA

- 3.1 The boundaries of the service area are the boundaries of Electoral Areas “A”, “C”, “D”, “E”, “F”, the City of Penticton, District of Summerland, and the Town of Oliver.

4. PARTICIPATING AREA

- 4.1 The participating areas are Electoral Areas “A”, “C”, “D”, “E”, “F”, the City of Penticton, District of Summerland, and the Town of Oliver.

5. SERVICE PROVISION

- 5.1 The Board of Directors may enter into an agreement for the administration of the Environmental Conservation service.

6. COST RECOVERY

- 6.1 As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:
- (a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];
 - (b) subject to subsection (2) of section 378, parcel taxes imposed in accordance with Division 3;
 - (c) fees and charges imposed under section 397 [*imposition of fees and charges*];
 - (d) revenues raised by other means authorized under this or another Act;
 - (e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

7. LIMIT

- 7.1 The annual maximum amount that may be requisitioned for the cost of the service shall not exceed the greater of \$450,000 or \$0.0372 per thousand dollars of net taxable value of land and improvements in the service area.

READ A FIRST, SECOND AND THIRD TIME this 7th day of July, 2016.

THIRD READING RESCINDED this 1st day of September, 2016

THIRD READING RE-READ AS AMENDED this 1st day of September 2016

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 11th day of October, 2016.

RECEIVED APPROVAL OF THE ELECTORATE THROUGH AN ALTERNATIVE APPROVAL PROCESS this 5th day of December, 2016.

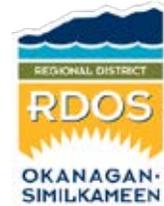
ADOPTED this __ day of __, 201__.

RDOS Board Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Petition to Enter Naramata Water Service Area



Administrative Recommendation:

THAT the first three readings of Bylaw No. 2431, 2008, "Naramata Water Service Extension Bylaw be rescinded and the bylaw be abandoned; and,

THAT the first three readings of Bylaw No. 1804.03, 2008, " Naramata Water System Development Cost Charge Amendment Bylaw be rescinded and the bylaw be abandoned; and,

THAT Bylaw No. 2747, 2016, "Naramata Water Service Extension Bylaw" be read a first second and third time; and,

THAT Bylaw No. 1804.07, 2016, "Naramata Water System Development Cost Charge Amendment Bylaw" be read a first, second and third time.

Reference:

Naramata Water System Development Cost Charge Bylaw No. 1804, 1998
Naramata Water Service Establishment Bylaw No. 1620, 1995.

History:

The original petition was requested in 2007, for the Kettle Ridge Development Phase 2 and 3, and brought forward to the Board in 2008. Unfortunately, the development was stalled with the economic down-turn in 2008 and the petition process also went dormant.

A new development group for Kettle Ridge applied for subdivisions in 2015 and 2016 respectively and is moving forward with the construction of the development.

Analysis:

The owners of Kettle Ridge Development are requesting entry into the Naramata Water System for the lots legally described as:

- Lot 1, Plan KAP38207, District Lot 207, SDYD, Except Plan KAP72459, KAP84271; and,
- Lot C, Plan KAP35028, District Lot 206, SDYD.

The Lands are currently outside of the Naramata Water Service Area and the corresponding Development Cost Charge boundary.

The owners of the aforementioned Lands have petitioned the Regional District for entry into the Naramata Water System and have agreed to pay the existing development cost charges and any additional costs associated with bringing water to these properties.

Alternatives:

THAT Bylaw No. 1804.07, 2016 "Naramata Water System Development Cost Charge Amendment Bylaw" not be read a first, second and third time;

AND THAT Bylaw No. 2747, 2016 "Naramata Water Service Extension Bylaw" not be read a first, second and third time;

Referral Comments:

Naramata Water Advisory Committee (NWAC)

NWAC did review this petition for expansion of the water system in 2007, and recommended that the Board support the petition allowing entry into the Naramata Water system.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

Attachments: Attachment No. 1 - Context Maps

Attachment No. 1 - Context Maps



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2747, 2016

A bylaw to amend the Naramata Water System Service Area Boundaries.

WHEREAS the owners of the property described in this bylaw have petitioned the Board of the Regional District to extend the boundaries of the Naramata Water Service Area to include that property;

AND WHEREAS consent on behalf of the participating areas has been given by the Director of Electoral Area "E" in accordance with the *Local Government Act*;

NOW THEREFORE, the Board of the Regional District of Okanagan Similkameen, in open meeting assembled, ENACTS AS FOLLOWS:

TITLE

1. This bylaw may be cited as the "Naramata Water Service Area Extension Bylaw No. 2747, 2016".

SERVICE AREA EXTENSION

2. The "Naramata Water System Local Service Area Establishment Bylaw No. 1620, 1995", as amended, is further amended by altering Schedule "A" to that bylaw to include within the boundaries of the service area that portion of the Lands legally described as
 - (a) PID: 007-717-750, Lot 1, Plan 38207, District Lot 207, Land District Similkameen Div of Yale, Except Plan KAP72459 KAP84271; and
 - (b) PID: 002-906-210, Lot C, Plan 35028, District Lot 206, Land District Similkameen Div of Yale,

outlined in heavy black on the plan entitled "Sketch Plan to Accompany an Application of Inclusion into the Naramata Water Service", a reduced copy of which is attached as Schedule "A" to this Bylaw.

READ A FIRST, SECOND AND THIRD TIME this day of , 2016.

ELECTORAL AREA DIRECTOR CONSENT OBTAINED on day of , 2016.

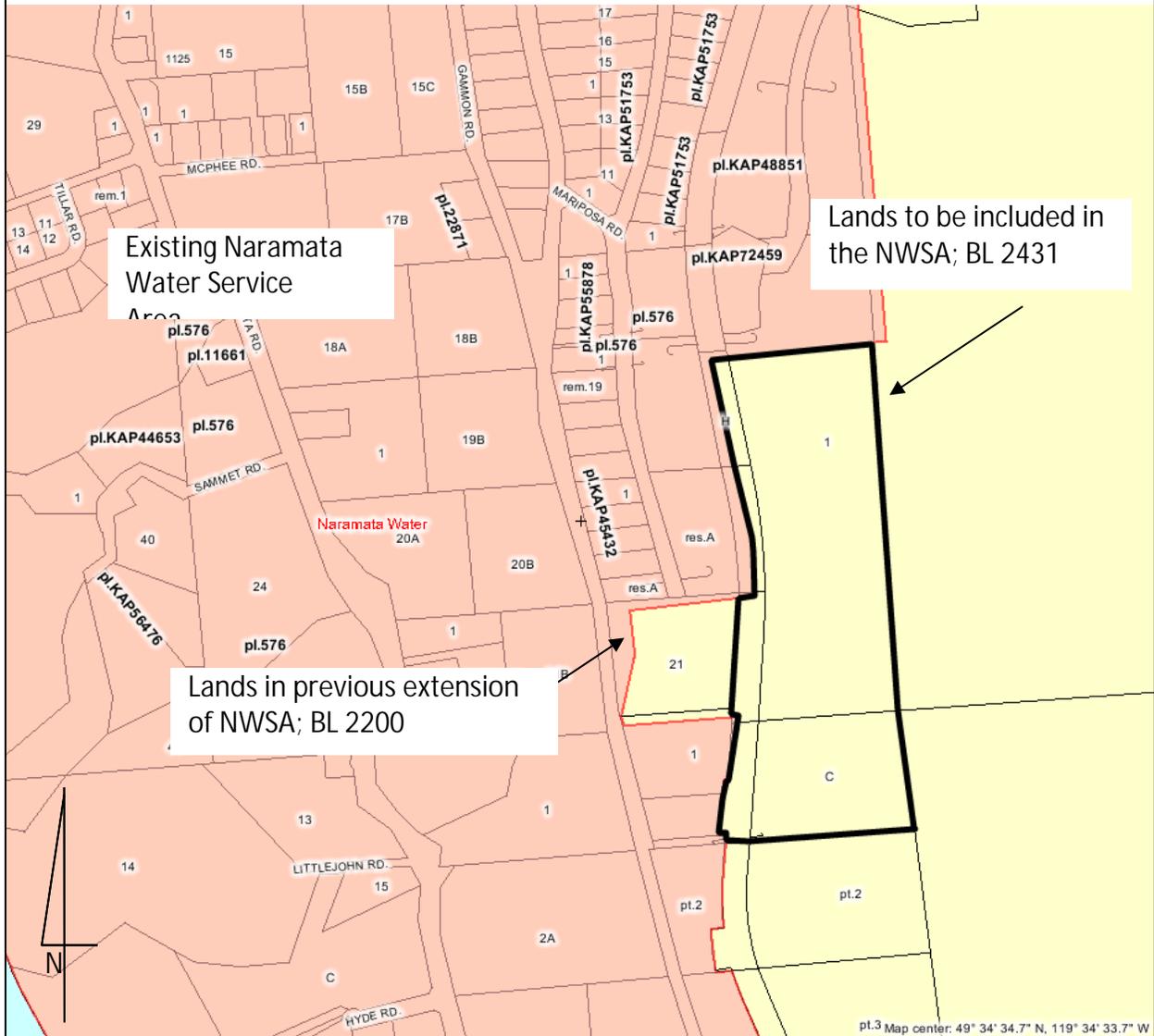
ADOPTED this day of __, 2017.

Chair

Corporate Officer

FILED with the Inspector of Municipalities this ____ day of _____, 2017

Schedule 'A'



Sketch Plan to Accompany an Application for Inclusion
into the Naramata Water Service

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 1804.07, 2016

A bylaw to amend the Naramata Water System Development Cost Charge Bylaw.

WHEREAS the owners of the properties described in this bylaw have petitioned the Board of the Regional District to extend the boundaries of the Naramata Water Service Area to include the properties;

AND WHEREAS the Regional District has, pursuant to that request, extended the boundaries of the Naramata Water Service Area to include the properties;

AND WHEREAS the owners have expressly agreed that, in order for the Regional District of Okanagan Similkameen to provide water to the properties, the Regional District must impose development cost charges;

AND WHEREAS the owners have agreed to pay development cost charges;

NOW THEREFORE, the Board of the Regional District of Okanagan Similkameen, in open meeting assembled, ENACTS AS FOLLOWS:

TITLE

1. This bylaw may be cited as the "Naramata Water System Development Cost Charge Bylaw Amendment Bylaw No. 1804.07, 2016."

AMENDMENTS

2. The Naramata Water System Development Cost Charge Bylaw No. 1804, 1997, is amended by including the properties legally described as:
 - (a) Parcel Identifier No. 007-717-750
Lot 1, Plan 38207, District Lot 207,
Land District Similkameen Div of Yale,
Except Plan KAP72459 KAP84271
 - (b) Parcel Identifier No. 002-906-210
Lot C, Plan 35028, District Lot 206,
Land District Similkameen Div of Yale

The Naramata Water System Development Cost Charge Bylaw No. 1804, 1997, is further amended by altering Schedule "B" to that bylaw to include within the area shown as "Zone A" on Schedule "B" to that bylaw that portion of the lands legally described as

- (a) PID: 007-717-750, Lot 1, Plan 38207, District Lot 207, Land District Similkameen Div. of Yale, Except Plan KAP72459 KAP84271; and
- (b) PID: 002-906-210, Lot C, Plan 35028, District Lot 206, Land District Similkameen Div. of Yale,

outlined in heavy black on the plan entitled "Sketch Plan to Accompany Applications for Inclusion into the Naramata Water Service:", a reduced copy of which is attached as Schedule "A" to this bylaw.

READ A FIRST, SECOND AND THIRD TIME this 15th day of December, 2016.

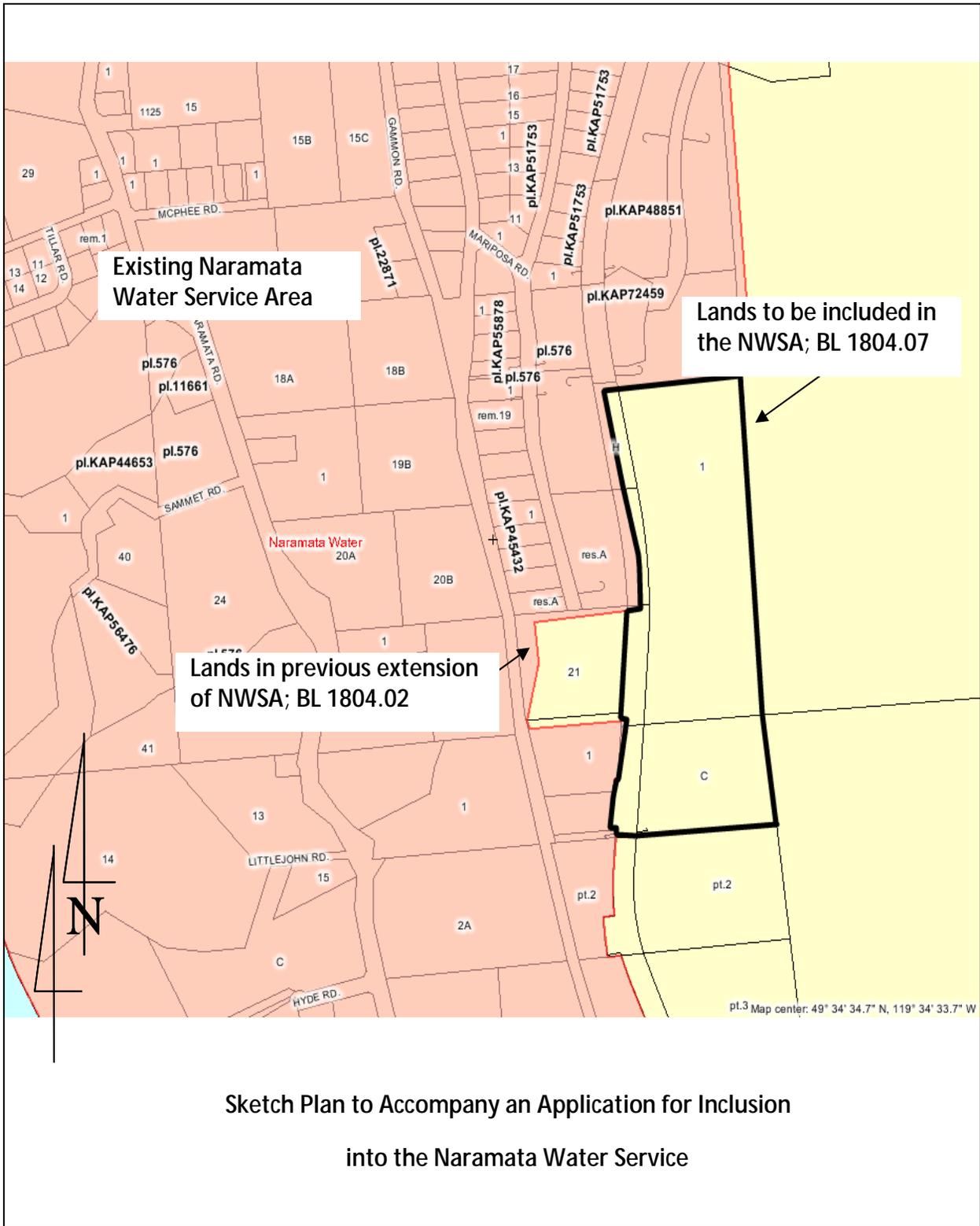
APPROVED BY THE INSPECTOR OF MUNICIPALITIES this day of _____, 2017.

ADOPTED this day of _____, 2017.

Chair

Corporate Officer

Schedule 'A'



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2431, 2008

A bylaw to amend the Naramata Water System Service Area Boundaries.

WHEREAS the owners of the property described in this bylaw have petitioned the Board of the Regional District to extend the boundaries of the Naramata Water Service Area to include that property;

AND WHEREAS the Regional District has agreed to act on that request in accordance with sections 802 and 802.1 of the *Local Government Act*,

AND WHEREAS consent on behalf of the participating areas has been given by the Director of Electoral Area "E" pursuant to sections 802(1)(b), 802(2) and 801.5(2) of the *Local Government Act*,

NOW THEREFORE, the Board of the Regional District of Okanagan Similkameen, in open meeting assembled, ENACTS AS FOLLOWS:

TITLE

1. This bylaw may be cited as the "Naramata Water Service Area Extension Bylaw No. 2431, 2008".

SERVICE AREA EXTENSION

2. The "Naramata Water System Local Service Area Establishment Bylaw No. 1620, 1995", as amended, is further amended by altering Schedule "A" to that bylaw to include within the boundaries of the service area that portion of the Lands legally described as
 - (a) PID: 007-717-750, Lot 1, Plan 38207, District Lot 207, Land District Similkameen Div of Yale, Except Plan KAP72459 KAP84271; and
 - (b) PID: 002-906-210, Lot C, Plan 35028, District Lot 206, Land District Similkameen Div of Yale,

outlined in heavy black on the plan entitled "Sketch Plan to Accompany an Application of Inclusion into the Naramata Water Service", a reduced copy of which is attached as Schedule "A" to this Bylaw.

READ A FIRST, SECOND AND THIRD TIME this 24th day of January, 2008.

ELECTORAL AREA DIRECTOR CONSENT OBTAINED on 24th day of January, 2008.

APPROVED THE _____ day of _____, 2008 by the Inspector of Municipalities, pursuant to Section 802(3) of the *Local Government Act*.

