

# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, March 15, 2018  
RDOS Boardroom – 101 Martin Street, Penticton

## SCHEDULE OF MEETINGS

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9:00 am	-	9:30 am	Planning and Development Committee
9:30 am	-	10:30 am	Community Services Committee
10:30 am	-	12:00 pm	RDOS Board
12:00 pm	-	12:30 pm	Lunch

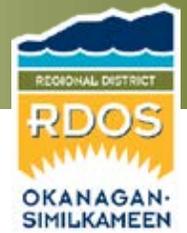
*"Karla Kozakevich"*

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Karla Kozakevich  
RDOS Board Chair

### Advance Notice of Meetings:

April 05, 2018	RDOS Board/Committee Meetings
April 19, 2018	RDOS Board/OSRHD Board/Committee Meetings
May 03, 2018	RDOS Board/Committee Meetings
May 17, 2018	RDOS Board/OSRHD Board/Committee Meetings
June 07, 2018	RDOS Board/Committee Meetings



# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, March 15, 2018

9:00 a.m.

## REGULAR AGENDA

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A. APPROVAL OF AGENDA

**RECOMMENDATION 1**

THAT the Agenda for the Planning and Development Committee Meeting of March 15, 2018 be adopted.

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B. MEDICAL CANNABIS PRODUCTION FACILITIES – INDUSTRIAL ZONE CONSOLIDATION BYLAW

To seek direction from the Board regarding the introduction of “cannabis production” as a permitted use in the draft General Industrial (I1) and Heavy Industrial (I2) Zones contained within Amendment Bylaw No. 2783.

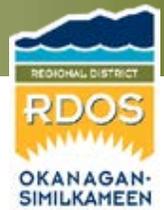
**RECOMMENDATION 2**

THAT the Board of Directors authorize the inclusion of text amendments to the Industrial Zone Update Amendment Bylaw No. 2783 to include “cannabis production” as a permitted type of “manufacturing” in the General Industrial (I1) and Heavy Industrial (I2) Zones.

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C. ADJOURNMENT

# ADMINISTRATIVE REPORT



**TO:** Planning & Development Committee

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 15, 2018

**RE:** Medical Cannabis Production Facilities – Industrial Zone Consolidation Bylaw

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## **Administrative Recommendation:**

**THAT the Board of Directors authorize the inclusion of text amendments to the Industrial Zone Update Amendment Bylaw No. 2783 to include “cannabis production” as a permitted type of “manufacturing” in the General Industrial (I1) and Heavy Industrial (I2) Zones.**

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## **Purpose:**

The purpose of this report is to seek direction from the Board regarding the introduction of “cannabis production” as a permitted use in the draft General Industrial (I1) and Heavy Industrial (I2) Zones contained within Amendment Bylaw No. 2783..

## **Background:**

On June 5, 2014, following the release of new federal regulation (*Access to Cannabis for Medical Purposes Regulations*) in March of 2014, Administration provided a report to the Planning and Development (P&D) Committee and provided options to the Board on how the Regional District would regulate the siting of federally-licensed Medical cannabis production facilities. A link to this report can be found [here](#). Included in the report was a review of how other local governments were proposing to regulate these facilities, and staff determined at the time that there was little consistency among local governments.

Some local governments took the position these facilities are best suited in industrial zones, and created new use definitions to reflect these facilities and listed the use as permitted use in industrial zones. Others though, recognizing the Agricultural Land Commission (ALC)’s interpretation that these facilities are considered an “agriculture” use and therefore permitted on Agriculture Land Reserve (ALR) land, maintained that they only be considered in zones where agriculture is permitted. In addition, Administration had concerns with the application and enforcement of large setback requirements specific to these facilities.

The Board was provided with four (4) options for consideration of the treatment of these facilities:

- Option 1 – Status Quo: Continue to assess medical cannabis uses as “agricultural” and permitted in the applicable Rural zones.
- Option 2a – Regulate: Introduce definitions related to the commercial production of medical cannabis, to direct such uses to specified zones and introduce general regulations related to the operation of such uses.
- Option 2b – Regulate: Introduce a new definition of “agriculture, limited” that would expressly prohibit the growing of “medicinal” crops (i.e. marijuana) and to apply this use to the Small Holdings zones.

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- Option 3 – Prohibit: Prohibit the operation of medical cannabis facilities within the Regional District.

At the meeting, the Board provided the following resolution:

*THAT the Board of Directors not initiate any amendments to the Electoral Area Zoning Bylaws in relation to the issue of medical marihuana production facilities.*

As a result of the Board's decision, Administration has been consistently interpreting that these facilities are an "agriculture" use and therefore only permitted in zoned areas where "agriculture" is permitted (i.e. Option 1 – Status Quo above).

Currently, the Regional District is leading a process of creating an Okanagan Valley Electoral Area Consolidated Zoning Bylaw with separate bylaw amendment processes for each zone type. The review of Industrial zones occurred at the Planning & Development Committee meeting of June 15, 2017, and was followed by direct consultation of affected landowners, and external agencies being notified of the proposed zoning amendments to consolidate Industrial zones. Following this, Administration has prepared a draft Industrial Zone Update Bylaw (No. 2783) that is to be presented to the Board for consideration of first (1<sup>st</sup>) reading at its meeting of March 15, 2018.

**Analysis:**

Administration has recently received a number of development inquiries on the construction of Medical cannabis production facilities within the Regional District. Some of these inquiries are with regards to siting these facilities in Rural zoned areas, which permits "agriculture" uses and would be therefore permitted. However, other inquiries have been specific to siting these facilities in existing Industrial zoned properties within the Regional District, which would currently require a rezoning application.

What is similar for all these inquiries, though, is the scale of the facilities that are being proposed. The conceptual plans (when provided by an inquiry) demonstrate several hundred thousand square footage commercial buildings/greenhouse structures, with substantial land base needs for the footprint of the greenhouse building, parking lot amenities, distribution and loading zones and office space. The significant economies of scale that are being seen in this relatively new industry are most likely due to the stringent approval process from Health Canada to receive a production license.

The scale of these proposed growing, manufacturing, wholesaling, and distribution facilities could not have been envisioned in 2014 when the Regional District first considered the placement of Medical cannabis production facilities. Furthermore, due to the scale, Administration now considers that the best placement for these types of facilities would be in large parcels of Industrial zoned land, where there usually exists water and sewer servicing infrastructure to service these facilities, access to highways, and some buffer from other types of non-compatible uses (i.e. residential).

Administration is also concerned with this scale of production facilities being placed on Agriculture Land Reserve (ALR) lands in farming communities, and the impacts a large-scale production facility would have on these communities (i.e. increased traffic, loss of arable land, environmental). However, with the continued determination of the Agricultural Land Commission that these facilities represent an "agriculture" use, staff do not recommend any changes to the allowance of these facilities on agriculture land for Board consideration.

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However, the 2014 policy decision of the Board, and subsequent non-initiation of zoning amendments to the current bylaw framework, created a de-facto regulatory incentive for proposed developers wishing to site Medical cannabis production facilities on lands zoned to permit "Agriculture" use, over those wishing to place these facilities on lands zoned to permit "Industrial" uses. A rezoning application will be required for Industrial lands (along with a building permit application), while only a building permit would be required if sited on zones permitting "Agriculture" use. The time delay, public scrutiny, and additional cost of a rezoning application may be substantial enough to encourage placement in another (undesirable) zoned area, or in another regional district.

As a result of the above, Administration is recommending that the Board consider further text amendments to the proposed Industrial Zone Update Bylaw to allow for the placement of Medical cannabis production facilities on Industrial zoned land (i.e. proposed General Industrial and Heavy Industrial zones). Administration recommends the creation of three new definitions to define *cannabis*, *cannabis production* and *cannabis products*:

*"cannabis" means any plant of the genus cannabis, including:*

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

*"cannabis production" means the commercial production, cultivation, synthesis, harvesting, altering, propagating, processing, packaging, storage, distribution or scientific research of cannabis or cannabis products within licensed facilities as permitted by Federal enactment, but excludes the growing of cannabis by an individual for their personal use and consumption.*

*"cannabis products" means plant material from cannabis and any products that include cannabis or cannabis derivatives, intended for human use or consumption.*

In addition to these three (3) new definitions, Administration also proposes the inclusion of the term "cannabis production" within the proposed use definitions of "manufacturing" and "agriculture" such that these use definitions read as follows:

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

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

The "manufacturing" use is a proposed permitted use in both General Industrial and Heavy Industrial Zones. Therefore, if the above use definitions changes are included, "cannabis production" would be a permitted use in any zone where either "agriculture" or "manufacturing" is a listed permitted use.

Draft Amendment Bylaw No. 2783 (Industrial Zone Update) has been updated to reflect these changes in preparation of consideration of 1<sup>st</sup> reading of this bylaw at the March 15, 2018, Board

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meeting, under the assumption that the Board would follow the Administrative recommendation of this report. If the Board elects to not proceed with the inclusion of these proposed text amendments (i.e. Alternative recommendation), Administration will amend draft Bylaw No. 2783 prior to consideration of first reading later in the Board's Agenda.

**Alternative:**

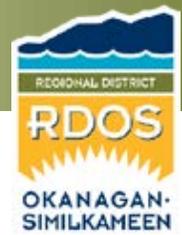
THAT the Board of Directors not authorize the inclusion of text amendments to the Industrial Zone Update Amendment Bylaw No. 2783 to include "cannabis production" as a permitted type of "manufacturing" in the General Industrial (I1) and Heavy Industrial (I2) Zones.

**Respectfully submitted:**



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B. Dollevoet, Development Services Manager



# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## Community Services Committee

Thursday, March 15, 2018

9:30 a.m.

## REGULAR AGENDA

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### A. APPROVAL OF AGENDA

#### **RECOMMENDATION 1**

THAT the Agenda for the Community Services Committee Meeting of March 15, 2018 be adopted.

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### B. DELEGATION – BC Transit

#### 1. Presentation

- a. Rob Williams, Senior Regional Transit Manager
- b. Matthew Boyd, Manager of Planning

Mr. Williams and Mr. Boyd will address the Board to present a Memorandum of Understanding for the Service Plan Development of a Penticton-Kelowna public transit service. The MOU outlines a description and cost estimate of the service, the scope of the work required, the funding and governance model, the key project objectives, strategies of engagement, key deliverables and the project timeline.

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### C. PENTICTON-KELOWNA TRANSIT SERVICE EXPANSION – For Information Only

#### 1. Memorandum of Understanding

To provide an overview of costs and risks associated with a potential Penticton-Kelowna transit service expansion.