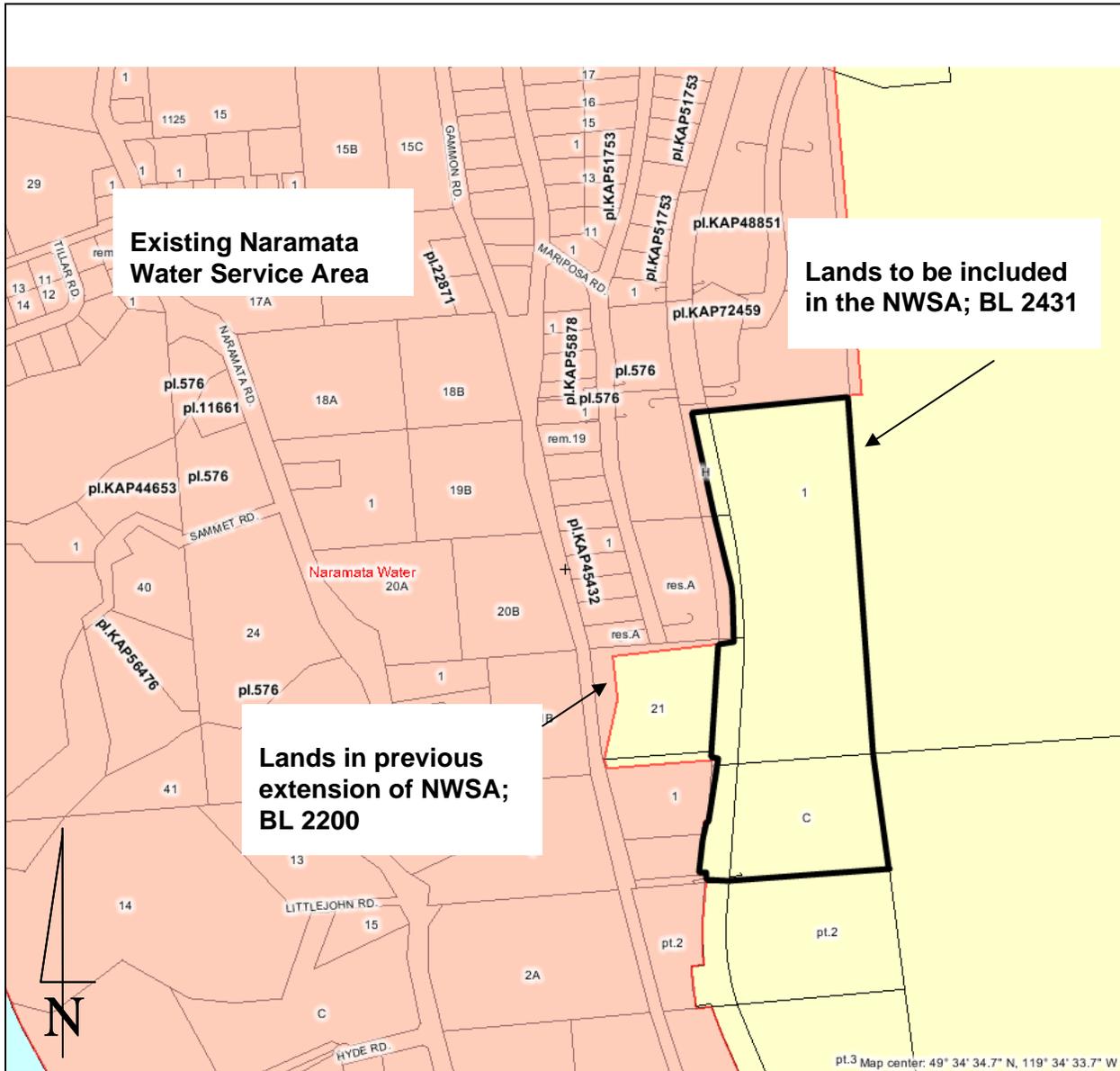
ADOPTED this _____ day of _____, 2008.

Chair

Chief Administrative Officer

FILED with the Inspector of Municipalities this ____ day of _____, 2008, pursuant to Section 802(7) of the *Local Government Act*.

Schedule 'A'



Sketch Plan to Accompany an Application for
Inclusion into the Naramata Water Service

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 1804.03, 2008

A bylaw to amend the Naramata Water System Development Cost Charge Bylaw.

WHEREAS the owners of the properties described in this bylaw have petitioned the Board of the Regional District to extend the boundaries of the Naramata Water Service Area to include the properties;

AND WHEREAS the Regional District has, pursuant to that request, extended the boundaries of the Naramata Water Service Area to include the properties;

AND WHEREAS the owners have expressly agreed that, in order for the Regional District of Okanagan Similkameen to provide water to the properties, the Regional District must impose development cost charges;

AND WHEREAS the owners have agreed to pay development cost charges;

NOW THEREFORE, the Board of the Regional District of Okanagan Similkameen, in open meeting assembled, ENACTS AS FOLLOWS:

TITLE

1. This bylaw may be cited as the "Naramata Water System Development Cost Charge Bylaw Amendment Bylaw No. 1804.03, 2008."

AMENDMENTS

2. The Naramata Water System Development Cost Charge Bylaw No. 1804, 1997, is amended by including the properties legally described as:
 - (a) Parcel Identifier No. 007-717-750
Lot 1, Plan 38207, District Lot 207,
Land District Similkameen Div of Yale,
Except Plan KAP72459 KAP84271
 - (b) Parcel Identifier No. 002-906-210
Lot C, Plan 35028, District Lot 206,
Land District Similkameen Div of Yale

The Naramata Water System Development Cost Charge Bylaw No. 1804, 1997, is further amended by altering Schedule "B" to that bylaw to include within the area shown as "Zone A" on Schedule "B" to that bylaw that portion of the lands legally described as

- (a) PID: 007-717-750, Lot 1, Plan 38207, District Lot 207, Land District Similkameen Div of Yale, Except Plan KAP72459 KAP84271; and
- (b) PID: 002-906-210, Lot C, Plan 35028, District Lot 206, Land District Similkameen Div of Yale,

outlined in heavy black on the plan entitled "Sketch Plan to Accompany Applications for Inclusion into the Naramata Water Service:", a reduced copy of which is attached as Schedule "A" to this bylaw.

READ A FIRST, SECOND AND THIRD TIME this 24th day of January, 2008.

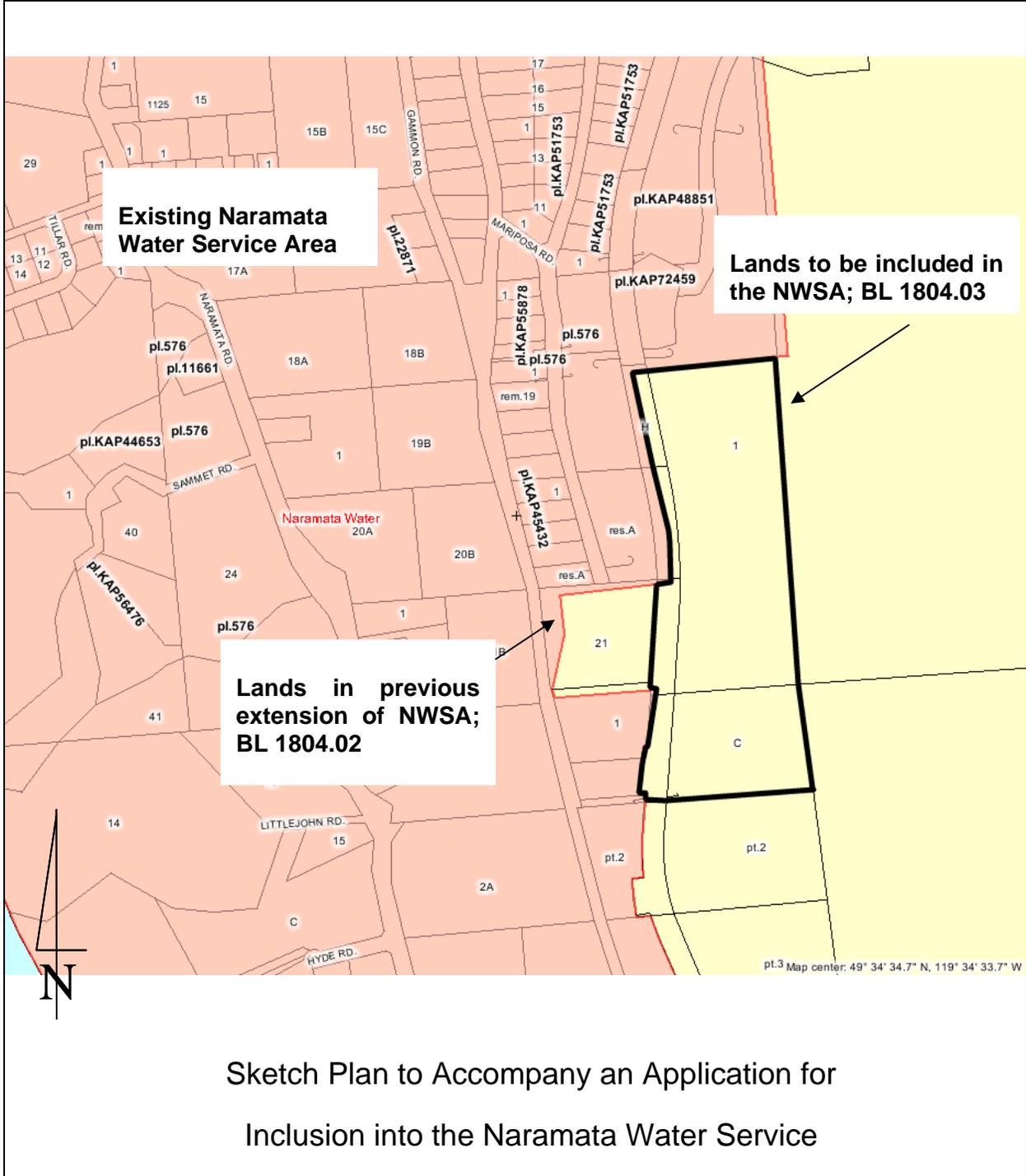
APPROVED BY THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, 2008.

ADOPTED this ____ day of _____, 2008.

Chair

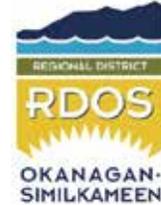
Chief Administrative Officer

Schedule 'A'



ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Select Committees and External Agencies Appointments



Administrative Recommendation:

THAT appointments to the Municipal Finance Authority, Municipal Insurance Association and Intergovernmental FN Joint Council reflect the change in Chair and Vice Chair; and,

THAT Mark Pendergraft be appointed as the third representative on the Intergovernmental FN Joint Council; and,

THAT all other external agency representation for 2017 remain unchanged from 2016.

Analysis:

Each year members of the Board of Directors are asked to submit expressions of interest to determine which appointments to external agencies would be of interest to them.

Typically, changes to these positions do not occur midway through an election term unless a Director wishes to step down from an external appointment or unless a change to the Chair and Vice Chair have taken place.

For 2017, the Municipal Finance Authority and the Municipal Insurance Association will be advised of the change in Chair and Vice Chair. No additional changes to appointments are anticipated and therefore would remain as follows:

External Agencies:

Municipal Finance Authority - Chair and Vice Chair

- Karla Kozakevich (Board Chair)
- Manfred Bauer (Vice Chair), alternate

Municipal Insurance Association - Chair and Vice Chair

- Karla Kozakevich (Board Chair)
- Manfred Bauer (Vice Chair), alternate

Okanagan Basin Water Board – Participants are Electoral Areas A, C, D, E, F, part of G, City of Penticton, District of Summerland, Town of Osoyoos, Town of Oliver

- Sue McKortoff
- Andre Martin
- Peter Waterman
- Tom Siddon (alternate to Director Martin)
- Mark Pendergraft (alternate to Director McKortoff)
- Toni Boot (alternate for Peter Waterman)

Okanagan Film Commission - Participants are all jurisdictions

- Andrew Jakubeit

Okanagan Regional Library - Participants are Electoral Areas A, B,C,D,E,F,G

- Karla Kozakevich
- Elef Christensen - Alternate

Okanagan Sterile Insect Release Board - Participants are Electoral Areas A, B, C, D, E, F,& G, City of Penticton, District of Summerland, Town of Osoyoos, Town of Oliver, Village of Keremeos

- George Bush
- Terry Schafer - Alternate

Southern Interior Beetle Action Coalition - Participants are all jurisdictions

- Frank Armitage

Southern Interior Municipal Employees Association - Participants are all jurisdictions

- Karla Kozakevich
- Andre Martin

Starling Control – Participants are all jurisdictions

- George Bush

UBCO Water Research Chair Advisory Committee – All Jurisdictions

- Manfred Bauer

Sustainable Rural Practice Communities Committee – All Jurisdictions

- Sue McKortoff

Intergovernmental FN Joint Council – Board Chair, Vice Chair and one other member

- Karla Kozakevich
- Manfred Bauer
- Mark Pendergraft

Respectfully submitted:



C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Parks and Recreation Commission Appointments



Administrative Recommendation:

THAT the Board of Directors appoint the following members to the subsequent Commissions
AND,

Area "B" - Kobau Park	Area "E" - Naramata	Area "F" - West Bench	Area "D" - Okanagan Falls	Area "D" - Kaleden	Similkameen Recreation
Marie Marven	Jeff Gagnon	Heather Allan	Ron Obriek	Doug King	Charlene Cowling
Deanna Gibbs	Dennis Smith	Warren Everton	Brian Jackson	Neal Dockendorf	Marie Marven
Bob McAtamney	Richard Roskell			Gail Jeffery	Marnie Todd
	Jacqueline Duncan			Jennifer Charlish	Jennifer Roe

AND THAT the Board of Directors rescind the appointment of the following commission members
as follows **AND,**

Area "B" - Kobau Park	Area "E" - Naramata	Area "F" - West Bench	Area "D" - Okanagan Falls	Area "D" - Kaleden	Similkameen Recreation
	Deborah Linton		Lynn Tsumuraya		
			Mike Pearce		
			Tim Devlin		

THAT a letter be forwarded to these commission members thanking them for their contribution
to their recreation commission.

Purpose:

As outlined in RDOS Parks and Recreation Commission Bylaw No. 2732, 2016, advertisements were placed in local news publications seeking new membership for all Commissions. The Electoral Area Directors have reviewed all new applications and expiring members wishing to let their name stand, and are recommending the following members for Board appointment to the various commissions.

Reference:

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

Background:

Commission membership is for a 2-year term and the members are staggered by one year in order to provide continuity. Advertising for commission members whose terms were expiring as of December 31, 2016 took place in October. Bylaw 2732 allows for 5 to 11 members for each commission.

Alternatives:

The Board not appoint new members to the commissions.

Communication Strategy:

Provide a letter to commission each retiring member thanking them for their contribution to their respective commission.

Respectfully submitted:

Mark Woods

M. Woods, Manager of Community Services

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: Milfoil Equipment Agreement



Administrative Recommendation:

THAT the Regional District enter into agreement with the Okanagan Basin Water Board to take possession of their milfoil equipment; and, to hold that title in trust for OBWB and their Members.

Reference:

Letter from OBWB – 7 December 2016
Milfoil Equipment Agreement

Background:

OBWB Resolution as Approved December 6, 2016: That the OBWB approves the "Okanagan Basin Water Board Milfoil Control Equipment Trust and Agency Agreement" as presented and forwards it to the Regional District of Okanagan-Similkameen for their approval, and when this is secured, to the Regional District of Central Okanagan and the Regional District of North Okanagan.

Analysis:

The agreement would transfer the title of the OBWB's milfoil equipment to RDOS, with OBWB as "beneficial owner." OBWB would retain control of decisions regarding the equipment, maintenance and operations. The agreement also binds OBWB to continue to provide insurance, and reimburse RDOS for expenses incurred with this trust agreement. In essence, only the official ownership would change. A schedule of milfoil vessels is attached to the agreement, and this will be amended from time to time as new equipment is acquired.

Respectfully submitted:

"insert digital signature; or name in italics"

Select report author...

**OKANAGAN BASIN WATER BOARD MILFOIL CONTROL EQUIPMENT
TRUST AND AGENCY AGREEMENT**

THIS AGREEMENT is made as of and with effect on the _____ day of _____, 2016, (the “**Effective Date**”).

BETWEEN

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

101 Main Street
Penticton BC
Canada V2A 5J9

(referred to below as “**RDOS**”)

AND

OKANAGAN BASIN WATER BOARD

1450 KLO Road
Kelowna BC
Canada V1W 3Z4

(referred to below as “**OBWB**”)

WHEREAS

- A. RDOS, together with the North Okanagan Regional District and the Regional District of Central Okanagan (collectively the “**Regional Districts**”) work together to provide for various water matters, through the OBWB;
- B. OBWB is undertaking the operation of an aquatic weed control program including a milfoil control function within the Regional Districts;
- C. The OBWB budget is approved each year by the Regional Districts;

- D. OBWB requires certain vessels, cultivation equipment and related equipment to operate the milfoil control program, described in more detail in **Schedule “A”**, attached to and forming part of this Agreement, which requires registration under the Canada Shipping Act, 2001, with Transport Canada, (the “**Equipment**”);
- E. Transport Canada requirements dictate the nature of the owner of a registered vessel and the appointment of an authorized representative with respect to any vessel under the Canada Shipping Act, 2001 (which includes small vessel regulations);
- F. RDOS has authority under the Local Government Act to accept and hold property in trust and RDOS hereby agrees to hold the Equipment as nominee, agent and bare trustee for the sole benefit and account of the OBWB pursuant to the terms of this Agreement.

NOW THEREFORE in consideration of the premises and the amount of \$1.00 now paid by OBWB to RDOS, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. APPOINTMENT

OBWB hereby appoints RDOS as the nominee, agent and bare trustee to hold legal title to the Equipment as of and from the Effective Date for and on behalf of OBWB in accordance with this Agreement, with full power to hold the Equipment and to execute any instrument, document or encumbrance in respect of the Equipment for the sole benefit and account of OBWB, all at the direction of OBWB as principal and beneficial owner and strictly in accordance with this Agreement, and RDOS hereby accepts such appointment.

2. RDOS AGREEMENTS

RDOS hereby acknowledges and agrees that:

- a) RDOS holds the legal title to the Equipment as of and from the Effective Date as nominee, agent and bare trustee for the sole benefit and account of OBWB as principal and beneficial owner of the Equipment and RDOS will have no equitable or beneficial interest therein, and the equitable and beneficial interest in the Equipment will be vested solely and exclusively in the OBWB;
- b) RDOS holds legal title to the Equipment subject to and in accordance with this Agreement and subject to the terms and conditions of any transfer, security agreement, or encumbrance pertaining to the Equipment;
- c) RDOS will provide for a person to act as the authorized representative for any vessel included in the Equipment, to be responsible under the Canada Shipping Act 2001, unless otherwise assigned by that Act to any other person;

- d) any benefit, interest, profit or advantage arising out of or accruing from the Equipment is and will continue to be a benefit, interest, profit or advantage of OBWB and if received by the RDOS will be received and held by RDOS as nominee agent and bare trustee for the sole use, benefit and advantage of OBWB and RDOS will account to OBWB for any money or other consideration paid to or to the order of the RDOS in connection with the Equipment as directed in writing by OBWB;
- e) OBWB will have the sole benefit and use of the Equipment and will manage and operate the Equipment and keep the Equipment under its care and control;
- f) RDOS will, upon the direction of OBWB, deal with the Equipment and do all acts and things in respect of the Equipment at the expense of and as directed by OBWB from time to time and will assign, transfer, convey, lease, pledge, charge, or otherwise deal with the Equipment or any portion thereof at any time and from time to time in such manner as OBWB may determine, to the extent permitted under all relevant laws; and without limiting the generality of the foregoing, RDOS will transfer legal title in the Equipment or any portion thereof to or as directed by OBWB forthwith upon the written demand of OBWB;
- g) as circumstances may require from time to time and at least once per year, OBWB agrees to review and confirm that the list of the Equipment in Schedule A is current and may request that the list of Equipment in Schedule "A" be supplemented or corrected by a written modification to this Agreement;
- h) RDOS, will, upon and in accordance with the direction of OBWB, act as the agent of OBWB, as undisclosed principal, in respect of any matter relating to the Equipment or the performance or observance of any contract or agreement relating to the Equipment;
- i) acting under this Agreement and at the express written direction of OBWB, RDOS will have the full right and power, within the limits of its statutory authority, to execute and deliver, under seal or otherwise, any agreement or other instrument or document including any transfer, security interest or license, pertaining to the Equipment, without delivering proof to any person (including, without limitation, any other party to any such instrument or document) of its authority to do so and any person may act in reliance on any such instrument or document and for all purposes any such instrument or document will be binding on OBWB;
- j) RDOS will not deal with the Equipment in any way or execute any instrument or document, or grant any security interest or encumbrance in respect of the Equipment without the prior written consent or direction of OBWB; and
- k) RDOS will notify OBWB forthwith upon receipt by RDOS of notice of any matter or thing in respect of the Equipment or any item thereof, including, without

limitation, in respect of any license, limitation, lien or proceeding in respect of the Equipment.

3. REIMBURSEMENT OF EXPENSES

Any payments or disbursements made by RDOS in respect of the Equipment in accordance with this Agreement will be made as the agent of and for the account of OBWB as principal, and OBWB will reimburse RDOS for any amount reasonably and properly expended by RDOS in connection with the Equipment with the consent or direction of OBWB. RDOS will not be entitled to any remuneration or any revenue or profit beyond its expenses in respect of the Equipment for acting as nominee, agent and bare trustee under this Agreement.

4. RDOS REPRESENTATIONS

RDOS represents and warrants to OBWB that RDOS is a regional district corporation duly created under British Columbia's *Local Government Act* as a corporation and neither carries on nor intends to carry on a business that is a trust business as defined in the *Financial Institutions Act* (British Columbia).

5. TIME LIMITATION

The powers herein conferred on RDOS will not extend beyond the expiration of 80 years from the date of execution and delivery of this Agreement, unless renewed.

6. INSURANCE

In addition to any insurance placed by OBWB for the operation and control of the Equipment, OBWB hereby agrees that the Equipment is to be insured to the requirements of OBWB and RDOS, and in compliance with any requirements of Transport Canada, where such insurance will name RDOS as an included insured, will be paid for by OBWB from the annual budget of OBWB, and will fully indemnify RDOS from liability (including professional fees, disbursements and taxes thereon) from and against any and all losses resulting from the holding of the Equipment by RDOS, except as may be specifically excluded in the terms of an agreed insurance policy.

7. NOTICES

Any notice given pursuant to or in connection with this Agreement will be in writing and delivered personally to the party to whom it is intended to be addressed at the address of such party last known to the other party.

8. FURTHER ASSURANCES

OBWB and RDOS will perform all such other acts and things and execute all such other documents as are necessary or desirable in the reasonable opinion of OBWB to evidence or carry out the terms or intent of this Agreement.

9. NO WAIVER AND NO FETTER

No failure or delay on the part of either party in exercising any right, power or privilege under this Agreement will operate as a waiver thereof, nor will any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof or the exercise of any other right, power or privilege. Except as may be limited herein, either party may, in its sole discretion, exercise any and all rights, powers, remedies and recourses available to it under any statutory authority, this Agreement or any other remedy available to it in law or in equity and such rights, powers, remedies and recourses may be exercised concurrently or individually without the necessity of making any election. And, nothing in this Agreement shall be construed as limiting or fettering the rights powers or privileges of any statutory body under any enactment in the exercise of its authority, all such authority which may be fully and effectively exercised as if this Agreement had not been entered into, nor shall this Agreement be construed as abrogating from or affecting any rights in any prior agreements between the parties.

10. GOVERNING LAW

This Agreement shall be governed by the laws of the Province of British Columbia and the laws of Canada applicable therein and shall be treated in all respects as a British Columbia contract. The parties agree that the courts of the Province of British Columbia will have exclusive jurisdiction to determine all disputes and claims arising between the parties.

11. AMENDMENT

This Agreement may be altered or amended only by an agreement in writing signed by the parties hereto.

12. ENTIRE AGREEMENT

This Agreement sets forth the entire agreement and understanding of the parties with respect to the subject matter hereof and supersedes any prior agreements and understandings between the parties with respect to the matters herein and there are no oral or written agreements, promises, warranties, terms, conditions, representations or collateral agreements whatsoever, express or implied, with respect to the Equipment, other than those contained in this Agreement.

13. ENUREMENT

This Agreement will enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of the parties.

IN WITNESS WHEREOF this Agreement has been executed as of and with effect on the Effective Date first above written.

OKANAGAN BASIN WATER BOARD)
)
By: _____)
Authorized Signatory)
)

By: _____)
Authorized Signatory)
)

REGIONAL DISTRICT OF OKANAGAN)
SIMILKAMEEN)
)
By: _____)
Authorized Signatory)
)

By: _____)
Authorized Signatory)
)

SCHEDULE "A"

EQUIPMENT

The following Equipment is included under this Agreement:

MEMORANDUM

To: RDOS Board and Chair
From: Anna Warwick Sears, OBWB Executive Director
Date: December 7, 2016
Subject: **Milfoil Equipment Trust Agreement**

This memo is to request the RDOS to enter into a trust agreement with the OBWB, to assume registered ownership of the OBWB's milfoil vessels.

Background: For several years, the OBWB has been corresponding with Transport Canada regarding the registration of our milfoil vessels. The OBWB, legislated as a partnership between the three Okanagan regional districts, does not fit into their categories of entities that can hold registration; that is, the entity must be incorporated or must register the equipment as an individual. We have looked at a number of options, including incorporating, establishing a separate holding company or society, or getting changes to our supplementary letters patent. These approaches are all either expensive, unworkable under current legislation, and/or very lengthy processes.

As we are seeking to make some large equipment purchases over the next several years, it has become necessary to resolve the issue in a timely way. After consulting with counsel, the most direct and inexpensive solution is to transfer the equipment title to one of the regional district partners, to hold in trust for the OBWB and the other two Okanagan regional districts.

Bill Newell has indicated that RDOS may be willing to act in this capacity – pending approval by the board, and the other regional districts. On December 6, 2016, the OBWB approved the attached Trust Agreement, and requested that it be forwarded to RDOS. If the RDOS Board accepts, the OBWB will approach the RDNO and RDCO for their resolutions of approval.

The agreement would transfer the title of the OBWB's milfoil equipment to RDOS, with OBWB as "beneficial owner." OBWB would retain control of decisions regarding the equipment, maintenance and operations. The agreement also binds OBWB to continue to provide insurance, and reimburse RDOS for expenses incurred with this trust agreement. In essence, only the official ownership would change. A schedule of milfoil vessels is attached to the agreement, and this will be amended from time to time as new equipment is acquired.

The following is the formal OBWB resolution regarding this agreement. We hope that you will support this request, which will allow us to continue our milfoil control program and upgrade our equipment.

OBWB Resolution as Approved December 6, 2016: That the OBWB approves the "Okanagan Basin Water Board Milfoil Control Equipment Trust and Agency Agreement" as presented and forwards it to the Regional District of Okanagan-Similkameen for their approval, and when this is secured, to the Regional District of Central Okanagan and the Regional District of North Okanagan.

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 15, 2016
RE: 2017 Business Plan



Administrative Recommendation:

THAT the Regional District approve the 2017 Business Plan.

Reference:

2017 Business Plan

Background:

Local governments are facing significant challenges that impact their ability to satisfactorily fulfill their purpose and serve those citizens within their geographic boundaries, as stipulated in the enabling legislation under which they were created.

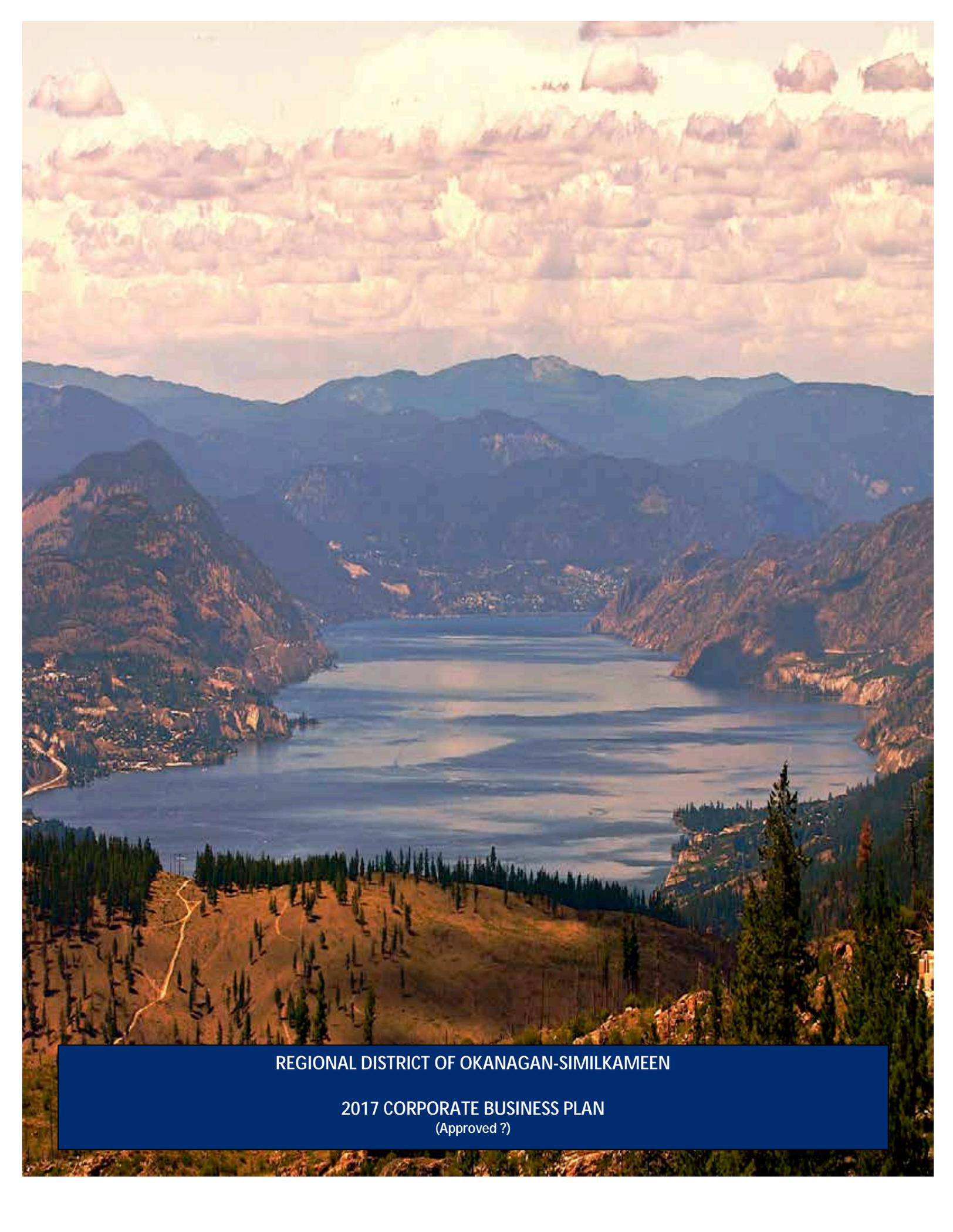
These challenges occur as a result of several factors resulting from both internal and external conditions. Demographic changes, revenue funding structures, provincial unfunded mandates, economic development, technological changes, aging and inadequate infrastructure systems, healthcare and cost containment, and perhaps foremost, a volatile international economy.

The Board of Directors and the Senior Management Team of the Regional District of Okanagan Similkameen meet each autumn and, amongst other processes, consider the internal and external environments that they needed to work in as a basis for planning.

Respectfully submitted:

“insert digital signature; or name in italics”

Select report author...



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

2017 CORPORATE BUSINESS PLAN
(Approved ?)

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INTRODUCTION

Local governments are facing significant challenges that impact their ability to satisfactorily fulfill their purpose and serve those citizens within their geographic boundaries, as stipulated in the enabling legislation under which they were created.

These challenges occur as a result of several factors resulting from both internal and external conditions. Demographic changes, revenue funding structures, provincial unfunded mandates, economic development, technological changes, aging and inadequate infrastructure systems, healthcare and cost containment, and perhaps foremost, a volatile international economy.

The Board of Directors and the Senior Management Team of the Regional District of Okanagan Similkameen meet each autumn and, amongst other processes, consider the internal and external environments that they needed to work in as a basis for planning.

The restrained global and local economy is a constant in our decision-making process. The economy is not stable and it's not growing. This has an impact on pensioners that form a significant component of our population base.

Governments have an over-riding responsibility to make decisions now that will have no adverse impact on our future. This whole issue of sustainability is of growing importance and the Board of the Regional District has taken this concept into account in all of their decisions. Our fragile water resource in the Okanagan and Similkameen Valley's is one small part of sustainability that we need to address sooner rather than later.

At the same time, we see some opportunities that we need to take advantage of. We don't have to be the delivery mechanism for economic development services, but we need to steer the ship and jobs are a foundation for success. Our stakeholder engagement can improve and any activity that we undertake that goes to improving quality of life will be important for us.

STRATEGIC OVERVIEW

Vision

The current vision was crafted by the Board of Directors over a number of years with the intent of providing very clear direction as to where the Board envisions the Regional District may advance to in the future. This vision will be used to guide activities associated with:

- § Governance and Oversight
- § Development of land, facilities and services;
- § Enhancement of the Regional District's vital role of promoting the three pillars of community sustainability; environmental, economic and social will add to the quality of life of its citizens.

Vision

We envision the Regional District of Okanagan-Similkameen as a steward of our environment, sustaining a diverse and livable region that offers a high quality of life through good governance.

The vision acknowledges that we wish to provide a high quality of life for our citizens, but to do so in a sustainable manner where none our decisions today impact adversely on future generations. Our future actions will move us incrementally towards this vision.

Mission

Along with the vision, the mission statement helps us establish the priorities of the RDOS. The key concepts within the mission will guide the way RDOS does business. We will continue to strive to:

- § Exceed customer and community expectations;
- § Manage the regional district in the best interests of the community;

Mission

To initiate and implement policies which preserve and enhance the quality of life and serve the broader public interest in an effective, equitable, environmental and fiscally responsible manner.