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### D. ADJOURNMENT



# Penticton-Kelowna Transit Project Overview

MARCH 15, 2018



# Outline

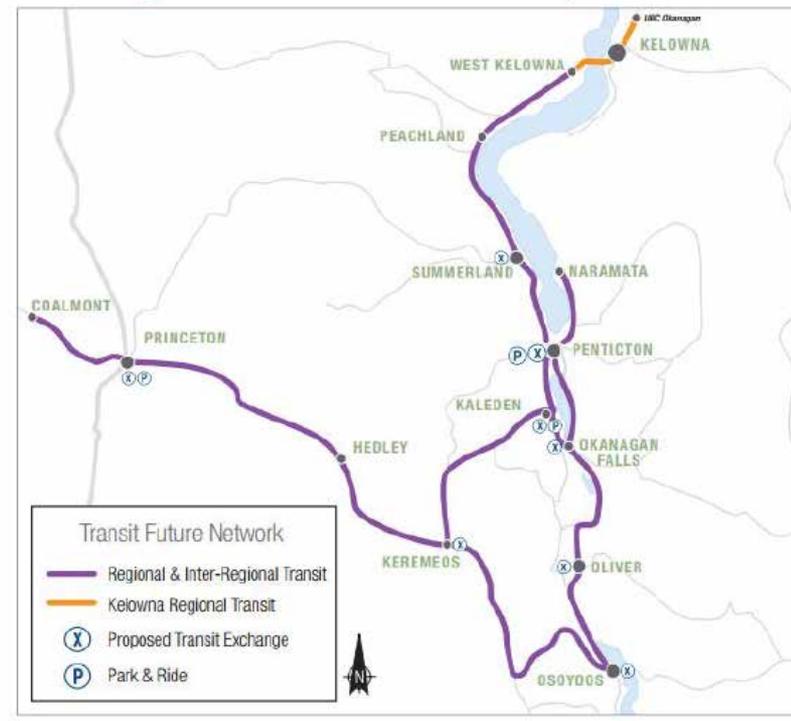
- Project Background
- Proposed Service Levels
- Key Project Milestones
- Funding and Governance
- Service Change Plan
- Proposed Engagement
- Timeline

# Project Background

- A Penticton-Kelowna service connecting the South Okanagan-Similkameen to Central Okanagan identified as a top priority in the 2015 RDOS Transit Future Plan



Okanagan-Similkameen Future Regional and Inter-regional Transit Network Map



# Proposed Service

- Two round trips per day on weekdays
  - One AM Peak, one PM peak
- Connecting Penticton and Summerland to communities in the Central Okanagan
- Integrate with existing services in the RDOS

Year	Service Hours	Buses	Ridership	Revenue	Operating Costs	Lease Fees (local share)	Total Costs	Net Local Share of Costs	Provincial Share of Costs
19/20	1,800	2	17,280	\$13,643	\$186,605	\$72,851	\$259,456	\$158,688	\$87,126

# Key Project Milestones

- Service Development Plan that outlines overall project details and timelines (spring 2018)
- Confirm local funding and governance (Spring/Summer 2018)
- Signed Transit Improvement Program MOU (June 2018)
- Develop a Service Change Plan that identifies service details (summer/fall 2018):
  - Bus stops, routing, schedules and integration with existing RDOS service
- Engage with the community to finalize service details (Fall 2018)
- Implementation in September 2019

# Funding and Governance

- Primary local gov't partner (RDOS)
- RDOS participants included
- Other potential Central Okanagan partners
- New RDOS inter-regional transit service bylaw
- Finalize service levels and fares
- Local funding commitment (TIPs MOU)

# Service Change Plan

- A detailed document will be developed to support this service implementation. The document will:
  - Support goals and visions of RDOS Transit Future Plan
  - Develop and recommend routes, bus stops and schedules
  - Develop and recommend integration with the existing transit services in the RDOS
  - Review fare options and strategies
  - Identify medium to longer term considerations for future expansion opportunities for the local and intercity services
  - Prepare an implementation action plan

# Service Change Plan

- Other considerations:
  - Identifying future travel demand on the corridor
  - Exploring opportunities to integrate with existing Route 60 that connects Osoyoos, Penticton and Kelowna
  - Explore integration opportunities with transit services operating in Peachland
  - Exploring opportunities to find vehicle efficiencies

# Engagement

- Engagement to be held in fall 2018.
- Open houses and online survey
- Engagement will help to refine final service design



# Timeline Summary

Item	Month	Year
1. Approval of the Development Plan MOU	Winter/Spring	2018
2. Finalize Local Governance & Funding	Spring/Summer	
3. Signed Expansion Plan MOU	June	
4. Develop Detailed Service Change Plan	Summer	
5. Public Engagement	Fall	
6. Final Service Specification Presented to RDOS	Spring	2019
7. Finalize Schedules, Marketing Items, Bus Stops	Spring/Summer	
8. Service Implementation	September	

# Questions or Comments



## ADMINISTRATIVE REPORT

**TO:** Community Services Committee

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 15, 2018

**RE:** Penticton – Kelowna Transit Service Expansion – For Information Only

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**Purpose:**

To provide an overview of costs and risks associated with a potential Penticton - Kelowna transit service expansion.

**Reference:**

- Service Plan MOU - Penticton to Kelowna Transit Service Expansion

**Business Plan Objective:** KSD #3 Goal 3.1: To Develop a Socially Sustainable Community

**Overview:**

Public transit services between Penticton to Kelowna was identified as a priority within the 2015 Okanagan-Similkameen Transit Future Plan. Recent discussions among senior officials as part of the Transit Working Group have indicated an appetite for implementing the Penticton-Kelowna expansion in the near future.

To realize implementation by September 2019, BC Transit has laid out a series of steps within a non-binding Service Plan Development Memorandum of Understanding. This agreement will confirm the RDOS' willingness to proceed towards the establishment of a Regional Transit Service Bylaw, beginning with an Alternative Assent Process.

In the event that all RDOS members agree to participate in the Regional Transit Service, the cost allocations for each electoral area and member municipality will be as per Table 1. Determined by assessment of land and improvements, the amount of requisition would range from \$1,700 to \$64,730 for member municipalities and from \$1,103 to 13,869 for electoral areas. The average cost per household would range from \$1.33 to \$4.11 per household, with an average household cost of \$2.78 per year. Should any member forego participation, the allocated costs will increase.

Given that a Penticton – Kelowna transit service will benefit constituents outside of the RDOS boundary, namely residents of Peachland and West Kelowna, the Working Group has already engaged with potential external partners to explore shared funding arrangements with these partners. In the event that the RDOS secures partial funding from these partners towards the transit service the Total RDOS Contribution will decrease.

The MOU also sets out a local governance model that would see RDOS as the primary local government partner with BC Transit on the inter-regional transit service agreement. Pending a favourable electoral assent, the RDOS will then be presented with an Expansion MOU circa June 2018 that will commit the RDOS to funding the service for a minimum of one year. In addition to funding the service, endorsing the Service Plan MOU will establish the RDOS as the direct administrator of the service, and would impart a responsibility on RDOS staff to establish partnership agreements with external partners by way of contribution agreement(s), and to consult regularly with participating partners regarding system progress along with any future service changes.

Table 1: Cost Allocations of a Regional Transit Service

Municipality/Electoral Area	Requisition	%	Average per Household
Penticton	\$64,730	41.31%	\$3.00
Summerland	\$21,433	13.68%	\$3.49
Keremeos	\$1,700	1.08%	\$1.60
Oliver	\$7,419	4.73%	\$2.33
Osoyoos	\$13,080	8.35%	\$2.49
Princeton	\$4,559	2.91%	\$1.33
Electoral Area A	\$4,532	2.89%	\$3.04
Electoral Area B	\$1,103	0.70%	\$1.56
Electoral Area C	\$5,914	3.77%	\$2.26
Electoral Area D	\$13,869	8.85%	\$2.96
Electoral Area E	\$6,276	4.01%	\$4.11
Electoral Area F	\$3,931	2.51%	\$3.97
Electoral Area G	\$2,207	1.41%	\$1.34
Electoral Area H	\$5,934	3.79%	\$1.82
<b>Total RDOS Contribution</b>	<b>156,688</b>	<b>100.00%</b>	<b>\$2.78</b>

Finally, at this time the Service Plan Development MOU is presented as information with the intent of providing sufficient time for voting members to deliberate their willingness to partake in the establishment of a Regional Transit Bylaw. At the time of writing, it is the intent of staff to bring the matter before the RDOS Board for decision at the meeting of 5 April, 2018.

Respectfully submitted:

Candice Gartner

C.Gartner, Projects Coordinator

## Service Plan Development: Memorandum of Understanding

<b>Date</b>	March 2, 2018
<b>Work Order ID</b>	18_32
<b>System</b>	Okanagan-Similkameen

### Purpose

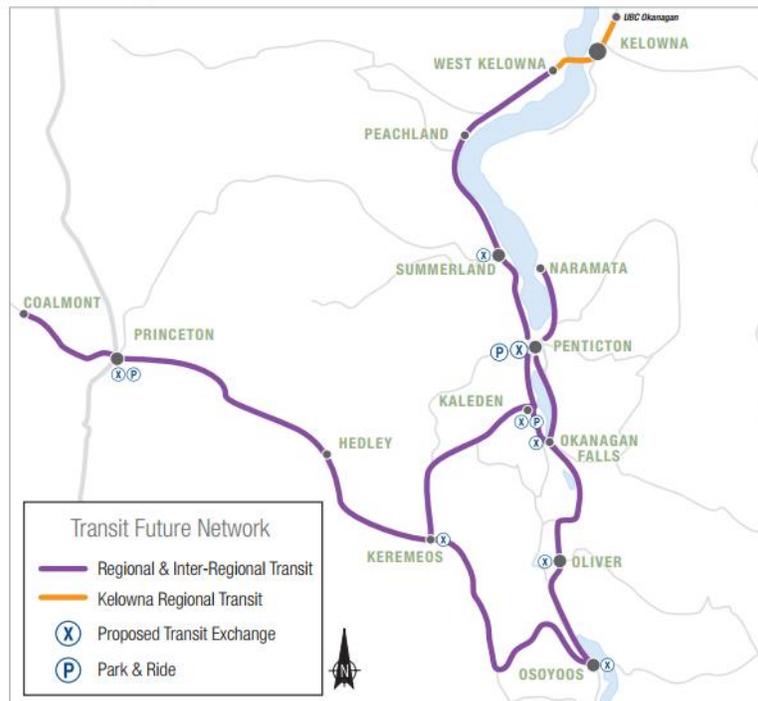
This Agreement outlines the objectives and actions relating to the development of the Service Plan for the introduction of transit services connecting Penticton to Kelowna, and defines the scope of work to be completed. This Agreement needs to be approved and signed by all parties prior to the actual commencement of the detailed work on this Plan. **The work developed as part of this plan would support the proposed service implementation in September 2019.**

### Introduction

The Penticton-Kelowna connector is an initiative launched by the Regional District of Okanagan-Similkameen (RDOS), its member municipalities, and BC Transit to implement an inter-regional transit service connecting communities within the RDOS boundary with the Central Okanagan. This project was identified as a key priority in the [2015 Okanagan-Similkameen Transit Future Plan](#) and has also been identified as a priority in recent Central Okanagan Regional District transit studies.

The map below is from the Transit Future Plan where this project was proposed and supported.

### Okanagan-Similkameen Future Regional and Inter-regional Transit Network Map



## Service Overview

Based on the recommendation from the Transit Future Plan, this new connection would provide services for all residents throughout the region who are working, studying, travelling, or going to Kelowna for non-emergency medical purposes. The service will also enable residents of the North and Central Okanagan to visit communities throughout the South Okanagan and Similkameen region. The target market for this service is commuters and the proposed introductory service levels would be two round trips (one AM peak trip and one PM peak round trip) per day on weekdays.

The following provides a high-level estimate of required resources<sup>1</sup> for this project:

Year	Service Hours	Buses	Ridership	Revenue	Operating Costs	Lease Fees (local share)	Total Costs	Net Local Share of Costs	Provincial Share of Costs
19/20	1,800	2	17,280	\$13,643	\$186,605	\$72,851	\$259,456	\$158,688	\$87,126

## Funding & Governance

Establishing a local governance model is a key component to moving forward with this inter-regional transit service. Based on recent discussions with potential local government partners for this service, there appears to be general consensus that the RDOS local government structure would provide the most appropriate governance model for this service considering the majority of the funding partners are already voting members of the RDOS. A separate agreement would be required between the RDOS and other potential local government transit partners from the Central Okanagan such as the District of Peachland and or the City of West Kelowna.