Core Values

The core values are the foundation of our vision and mission and integral to the way we do business. These values reflect our beliefs, define who we are and what we stand for.

Honesty, Integrity, Ethical and Respectful Behaviour

We are honest, ethical, and fair in all of our activities, using consistent and sound judgment to build trust in our working relationships.

Accountability

We take responsibility for our actions by embracing common goals through teamwork and collaborative decision-making while putting the interest of the community first. We dedicate ourselves to maintaining professionalism in our work using our guidelines and standards that enable us all to be answerable for our choices and achieve results stated in our organizations goals and objectives.

Leadership/ Transparency

We value "leadership with integrity" and are committed to open, accessible and transparent local government.

Consistent Focus on the Customer Experience

We provide courteous, responsive, high-quality service by fostering a respectful, positive and welcoming environment for our customers. We provide consistency through sound business practices and professional standards.

Environmental Responsibility

We believe that a healthy environment promotes healthy living in our communities. We have a responsibility to maintain, enhance and protect the environment through the consideration of environmental impacts in our decision-making process.

Corporate Assumptions

The following assumptions were generated at the 2016 Management and Board Strategic Plan Workshops and used as the foundation for our 2017 Goals:

i. External

- That we value citizen input and citizen engagement.
- That technology will increasingly play a role in Regional District business.
- That by measuring staff and customer perception of service we can develop a plan to improve service.
- That citizens are reluctant to pay higher taxes or fees for existing services but may be willing to pay for value.
- That infrastructure grants will continue in 2017.
- That achieving corporate GHG targets will cost money.
- That impacts of community sustainability decisions are important to citizens.
- That senior government expectations of local government and downloading will continue to increase.
- That regulatory requirements are likely to continue to increase.
- That there will be growth related to hospital construction.
- That public scrutiny of local government decisions will increase.
- The Canadian economy may not be stable throughout 2017
- That more of our business will be conducted on-line.
- That climate change will affect cores services, infrastructure and the frequency of environmental emergencies.

ii. Internal

- That fiscal responsibility is one of the primary drivers for organizational decisions
- That the Board wants to be an employer of choice
- That effective and fiscally responsible should be balanced
- That new technologies will facilitate our business processes
- That we must build relationships to be successful
- That government effectiveness is enhanced by good communication.
- That measurement is essential to good management

KEY SUCCESS DRIVERS

The Key Success Drivers focus our energies and resources on those activities that help us to advance towards and ultimately achieve our vision. RDOS has identified four Key Success Drivers under which we build the 5-year goals that support our vision.

Key Success Driver 1.0: Be a High Performing Organizing

Goals

- 1.1 To be an effective, fiscally responsible organization.
- 1.2 To be a healthy and safe organization.
- 1.3 To cultivate a high-performing organizational culture.
- 1.4 To embrace technology for service delivery, information and efficiencies.

Key Success Driver 2.0: Optimize the Customer Experience

Goals

- 2.1 To increase public awareness of RDOS Services.
- 2.2 To foster dynamic, credible and effective community relationships
- 2.3 To meet public needs through the provision and enhancement of key services

Key Success Driver 3.0: Build a Sustainable Community

Goals

- 3.1 To develop a socially sustainable region
- 3.2 To develop an economically sustainable region
- 3.3 To develop an environmentally sustainable region

Key Success Driver 4.0: Governance & Oversight in a Representative Democracy

Goals

- 4.1 To execute a well-defined strategic planning cycle.
- 4.2 To enhance communications and relations with other governments in the region.
- 4.3 To promote Board effectiveness.
- 4.4 To develop a responsive, transparent, effective organization.

ECONOMIC OVERVIEW

Global View

The global economy continues to struggle, with China's slowdown, the downward bias in commodity prices, and the renewed increase in financial market turbulence risking further weakness. Currently there are not enough growth engines around the world. Only the U.S. and India can be considered relative outperformers, countries which appear to be the most resilient and have the potential to generate stronger, and importantly, more sustainable activity. In contrast, most nations and regions are reporting moderate output growth, and a number of large nations, including Brazil, Russia and Venezuela, are still mired in recession.

All told, the global economy is undergoing a period of heightened uncertainty and modest economic growth. The outcome of the U.K. vote, which surprised everybody, created a material downside risk for the world economy. As a result, the global outlook for 2016-17 has declined, based on the sizable increase in uncertainty, including on the political front. This uncertainty is projected to take a toll on confidence and investment, including through its repercussions on financial conditions and market sentiment more generally. As of mid-July 2016, the pound had weakened by about 10 percent; despite some rebound, equity prices are lower in some sectors, especially for European banks; and yields on safe assets have declined.

The overall impact of lower oil prices on U.S. growth has so far been broadly neutral. According to the survey of private sector economists conducted by the Government of Canada in February 2016, real GDP growth in the U.S. is projected to remain steady over the next few years. Growth is expected to be in the range of 2-2.5 per cent through 2020, due to a solid labour market, sound corporate and household balance sheets, and a continued gradual recovery in the housing market. This contrasts with the RBC Global Markets group predicting 1.3% for the U.S. in 2016 to 1.8% in 2017 due to a rapidly increasing demand, but shrinking workforce and no plans for additional stimulus packages that we saw come out in 2008. These projections are volatile, and we can see that the U.S. GDP is sitting around a 2.9% growth at the end of Q3 2016 based on factors identified above, especially the improving jobs market. Even with earlier gloomy predictions, the U.S. economy remains strong at year-end.

Overall, the IMF has revised its outlook for the global economy downward and expects growth will continue to be modest in 2016 and 2017, well below the pace at the beginning of the decade. Important risks remain to global growth, including the possibility of a hard landing in China and continued weaker-than-expected growth in the U.S. and other advanced economies. RBC sees China in the 6% range, which is less than anticipated and significantly down from the 14% growth in 2010. The transition from a manufacturing economy to a service economy requires less raw materials, drastically reducing imports.

	Year over Year				Q4 over Q4		
	Estimates		Projections		Estimates	Projections	
	2014	2015	2016	2017	2015	2016	2017
World Output	3.4	3.1	3.1	3.4	3.0	2.7	3.3
Advanced Economies	1.9	1.9	1.8	1.8	1.8	1.8	1.9
United States	2.4	2.4	2.2	2.5	2.0	1.5	2.1
Euro Area	0.9	1.7	1.6	1.4	1.7	1.4	1.5

Germany	1.6	1.5	1.6	1.2	1.3	1.5	1.3
Canada	2.5	1.1	1.4	2.1	0.3	1.8	2.2
Other Advanced Economies	2.8	2.0	2.0	2.3	2.2	2.0	2.6

Emerging Market and Developing Economies	4.6	4.0	4.1	4.6	4.1	4.4	4.9
Commonwealth of Independent States	1.0	-2.8	-0.6	1.5	-3.4	-0.3	1.8
Russia	0.7	-3.7	-1.2	1.0	-4.0	-0.3	1.8
Emerging and Developing Asia	6.8	6.6	6.4	6.3	6.8	6.3	6.3
China	7.3	6.9	6.6	6.2	6.8	6.5	6.1
India	7.2	7.6	7.4	7.4	8.1	7.4	7.4

National

In February 2016, private sector economists retained by the Government of Canada revised down their near-term outlook for real gross domestic product (GDP) growth and GDP inflation, reflecting the impact of sharp declines in crude oil prices since the Fall Update and ongoing elevated uncertainty in the global economy.

They now expect real GDP growth of 1.4 per cent in 2016, lower than expectations of 2.0 per cent growth in the Fall Update, and 2.2 per cent in 2017. RBC Global is, again, a little more pessimistic for the Canadian GDP anticipating 1.3% growth in 2016 and 1.5% in 2017.

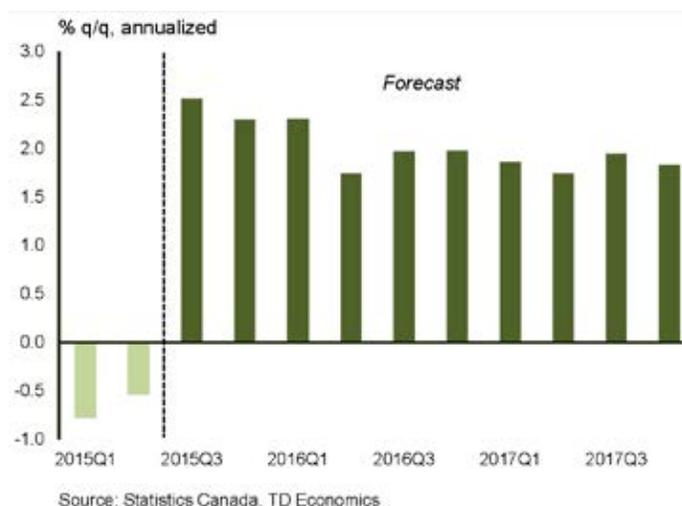
For West Texas Intermediate (WTI) crude oil prices, the economists now expect an average of US\$40 per barrel in 2016 compared to the US\$54 per barrel expected in the Fall Update. Lower crude oil prices have led the private sector economists to revise down their expectations for GDP inflation (the broadest measure of economy-wide price inflation) in 2016. The February survey forecasts GDP inflation of 1.0 per cent in 2016, down from 2.1 per cent in the Fall Update.

Canada's economy has lost considerable momentum in response to the persistent weakness in exports and business investment. The fallout from the energy sector, aggravated by the renewed slump in crude oil prices, is still taking a toll on the producing provinces — primarily Alberta, Saskatchewan, and Newfoundland/Labrador — though most regions are being affected by the weakness in energy-related demand for manufactured goods and business services. The importance of the energy sector to Canada's performance is reflected in its export share — oils & mineral fuels represent 27% of Canadian exports, equal to the combined share of the next four largest shipments of motor vehicles & parts, machinery, metals & precious stones, and electronic machinery & equipment. The roughly 8% decline in aggregate energy-related output through late winter has already reduced output national growth by around ½ percentage point.

Alberta wildfires can't be blamed for all the weakness in the second quarter. However, the Canadian economy is showing renewed signs of life in the third quarter. Growth for the year will likely turn in a weak tally at 1.1%. Activity in 2017 and 2018 should accelerate to 1.8% and

1.7%, respectively, supported by government stimulus and stabilization in business investment.

Canada Forecast Quarterly GDP Growth Rates



Mixed external economic outlook

Global Economic Forecasts					
Indicator	2013	2014	2015	2016	2017
Canada real GDP, % chg.	2.0	2.5	1.0	1.8	2.3
U.S. real GDP, % chg.	2.2	2.4	2.4	2.8	2.6
China real GDP, % chg.	7.7	7.4	6.8	6.5	6.3
Japan real GDP, % chg.	1.5	-0.1	1.0	1.7	0.7
Crude WTI, USD	97.98	93.00	48.00	50.00	55.00
3-mo. T-bill rate, %	0.97	0.90	0.60	0.50	0.75
Long-term GOC bond, %	2.72	2.77	2.15	2.40	2.85
U.S.-Canada FX, cents	97.1	90.6	78.0	73.0	72.2

Source: IMF, Central 1 Credit Union, Consensus Forecasts.



The current weakness in Canada is expected to give way to a gradual rebound, with non-energy exports piggybacking upon the improving conditions south of the border. The sharply lower exchange rate should also provide some relief to export earnings — the dollar's decline vis-à-vis the greenback has amounted to a cumulative 23% since peaking at US1.04 in mid-2011 — though the country's overall competitive position must be viewed from an international perspective. Many of our trading partners and direct competitors internationally are witnessing similar interest rate and/or currency adjustments, whether in Mexico, Australia, New Zealand, South Korea, or the euro zone.

Provincial Economic Overview

B.C. economic growth is expected to outperform Canada in the coming years. On average, the council is forecasting B.C. real GDP growth at 3.0% in 2016, 2.3% in 2017, and 2.3% in 2018.

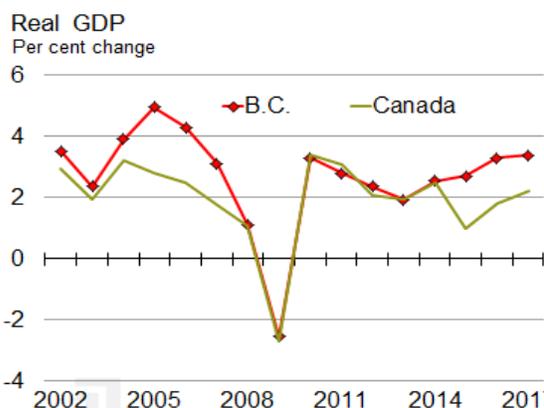
Average forecast growth is higher for 2016 and slightly lower for 2017 and beyond compared to the council's previous forecast in January of this year. The council also projects B.C.'s real GDP will grow by an average of 2.2% for the 2019-21 period. An updated forecast from the council will be published with Budget 2017.

There is increasing uncertainty around the U.S. economy and trade agreements (including the Softwood Lumber Agreement); slowing growth in China and throughout the world; and the importance of export market diversification. Economists also discussed the implications of B.C.'s aging population and the importance of immigration to the province's long-term labour force and growth potential. Observations from the council include:

- "Looking ahead, we expect B.C.'s labour productivity to exceed the national average because of its advantageous positioning in high-end services and manufacturing, and its in-roads into export markets beyond the U.S...."
- "The impact on the B.C. economy from the slowdown in resale market activity should be tempered by near-record new residential construction and elevated renovation spending..."
- "In the long run, B.C. remains well-positioned to benefit from Asian economic growth, higher population growth, and investments in human and physical capital."

The Economic Forecast Council includes some of the most respected independent economic forecasters in Canada. The 13-member council's mandate — as determined by the Budget Transparency and Accountability Act — is to provide economic advice to the Minister of Finance in advance of each year's budget and fiscal plan.

B.C. economy to outpace national growth

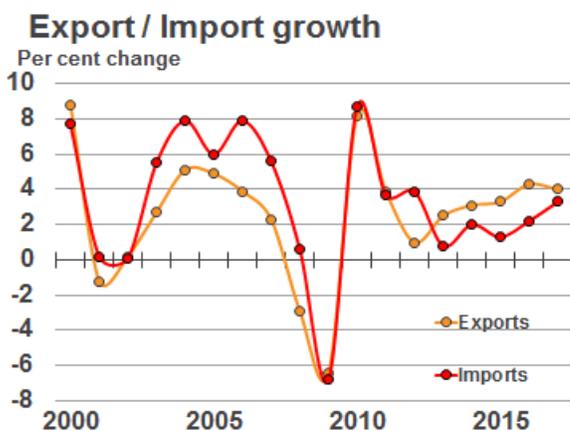


Source: Statistics Canada, Central 1 Credit Union. Forecast: 2015-17

Recap

- Energy prices, interest rates buoy consumer activity, housing
- Export lift from U.S. growth cycle, low Canadian dollar
- Tourism, movie/film to shift higher, manufacturing improves with lag
- Weaker Canadian growth drag on domestic exports

Exports to exceed import gains through 2017

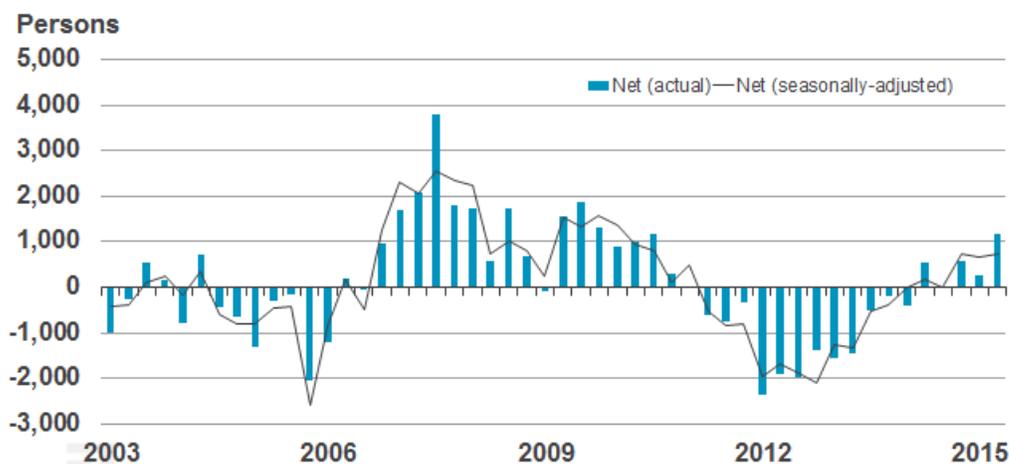


Source: Statistics Canada, C1CU. Latest actual: 2013, 2014e. Forecast: 2015 - 2017.

Opportunities

- Forestry cycle to shift higher on U.S. housing market demand
- Broad manufacturing, including machinery and equipment
- Demand for agriculture, and food manufacturing to lead gains
- Tourism Demand

B.C. posts net population gains from Alberta



Source: Statistics Canada, Central 1 Credit Union. Note: Seasonally adjusted.

Central 1 Economics

Regional

The Regional District of Okanagan Similkameen is a unique and vibrant community of approximately 80,000 residents. It encompasses pristine wilderness and, as a result of its warm, dry climate, is one of the best tree fruit and grape producing eco-systems in Canada. It is characterized by six urban centres and eight electoral areas, including a large rural area with a small population base. The City of Penticton is the primary service centre of the region. The communities of Summerland, Oliver and Osoyoos are our other incorporated communities in the Okanagan Valley and Princeton and Keremeos in the Similkameen Valley. The Okanagan and Similkameen Rivers, along with our lakes, is the lifeline for the region.

Tourism, agriculture and viticulture, logging, forest products manufacturing, secondary manufacturing and information technology are foundations of the economy in the Regional District. Public sector wages and government transfer payments (pensions) remain as significant contributors.

Population growth in the Region remains flat at less than 1%, although there is anticipation that the proposed Corrections Facility in Gallagher Lake and the Penticton Regional Hospital Expansion Project will have a positive impact in the next few years.

The age demographic will continue to increase in the Okanagan/Similkameen, with 25% of our population being over the age of 65 by 2022. This will exceed that of the rest of the Province by a full 5%

Tourism will continue to be a strong economic driver in the Okanagan and Similkameen Valley's in 2017, following an increased market in 2016. The flat Canadian dollar is a strong attraction to keep Canadians home and attract U.S. visitors. Housing markets continue to show improvement and we have improved prospects for forestry. Uncertainty in the mining sector

and an increased downturn in the Alberta economy pose risks that will have to be monitored.

Any threat to the Alberta economy will have an impact on the labour market in British Columbia as the number of interprovincial employee's make up a significant percentage of workers in the Thompson-Okanagan work in the oil patch. The oil shock will continue to weigh heavily on prospective home buyers in Alberta, but poses a risk to regional demand, as well, Alberta home buyers form a significant share of regional demand.

Thompson-Okanagan Summary Outlook

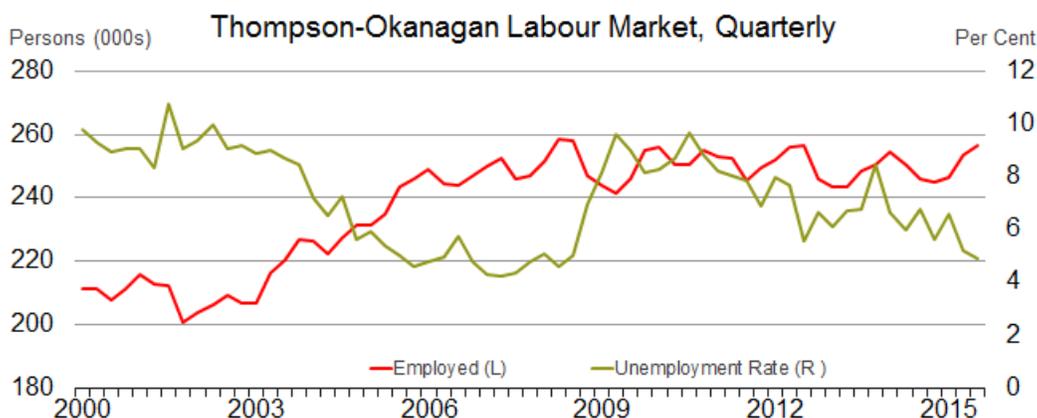
Economic and Housing Forecasts					
Indicator	2013	2014	2015	2016	2017
Employment, % chg.	-2.4	1.0	1.4	1.4	1.6
Unemployment rate, %	7.0	6.3	5.8	5.7	5.8
Resale Home Trans., % chg.	9.0	20.5	9.4	3.3	3.2
Median Price, %	-0.6	3.8	-0.6	1.9	1.8
Population, % chg.	0.4	1.4	0.9	0.9	1.2
Res. Permits, % chg.	3.7	31.8	3.0	-4.9	6.7
Non-Res Permits, % chg.	-3.1	-2.1	16.6	2.6	5.1

Source: Statistics Canada, CMHC, Central 1 Credit Union Sept 2015.



 Central 1 Economics

Signs of labour market tightening, but range-bound employment trend since 2006



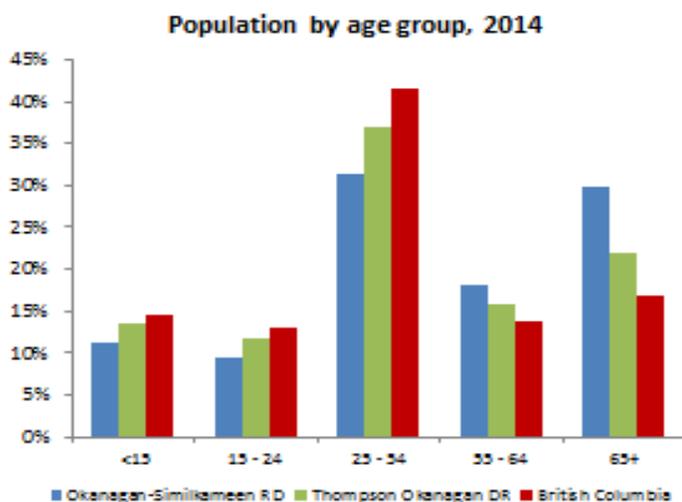
Source: Statistics Canada, Central 1 Credit Union. Note: Seasonally-adjusted

Latest: Q2 2015



 Central 1 Economics

Okanagan/Similkameen RD



The Okanagan-Similkameen Regional District population is older relative to the provincial population. As a result:

- Median age is 52 compared to the provincial 41.9
- Health care and social assistance accounts for 13% of DR jobs.
- Employment income makes up a smaller portion of total income.

4

LOCAL GOVERNMENT OVERVIEW

Overview

The Constitution Act of 1867¹ identifies the specific services the Canadian Parliament administers and delegates the specific authorities belonging to the provinces², one of which is the creation of Local Governments. Consequently, the Regional District of Okanagan Similkameen is a corporation officially established on March 4th, 1966 by Letters Patent issued by the Executive Council pursuant to Section 766 of the Municipal Act of British Columbia. As a creation of the Province, the Regional District relies on Provincial Legislation to provide the authority necessary for it to fulfil its mandate of providing services to the citizens within its corporate boundaries.

Mandate and Authority

Section 2 of the Local Government Act (LGA) provides that regional districts are an independent, responsible and accountable order of government within their jurisdiction. The purposes of a regional district include:

- providing good government for its community,
- providing the services and other things that the board considers are necessary or desirable for all or part of its community,

¹ The Constitution Act 1867 to 1982, Section 91, Part VI, Department of Justice Canada, (Ottawa, Ontario: Minister of Supply and Services Canada, 1983).

² Ibid, Section 92(8) of Part VI

- (c) providing for stewardship of the public assets of its community, and
- (d) fostering the current and future economic, social and environmental well-being of its community.

Letters Patent

The Regional District is led by a Board of eighteen Directors, eight rural and ten urban. The eight electoral areas, each have one elected director and of the six municipal members, Penticton appoints 4 Directors, Summerland appoints two Directors and Osoyoos, Oliver, Keremeos and Princeton each appoint one. The rural Directors are elected to a three-year term³ while the urban members are appointed by their councils annually. The Act also provides that the authority and power to govern the municipality is vested in the Board as a whole⁴.

Establishment Bylaws

Where authority to provide a service was initially established in the Letters Patent, changes to the Municipal Act in 1989 made it possible for Regional Districts to provide services with the adoption of a service establishment bylaw. The service can be for all or part of the Region, but only the people receiving the service contribute to its cost.

Vote Allocation

To fairly represent the population that makes up the Regional District at the Board, the Supplementary Letters Patent have identified that 1 voting unit = 1800 people. 1 director may carry a maximum of 5 votes.

# of Members/ Representing	Weighted Votes
Electoral Area "A"	2
Electoral Area "B"	1
Electoral Area "C"	3
Electoral Area "D"	5
Electoral Area "E"	2
Electoral Area "F"	2
Electoral Area "G"	2
Electoral Area "H"	1
Town of Osoyoos	3
Town of Oliver	3
City of Penticton	19
District of Summerland	7
Village of Keremeos	1
Town of Princeton	2
Total Votes Allocated	53

³ Municipal Act, Chapter 19, Revised Statutes of British Columbia, 1998

⁴ Ibid, Section 167

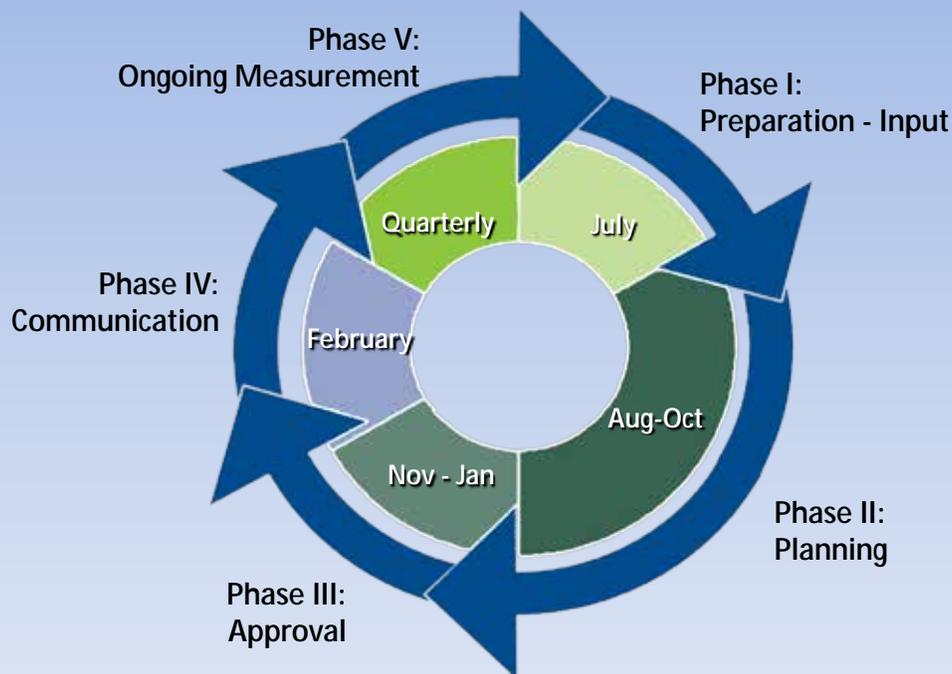
Jurisdiction	Unweighted Votes	Weighted Votes
Similkameen Valley	5	7
Okanagan Valley	13	46
Municipal Votes	10	35
Rural Votes	8	18

RDOS subscribes to a corporate culture and operating philosophy where measurable results against specific objectives that support the mission and vision are important. In these tight economic times, it becomes a matter of clearly identifying what it is we intend to do so we can focus our resources, both human and financial, on those issues most important to our success.

RDOS ANNUAL PLANNING CYCLE

RDOS relies on a structured business planning framework to set the overall direction for the regional district and to guide its operation. Fundamental elements for guiding the strategic development of the airport are the RDOS's Vision and Mission Statements, Strategic Plan, and the Annual Business Plan. The Annual Business Plan delineates what we plan to work on in that given year and outlines how we intend to proceed to achieve our goals for the 2014 – 2018 term of office.

Annual Planning Cycle



2017 Corporate Objectives
Summary of Key Success Drivers (KSDs), 5-Year Goals, 2017 Corporate Objectives, Performance Indicators and Point Weightings

KSD #1 – HIGH PERFORMING ORGANIZATION		
(3 Goals; 5 Objectives; 15 pts.)		
2017 Objectives	Performance Indicator	Points
Goal 1.1 To be a fiscally responsible organization		
1.1.1 By providing the Board with accurate, current financial information	Develop a new document for the Board in the form of a Management Discussion and Analysis Report, including comparative metrics	2 points
	Receipt of an unqualified audit for the 2016 calendar year	1 point
	Meet Budget at the end of the year	2 points
1.1.2 By being an effective local government	Develop a Business Continuity Plan for 101 Martin St	1 point
	Participate in the Shared Services Project with other regional local government/education entities	1 point
		Sub Total = 7
Goal 1.2 To be a healthy and safe organization		
1.2.1 By implementing the 2017 joint occupational health and safety action plan	Develop a plan for the Safe Work procedures and implement the 2017 phase	2 points
	Keep the RDOS injury rate below the average for our classification unit (WorkSafeBC)	2 points
1.2.2 By implementing an employee wellness program	Implement the 2017 Employee Wellness Action Plan	1 point
		Sub Total = 5
Goal 1.3 To Cultivate a High Performing Organizational Culture		
1.3.1 By developing and implementing an Organizational Development Plan	Improved results on the 2017 Survey over 2016 Survey	2 points
	Organize All Staff Business Meeting with topic relevant to staff perception survey results.	1 point
		Sub Total = 3
		KSD #1 Total = 15

KSD #2 – FOCUS ON THE CUSTOMER EXPERIENCE		
(3 Goals; 3 Objectives; 20 pts.)		
2017 Objectives	Performance Indicator	Points
Goal 2.1 To increase public awareness of RDOS Services		
2.1.1 By promoting regional district facilities and services	· Promote Local Government Awareness Week	1 point
	· Complete the 2017 citizen survey and develop a schedule for implementing recommendations	2 points
	· Investigate setting up a “panel” for use as a rolling survey program	1 point
	· Improve communications by advertising in local community hot spots such as store bulletin boards and coffee shops, going beyond newspaper advertisements	1 point
	· Continue weekly articles	1 point
		Sub Total = 6
Goal 2.2 To foster dynamic and effective community relationships		
2.2.1 By developing and implementing a community relations program	Develop a community relations plan and implement the 2017 phase	2 points
	Organize an open house, public meeting or tour in each electoral area.	2 points
	Implement Area “D” Governance Committee recommendations	2 points
		Sub Total = 6
Goal 2.3 To meet public needs through the provision and enhancement of key services		
2.3.1 By introducing a process of continuous improvement into the organization	Facilitate two Kaizens under the Lean Management Program	2 points
	Review RDOS Bylaws and Policies for relevancy and currency	1 point
	Ensure all irrigation district bylaws have been transferred to RDOS format	3 points
	Conduct a “Lessons Learned” exercise at end of all projects and exit surveys for all departing staff	1 point
	Implement the actions identified in the 2017 Request for Decision Kaizen	1 point
		Sub Total = 8
KSD Total = 20		

KSD #3 – BUILD A SUSTAINABLE REGION		
(3 Goals; 19 Objectives; 50 pts.)		
2017 Objectives	Performance Indicator	Points
3.1 To develop a socially sustainable region		
3.1.1 By implementing the regional transit future plan	Develop an annual program under the Transit Future Plan and implement the 2017 phase	1 point
	Transfer operations of the South Okanagan Transit Service from the Town of Osoyoos to the RDOS	1 point
	Develop a marketing program for existing services	1 point
3.1.2 By developing a regional fire service master plan	Administer the contract for the development of the Plan	1 point
	Ensure that regional fire chiefs are involved in the development of the plan	1 point
3.1.3 By establishing a Naramata Fire Service Satellite Fire Hall	Acquire an appropriate site for the satellite fire hall	1 point
	Finalize building site design and contract for construction	1 point
3.1.4 By developing the Erris Volunteer Fire Department	Undertake the Fire Underwriter study of proposed service	1 point
	Establish the service	1 point
	Provide an orientation for the Department Members to ensure compliance with RDOS standards	1 point
3.1.5 By implementing the regional trails program	Construct the KVR Trail South Spur section from Road 18 to Osoyoos Lake	1 point
	Assist the Province with a critical habitat inventory management plan for the KVR trail from Vaseux Lake to Osoyoos	1 point
	Secure Provincial tenure for the KVR trail – Area A and C phase	1 point
	Secure tenure for the KVR trail – OIB phase	1 point
	Work with senior levels of government to secure tenure for the KVR trail – Vaseux Lake phase	1 point
3.1.6 By implementing the 2017 Phase of the Parks Program	Implement a 2017 parks improvement program	1 point
	Establish an Electoral Area H parks service	1 point
	Update Regional and Community parks bylaws	1 point
	Complete a Contribution Agreement and Facility Use Agreement with the Tulameen Community Club	1 point
	Review the Princeton/ Area H Park Contribution Service	1 point
3.1.7 By providing public recreational opportunities	Carry out the 2017 Recreation and Wellness Programs under the guidance of the Recreation Advisory Commissions	1 point
	Implement a Regional approach to booking Recreation Programs, Facilities and Events, e.g. common calendar between Rec programs	1 point
3.1.8 By constructing a pedestrian pathway in Okanagan Falls	Undertake the design, consultation and permitting phases	1 point
	Complete final design and submit for 2018 Budget consideration	1 point
3.1.9 Investigate energy options	Research and report on solar and wind power advancements	1 point
		Sub Total = 25

2017 Objectives	Performance Indicator	Points
Goal 3.2 To develop an economically sustainable region		
3.2.1 By developing an Asset Management Plan	Investigate options for asset management systems and which would be appropriate for the Regional District	3 points
3.2.2 By updating the Naramata Water System Development Cost Charge Bylaw	Complete the business case for revised development cost charges	2 points
		Sub Total = 5