Before this service can be implemented, there are a few important steps with regards to funding and governance that need to be confirmed. It is recommended that these items be confirmed in spring 2018 to accommodate the expansion of service in September 2019. They are as follows:

- Confirmation that the RDOS will be the primary local government partner with BC Transit on the inter-regional transit service agreement. The method for apportioning service revenues and costs to member municipalities and electoral areas will be as per a new Regional Transit Service Establishment Bylaw.
- Assuming the above, a confirmed timeline and next steps for the RDOS to gain elector assent to establish a Regional Transit Service Establishment Bylaw.
- Establishment of partnership agreements for participating local governments outside the RDOS (Central Okanagan). BC Transit has a partnership agreement template that has been used in other communities that can be provided. This process should also include establishing a method for allocating costs.
- The confirmed local governance structure will be required to finalize service levels and fares.
- Funding for the service requires commitment by the primary local partner and the Province. In order for this project to meet the September 2019 timeline the RDOS will need to commit to their share of the funding as part of the Three Year Expansion Initiatives process by June 2018. This then becomes a request to the Province for transit expansion which will be confirmed through the Provincial budget announcement in February 2019.

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<sup>1</sup> Note that these proposed resource requirements exceed what was originally proposed in the TFP. This is to account for possible changes in the service design after it is more thoroughly studied, as well as building in contingency to ensure the final service meets the intended objectives

## Key Project Objectives

The key objectives of this proposed work to support the implementation in September 2019 are as follows:

- Supports the Goals and Vision of the Transit Future Plan.
- Finalize the governance structure and cost sharing responsibilities for the service.
- To understand transit ridership potential between key origins and destinations including, **but not limited to**: Osoyoos, Oliver, Penticton, Princeton, Hedley, Keremeos, Naramata, Okanagan Falls, Kaleden, Summerland, Peachland, West Kelowna, Westbank First Nation and the City of Kelowna.
- Develop and recommend detailed transit service options, including identifying proposed routes, schedules and bus stops.
- Develop and recommend proposed service changes to the other South Okanagan transit services to ensure integration with the proposed new service.
- Review fare options and provide fare strategies which could be considered for any new connecting services.
- Identify medium and longer term considerations for future expansion opportunities for the local and intercity services.
- Prepare an implementation action plan for the local partners, to summarize the above tasks for service improvements and recommend a course of action.

Other considerations for this project include:

- Reassessing the need for existing weekly service that operates on the Route 60 between Osoyoos, Penticton and Kelowna. Also to make schedule adjustments to the existing regional services to avoid duplication.
- The possibility of integrating the Penticton-Kelowna service with existing Central Okanagan Transit System services such as the Route 22 that serves Peachland.
- Explore opportunities for finding vehicle efficiencies depending on where the service's vehicles are stored.
- Identifying medium and longer term expansion options for this service so that capacity can increase with demand. In the Transit Future Plan, it is recommended that the next expansion for this service would be to introduce midday weekday service.

This Memorandum of Understanding outlines the actions or steps to be undertaken and finalized before this service can be implemented.

## Engagement

As part of this work, BC Transit in collaboration with local government partners will lead an engagement process to ensure that any proposed transit service meets the demands and needs of the communities. The engagement will likely take place in fall 2018 and could include open houses, surveys and meetings to present the proposed service for final refinement. The information collected as part of this engagement would help define the final steps towards implementation.

## Inter-Regional Transit Working Group

The project will have one organized group to guide the development of the service. The Inter-Regional Transit Working Group is responsible for ensuring the continued health of the project and the final deliverables as well as being the key decision makers where required. Working group meetings will be held as required.

The Inter-Regional Transit Working Group will draw on topic experts as needed which could also be part of the engagement plan. Key stakeholders could include, but not limited to, Okanagan College, School Districts, UBCO, Interior Health as well as the Ministry of Transportation and Infrastructure and the existing transit system operating companies and any existing private operators to increase the projects success.

## Key Deliverables

The key deliverables of this project are as follows:

- Draft Service Change Plan – Spring 2018
- Signed Transit Improvement Program (TIPs) MOU – Spring 2018
- Public Engagement – Fall 2018
- Final Service Change Plan – Winter 2018/19
- Implementation Plan – Winter 2018/19

## Timeline

The proposed timeline below summarizes the key steps required towards a September 2019 service implementation:

Date	Activity	Owner/Lead
Winter 2018	<ul style="list-style-type: none"> <li>• Project startup; Working Group and membership confirmed</li> <li>• Development of timeline, action items and lead/owner agreed</li> </ul>	RDOS/ BC Transit
Spring 2018	<ul style="list-style-type: none"> <li>• Present Expansion MOU to solidify commitment by primary local partner to request provincial funding for the service (Three Year Expansion MOU)</li> <li>• Development of governance and cost-sharing model for the service</li> </ul>	RDOS/BC Transit
Summer 2018	Develop detailed DRAFT options, including identifying routes, schedules, bus stops and fares. Also develop forecasted ridership demand on the service.	BC Transit
Summer 2018	Present DRAFT options to local staff for the approval to share with the public for engagement.	BC Transit/RDOS
Fall 2018	Hold public engagement events (Open Houses and Survey) to gauge public feedback on the proposed DRAFT options. Engagement findings to be presented in Summary Report.	BC Transit
Winter 18/19	Based on engagement results, develop a detailed Service Change Plan to support the implementation of the service in September 2019.	BC Transit
Winter 18/19	Present Service Change Plan to local staff for final approval.	BC Transit/ RDOS
Winter 18/19	Implementation MOU signed	RDOS
Spring/Summer 2019	<ul style="list-style-type: none"> <li>• Final schedules developed, review and approved</li> <li>• Bus stop locations proposed and reviewed</li> <li>• Marketing and communication material developed</li> </ul>	All (led by BC Transit)
September 2019	Service Implementation	All (led by BC Transit)
Fall/Winter 2019	Review and monitor service	BC Transit

## Recommendation

That the RDOS agrees to the scope of the plan noted in this Agreement and requests BC Transit to proceed with the development of this Service Plan within the timeline noted.

## RDOS:

Name:

Position:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## BC Transit

Name: Rob Williams

Position: Senior Regional Transit Manager

Signature:  \_\_\_\_\_

Date: February 28, 2018



# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## BOARD of DIRECTORS MEETING

Thursday, March 15, 2018

10:30 a.m.

## REGULAR AGENDA

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### A. APPROVAL OF AGENDA

**RECOMMENDATION 1** (Unweighted Corporate Vote – Simple Majority)

**THAT the Agenda for the RDOS Board Meeting of March 15, 2018 be adopted.**

#### 1. Consent Agenda – Corporate Issues

- a. **Electoral Area “G” Advisory Planning Commission – Resignation & Appointment**  
*THAT the Board of Directors appoint Brian Ellis as a member of the Electoral Area “G” Advisory Planning Commission until November 30, 2018, to serve the balance of the term previously held by Donald Armstrong until his recent resignation*
- b. **Similkameen Recreation Committee – February 27, 2018**  
*THAT the Minutes of the February 27, 2018 Similkameen Recreation Committee be received.*
- c. **Corporate Services Committee – March 1, 2018**  
*THAT the Minutes of the March 1, 2018 Corporate Services Committee be received.*
- d. **Environment and Infrastructure Committee – March 1, 2018**  
*THAT the Minutes of the March 1, 2018 Environment and Infrastructure Committee be received.*
- e. **Protective Services Committee – March 1, 2018**  
*THAT the Minutes of the March 1, 2018 Protective Services Committee be received.*
- f. **RDOS Regular Board Meeting – March 1, 2018**  
*THAT the minutes of the March 1, 2018 RDOS Regular Board meeting be adopted.*

**RECOMMENDATION 2** (Unweighted Corporate Vote – Simple Majority)

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

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2. **Consent Agenda – Development Services**
  - a. **Development Permit Application (Commercial) – 5228 9<sup>th</sup> Avenue, Okanagan Falls, Electoral Area “D”**
    - i. Permit No. D2018.007-DP

To allow for re-construction and an addition of a gas station, retail and car wash.

*THAT the Board of Directors approve Development Permit No. D2018.007–DP.*

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

---

**B. DEVELOPMENT SERVICES – Building Inspection**

1. **Building Bylaw Infraction – 555 Grand Oro Road, Electoral Area “D”**

**RECOMMENDATION 4** (Unweighted Corporate Vote – Simple Majority)

**THAT a Section 302 Notice on Title, pursuant to Section 302 of the Local Government Act and Section 57 of the Community Charter (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 1, Plan EPP22557, District Lot 2834, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and**

**THAT the Board of Directors direct staff to commence injunctive action.**

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**C. DEVELOPMENT SERVICES – Rural Land Use Matters**

1. **Official Community Plan & Zoning Bylaw Amendments – Electoral Area “D-2” Large Holdings Three (LH3) Zone Review**
  - a. Bylaw No. 2455.30, 2018
  - b. Bylaw No. 2603.12, 2018
  - c. Bylaw No. 2603.13, 2018
  - d. Responses Received

The proposed amendment bylaws seek to amend the Electoral Area “D-2” Official Community Plan and Zoning Bylaws in order to generally consolidate the Large Holdings Three (LH3) Zone with the Resource Area (RA) Zone, however, there are instances where other zonings such as Large Holdings One (LH1), Large Holdings Two (LH2) and Small Holdings Three (SH3) are being proposed. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

**RECOMMENDATION 5** (Unweighted Rural Vote – Simple Majority)

**THAT** Bylaw No. 2603.12, 2018, Electoral Area “D-2” Official Community Plan Amendment Bylaw, Bylaw No. 2603.13, 2018, Electoral Area “D-2” Official Community Plan Amendment Bylaw and Bylaw No. 2455.30, 2018, Electoral Area “D-2” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing;

**AND THAT** the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated March 15, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

**AND THAT**, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw Nos. 2603.12, 2018, and 2603.13, 2018, in conjunction with its Financial and applicable Waste Management Plans;

**AND THAT** the holding of a public hearing be scheduled for the Regional District Board meeting of April 5, 2018;

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

---

2. **Official Community Plan & Zoning Bylaw Amendments – Industrial Zone Update – Electoral Areas “A”, “C”, “D”, “E” & “F”**
  - a. Bylaw No. 2783, 2018
  - b. Responses Received

Amendment Bylaw No. 2783 seeks to amend the Electoral Area “A”, “C”, “D”, “E” and “F” Official Community Plan and Zoning Bylaws in order to update the industrial zones found in these electoral areas. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

**RECOMMENDATION 6** (Unweighted Rural Vote – Simple Majority)

**THAT Bylaw No. 2783, 2018, Regional District of Okanagan-Similkameen Industrial Zone Update Amendment Bylaw be read a first and second time and proceed to a public hearing;**

**AND THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated March 15, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;**

**AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2783, 2018, in conjunction with its Financial and applicable Waste Management Plans;**

**AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of April 5, 2018;**

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

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

Amendment Bylaw No. 2797 seeks to amend the Electoral Area “D-2” and “E” Official Community Plan and Zoning Bylaws in order to consolidate the Small Holdings One (SH1) Zone with the Large Holdings One (LH1) Zone. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

**RECOMMENDATION 7** (Unweighted Rural Vote – Simple Majority)

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

**AND THAT** the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated March 15, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

**AND THAT**, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2797, 2018, in conjunction with its Financial and applicable Waste Management Plans;

**AND THAT** the holding of a public hearing be scheduled for the Regional District Board meeting of April 5, 2018;

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

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**D. PUBLIC WORKS****1. Willowbrook Water Advisory Committee Establishment****a. Terms of Reference**

To establish a Willowbrook Water Advisory Committee and appoint members to advise the Board of Directors on matters relating to the Willowbrook Water System, established by Bylaw No. 2709, 2015.