2017 Objectives	Performance Indicator	Points
Goal 3.3 To develop an environmentally sustainable region		
3.3.1 By commencing the Electoral Area "F" Official Community Plan review	Citizen Committee appointments, project Inventory, Issue identification, constraints and opportunities, Background Report	1 point
	Community engagement, Draft Plan	1 point
3.3.2 By conducting a Bylaw Enforcement Policy Review	Review Best Practices for bylaw enforcement and compare to current RDOS procedures and policies	1 point
	Identify gaps and prepare revised procedures and policies	1 point
3.3.3 By completing a new Water Regulatory and Conservation Bylaw	Conduct literature search and benchmarking exercise	2 points
	Develop a draft bylaw for discussion and present final version	2 points
3.3.4 By implementing the 2017 Phase of the Solid Waste Management Plan	Complete site analysis, procurement, design and construction of the new organics processing facility	2 points
	Complete the procurement for Curbside service beginning in July 2018	2 points
	Pilot a Bio-cover methane mitigation project to achieve approval for substituted requirements permit.	2 points
	Develop the Keremeos landfill closure plan	1 point
3.3.5 By bringing Kaleden and Skaha Estates into the Okanagan Falls Waste Water Treatment System	Initiate the public assent process to establish a Service to attach to the Okanagan Falls Wastewater Treatment Plant	1 point
	Complete the detail design of a sewerage collection system for Kaleden and Skaha Estates	1 point
	Actively search for a grant to move this project forward	1 point
3.3.6 By constructing a wetlands filtration system for the Okanagan Falls Waste Water Treatment Plant	Complete the design and construction of Wetland system	1 point
3.3.7 Set out the Regional District responsibility for orphan dikes	Conduct an inventory of orphan dikes within the regional district and present a discussion paper to the Board identifying liability when/if there is flooding or disaster related to the dikes	1 point
3.3.8 Establish a position around Uplands Water Storage	Bring a report to the Board identifying the issue/history/risk of RDOS involvement in uplands water storage	
		Sub Total = 20
KSD Total = 50		

KSD #4 – GOVERNANCE and OVERSIGHT in a REPRESENTATIVE DEMOCRACY		
(4 Goals; 6 Objectives; 15 pts.)		
2017 Objectives	Performance Indicator	Points
Goal 4.1 To execute a Well-Defined Strategic Planning Cycle		
4.1.1 By maintaining, evaluating and executing the Strategic Planning and Enterprise Risk Management Programs.	Development of the 2018 Corporate Business Plan	2 points
	Review and update the Enterprise Risk Management Register	1 point
		Sub Total = 3
Goal 4.2 To Encourage Partnerships with all Member Municipalities, Electoral Areas, Indian Bands and Other Levels of Government		
4.2.1 By organizing government to government meetings	Organize and host one C2C Forum.	1 point
	Organize regular Regional CAO meetings	1 point
4.2.2 By implementing the terms of the First Nations Protocol Agreement	Support regular joint council and steering committee meetings to promote good relations in the Regional District and report to the Board on highlights	1 point
	Implement the 2017 actions identified in the Joint Council Action Plan	1 point
		Sub Total = 4
Goal 4.3 To Promote Board Effectiveness		
4.3.1 By assisting the Board to operate in an effective manner	Plan and implement a legislative workshop in 2017	1 point
	Enhance relationship with committees/commissions	1 point
	Facilitate the Board evaluation	1 point
4.3.2 By supporting a governance review for Electoral Area "D"	Implement recommendations from the Area "D" governance review	2 points
		Sub Total = 5
Goal 4.4 To Develop a Responsive, Transparent Corporation		
4.4.1 By ensuring all existing bylaws and policies are kept in a current and useful form and content.	Ensure all irrigation district bylaws have been transferred to RDOS format	2 points
	Conduct Privacy Impact Assessments on new recreation software, building permit tracker, enforcement ticket tracker, development tracker and Vadim updates	1 point
		Sub Total = 3
KSD Total = 15		

2017 CORPORATE OBJECTIVES - WORKSHEETS

KEY SUCCESS DRIVER 1 – HIGH PERFORMING ORGANIZATION

Goal 1.1 **To be a fiscally responsible organization**

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

Description

The citizens of the Regional District of Okanagan Similkameen expect their elected officials and staff to provide leadership for the efficient and effective fiscal planning and operation of the 150 services provided by the corporation. The services offered by the regional district are diverse, ranging through regional, sub-regional, inter-jurisdictional and local. By law, only those citizens receiving a service, pay for it.

Ownership

§ Office of Prime Interest (OPI): Manager of Financial Services

§ Offices of Collateral Interest (OCI): Senior Management Team; Finance Department

The Activity

The Regional District has a legislative requirement to develop and submit a Five-Year financial plan (the “Plan”) each year. Staff submits the Plan to Budget Committee each November for the subsequent calendar year, with projections rolling forward for the next five-year period. The Board is obligated to adopt a budget by March 31st of each year. The Public has full access to budget meetings and a wide citizen engagement process is offered each year prior to budget adoption. The Board provides oversight on the budget against actuals on a quarterly basis throughout the year.

Typically, administration uses a narrative variance report to present to the Corporate Services committee each quarter. In 2017, the intent is to move to a more robust Management discussion and Analysis of our financial status that should provide the Board better oversight of our financial position.

Measurements

The Regional District of Okanagan Similkameen has a very robust financial management system and has established rigorous controls to ensure Administration provides sound financial management, fulfills the fiduciary trust the Board places on them to use taxpayer dollars wisely; and, that the Board receives the information they need to provide financial oversight.

Department Managers review financial statements monthly and employ a TimeTracker data base to ensure expenses are applied to the right Service to ensure we maintain a fair balance between urban and rural participants in regional services.

Weighting (5 points of 15 for the KSD)

- 2 points for the development and production of a Management Development and Analysis Report for presentation to the Corporate Services Committee in Q2 and Q3.
- 1 point for obtaining an unqualified audit from an independent auditor for the 2016 calendar year.
- 2 points for successfully achieving the 2017 budget targets.

Goal 1.1: To be an effective, fiscally responsible organization

Objective 1.1.2: By being an effective local government

Description

The Regional District of Okanagan Similkameen understands that the success of our organization depends on all Board and staff members working together to achieve our goals; all with the intent of providing effective service to our citizens. To do this, we need to keep a lean, flat organizational structure and having the Management Team meet weekly to discuss corporate and interdepartmental issues is one method, but we still need to work out of our departmental silos and ensure our front line staff has the information necessary to keep citizens informed.

Ownership

- § Office of Prime Interest (OPI): Manager of Legislative Services
- § Offices of Collateral Interest (OCI); Manager of Information Systems

The Activity:

While we cover a large geographical area, the hub of our operation is at 101 Martin Street. We need to examine the risk of losing our corporate office and how we could continue to operate our business efficiently. In 2017 RDOS will develop a Business Continuity Plan and commence implementation in a phased manner.

In addition, we realize that there may be economies of scale by working with our partners in the South Okanagan and we'll work with School District 67, the City of Penticton and the District of Summerland on implementing a couple of pilot programs through a Shared Services concept plan.

Measurement

Success on this activity will be based the completion of a Business Continuity Plan and participation in the Shared Services Project. The end result will be a more effective organization.

Weighting (2 points of 15 for the KSD)

- 1 point for development of a Business Continuity Plan
- 1 point for participation in the Shared Services Project

Goal 1.2: To be a healthy and safe organization

Objective 1.2.1: By implementing the 2017 phase of the occupational health and safety action plan

Description

The Regional District of Okanagan Similkameen takes its responsibility for the safety of its employees very seriously. We have always complied with provincial legislation, but in 2009, RDOS aspired to achieve the standard set by the BC Municipal Safety Association and applied under the Certificate of Recognition (CoR) Program. In fact, we applied under two programs; one for their Health and Safety Program and one for their Return to Work Program. In 2010, 2011 and 2012 we were awarded both. In 2013, our Joint Health and Safety Committee determined to continue in-house due to the cost and onerous reporting requirements for the provincial certification. We continue to have trained in-house auditors and conduct an annual safety audit, which forms the basis for our Safety Action Plan.

Ownership

- § Office of Prime Interest (OPI): Manager of Human Resources
- § Offices of Collateral Interest (OCI): Workplace Health & Safety Committee; Department Managers

The Activity

The Regional District Joint Health and Safety Committee annually audits the Regional District work places and they'll be implementing the actions identified in the Workplan for 2017. The Audit indicated that we needed to work more closely with our external Parks & Recreation Departments and our Fire Departments. That outreach will continue in 2017. It will also involve training and information sharing, with a concentration on corporate-wide WHMIS training.

Measurement

The RDOS has used "Total Recorded Incident Ratio" as a measurement in the past, but in 2017 we intend to move to benchmarking on the injury rate identified by WorkSafe BC for our classification unit. In addition, the completion of the 2017 Worksafe Plan, training for our staff and networking with our external departments will be success factors.

Weighting (4 points of 15 for this KSD)

- 2 points for developing and implementing the 2017 safe work procedures for all departments within the organization
- 2 points for keeping the RDOS injury rate below the average for our WorkSafe BC classification unit.

Goal 1.2: To be a healthy and safe organization
Objective 1.2.2: By implementing the 2017 Wellness Program

Description:

The Regional District of Okanagan Similkameen believes that every employee contributes directly to the growth and success of our organization. In recognition of that belief, a Wellness Committee has been established to foster the development and growth of a healthy workplace by establishing a positive work environment and paying attention to the factors that keep employees happy and healthy at work.

2017 GOALS

- Develop a program that promotes a healthy work environment that attracts, retains, and most importantly engages employees.
- Develop a program that has an impact on employees' intellectual, physical, emotional, social, and spiritual well-being as well as on their occupational and environmental wellness.
- Promote employees' health and the health of the organization by creating a positive workplace culture through a focus on credibility, respect, fairness, pride, and camaraderie.
- Develop ways to recognize, reward, and motivate employees.
- Develop recruitment strategies to encourage employee participation on the Wellness Committee and with Wellness events with equal department representation.

Ownership

§ Office of Prime Interest (OPI): Manager of Human Resources

§ Offices of Collateral Interest (OCI): Workplace Health & Safety Committee; Department Managers

The Activity

Staff can sign up to join the Wellness Rewards Points Program at point of hire or at any time thereafter through HR. Points are collected in the following categories: wellness, health & safety, physical, and environment. Once a staff member reaches a certain milestone, they can cash their points in to receive a gift certificate from a local retailer for the pre-assigned amount equated to the number of points being redeemed. It would also be the intent of the Committee to encourage fitness "challenges" with our member municipalities in 2017.

Measurement

This objective can be measured by the number of employees signed up, the number of events sponsored and the number of points awarded.

Weighting (1 point of 15 for the KSD)

- 1 point for the implementation of the 2017 Employee Wellness Plan.

Goal 1.3: To cultivate a high-performing organizational culture

Objective 1.3.1 By developing and implementing an Organizational Development Plan

Description

The Regional District of Okanagan Similkameen has a recognized cultural change program. We identified eight characteristics that we want our organization to resemble and we steadfastly measure our progress against those characteristics by an annual staff perception survey. Each year, when we produce the results from our survey we create an employee committee to develop a plan to make some sort of intervention into the organization.

Ownership

§ Office of Prime Interest (OPI): Manager of Human Resources

§ Offices of Collateral Interest (OCI): Committee for Organizational Excellence and Development

The Activity

The field of Organizational Development is huge and so important to the success of an organization. In addition to the support we offer to our own employees, we offer HR support to most of our member municipalities. This is an important service for us and we need to continually review how we're doing, but we also need to expand and improve the capabilities of our service.

Internal communication and the ability to effectively inform the organization about what our different parts are doing is essential to achieve our vision. The RDOS has established a Communications Committee that includes a focus on how we communicate with each other and we've made significant progress, but still have room to grow. In 2016, we added the Interdependency Workshop into our strategic planning process and that should help coordinate activities in 2017.

Measurement

The High Performance and Innovation Committee promotes the eight characteristics of high-performing organizations and has an annual cycle they follow to entrench this cultural change. The eight characteristics are presented to each Board and Staff member in November, at which time we also conduct our staff perception survey to measure our organization against these characteristics. The survey results produce quantitative and qualitative data upon which we can measure our progress. Measurement tools also include the development of the Organizational Development Plan.

Weighting (3 points of 15 for this KSD)

- 1 point for organizing the all-staff business meeting
- 2 points for improved results on the 2017 Staff Perception Survey over 2016 Survey

KEY SUCCESS DRIVER 2 – FOCUS ON THE CUSTOMER EXPERIENCE

Goal 2.1 **To increase public awareness of RDOS services**

Objective 2.1.1: **By promoting regional district facilities and services**

Description

Our citizen surveys clearly indicate that the majority of our citizens don't have a good idea of what services we offer. The Regional District of Okanagan Similkameen believes strongly that we need to consult with our citizens to determine if we're meeting their expectations with regard to services, but we also need to keep them informed about the services we offer.

Ownership

§ Office of Prime Interest (OPI): Manager of Legislative Services

§ Offices of Collateral Interest (OCI): Senior Management Team

The Activity

The Regional District already devotes a significant effort to customer service and improving the customer experience. In 2016, we developed an inventory of our facilities and properties so that we can properly brand them. Our 2017 program will continue a program to properly sign our assets so our citizens can better identify what we currently provide and take the opportunity to leverage exposure through various local government events. Activities may include hosting open houses in a number of Electoral Areas during local government week in 2017, partnering with some of our member municipalities and talking to our local school districts about delivering educational seminars in schools.

Measurement

This is an activity based objective, but administration will report on our progress to the Board with our quarterly activity reports and our quarterly report on the Business Plan.

Weighting (6 points of 20 for this KSD)

- 1 point for promoting Local Government Awareness Week
- 2 points for completing and analyzing the 2017 citizen survey
- 1 point for investigating the establishment of a "panel" for use in future surveys
- 1 point for improving communications by advertising in local community hot spots
- 1 point for continuing the weekly information articles in local media

Goal 2.2 To foster dynamic and effective community relationships

Objective 2.2.1: By developing and implementing a Community Relations Program

Description

With the large geographic area encompassing the Regional District of Okanagan Similkameen, we need an outreach program to interact with our citizens. We know from previous surveys that 60% have limited contact with our staff or our office. We need to close that gap.

Ownership

§ Office of Prime Interest (OPI): Manager of Legislative Services

§ Offices of Collateral Interest (OCI): Senior Management Team

The Activity

If our citizens don't come to us, we need to develop a strategy to go to them. In 2017, we intend to get out and organize an open house on local issues or tour each electoral area. We also want to actively identify interaction opportunities at Home Shows, events and other public gatherings in each area.

Measurement

The measurement of success of this objective will be the number of events or tours produced in 2017.

Weighting (6 points of 20 for this KSD)

- 2 points for developing a community relations plan and implementing the 2017 phase
- 2 points for organizing an open house, public meeting or tour in each electoral area.
- 2 points for implementing the Area "D" Governance Committee recommendations

Goal 2.3 To meet public needs through the provision and enhancement of key services

Objective 2.3.1: By introducing a process of continuous improvement into the organization

Description

The Regional District of Okanagan Similkameen is always interested in improving the customer experience. The "Lean Management" program initiated by the regional district in 2015 is maturing. It's all about improving service and efficiency, without spending more money, using management practices developed in leading private companies and public sector institutions. Processes are improved, decisions are streamlined and employees are more engaged. Service gets faster and better.

Lean Management creates a more systemic impact by changing how managers manage and workers work. Changes have proven more sustainable when employees in the organization feel fully accountable, have the tools and are trained in Lean Management techniques. Lean Management addresses the systems and management practices critical to continuous improvement.

Lean Government organizations teach their employees to look at themselves from the perspective of their customers and stop doing what customers and taxpayers do not value, including:

- Eliminating unnecessary touch points and wait times from the beginning of the process to the end
- Improving coordination across functional areas
- Standardizing work to reduce variations in process and performance; and,
- Creating a culture of continuous improvement by exposing problems and their causes for all to see and act on.

Ownership

§ Office of Prime Interest (OPI): MHR; Manager of Legislative Services

§ Offices of Collateral Interest (OCI):

The Activity

In 2017 we'll continue to offer training for interested employees. In the meantime, our one "Greenbelt" level employee will conduct two Kaizens in 2017. Further, the expanding scope of our water services requires that old bylaws of systems that have been assumed by the RDOS need to be re-written to meet our standards and we need, generally, to improve lessons learned from project management opportunities.

Measurement

The measurement will be based on our activities to introduce Lean Management throughout the organization, train a trainer and conduct a number of Kaizen's in 2017 to promote continuous improvement through process mapping.

Weighting (8 points out of 20 for this KSD)

- 2 points for conducting two Kaizen's in 2017
- 1 point for reviewing RDOS Bylaws and Policies for relevancy and currency
- 3 points for transferring all water system bylaws to RDOS standards
- 1 point for conducting a "lessons learned" exercise at the end of all projects and introducing exit surveys for departing staff.
- 1 point for implementing the recommendations from the Area "D" office consolidation Kaizen.

KEY SUCCESS DRIVER 3 – BUILD A SUSTAINABLE COMMUNITY

There are three recognized pillars of community sustainability; being social, economic and environmental.

Goal 3.1: To develop a socially sustainable region

The Social Sustainability Pillar is based on people and how we improve their quality of life.

Objective 3.1.1: By implementing the Regional Transit Future Plan

Activity:

BC Transit, in collaboration with the Regional District of Okanagan Similkameen, completed a 25-year Transit Future Plan for the region in 2015. The Transit Future Plan envisions what the transit network should look like 25 years from now and describes what services, infrastructure and investments are needed to get there. The plan is designed to support local community goals and objectives, such as strengthening the link between transportation and land use in order to support sustainable growth. It also describes the transit service, fleet and facility changes required to transition existing transit systems to the proposed vision, including identifying improvements that provide an immediate, positive impact, and providing recommendations on priorities and phasing.

Ownership

§ Office of Prime Interest (OPI): Manager of Community Services

§ Offices of Collateral Interest (OCI): Rural Projects Coordinator

The Activity

A Regional Transit Technical Advisory Committee began work in early 2016 and they made significant progress with consolidating schedules and fees. Further work will be done in 2017 to develop an acceptable Governance system for Transit in the Regional District and the Regional District will assume responsibility for the South Okanagan Transit System early in the new year.

Measurement

This objective will be activity based and progress will be measured continuous progress against the Transit Future Plan.

Weighting (3 points of 25 for Goal 3.1)

- 1 point for developing an annual program under the Transit Future Plan and implementing the 2017 Phase.
- 1 point for transferring operations of the South Okanagan Transit System to the Regional District
- 1 point for developing a marketing program for existing services.

Goal 3.1: To develop a socially sustainable region

Objective 3.1.2: By developing a regional fire service master plan

Description:

The British Columbia Office of the Fire Commissioner recently released the 'Structure Firefighters Competency and Training Playbook'. The "Playbook" establishes a new fire training standard for all Fire Departments in B.C., pursuant to section 3 of the Fire Services Act. An internal review of the new standards, including our seven Regional District fire departments has raised concerns for our ability and capacity to meet the identified standards, while maintaining volunteerism and budgets.

Ownership

§ Office of Prime Interest (OPI): Manager of Community Services

§ Offices of Collateral Interest (OCI): Emergency Preparedness Coordinator

The Activity

In 2016, the Regional District awarded the contract to conduct a coordinated review our fire services that will address;

- roles and responsibilities
- gaps in service
- management and administration
- training requirements
- human resource management; and,
- fire and life safety inspection requirements for electoral areas.

The proposed "Master Plan" will assist us in determining actions for each of our fire departments that will address the concerns arising from the "Playbook". The plan will also identify individual strengths and challenges facing each of our fire departments and provide industry standard solutions to meet the requirements imposed by the Office of the Fire Commissioner and future growth issues as they arise.

Measurement

This objective will be measured by the presentation of a Fire Services Master Plan to the Board in 2017.

Weighting (2 points of 25 for this Goal)

- 1 point for administering the contract to a successful conclusion
- 1 point for ensuring that the Regional Fire Chiefs are involved in the development of the Plan.

Goal 3.1: To develop a socially sustainable region

Objective 3.1.3: By establishing a Naramata Fire Service Satellite Fire Hall

Description:

Bylaw No. 1619, 1995 established a service for fire prevention and suppression on certain properties within a designated portion of Electoral Area “E”, in a piecemeal manner, leaving gaps within the area. Over time, many of the properties which were not included in the original adoption of the fire service area bylaw have petitioned in. With the application by several owners of properties outside the existing service area it proved beneficial to incorporate all remaining properties within the boundaries of the existing service area which were not originally included in the service at the same time.

Ownership:

§ Office of Prime Interest (OPI): Manager of Community Services

§ Offices of Collateral Interest (OCI): Emergency Preparedness Coordinator

The Activity:

Bylaw No 2733, 2016 completing the inclusion of all properties within the existing service area and expanding it by incorporating several properties to the north of Naramata received public assent in 2016. By including these properties into the existing fire service area, through taxation they share the costs, and become eligible for the service if/when an emergency occurs. The Naramata Fire Department is in full support of the application.

A benefit of coming into a fire service area is typically a reduction in insurance rates, but for that to be of full force, the homes must be within 8 Km. of a fire hall. The RDOS will investigate the development of a satellite fire hall for Area E in 2017.

Measurement:

The success of this objective will be measured by the construction of a satellite fire hall and bringing it into operation in 2017.

Weighting (2 points of 25 for this Goal)

- 1 point for acquiring a site
- 1 point for the design and construction of a satellite fire hall

Goal 3.1: To develop a socially sustainable region

Objective 3.1.4: By developing the Erris Volunteer Fire Department

Description:

Erris is a small hamlet in Electoral Area “H” that has developed a fire brigade with good participation from community volunteers, but they aren’t eligible for subsidization until a Fire Service is established. They’re doing well, and have received grants for capital purchases, but they are to the point now where a tax-based fire department seems the best option.

Ownership:

- Office of Prime Interest (OPI): Manager of Community Services
- Offices of Collateral Interest (OCI): Manager of Legislative Services

Activity:

There is a regulatory process required for the establishment of a service in a regional district. In 2017, a first step would be to have the Fire Underwriters Association conduct a study to determine if a fire department would lower insurance rates, RDOS could then conduct the process to establish a service and then we would ensure that volunteers are trained to the standard required for a Fire Department.

Measurement:

Success on this objective would be the establishment of the Service.

Weighting: (3 points of 25 for this Goal)

- 1 point for organizing and completing the Fire Underwriters Study
- 1 point for establishing the service
- 1 point for successfully training Erris volunteers to RDOS standards

Goal 3.1: To develop a socially sustainable region

Objective 3.1.5: By implementing the Regional Trails Program

Description

The Regional District of Okanagan Similkameen developed a robust Trails Master Plan in 2012 and is continually striving to enhance both the quality and quantity of developed trail.

Ownership

- § Office of Prime Interest (OPI): Manager of Community Services
- § Offices of Collateral Interest (OCI): Parks Coordinator

Activity

In addition to continuing our work to improve our KVR trails in the south Okanagan and our similkameen trails, the Regional District will plan to acquire, design and construct additional trail in the south Okanagan and similkameen valley's.

Measurement

This is an activity based objective and progress will be measured against trail constructed.

Weighting (5 points of 25 for this Goal)

- 1 point for constructing the KVR Trail south spur section from Road 18 to Osoyoos
- 1 point for securing provincial tenure for the KVR in Electoral Areas "A" and "C"
- 1 point for assisting the province with a critical habitat inventory management plan for the KVR trail from Vaseux Lake to Osoyoos
- 1 point for securing tenure for the KVR – Osoyoos Indian Band phase
- 1 point for working with senior levels of government to acquire tenure for the KVR trail – Vaseux phase

Goal 3.1: To develop a socially sustainable region

Objective 3.1.6: By undertaking the 2017 Phase of the Park Program

Activity

The Regional District of Okanagan Similkameen has a Regional Parks & Trails Service, but the majority of work done in parks is through local service areas. Greenways and blueways play a significant role in a high quality of life for our citizens and we're continually upgrading our inventory of parkland and the quality of parks on an annual basis.

Ownership

§ Office of Prime Interest (OPI): Manager of Community Services

§ Offices of Collateral Interest (OCI): Manager of Legislative Services; Parks Supervisor

The Activity

In 2017, the Regional District will continue with their park improvement program and to implement the recommendations from the Parks Master Plan that is currently under development.

Measurement

This objective will be measured by the successful completion of the Plans.

Weighting (5 points out of 25 for this Goal)

- 1 point for implementing a 2017 parks improvement plan
- 1 point for establishing an Area “H” parks service
- 1 point for updating the Regional and Community Parks Bylaw
- 1 point for reviewing the Princeton/ Area H Contribution Agreement
- 1 point for investigating participation in a contribution agreement and facility use agreement with the Tulameen Community Club

Goal 3.1: To develop a socially sustainable region

Objective 3.1.7 By providing public recreational opportunities

Description:

The Regional District of Okanagan Similkameen realizes that recreation is a foundation for quality of life in our rural areas. We have been actively growing our recreation programming opportunities in Areas D, E, F and look forward to enhancing those programs in 2017.

Ownership

§ Office of Prime Interest (OPI): Manager of Community Services

§ Offices of Collateral Interest (OCI): Parks Coordinator; Rural Projects Coordinator

Activity

2017 will be about establishing closer ties with our recreation commissions and investigating how we can leverage existing facilities, staff and programs to provide a better service to all of our citizens.

Measurement

This is an activity based objective and progress will be measured against our work with our commissions.

Weighting (2 points out of 25 for this Goal)

- 2 points for implementing a regional approach to booking recreation programs, facilities and events.

Goal 3.1: To develop a socially sustainable region

Objective 3.1.8 By constructing a pedestrian pathway in Okanagan Falls

Description:

The Regional District has been in the process of developing a pedestrian pathway along the south shore of Skaha Lake in Okanagan Falls for several years now. While the pathway is well used, there are still pieces that are not under RDOS control and where public access is difficult.

Ownership

- § Office of Prime Interest (OPI): Manager of Community Services
- § Offices of Collateral Interest (OCI): Area D Rural Services Manager

The Activity

The 2017 activity will include the design of the remainder of the trail and getting it ready for construction in 2018

Measurement

This objective will be measured by support for a sustainable committee and the acquisition of a parcel of land for a low-cost senior's housing project in Okanagan Falls.

Weighting (1 point of 25 for this Goal)

- 1 point for acquisition of tenure on the remainder of the trail and submitting it to the 2018 budget committee.

Goal 3.1: To develop a socially sustainable region

Objective 3.1.9 By investigating energy options

Description:

The Regional District is a participant in the provincial climate action charter and are very interested in energy conservation. It seems with new developments in both solar and wind technology that we may be able to introduce improvements on how we power regional district buildings.

Ownership:

- § Office of Prime Interest (OPI): Manager of Development Services
- § Offices of Collateral Interest (OCI): Planning Technician

Activity:

The 2017 activity will be limited to a literature search to determine advancements in energy technology and perhaps a look at opportunities for consideration in future years.

Weighting: (1 point out of 25 for this goal)

- 1 point for researching and reporting on solar and wind power advancements

Goal 3.2: To develop an Economically Sustainable Region

The second pillar of community sustainability is to develop an economically sustainable region. This pillar focusses on economic development in the Region, but also includes being fiscally responsible as an organization and by ensuring that we are good stewards of the assets of the Regional District.

Objective 3.2.1: By developing an asset management plan

Description

The Regional District, as have all public agencies, has complied with the Public Service Accounting Board and produced a Tangible Capital Assets Register. The Province of British Columbia has determined that it would be beneficial for all local governments to develop an Asset Management Plan, with the intent to deliver sustainable services by extending and deepening asset management practices. Asset Management is defined as an integrated process bringing together planning, finance, engineering and operations to effectively manage existing and new infrastructure to maximize benefits, reduce risks and provide satisfactory levels of service to community users in a socially, environmentally and economically sustainable manner.

The Regional District initiated investigation into the development of an asset management plan in 2016 with the assistance of a grant made available through UBCM. While this study identified the current gap, it recommended additional work in 2017.

Ownership

§ Office of Prime Interest (OPI): Manager of Public Works

§ Offices of Collateral Interest (OCI): Manager of Financial Services

The Activity

The next step in our process would be to conduct a study to provide maintenance scheduling, lifecycle planning and financial planning for the replacement of assets. The focus for 2017 will be investigating options for asset management systems and which would be appropriate for the Regional District.

Measurement

Success on this objective will be measured by the engagement of a consultant to conduct the next step in 2017.

Weighting (3 points of 5 for this Goal)

- 3 points for investigating options of asset management systems and which would be appropriate for the Regional District.

Goal 3.2: To develop an Economically Sustainable Region

Objective 3.2.2: By updating the Naramata Water System Development Cost Charge Bylaw

Description

Urban development often leads to an increase in the demand for water and other services. Development Cost Charges (DCC's) are monies that the Regional District would collect from land developers to offset that portion of the costs related to the water system that are incurred

as a direct result of the new development. New development may require increases to the size of the water treatment plant; storage facilities or trunk mains and the philosophy would be that existing ratepayers shouldn't have to pay if they're not benefiting from the new infrastructure.

The Naramata Water System currently has a Development Cost Charge Bylaw, but it is dated and needs to be revised. Engineering studies have been completed to determine the condition of the existing infrastructure and the bylaw will establish specific rates for new development to contribute for the expansion to the existing infrastructure.

Ownership

§ Office of Prime Interest (OPI): Manager of Public Works

§ Offices of Collateral Interest (OCI): Subdivision Supervisor

Activity:

In 2017, the Regional District will complete the business case for revised development cost charges for the Naramata Water System.

Measurement:

Success would be the adoption of a revised DCC bylaw by the end of 2017.

Weighting (2 points of 5 for this Goal)

- 2 points for completing the business case for revised development cost charges for the Naramata Water System

Goal 3.2: To develop an Economically Sustainable Region

Objective 3.2.3: By investigating regional or sub-regional economic development outside the Film Commission

Description:

The Regional District has a responsibility for enhancing the economic well-being of their citizens and have, from time-to-time, investigated the development of a regional economic development service. There are currently localized or shared services throughout the RDOS that have had varying degrees of success, some still functioning and others dormant.

It is clear from previous discussion at the Board that there are different opinions on the value of regional economic development, and perhaps concern that there may be overlap, not only with existing local services but with Community Futures or perhaps even the Province.

Ownership:

§ Office of Prime Interest (OPI): Manager of Community Services

§ Offices of Collateral Interest (OCI): Area D Rural Services Manager

Activity:

Further discussion at the Board would be required prior to any further activity on this objective.

Measurement:

The 2017 objective would be limited to a discussion at the Board Table.

Weighting (0 points of 6 for this goal)

Goal 3.3: To develop an environmentally sustainable region

The third pillar of community sustainability is to develop an environmentally sustainable community.

Objective 3.3.1: By commencing the Electoral Area “F” official community plan review

Description

An Official Community Plan (OCP) is the vision a community has for its future. It contains goals and policies that will shape future land use in a way that reflects the community's vision. These goals and policies form a framework used by the Regional District staff, other agencies and the community to guide their decisions about future land use.

Under the Local Government Act, an OCP must include certain information, such as:

1. Residential development;
2. Commercial, industrial, and industrial land uses;
3. Land subject to hazardous conditions or environmentally sensitive to development;
4. Major road, sewer and water systems;
5. Housing policies related to affordable housing, rental housing, and special needs housing;
6. Public facilities, including schools, parks, and waste treatment and disposal sites; and
7. Greenhouse gas emission policies, targets, and actions.

Beyond this, an OCP may also consider other community priorities such as heritage protection, food security, water quality, economic development or transportation and mobility.

The plan process will be conducted in accordance with the *Local Government Act* which specifies purpose, required content, and adoption procedures of the OCPs.

There have been a number of changes to the current plan, to Provincial legislation and to the development of a Regional Growth Strategy all of which need to be reflected within the OCP.

Ownership

§ Office of Prime Interest (OPI): Manager of Development Services

§ Offices of Collateral Interest (OCI): Planning Supervisor

Activity

The 2017 activity will entail the background research to commence the review and update of the Area F OCP. This is a 2-Year project and 2016 will include the establishment of the OCP Review Committee and background research for the development of the OCP. 2017 will also include the environmental scan which will lead to the development of the issues list for future consideration.

Measurement

This will be an activity-based objective for 2017, culminating in the production of the OCP in 2018.

Weighting (2 points of 20 for this Goal)

- 1 point for establishing and supporting an Area “F” OCP Review Committee and conducting background research to commence the review and update of the Area F OCP.
- 1 point for conducting a robust community engagement program

Goal 3.3: To develop an environmentally sustainable region

Objective 3.3.2 By conducting a Bylaw Enforcement Policy Review

Description:

In 2016, the Office of the BC Ombudsman developed a “Best Practices Guide for Local Governments”. Bylaw enforcement is becoming of increasing interest to the Board, in that as our density increases our citizens require more of us in mediating disputes and imposing our laws to enable neighbours to co-exist peacefully. The Area D Governance Study identified bylaw enforcement as one of their most significant indicators of quality of life and an area where we have to step up our game.

Ownership:

§ Office of Prime Interest (OPI): Manager of Development Services

§ Offices of Collateral Interest (OCI): Bylaw Enforcement Coordinator

Activity:

It is our intent in 2017 to review our current bylaw enforcement philosophy, our service establishment bylaws, our enforcement policies and compare them with the “Best Practices” Guide developed by the Office of the Ombudsman. We’ll identify gaps and bring recommendations to the Board for discussion.

Measurement:

Measurement on this objective will be the conclusion of the Best Practice Review and submission of a discussion document to the Board in 2017.

Weighting: (2 points of 20 for this Goal)

- 1 point for reviewing the Best Practice Guide and comparison of RDOS practices.
- 1 point for identifying gaps and preparing a discussion document for the Board.

Goal 3.3: To develop an environmentally sustainable region

Objective 3.3.3: By completing a new Water Regulatory and Conservation Bylaw

Description:

Focus on water quality and quantity has become of evolving importance within the Okanagan and Similkameen Valleys. The Regional District is a water purveyor. We currently own, operate or manage eight water systems, are investigating two others and expect other private or public systems to approach us in the future as infrastructure deteriorates or volunteers are no longer available. The RDOS needs to be secure that we’re prepared to provide potable water to an acceptable standard, in a consistent, sustainable manner.