**RECOMMENDATION 8** (Unweighted Corporate Vote – Simple Majority)

**THAT the Board of Directors adopt the Terms of Reference for the Willowbrook Water Advisory Committee; and further,**

**THAT the Board of Directors appoint the following individuals to the Willowbrook Water Advisory Committee as of March 15, 2018:**

- Geoff Neily
  - Eric Berg
  - Michelle Weisheit
  - June Reynolds
  - Dave Holtjer
  - Brad Fossett
  - Lionel Trudel
  - Lukas Toth
  - Richard Thom
  - Jim Stanley
-

**E. COMMUNITY SERVICES – Protective Services****1. Bylaw No. 2792 – A Bylaw to Regulate the Administration and Operation of Fire Departments**

- a. Bylaw No. 2792, 2017 (mark-up)
- b. Rationale

**RECOMMENDATION 1** (Unweighted Corporate Vote – Simple Majority)

**THAT Anarchist Mountain Volunteer Fire Department Establishment Bylaw No. 2335, 2005 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.**

**THAT Kaleden Volunteer Fire Department Establishment No. 1572, 1995 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.**

**THAT Naramata Fire Department Establishment Bylaw No. 1652, 1995 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.**

**THAT Okanagan Falls Volunteer Fire Department Establishment Bylaw No. 1571, 1995 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.**

**THAT Tulameen & District Fire Department Establishment Bylaw No. 1580, 1995 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.**

**THAT Willowbrook Volunteer Fire Department Establishment Bylaw No. 1579, 1995 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.**

**RECOMMENDATION 2** (Weighted Participant Vote – Majority)

(participants: Keremeos, Areas “B” and “G”)

**THAT Keremeos & District Volunteer Fire Department Establishment Bylaw No. 2094, 2001 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.**

**RECOMMENDATION 3** (Weighted Participant Vote – 2/3 Majority)

(participants: Electoral Areas “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H” and the Village of Keremeos)

**THAT Regional Fire Services Bylaw No. 2792, 2017 be read a first, second and third time and be adopted.**

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**F. LEGISLATIVE SERVICES****1. Election Procedure Amendment Bylaw No. 2798.01**

- a. Bylaw No. 2798.01, 2018

To recommend an amendment to the Election Procedure bylaw to allow for additional advance voting opportunities.

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

**THAT Bylaw No. 2798.01 Regional District of Okanagan-Similkameen Election Procedure Amendment Bylaw be read a first, second and third time, and be adopted.**

---

**2. Delegation Policy Revision**

- a. Board and Committee Delegation Policy – Clean Copy
- b. Board and Committee Delegation Policy – Mark-Up

To recommend some minor revisions to the Board and Committee Delegation Policy in order to reflect current practice and the preferred form of address by delegations appearing before the Board of Directors and Board Committees.

**RECOMMENDATION 10** (Unweighted Corporate Vote – Simple Majority)

**THAT the Board of Directors adopt the amended Board and Committee Delegation Policy, attached to the March 15, 2018 report from the Chief Administrative Officer.**

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**3. Request for Transfer of Trademark**

- a. Letter from Town of Oliver dated March 6, 2018

**RECOMMENDATION 11** (Unweighted Corporate Vote – Simple Majority)

**THAT the Board of Directors approve the transfer of the Trademark “Wine Capital of Canada” from the Regional District to the Town of Oliver.**

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

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

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**2. Board Representation**

- a. Developing Sustainable Rural Practice Communities - *McKortoff*
  - b. Intergovernmental First Nations Joint Council - *Kozakevich, Bauer, Pendergraft*
  - c. Municipal Finance Authority (MFA) – *Kozakevich, Bauer*
  - d. Municipal Insurance Association (MIA) - *Kozakevich, Bauer*
  - e. Okanagan Basin Water Board (OBWB) – *McKortoff, Hovanes, Waterman*
    - a) Board Report – March 8, 2018
    - b) 2018 Water Forum Poster
  - f. Okanagan Film Commission (OFC) – *Jakubeit*
  - g. Okanagan Regional Library (ORL) – *Kozakevich*
  - h. Okanagan Sterile Insect Release Board (SIR) – *Bush*
  - i. Okanagan-Similkameen Healthy Living Coalition - *Boot*
  - j. Okanagan-Similkameen Regional Hospital District (OSRHD) - *Brydon*
  - k. Southern Interior Beetle Action Coalition (SIBAC) - *Armitage*
  - l. Southern Interior Local Government Association (SILGA) – *Konanz*
    - a) High Impact Leadership on Climate Action Workshop
  - m. Southern Interior Municipal Employers Association (SIMEA) – *Kozakevich, Martin*
  - n. Starling Control - *Bush*
  - o. UBCO Water Chair Advisory Committee – *Konanz*
- 

**3. Directors Motions**

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**4. Board Members Verbal Update**

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**I. ADJOURNMENT**

## ADMINISTRATIVE REPORT

**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 15, 2018

**RE:** Electoral Area "G" Advisory Planning Commission – Resignation & Appointment

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### **Administrative Recommendation:**

**THAT the Board of Directors appoint Brian Ellis as a member of the Electoral Area "G" Advisory Planning Commission until November 30, 2018, to serve the balance of the term previously held by Donald Armstrong until his recent resignation.**

### **Purpose:**

To acknowledge the resignation of one member of Electoral Area "G" Advisory Planning Commission (APC) and in accordance with Section 4.1 of the Regional District's Advisory Planning Commission (APC) Bylaw No. 2339, 2006, "the Board, by resolution, shall appoint members to an APC on the recommendation of the Electoral Area Director."

### **Background:**

Bylaw 2339, being a bylaw of the Regional District of Okanagan-Similkameen, enables the creation of Advisory Planning Commissions for each of our electoral areas and establishes the role of the Commission members in the Regional District planning process.

Section 3 of the Bylaw establishes that the role of the Commission is to provide recommendations to the Regional District on all matters referred to it by the Regional District or by its Electoral Area Director respecting land use, the preparation and adoption of an official community plan or a proposed bylaw and permits under certain sections of the *Local Government Act*.

Section 4 of the Bylaw provides for retention of commission members, requiring the Board, by resolution, to appoint Commission members upon the recommendation of the respective Electoral Area Director.

### **Analysis:**

On March 5, 2018, Administration was notified that that Mr. Armstrong had advised of his intent to resign as a member of the Electoral Area "G" APC. The recommended person has been put forward at the request of Director Christensen.

**Alternatives:**

1. THAT the Board of Directors not appoint Brian Ellis as a member of the Electoral Area "G" Advisory Planning Commission.

**Respectfully submitted:**

*"Debra Paulhus"*

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D. Paulhus, Administration Support Clerk

**Endorsed by:**

*"Christy Malden"*

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C. Malden, Manager of Legislative Services



# MINUTES

## Similkameen Recreation Commission

Tuesday February 27, 2018 7:00pm

Similkameen Recreation Centre

213<sup>th</sup> Meeting

**Members Present:** Charlene Cowling, Wendy Stewart, Tim Robins, Jennifer Roe  
**Absent:** Marie Marven, Marnie Todd  
**Area Representatives** G. Bush (Area B), M. Bauer (Keremeos), J. Evans (Keremeos), E. Christensen  
**Staff:** Amanda Murai, Shona Schleppe, Bill Newell, Mark Woods  
**Recording Secretary:** Mark Woods  
**Guests:**

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### 1. Approval of Agenda

**RECOMMENDATION**

**IT WAS MOVED AND SECONDED**

**That the Agenda for the Similkameen Recreation Meeting of February 27, 2018 be adopted and all presentations and reports be accepted. – CARRIED**

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### 2. Approval of Last Meeting Minutes

**RECOMMENDATION**

**IT WAS MOVED AND SECONDED**

**That the minutes for the Similkameen Recreation Meeting of January 23, 2018 be adopted. – CARRIED**

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### 3. Correspondence/Delegations/Public Questions

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### 4. Staff Reports

- 4.1. Regional Approach to Recreation presentation - S. Schleppe, A. Murai
- 4.2. Board / Commission governance overview (Commission Bylaw, Service Area Bylaw, Budget) – B. Newell, M. Woods

**RECOMMENDATION**

**IT WAS MOVED AND SECONDED**

**That the Similkameen Recreation Commission go in camera to discuss labour. – CARRIED**



# MINUTES

## Similkameen Recreation Commission

Tuesday February 27, 2018 7:00pm

Similkameen Recreation Centre

213<sup>th</sup> Meeting

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5. Commission Member Reports

5.1. Lighting of Recreation facility and grounds. Consider some ideas for discussion at next meeting

5.2. Programs and facility fee schedule – Discussion planned for next meeting

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6. RDOS Director Report

6.1. 2018 RDOS Budget passed by the Board February 15, 2018

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7. Business Arising

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8. Adjournment

**RECOMMENDATION**

**IT WAS MOVED AND SECONDED**

**– CARRIED**

**NEXT MEETING: March 27, 2018**

Similkameen Recreation Centre

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Recreation Commission Chair

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Recording Secretary



# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## Corporate Services Committee

Thursday, March 01, 2018

9:03 a.m.

## Minutes

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### 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 M. Doerr, 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 T. Schafer, Electoral Area "C"  
Director J. Sentes, City of Penticton  
Director T. Siddon, Electoral Area "D"  
Director P. Waterman, District of Summerland

### MEMBERS ABSENT:

Director R. Hovanes, Alt. Town of Oliver

### STAFF PRESENT:

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

T. Bouwmeester, Manager of Information Services

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### A. APPROVAL OF AGENDA

#### RECOMMENDATION 1

#### It was MOVED and SECONDED

THAT the Agenda for the Corporate Services Committee Meeting of March 1, 2018 be adopted. - CARRIED

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### B. SHARED SERVICE OPPORTUNITIES: PHASE 3 FINAL REPORT

#### 1. Report – January 29, 2018

The Committee was provided an update on the Shared Services pilot project.

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- C. SOUTHERN INTERIOR LOCAL GOVERNMENT ASSOCIATION (SILGA) PRESENTATION**  
The Committee Chair provided a brief overview of the purpose and work of SILGA.
- 

- D. ADJOURNMENT**  
By consensus, the meeting adjourned at 9:39 a.m.

APPROVED:

CERTIFIED CORRECT:

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K. Kozakevich  
Committee Chair

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B. Newell  
Corporate Officer



# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## Environment and Infrastructure Committee

Thursday, March 01, 2018

9:40 a.m.

## Minutes

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### MEMBERS PRESENT:

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

### MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver

### STAFF PRESENT:

B. Newell, Chief Administrative Officer  
G. Cramm, Administrative Assistant

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### A. APPROVAL OF AGENDA

#### RECOMMENDATION 1

#### It was MOVED and SECONDED

THAT the Agenda for the Environment and Infrastructure Committee Meeting of March 1, 2018 be adopted. - **CARRIED**

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### B. DELEGATION – Ministry of Transportation and Infrastructure

1. Steve Sirett – District Program Manager, Okanagan-Shuswap District Office

Mr. Sirett addressed the Board to present an update on [ongoing projects](#).

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**C. DELEGATION – BC Grapegrowers Association**

1. Tyrion Miskell – Program Administrator, Starling Control Program
  - a. Presentation

Ms. Miskell addressed the Board to present an update of the Starling Control Program.

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**D. ADJOURNMENT**

By consensus, the Environment and Infrastructure Committee meeting adjourned at 10:49 a.m.

APPROVED:

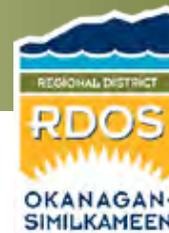
CERTIFIED CORRECT:

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M. Pendergraft  
Environment and Infrastructure Committee Chair

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B. Newell  
Chief Administrative Officer



## REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

### Protective Services Committee

Thursday, March 01, 2018

10:55 a.m.

## Minutes

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

### MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver

### STAFF PRESENT:

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

B. Maslowski, Emergency Services Supervisor  
P. Edmonds, Emergency Management Coordinator

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### A. APPROVAL OF AGENDA

#### RECOMMENDATION 1

#### It was MOVED and SECONDED

THAT the Agenda for the Protective Services Committee Meeting of March 1, 2018 be adopted as amended by removing Item B Emergency Preparedness Update. - **CARRIED**

---

### B. EMERGENCY PREPAREDNESS UPDATE

Due to time constraints, this item was moved to the Board Meeting to be held this afternoon.

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**C. DELEGATION – RCMP**

1. Ted De Jager – Detachment Commander, South Okanagan-Similkameen Regional Detachment
  - a. Quarterly Report – October to December 2017

Superintendent De Jager presented the quarterly report for the period of October to December 2017.

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**D. CLOSED SESSION****RECOMMENDATION 2****It was MOVED and SECONDED**

THAT in accordance with Section 90(1)(f) of the *Community Charter*, the Board close the meeting to the public on the basis of law enforcement, if the Board considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment. - **CARRIED**

The meeting was closed to the public at 11:50 a.m.

The meeting was opened to the public at 12:18 p.m.

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**E. ADJOURNMENT**

By consensus, the Protective Services Committee meeting adjourned at 12:15 p.m.

APPROVED:

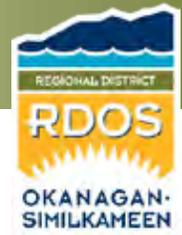
CERTIFIED CORRECT:

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A. Jakubeit  
Protective Services Committee Chair

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B. Newell  
Chief Administrative Officer



## REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Minutes of the Regular Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 12:34 p.m. Thursday, March 1, 2018 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

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### 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 M. Doerr, Alt. Town of Oliver

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

### MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver

### STAFF PRESENT:

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

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## A. APPROVAL OF AGENDA

### **RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)**

#### **It was MOVED and SECONDED**

THAT the [Agenda](#) for the RDOS Board Meeting of March 1, 2018 be adopted as amended by adding Item D2 Emergency Preparedness Update. - **CARRIED**

---

## 1. Consent Agenda – Corporate Issues

- a. Oliver Parks & Recreation Society Appointment  
*THAT the Board of Directors appoint Tamela Edwards as a Director representing the Town of Oliver on the Oliver Parks & Recreation Society.*
- b. Okanagan Falls Parks & Recreation Commission Annual General Meeting – January 11, 2018  
*THAT the Minutes of the January 11, 2018 Annual General Meeting of Okanagan Falls Parks & Recreation Commission be received.*
- c. Okanagan Falls Parks & Recreation Commission – January 11, 2018  
*THAT the Minutes of the January 11, 2018 Okanagan Falls Parks & Recreation Commission be received.*
- d. Kaleden Recreation Commission – February 6, 2018  
*THAT the Minutes of the February 6, 2018 Kaleden Recreation Commission be*

*received.*

- e. Corporate Services Committee – February 15, 2018  
*THAT the Minutes of the February 15, 2018 Corporate Services Committee be received.*
- f. Environment and Infrastructure Committee – February 15, 2018  
*THAT the Minutes of the February 15, 2018 Environment and Infrastructure Committee be received.*

*THAT the Board request the Minister of Environment intercede in the decision of RecycleBC to ban customer supplied containers and blue bags by July 2020.*

- g. Planning and Development Committee – February 15, 2018  
*THAT the Minutes of the February 15, 2018 Planning and Development Committee be received.*

*THAT staff be directed to not refer zoning bylaw amendments related to the preparation of an Okanagan Valley zoning bylaw to the applicable Electoral Area Advisory Planning Commission until a single consolidated bylaw is ready for Board consideration.*

- h. RDOS Regular Board Meeting – February 15, 2018  
*THAT the minutes of the February 15, 2018 RDOS Regular Board meeting be adopted.*

**RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)**

**IT WAS MOVED AND SECONDED**

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

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- 2. Consent Agenda – Development Services
  - a. Development Variance Permit Application – 537 Dagur Way, Electoral Area “H”
    - i. Permit No. H2017.177-DVP
    - ii. Letters Received

To vary the maximum height of a fence in a residential zone.

*THAT the Board of Directors approve Development Variance Permit No. H2017.177-DVP.*

**RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)**

**It was MOVED and SECONDED**

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

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**B. DEVELOPMENT SERVICES – Rural Land Use Matters**

1. Agricultural Land Commission Referral (Subdivision) – 388 Wrights Ranch Road, Electoral Area “H”

To facilitate the subdivision of the subject property into three (3) new parcels.

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

THAT the RDOS Board “authorise” the application to undertake a three lot subdivision at 388 Wrights Ranch Road in Electoral Area “H” to proceed to the Agricultural Land Commission. - **CARRIED**

Opposed: Director Pendergraft

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**C. PUBLIC WORKS**

1. Resolution Request for 2018 OBWB Water Conservation and Quality Improvement Grant Program
  - a. Letter from Kaleden Irrigation District dated February 14, 2018

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

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

THAT the Board of Directors forward a resolution of support to the Okanagan Basin Water Board for the following application to the 2018 OBWB Water Conservation and Quality Improvement (WCQI) Grant program:

- Source Assessment of Skaha Lake Kaleden Irrigation District Intake

**CARRIED**

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**D. COMMUNITY SERVICES – Rural Projects**

1. Provincial License of Occupation Application – Kaleden Foreshore
  - a. Parcel Map
  - b. Kaleden Parks Concept Plan
  - c. Kaleden Foreshore Management Plan

To enhance the public lakefront amenities in Kaleden by acquiring tenure of Crown parcels and extending RDOS maintenance and oversight.

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

THAT the Board of Directors support application to the Province of British Columbia for a License of Occupation (LOO) over 54 crown parcels in Kaleden for 30 years as described on the parcel map attached to the RDOS Administrative Report titled “Provincial License of Occupation Application – Kaleden Foreshore” dated March 1, 2018. - **CARRIED**

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addendum

**2. [Emergency Preparedness Update](#)**

Mark Woods, Community Services Manager, and Paul Edmonds, Emergency Management Program Coordinator updated the Board of Directors on Emergency Preparedness plans of the Regional District.

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**E. CAO REPORTS**

1. Verbal Update
- 

**F. OTHER BUSINESS**

1. Chair’s Report
- 

2. Directors Motions
- 

3. Board Members Verbal Update
-

**G. ADJOURNMENT**

By consensus, the meeting adjourned at 1:24 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:** March 15, 2018  
**RE:** Development Permit Application (Commercial) — Electoral Area “D” Okanagan Falls

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**Administrative Recommendation:**

**THAT the Board of Directors approve Development Permit No. D2018.007–DP**

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Purpose: To allow for re-construction and an addition of a gas station, retail and carwash.

Owners: Imraj Holdings Enterprises      Agent: Ravi Singh      Folio: D-00998.000

Civic: 5228 9<sup>th</sup> Avenue, OK Falls      Legal: Lot 1, DL 374, SDYD, Plan 12468, Except Plan 16980

OCP: Commercial (C)      Zone: Service Commercial (CS1)

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**Proposed Development:**

This application is for a form and character development permit related to the Okanagan Falls Commercial Development Permit Area, as outlined in Section 23.4 of the Electoral Area “D-2” Official Community Plan, Bylaw No.2603, 2013.

Specifically, the applicant is proposing to construct a two storey service station that includes a carwash, office, storage, and retail and sales area in order to re-build the existing service station structure that has been destroyed by fire.

The applicant has stated that the new building will look very much the same as the previous Centex gas station.

**Site Context:**

The subject parcel is approximately 1,820 m<sup>2</sup> in area and is situated at the south-east corner of the intersection of Highway 97 and Cedar Street.

The property contains the shell of the burned structure, fuel pumps, and propane storage tanks. The surrounding pattern of development is characterised by commercial properties along Highway 97.

**Background:**

The subject property was created by a plan of subdivision deposited in the Land Titles Office in Kamloops on March 1, 1969, while available Regional District records indicate that building permits have previously been issued for the repair of the gas bar, new sign and a new canopy in 2013. There was also a permit for an addition to the gas station in 2013 but this expired in 2015. Currently, there is a demolition and rebuild building permit.

Under the Electoral Area “D-2” OCP Bylaw No. 2603, 2013, the subject property has been designated as Commercial (C) and is also situated within the Okanagan Falls Commercial Development Permit

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Area. The OCP guidelines for the Commercial Development Permit establishes objectives for the form and character of commercial development.

At its meeting of March 21, 2013, the Regional District Board approved Development Permit No. D-13-00998.000, which allowed for the re-development of the subject property as a service station (i.e. Centex Gas Station) in accordance with the Okanagan Falls Commercial DP Area guidelines.

On March 27, 2014, Administration, under delegated authority, amended DP No. D-13-00998.000, in order to incorporate revised drawings that included a screened above ground storage tank and more detailed information on the proposed canopy, landscaping and signage for the site that were not available at the time of the approved application.

On July 14, 2017, a new DP application was submitted to the Regional District in order to allow for the reconstruction of the service station following fire damage sustained at the site between 2015-16, but was subsequently withdrawn.

The current application was submitted to the Regional District on January 18, 2018.

Under Electoral Area "D" Zoning Bylaw No. 2455, 2008, the property is zoned Service Commercial (CS1) a within which the proposed service station use is permitted.

Under the Regional District Board endorsed Okanagan Falls Town Centre Plan, the subject property is designated as General Commercial and falls within the proposed Okanagan Falls Town Centre development permit area.

**Public Process:**

Where no variances have been requested, the Regional District does not provide notification of the Development Permit.

**Analysis:**

The Okanagan Falls Commercial Development Permit objectives recommend development be harmonious and in keeping with the current scale and character of the commercial area and that new development should contribute and enhance the commercial character of Okanagan Falls.

The form and character guidelines in OCP provide design features for buildings, signage, screening and landscaping, and lighting. The current application proposes to generally rebuild in accordance with the stipulations contained in DP No. D-13-00998.000 (as amended). These design elements include:

- The building finish will be consistent in terms of appearance and colour on all elevations and will be comprised of stucco and rock façade;
- Tanks to the rear will be screened;
- The rear elevation and second story will be articulated with windows and stairs;
- The second storey will only be over the retail area of the station not over the car wash, so will decrease any 'monolithic' appearances.
- Signage will meet objectives and will reflect the Centex gas Station look;
- The landscaping and screening will conform to previously approved plans.

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Where the current proposal differs, and the reason for the current DP application, is a proposed second storey being added to the service station. This second storey will, however, match the design and character form of the first storey.

For DP No. D-13-00998.000 (as amended), a security deposit was received as a condition of development permit approval for the estimated costs of landscaping. The security was returned to the applicant in 2017 on the basis of the landscaping and screening requirements having been completed and Administration is not asking for a new security deposit with this application.

Repairing the burned service station structure on site is seen as an important project for the overall aesthetic of Okanagan Falls, and this application will allow the property owner to move forward with reconstruction, including the addition of a second storey.

**Alternatives:**

- .1 THAT the Board of Directors deny Development Permit No. D2018.007-DP; or
- .2 THAT the Board of Directors defer consideration of Development Permit No. D2018.007-DP and refer the application to the Electoral Area "D" Advisory Planning Commission.

Respectfully submitted

Endorsed by:

Endorsed by:

*ERiechert*

*CG*

*B. Dollevoet*

E. Riechert, Planner

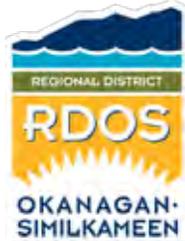
C. Garrish, Planning Supervisor

B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Site Photos (November 2017)

Attachment No. 1 – Site Photos (November 2017)





# Development Permit

## Okanagan Falls Commercial

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FILE NO.: D2018.007-DP

Owner: Imraj Holdings Enterprises  
11631 87 Street  
Osoyoos, BC V0H 1V2

### GENERAL CONDITIONS

1. This Development 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 Permit is not a Building Permit.

### APPLICABILITY

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

Legal Description: Lot 1, DL 374, SDYD, Plan 12468, Except Plan 16980

Civic Address: 5228 9<sup>th</sup> Avenue, Okanagan Falls

Parcel Identifier (PID): 006-453-163 Folio: D-00998.000

### CONDITIONS OF DEVELOPMENT

6. In accordance with Section 23.4 of the Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013, the land specified in Section 5 may be developed in accordance with the following conditions:
  - a) THAT the proposed service station, carwash and building addition are constructed in accordance with the plans attached as Schedule 'B', 'C', 'D' and 'E', including:
    - i) exterior finishes be cultured stone and an "off-white" coloured stucco;
    - ii) the exterior finish be applied on all sides of the building; and

- iii) the proposed second storey use the same exterior colour finishing (i.e. "off white" stucco).