Ownership

§ Office of Prime Interest (OPI): Manager of Public Works

§ Offices of Collateral Interest (OCI): Engineering Supervisor

Activity

As the RDOS has acquired water systems over the years, we've assumed the bylaws of those entities transferring systems to us; e.g. Naramata Irrigation District, West Bench Improvement District, etc. These bylaws are dated, don't comply with current regulations and we need to adopt a holistic approach to our systems that these bylaws don't allow. In 2017, the Regional District will review all of our water system bylaws, develop a comprehensive draft and bring it to the Board for discussion.

Measurement:

The objective will be measured by development and completion of a comprehensive water system bylaw that takes water conservation into account.

Weighting (4 points of 20 for this Goal)

- 1 point for conducting a literature search and benchmarking exercise
- 1 point for drafting a bylaw for discussion at the Board
- 2 points for approval and implementation of a comprehensive Water Regulatory and Conservation Bylaw.

Goal 3.3: To develop an environmentally sustainable region

Objective 3.3.4: By implementing the 2016 phase of the Solid Waste Management Plan

Description

Guiding Principles in a Solid Waste Management Plan

- Reduce the amount of waste requiring disposal to the greatest extent possible;
- Be cost effective and establish objectives and targets that are clear and measurable;
- Engage and involve all sectors of the community;
- Reduce environmental impacts of solid waste management to air, water and land;
- Establish programs, policies and objectives that are efficient, flexible and simple;
- Encourage and support options that develop local socio-economic opportunities, such as the development of new businesses, and the creation or expansion of employment through waste management activities;
- Develop and deliver services through effective partnerships with member municipalities, private and non-profit agencies, neighbouring regional districts, other levels of government and First Nations; and
- Plan for and secure future disposal capacity for the region, recognizing the capacity limits of the current disposal system.

Ownership

§ Office of Prime Interest (OPI): Manager of Public Works

§ Offices of Collateral Interest (OCI): Solid Waste Coordinator

Activity

An updated RDOS Solid Waste Management Plan was adopted by the Board in September 2012. Based on the Guiding Principles stipulated above, the Plan calls for the implementation of over 80 projects and directives over a 5-year period. The 2017 activity will include the completion of the organics siting study, continuation of the Campbell Mountain Landfill Gas Capture Plan, implementation of seepage mitigation requirements and other important projects.

Measurement

This objective will be measured by completion of the identified plans and compliance with the SWMP Checklist.

Weighting (6 points of 20 for this Goal)

- 2 points for completing the siting and development of the organics processing facility
- 1 point for completing the procurement for curbside service
- 1 point for completing the Keremeos Operations/Design/Closure Plan
- 2 points for piloting a Bio-cover methane mitigation project to achieve approval for substituted requirements permit.

Goal 3.3: To develop an environmentally sustainable region

Objective 3.3.5: By bringing Kaleden and Skaha Estates into the Okanagan Falls Waste Water Treatment System

Description

The communities of Kaleden and Skaha Estates are currently on septic to provide for their sewerage requirements. During the preparation of the Liquid Waste Management Plan in 2008, various alternatives were discussed for adding a sewage collection and treatment system for these two high density areas. Alternatives were reviewed in 2005 during the design for the upsizing of the Okanagan Falls Waste Water Treatment Plan. The Kaleden Lakeshore and Skaha Estates Sewage Treatment Plant Options enabling tie into Okanagan Falls was investigated in 2007 and again in 2010 during the Okanagan Falls Liquid Waste Management Plan process.

The Regional District has identified this project as their highest priority for a Building Canada II Grant Application and work is underway to develop a detailed design and cost estimate for the project. The communities have yet to determine a service area, but it could include approximately 140 lots in Kaleden and 180 lots in Skaha Estates.

Ownership

- § Office of Prime Interest (OPI): Manager of Public Works
- § Offices of Collateral Interest (OCI): Manager of Legislative Services

Activity

Our initial application under the Building Canada Fund II Program was denied. The 2017 activity will include completion of the detailed design of the sewer collection system for Kaleden and Skaha Estates, resubmitting our application under the Grant Program and then obtaining

public assent to create a Service to attach to the Okanagan Falls Waste Water Treatment System.

Measurement

This objective will be measured by the establishment of a service. Work is dependent on receiving a Building Canada II grant in 2017.

Weighting (1 point of 20 for this Goal)

- 1 point for actively searching for and advocating for a grant

Goal 3.3: To develop an environmentally sustainable region

Objective 3.3.6: By purchasing and constructing a wetlands filtration system for the Okanagan Falls Waste Water Treatment Plant

Description:

The Regional District of Okanagan Similkameen completed the construction of the Okanagan Falls Waste Water Treatment Plant in 2014. The Plant disposes of effluent into the Okanagan River Channel and, while the effluent meets all required environmental standards, it does not treat for endocrine disrupting compounds. The Regional District is interested in exceeding standard by filtering the effluent, once it leaves the Plant, through a wetlands project.

The Regional District has since purchased a parcel to the immediate south of the Waste Water Treatment Plant for the project, has obtained approval for the project from the ALC as an acceptable use for this agricultural area and has commenced design.

Ownership:

- Office of Prime Interest (OPI): Manager of Public Works
- Offices of Collateral Interest (OCI): Engineering Supervisor

Activity:

This project is funded. The 2017 activity will include completion of detailed design of the wetlands and construction.

Measurement:

This objective will be measured by the completion of the project in 2017.

Weighting (1 point of 20 for this Goal)

- 1 point for completing design and construction of a wetlands in 2017.

Goal 3.3: To develop an environmentally sustainable region

Objective 3.3.7: By setting out the Regional District responsibility for orphan dikes

Description:

The Regional District of Okanagan Similkameen is a land of mountains, rivers and streams. It is a natural occurrence, where fast-flowing water meets granular material for that material to erode over time. In some cases, where river beds are changing that lands beyond the banks will flood. Where this impacts human development, damage to property or people may occur and

citizens rely on their governments to protect them. The Regional District is susceptible to this and there seems to be some disagreement as to which level of government should be responsible or, in some cases, liable.

Ownership:

- Office of Prime Interest (OPI): Manager of Public Works
- Offices of Collateral Interest (OCI): Engineering Supervisor

Activity:

The Regional District is interested in quantifying the number of orphan dikes that may require attention, especially along the Similkameen River.

Measurement:

This objective will be measured by completion of an inventory and identification of potential orphan dike locations and an assessment of risk.

Weighting (1 point of 20 for this Goal)

- 1 point for completing the inventory and risk assessment.

Goal 3.3: To develop an environmentally sustainable region

Objective 3.3.8: By establishing a position around Uplands Water Storage

Description:

The Regional District of Okanagan Similkameen is located in a semi-arid part of the province and source of water is important. Often we have that recreation/ watershed management interface, especially in electoral area "H". The Regional District is interested in discussing whether local government has a role in protecting our uplands water storage and how actively we should be involved.

Ownership:

- Office of Prime Interest (OPI): Manager of Public Works
- Offices of Collateral Interest (OCI): Engineering Supervisor

Activity:

This project is activity-based and will be measured by bringing the subject to the Board for discussion.

KEY SUCCESS DRIVER 4 – TO PROVIDE GOVERNANCE & OVERSIGHT IN A REPRESENTATIVE DEMOCRACY

Goal 4.1 **To execute a well-defined strategic planning cycle**

Objective 4.1.1: **By maintaining, evaluating and executing the Strategic Planning and Enterprise Risk Management Programs.**

Description

The Regional District has developed a robust strategic planning cycle and, starting with a list of short-term priorities and evolving to a fully developed 5-year strategic plan and an annual Business Plan.

As well, the Regional District has developed a very robust Enterprise Risk Management Program that supports our Strategic Plan and we want to maintain that and build on it as well.

Ownership

- § Office of Prime Interest (OPI): CAO/ Manager of Information Services
- § Offices of Collateral Interest (OCI): Senior Management Team

The Activity

This is a forward-looking Objective, anticipating that we will rigorously follow our Strategic Planning Cycle and Process. Regional District staff will commence the SWOT exercise for the update of the 2018-2022 Strategic Plan and the 2018 Business Plan in July of 2017, including a full review of our Enterprise Risk Management Plan. The Board will meet in September/October to give direction on any proposed changes to our Corporate Goals and to discuss 2018 Objectives.

Measurement

Compliance with the Strategic Planning Cycle and Process adopted by the Board.

Weighting (3 points of 15 for this KSD)

- 2 points for development of the 2018 Corporate Business Plan
- 1 point for review and update the Enterprise Risk Management Register

Goal 4.2 **To encourage partnerships with all member municipalities, electoral areas, Indian Bands and other levels of government**

Objective 4.2.1: **By organizing government to government meetings in 2017.**

Description

The Board of Directors for the Regional District of Okanagan Similkameen is formed of eight electoral areas and six incorporated municipalities. They cover an area of 10,400 km² over a diverse landscape. While there is always a consideration, and even a case, for parochial thinking, the Board takes a regional perspective in their approach to governance and has declared that it is more important that they provide good service to all the citizens of the regional district, regardless of their geographic location. That means partnering with other jurisdictions on a regular basis.

Ownership

- § Office of Prime Interest (OPI): Manager of Legislative Services
- § Offices of Collateral Interest (OCI): Senior Management Team

The Activity

There have been efforts made over the past several years to identify opportunities for partnering between the Regional District and our incorporated members, and progress has been made. The Regional District has expanded our Enterprise Centers and provides more services to more members than we ever have, such as Human Resources, Geographic Information System support, planning, building inspection, community services, emergency preparedness, etc.

In June 2013, the Regional District signed the First Nation Protocol Agreement with three of the Bands in our geographic area and hopes to have the fourth become a fully functional member early in the New Year. In 2016, the RDOS applied for a grant to host a Community to Community Forum in the spring of 2017, to hire a facilitator and organize and administer the program.

Measurement

This is an activity-based program and measurement will be taken against the maintenance of existing partnerships and the development of new opportunities. The milestone will be the 2017 community to community forum.

Weighting (2 points of 15 for this KSD)

- 1 point for organizing and hosting a C2C Forum in 2017.
- 1 point for organizing regular CAO meetings in 2017

Goal 4.2 **To pursue partnerships with all member municipalities, electoral areas, Indian Bands and other levels of government**

Objective 4.2.2: **By implementing the terms of the First Nations Protocol Agreement**

Description

The Penticton Indian Band, Lower Similkameen Indian Band and Osoyoos Indian Band are three of seven Indian Bands (Lower Similkameen Indian Band, Upper Similkameen Indian Band, Osoyoos Indian Band, Penticton Indian Band, Westbank First Nation, Okanagan Indian Band and Upper Nicola Band) who together form the Okanagan Nation. The Regional District has a responsibility to steward the Okanagan Region for the mutual prosperity and well-being of aboriginal and non-aboriginal residents alike.

Following several years of discussion, the Regional District, PIB, LSIB and OIB entered into a Protocol Agreement on June 21, 2013. The Purpose of this Protocol Agreement is to provide a framework for:

- a) formalizing a Government to Government relationship;
- b) recognizing and celebrating diversity, while cooperating with each other to achieve mutual prosperity;
- c) consultation, communication, information sharing, education, and cooperation between the Parties; and
- d) collaborative decision making or negotiations in appropriate areas of common interest.

Ownership

- § Office of Prime Interest (OPI): Manager of Legislative Services
- § Offices of Collateral Interest (OCI): Senior Management Team

The Activity

There are two groups formed out of the Protocol Agreement; being the Joint Council and the Steering Committee. In 2017, the Regional District will administer the protocol agreement on behalf of the participants. The Joint Council has established an implementation plan and the Regional District will assist with the implementation of the 2017 phase of the plan.

Measurement

This is an activity-based objective entailing regular reporting to the Board and will production of a year-end report on progress.

Weighting (2 points of 15 for this KSD)

- 1 point for supporting regular joint council and steering committee meetings to promote good relations in the Regional District
- 1 point for implementing the 2017 actions identified in the Joint Council Action Plan

Goal 4.3: To promote Board and Chair Effectiveness
Objective 4.3.1: By assisting the Board to operate in an effective manner

Description

Communication is an integral part of Board success and by opening up new channels of communication, the Board will be able interact digitally with a larger number of citizens and stakeholders.

In addition, the Board has determined that they would participate in a self-assessment to identify opportunities for members to increase their understanding of their roles and responsibilities and to open a discussion amongst themselves on what an effective Board would look like. Using a self-assessment tool can also help a board become a stronger team, improve their problem solving skills and increase their accountability. The Regional District has a Board of 18 Members from diverse backgrounds and experiences. We have 14 different jurisdictions and odd accountability/voting structures. Managing expectations on how we conduct business is important.

Ownership

- § Office of Prime Interest (OPI): Manager of Legislative Services
- § Offices of Collateral Interest (OCI): Senior Management Team

The Activity

The 2017 activity will be to organize an instructive legislative workshop, to enhance our relationship Board committees, but also to assist the Board with a self-assessment process for Board discussion.

Measurement

assist with implementation and analysis of a survey of Board Effectiveness in 2016.

Weighting (3 points of 15 for this KSD)

- 1 point for planning and implementing a legislative workshop in November 2017
- 1 point for enhancing relationship with Board committees/ commissions
- 1 point for facilitating the 2017 Board self-evaluation

Goal 4.3: **To promote Board and Chair Effectiveness**
Objective 4.3.2: **By implementing Area “D” Governance Committee recommendations**

Description:

The purpose of the 2016 Area “D” Governance Study (the “Study”) was to review the current community governance in the electoral area and illustrate the features of the current local government structure through description of the service delivery, cost recovery, and decision-making arrangements.

The study will provided the communities in the electoral area with current information about its governance and services, and the capabilities of the rural governance system by:

- (a) describing governance of unincorporated areas in the Province of BC,
- (b) describing local service providers in the study area including roles, responsibilities, geographic and legal limits of jurisdiction, powers and cost recovery mechanisms,
- (c) describing all local services provided in the study area including the geographic extent for benefits of costs, the cost recovery methods used, and extent of cooperation and integration
- (d) identifying geographies of concurrent services and communities, and,
- (e) engaging residents and property owners in the identification of common interests and concerns.

The governance study committee (the “Committee”) was established and was responsible for guiding and managing the research, analysis, and public engagement aspects of the Study. Terms of reference for the Study were issued by the Ministry and a consultant was retained to assist the Committee in fulfilling their mandate prior to the end of 2016.

Ownership:

- Office of Primary Interest: Manager of Legislative Services
- Office of Secondary Interest: Senior Management Team

Activity:

Fact sheets and the public consultation process involving citizens from all parts of Area D was concluded in 2016 and the Committee presented the results, with their recommendations to the Board. Recommendations from the report will be implemented in 2017, including further discussion on separating Area “D” along the D-1 and D-2 service areas.

Measurement:

This objective will be measured by implementation or progress against the recommendations from the Area D Governance Study.

Weighting (2 points of 15 for this KSD)

- 2 points for implementing the recommendations from the Area D Governance Committee

Goal 4.4 To develop a responsive, transparent corporation

Objective 4.4.1: By ensuring all existing bylaws and policies are kept in a current and useful form and content

Description

Local Governments in a system of representative democracy are obligated, morally and legally, to be transparent in the conduct of their business. There are certain business activities which require confidentiality, but by and large, business is to be conducted openly. Further, by allowing citizen's to gain a better understanding of what their local government is doing, we can explore different ways to connect, develop laws and policies, services and mechanisms that will allow us to be more inclusive of different perspectives, regions, people and needs. Local governments are enabled by the Province and their activities are determined through Bylaws, policies and resolutions.

Ownership

- § Office of Prime Interest (OPI): Manager of Legislative Services
- § Offices of Collateral Interest (OCI): Senior Management Team

The Activity

This objective is activity based and will commence with the development of clear bylaws and policies. In 2017 the O/CAO will review all of the bylaws and policies on our register for relevance and currency; bring those bylaws and policies that need updating to the Board for discussion and maintain the standard operating procedure manual to ensure compliance. It would also be the intent in 2017 to ensure all of our irrigation district bylaws have been transferred to the RDOS format and continue consolidating our bylaws, where consolidation is required.

Measurement

Submission of bylaws and policies for Board review

Weighting (3 points of 15 for this KSD)

- 1 point for conducting privacy impact assessments on new recreation software, building permit tracker, enforcement ticket tracker, development tracker and Vadim updates
- 2 points for ensuring all irrigation district bylaws have been transferred to RDOS format

2017 FINANCIAL PLAN

The 2017 Financial Plan for the RDOS will be inserted following adoption by the Board in March.

RISKS AND MITIGATIONS

Risk Identification and Mitigation

The Regional District of Okanagan Similkameen 2017 Business Plan includes assessments and assumptions for the next year. The following represents the top risks to the Regional District in achieving its business plan and maintaining its operations.

The purpose of ERM is to ensure that risk identification, assessment and prevention are incorporated into the management oversight and processes of the Regional District and to assist in identifying priorities set forth in RDOS's business plan. The intent being to manage the uncertainties we incur in our current operations and our future plans.

The 2017 Enterprise Risk Management Plan identifies many threats, but only two make our top risk standard based on our pre and post mitigation rating:

- **Man-made or Natural Disaster** – RDOS implements its Emergency Plan and opens the Emergency Operations Centre numerous times each year. We have a significant organization that manages our response, with the support of the Province, and we continually train our people. Nevertheless, we're in a region that is susceptible to natural and man-made threats and this is a moderate risk.