**COVENANT REQUIREMENTS**

- 7. Not applicable.

**SECURITY REQUIREMENTS**

- 8. Not applicable

**EXPIRY OF PERMIT**

- 9. 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.

In accordance with the authorization to execute under the Regional District of Okanagan-Similkameen Delegation of Local Government Authority Bylaw No. 2509, 2010:

\_\_\_\_\_  
B. Newell, Chief Administrative Officer

\_\_\_\_\_  
Date

# Regional District of Okanagan-Similkameen

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

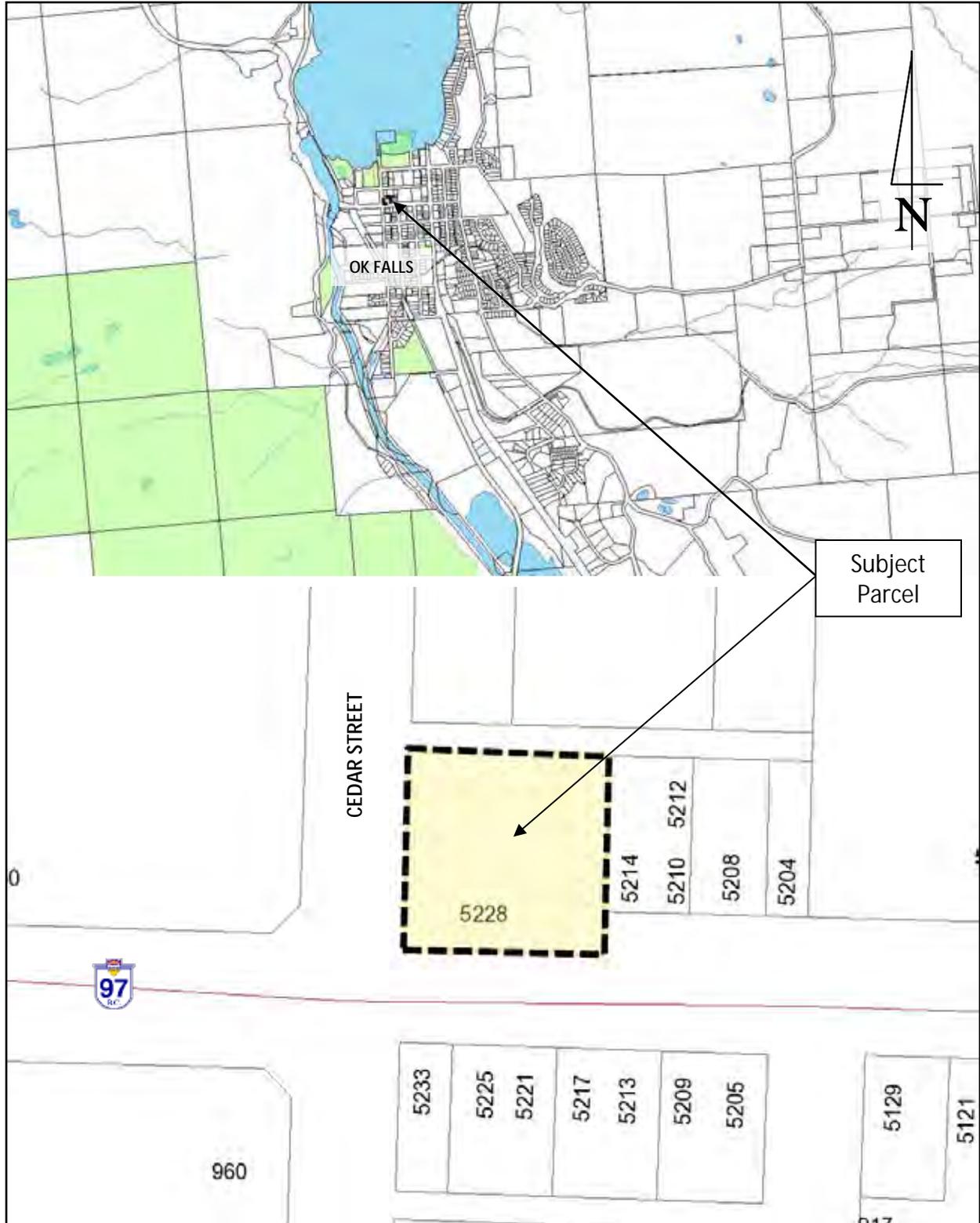
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Commercial Development Permit

File No. D2018.007-DP

Schedule 'A'



# Regional District of Okanagan-Similkameen

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

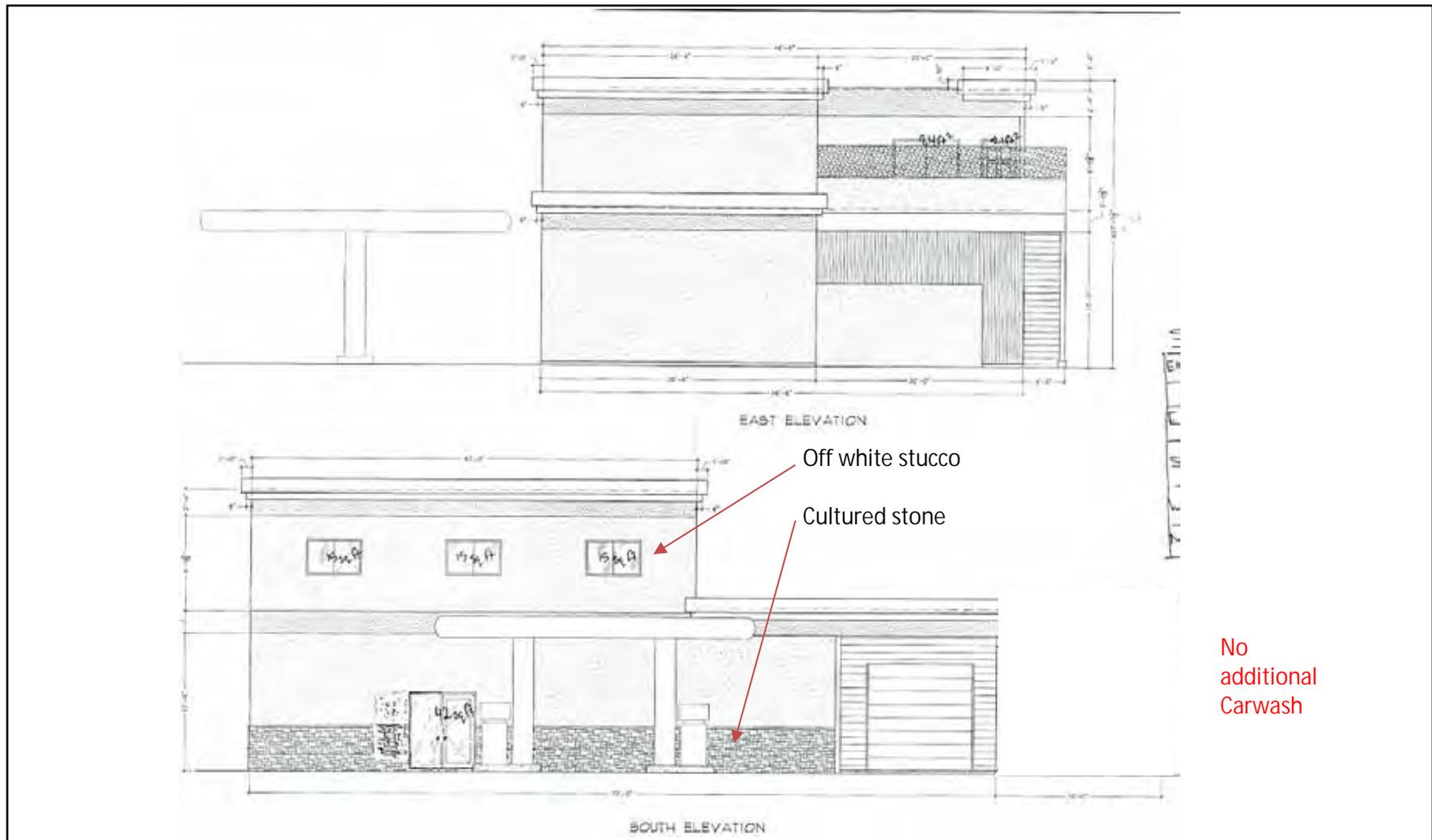
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Commercial Development Permit

File No. D2018.007-DP

Schedule 'B'



# Regional District of Okanagan-Similkameen

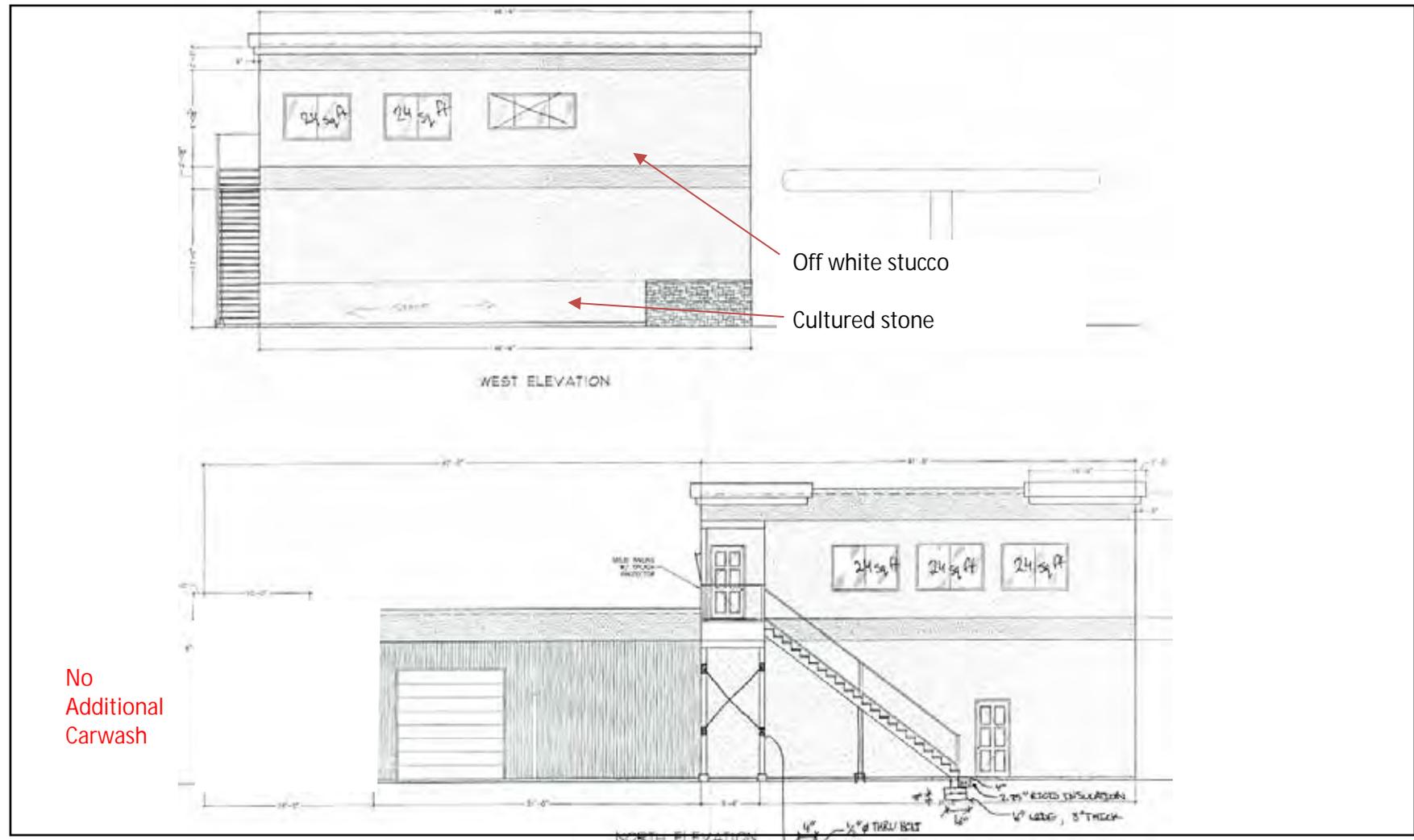
101 Martin St, Penticton, BC, V2A-5J9

Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)

Commercial Development Permit

File No. D2018.007-DP

Schedule 'C'



# Regional District of Okanagan-Similkameen

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

Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Commercial Development Permit

File No. D2018.007-DP

Schedule 'D'

		<h1>A<sup>1</sup></h1>	<p>Date: 20/03/2014 Page: 1 of 3 Scale: As Indicated</p>
			<p><small>All photos are the property of Grant Technology. They may not be used without permission and signage.</small></p> <p>gmant@vip.net Box 136, Osoyoos, B.C. ph: (250) 495-5269</p>
	<p><b>SIMILAR CONCEPT - ACTUAL CENTEX STATION</b></p> <p>Landscaping and Site Plan for 5228 - 9th Ave. (Hwy. #97) Okanagan Falls, BC</p>		<p><b>Custom Drafting &amp; Design</b> ... by Grant A&amp;CT, CRD</p>



## ADMINISTRATIVE REPORT

**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 15, 2018

**RE:** Building Bylaw Infraction  
Folio: D9-06900.225 Legal: Lot 1 Plan EPP22557 DL 2834  
PID: 029-004-772  
Civic Address: 555 GRAND ORO ROAD

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### Administrative Recommendation:

**THAT** a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 1, Plan EPP22557, District Lot 2834, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

**THAT** the Board of Directors direct staff to commence injunctive action.

### Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

### History:

The Contravention of Building Regulations Report dated May 2, 2017 from the Building Official indicates that a Stop Work Order was placed on a two storey accessory structure being constructed around an RV (travel trailer). The building appears to have no footings and would require sign-off from a structural engineer to be habitable.

On August 18, 2016 a Stop Work Order was placed on the structure. That day, a man claiming to have recently purchased the property contacted staff by telephone. He said he constructed the building and would also be constructing a power shed. He provided his address & contact information. Letters were sent to him in August, September and November with no application or reply. Upon commencing enforcement action, a title search revealed a different property owner. In January 2017 a letter detailing all information was forwarded to the new owner by registered and regular mail. This letter requested an application for a building permit by February 24, 2017 or removal of the structure by April 24, 2017. A site visit on May 2, 2017 revealed that the building remains.

## History con't

On August 4, 2017 a friend of the owner delivered an incomplete application for a building permit. There were no structural drawings, site plan, application fee or assurance from structural engineer. Further correspondence requesting contact have been ignored.

No building code or health & safety inspections have been undertaken on the structure. It is unknown whether there are other health & safety related deficiencies. There is also a wood burning stove in the structure.

In order to close the permit file, a building permit would have to be issued under the supervision of a structural engineer, or the building be removed from the property.

This Building Bylaw infraction is considered to be Category 3.

A map showing the location of this property and photos of the infraction are attached.

## Analysis:

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction and health and safety deficiencies on this property, a Section 302 Notice on Title and injunctive action are recommended by staff. The Notice on Title advises the current and future owners of the deficiency and the injunctive action will require that the deficiencies be remedied and the property be brought into compliance with RDOS bylaws.

## Alternatives:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

**Category 1** (Minor Deficiencies) – Place notice of deficiencies on folio file.

**Category 2** (Major Deficiencies) – Place Section 302 Notice on title.

**Category 3** (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Respectfully submitted:

*"L. Miller"*

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Laura Miller, Building Inspection Services Supervisor

Endorsed by:

*"B. Dollevoet"*

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B. Dollevoet, Development Services Manager





<https://portal.rdos.bc.ca/departments/officeofthecao/BoardReports/2018/20180315/BoardReports/B.1. Building Bylaw Infraction D06900.225.docx>

File No: D-06900.225

# ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 15, 2018

**RE:** Official Community Plan & Zoning Bylaw Amendments – Electoral Areas “D-2”  
Large Holdings Three (LH3) Zone Review

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## Administrative Recommendation:

**THAT** Bylaw No. 2603.12, 2018, Electoral Area “D-2” Official Community Plan Amendment Bylaw, Bylaw No. 2603.13, 2018, Electoral Area “D-2” Official Community Plan Amendment Bylaw and Bylaw No. 2455.30, 2018, Electoral Area “D-2” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing;

**AND THAT** the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated March 15, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

**AND THAT**, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw Nos. 2603.12, 2018, and 2603.13, 2018, in conjunction with its Financial and applicable Waste Management Plans;

**AND THAT** the holding of a public hearing be scheduled for the Regional District Board meeting of April 5, 2018;

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

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## Purpose:

The proposed amendment bylaws seek to amend the Electoral Area “D-2” Official Community Plan and Zoning Bylaws in order to generally consolidate the Large Holdings Three (LH3) Zone with the Resource Area (RA) Zone, however, there are instances where other zonings such as Large Holdings One (LH1), Large Holdings Two (LH2) and Small Holdings Three (SH3) are being proposed. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

## Background:

At its meeting of October 16, 2008, the Board considered an [Administrative Report](#) proposing the creation of a single Electoral Area Zoning Bylaw and directed staff to investigate the preparation of such a bylaw. The 2018 Business Plan includes a direction to “continuously improving bylaws, policy and process within the organization ...”

In anticipation of bringing forward a draft zoning bylaw for consideration by the Board, a series of draft amendments (by zone category) will be presented over the coming months intended to update various zones and facilitate their eventual consolidation in a new bylaw.

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At its meeting of November 16, 2017, the Planning and Development (P&D) Committee of the Board resolved that staff initiate the Electoral Area "D-2" Large Holdings Update Official Community Plan Amendment Bylaw No. 2603.12 and Zoning Amendment Bylaw No. 2455.30.

**Referrals:**

Approval from the Ministry of Transportation and Infrastructure (MoTI) will be required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway.

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 53 & 67 have been made aware of the proposed amendment bylaw.

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

**Public Process:**

On January 18, 2018, the Regional District sent letters to all registered property owners with land zoned LH3 advising of the proposed changes to the land use bylaws and seeking feedback. As of March 6, 2018, no feedback forms had been returned to the Regional District, however, staff were contacted informally by a number of affected property owners seeking clarification regarding the proposed amendments and potential impacts on their property.

Administration recommends that the written notification of affected property owners as well as formal referral to the agencies listed at Attachment No.1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, this process is seen to be sufficient early and does not need to have further ongoing consultation.

As of March 6, 2018, Agency comments had been received from the Penticton Indian Band (PIB) and Ministry of Transportation and Infrastructure (MoTI) and these are included as a separate item on the Board Agenda.

**Analysis:**

In light of the substantial similarities that exist between the LH3 and RA Zones in Electoral Area "D-2" as well as the similar objectives and policy statements that seek to keep such lands in a generally "undeveloped" state, Administration is recommending that the LH3 Zone be consolidated into the RA Zone.

To facilitate this, Administration is proposing to re-draft the Large Holdings section of the OCP Bylaw to be consistent with the other Okanagan Electoral Areas.

It is noted that, due to the origins of the Large Holdings designation/zone in the "Openland and Farmland" designation (1982) — which appears to have been a "catchall" type of zoning — amending the zoning of a number of properties to RA would not be appropriate.

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For example, there are a number of LH3 zoned properties significantly less than 1.0 ha in area, including within the Okanagan Falls townsite, which would be more appropriately zoned either Residential Single Family One (RS1) or Small Holdings Three (SH3). A number of other properties would also be more appropriately zoned Small Holdings Four (SH4), Large Holdings One (LH1), Large Holdings Two (LH2) or Parks and Recreation (PR).

In addition, The Nature's Trust of British Columbia (TNTBC) also has extensive land holdings within the Electoral Area, some of which is currently zoned Conservation Area (CA), LH3 and Comprehensive Development (CD).

To bring consistency to the designation and zoning of these TNTBC parcels, Administration is proposing the introduction of a Conservation Area Site Specific (CAs) Zone with the site specific allowing "agriculture" as a permitted use in recognition that some of these lands are in the Agricultural Land Reserve (ALR) and are leased by TNTBC for farm purposes.

As a result of feedback received from the property owner of 980 Pumphouse Road and their desire to retain the Medium Density Residential (MR) designation that currently applies to the property under the OCP Bylaw, Administration is proposing the initiation of Amendment Bylaw 2603.13.

In order to replace the LH3 Zone which applies to part of the property with an RS1 Zone (being the zoning that applies to the other part of their property) the OCP designation must change from MR to Low Density Residential (LR). Amendment Bylaw 2603.13 proposes to restore the MR designation immediately after the RS1 Zone has been adopted, should the Board support the changes contained within these bylaws.

**Alternatives:**

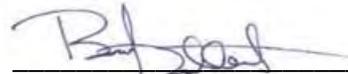
THAT the Board of Directors deny first reading of the Electoral Area "D-2" Official Community Plan Amendment Bylaws No. 2603.12, 2018, and 2603.13, 2018, and the Electoral Area "D-2" Zoning Amendment Bylaw No. 2455.30, 2018.

**Respectfully submitted:**



C. Garrish, Planning Supervisor

**Endorsed by:**



B. Dollevoet, 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 , regarding Amendment Bylaw No. 2603.12, 2018:

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

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2455.30, 2018**

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**A Bylaw to amend the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008**

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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-2" Large Holdings Update Zoning Amendment Bylaw No. 2455.30, 2018."
2. The "Electoral Area 'D-2' Zoning Bylaw No. 2455, 2008" is amended by:
  - i) delete the definition of "landscaped strip" under Section 4.0 (Definitions).
  - ii) replacing the "Rural Zones" part of Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zone) in its entirety with the following:

**RURAL ZONES**

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Three Zone	AG3
Large Holdings One Zone	LH1
Large Holdings Two Zone	LH2
Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4
Small Holdings Five Zone	SH5

- iii) replacing Section 7.9 (Screening and Landscaping) under Section 7.0 (General Regulations) in its entirety with the following:

**7.9 Screening and Landscaping**

1. Screening or landscape buffers are required for all Commercial and Industrial zoned parcels adjacent to a Residential zone.
2. Screening and landscaping buffers shall be provided and maintained by an owner of a parcel at the owner's sole cost in accordance with the following regulations:
  - a) Where it is proposed to install screening, this shall be to a height of not less than 1.8 metres.
  - b) Where it is proposed to install landscape buffers, these shall:
    - i) be a minimum of 1.5 metres in width;
    - ii) include a screen a minimum of 2.0 metres in height comprised of at least:
      - .1 three shrubs or trees capable of attaining a height of 4.0 metres or more;
      - .2 planted at least every 5.0 metres, and
      - .3 interrupted only for walkways or driveways.
    - iii) be continuous along the affected property boundaries, interrupted only by walkways and driveways providing access to the property; and
    - iv) on a corner parcel contiguous to a highway intersection, no hedge or other vegetation is permitted at a greater height than 1.0 metre above the established elevation of the centre point of intersecting highways, at or within a distance of 4.5 metres from the corner of the parcel at the intersection of the highway.
- iv) replacing Section 7.13.3 (Accessory Buildings and Structures) under Section 7.0 (General Regulations) in its entirety with the following:
  - .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1, AG3, LH1 and LH2 Zones where one (1) shower is permitted.
- v) replacing Section 7.13.4 (Accessory Buildings and Structures) under Section 7.0 (General Regulations) in its entirety with the following:
  - .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m<sup>2</sup>, with the exception of an accessory building or structure in the RA, AG1, AG3, LH1 and LH2 Zones where the maximum floor area of a bathroom may be 6.0 m<sup>2</sup>.

- vi) replacing Section 10.4 (Large Holdings Three Zone) under Section 10.0 (Rural Zones) in its entirety with the following:

**10.4 LARGE HOLDINGS ONE ZONE (LH1)**

**10.4.1 Permitted Uses:**

Principal uses:

- a) agriculture, subject to Section 7.24;
- b) equestrian centres;
- c) forestry;
- d) single detached dwelling or mobile home;
- e) veterinary establishments;

Secondary uses:

- f) accessory dwelling or mobile home, subject to Section 7.11;
- g) bed and breakfast operation, subject to Section 7.19;
- h) home industry, subject to Section 7.18;
- i) home occupation, subject to Section 7.17;
- j) kennels, subject to Section 7.25;
- k) packing, processing and storage of farm and off-farm products;
- l) retail sales of farm and off-farm products, subject to Section 7.24
- m) secondary suites, subject to Section 7.12;
- n) accessory buildings and structures, subject to Section 7.13.

**10.4.2 Site Specific Large Holdings One (LH1s) Provisions:**

- a) see Section 17.4

**10.4.3 Minimum Parcel Size:**

- a) 4.0 ha

**10.4.4 Minimum Parcel Width:**

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

**10.4.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings

Less than 8.0 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1

- b) one (1) secondary suite.

#### 10.4.6 Minimum Setbacks:

- a) Buildings and structures:
- i) Front parcel line: 7.5 metres
  - ii) Rear parcel line: 7.5 metres
  - iii) Interior side parcel line: 4.5 metres
  - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.4.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
- i) Front parcel line: 15.0 metres
  - ii) Rear parcel line: 15.0 metres
  - iii) Interior side parcel line: 15.0 metres
  - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility:
- i) Front parcel line: 30.0 metres
  - ii) Rear parcel line: 30.0 metres
  - iii) Interior side parcel line: 30.0 metres
  - iv) Exterior side parcel line: 30.0 metres

#### 10.4.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

#### 10.4.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m<sup>2</sup> in area;
- b) 20% for parcels greater than 2,500 m<sup>2</sup> and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
  - i) 10%; and

- ii) 75% for greenhouse uses.
- vii) adding a new Section 10.5 (Large Holdings Two Zone) under Section 10.0 (Rural Zones) to read as follows and renumbering all subsequent sub-sections:

## **10.5 LARGE HOLDINGS TWO ZONE (LH2)**

### **10.5.1 Permitted Uses:**

#### Principal uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) forestry;
- d) single detached dwelling or mobile home;
- e) veterinary establishment;

#### Secondary uses:

- f) accessory dwelling or mobile home, subject to Section 7.11;
- g) bed and breakfast operation, subject to Section 7.19;
- h) home industry, subject to Section 7.18;
- i) home occupation, subject to Section 7.17;
- j) kennels, subject to Section 7.25;
- k) packing, processing and storage of farm and off-farm products;
- l) retail sales of farm and off-farm products, subject to Section 7.24;
- m) secondary suite, subject to Section 7.12; and
- n) accessory buildings and structures, subject to Section 7.13.

### **10.5.2 Site Specific Large Holdings Two (LH2s) Provisions:**

- a) see Section 17.34

### **10.5.3 Minimum Parcel Size:**

- a) 8.0 ha

### **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) one (1) principal dwelling unit;
- b) one (1) secondary suite; and
- c) one (1) mobile home or accessory dwelling.

**10.5.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line: 7.5 metres
  - ii) Rear parcel line: 7.5 metres
  - iii) Interior side parcel line: 4.5 metres
  - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.5.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
  - i) Front parcel line: 15.0 metres
  - ii) Rear parcel line: 15.0 metres
  - iii) Interior side parcel line: 15.0 metres
  - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.5.6(a), incinerator or compost facility:
  - i) Front parcel line: 30.0 metres
  - ii) Rear parcel line: 30.0 metres
  - iii) Interior side parcel line: 30.0 metres
  - iv) Exterior side parcel line: 30.0 metres

**10.5.7 Maximum Height:**

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

**10.5.8 Maximum Parcel Coverage:**

- a) 35% for parcels less than 2,500 m<sup>2</sup> in area;
- b) 20% for parcels greater than 2,500 m<sup>2</sup> and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
  - i) 10%; and

- ii) 75% for greenhouse uses.
- viii) adding a new Section 10.6 (Small Holdings Two Zone) under Section 10.0 (Rural Zones) to read as follows and renumbering all subsequent sub-sections:

## **10.6 SMALL HOLDINGS TWO ZONE (SH2)**

### **10.6.1 Permitted Uses:**

#### Principal uses:

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

#### Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) equestrian centre;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) retail sales of farm and off-farm products, subject to Section 7.24;
- h) secondary suite, subject to Section 7.12; and
- i) accessory buildings and structures, subject to Section 7.13.

### **10.6.2 Site Specific Small Holdings Two (SH2s) Provisions:**

- a) see Section 17.32

### **10.6.3 Minimum Parcel Size:**

- a) 2.0 ha

### **10.6.4 Minimum Parcel Width:**

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

### **10.6.5 Maximum Number of Dwellings Permitted Per Parcel:**

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

### **10.6.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line: 7.5 metres

- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
  - i) Front parcel line: 7.5 metres
  - ii) Rear parcel line: 4.5 metres
  - iii) Interior side parcel line: 4.5 metres
  - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.6.6(a) and (b), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
  - i) Front parcel line: 15.0 metres
  - ii) Rear parcel line: 15.0 metres
  - iii) Interior side parcel line: 15.0 metres
  - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
  - i) Front parcel line: 30.0 metres
  - ii) Rear parcel line: 30.0 metres
  - iii) Interior side parcel line: 30.0 metres
  - iv) Exterior side parcel line: 30.0 metres

**10.6.7 Maximum Height:**

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

**10.6.8 Maximum Parcel Coverage:**

- a) 15%

**10.6.9 Minimum Building Width:**

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

- ix) adding a new Section 10.8 (Small Holdings Four Zone) under Section 10.0 (Rural Zones) to read as follows and renumbering all subsequent sub-sections:

## **10.8 SMALL HOLDINGS FOUR ZONE (SH4)**

### **10.8.1 Permitted Uses:**

#### Principal uses:

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

#### Secondary uses:

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

### **10.8.2 Site Specific Small Holdings Four (SH4s) Provisions:**

- a) see Section 17.33.

### **10.8.3 Minimum Parcel Size:**

- a) 0.5 ha, subject to servicing requirements

### **10.8.4 Minimum Parcel Width:**

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

### **10.8.5 Maximum Number of Dwellings Permitted Per Parcel:**

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

### **10.8.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line: 7.5 metres
  - ii) Rear parcel line: 7.5 metres
  - iii) Interior side parcel line: 4.5 metres
  - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
  - i) Front parcel line: 7.5 metres
  - ii) Rear parcel line: 4.5 metres

- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.8.6(a) and (b), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
  - i) Front parcel line: 15.0 metres
  - ii) Rear parcel line: 15.0 metres
  - iii) Interior side parcel line: 15.0 metres
  - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.8.6(a) and (b), incinerator or compost facility:
  - i) Front parcel line: 30.0 metres
  - ii) Rear parcel line: 30.0 metres
  - iii) Interior side parcel line: 30.0 metres
  - iv) Exterior side parcel line: 30.0 metres

**10.8.7 Maximum Height:**

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 7.5 metres.

**10.8.8 Maximum Parcel Coverage:**

- a) 15%

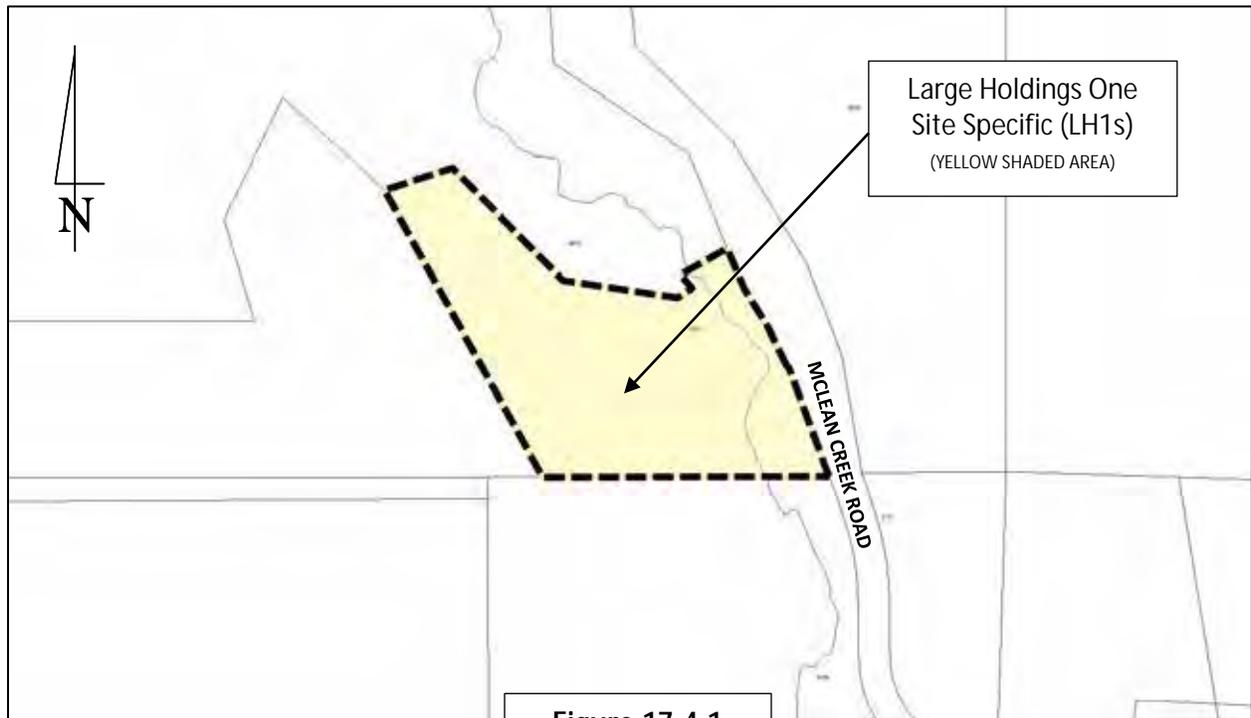
**10.8.9 Minimum Building Width:**

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

- x) replacing Section 17.4 (Site Specific Large Holdings Three (LH3s) Provisions) under Section 17.0 (Site Specific Designation) in its entirety with the following:

**17.4 Site Specific Large Holdings One (LH1s) Provisions:**

- .1 in the case of the land described as Lot B, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on figure 17.4.1:
  - a) despite Section 10.4.5, the maximum number of dwelling permitted per parcel shall be one (1) principle dwelling, one (1) secondary suite and no accessory dwellings.



- xi) replacing Section 17.6.1 (Site Specific Small Holdings Three (LH3s) Provisions) under Section 17.0 (Site Specific Designation) in its entirety with the following:
  - .1 in the case of the land described as Lot 3, Plan KAP3404, District Lot 195S, SDYD, Except Plan PCL21 and Except Plan A1266 (1419 Green Lake Road), and shown shaded yellow on figure 17.6.1:
    - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 10.6.1:
      - i) home industry, subject to Section 7.18.
    - b) despite Section 10.4.5, the maximum number of dwellings permitted per parcel shall be:
      - i) one (1) principal dwelling; and
      - ii) one (1) accessory dwelling or mobile home.

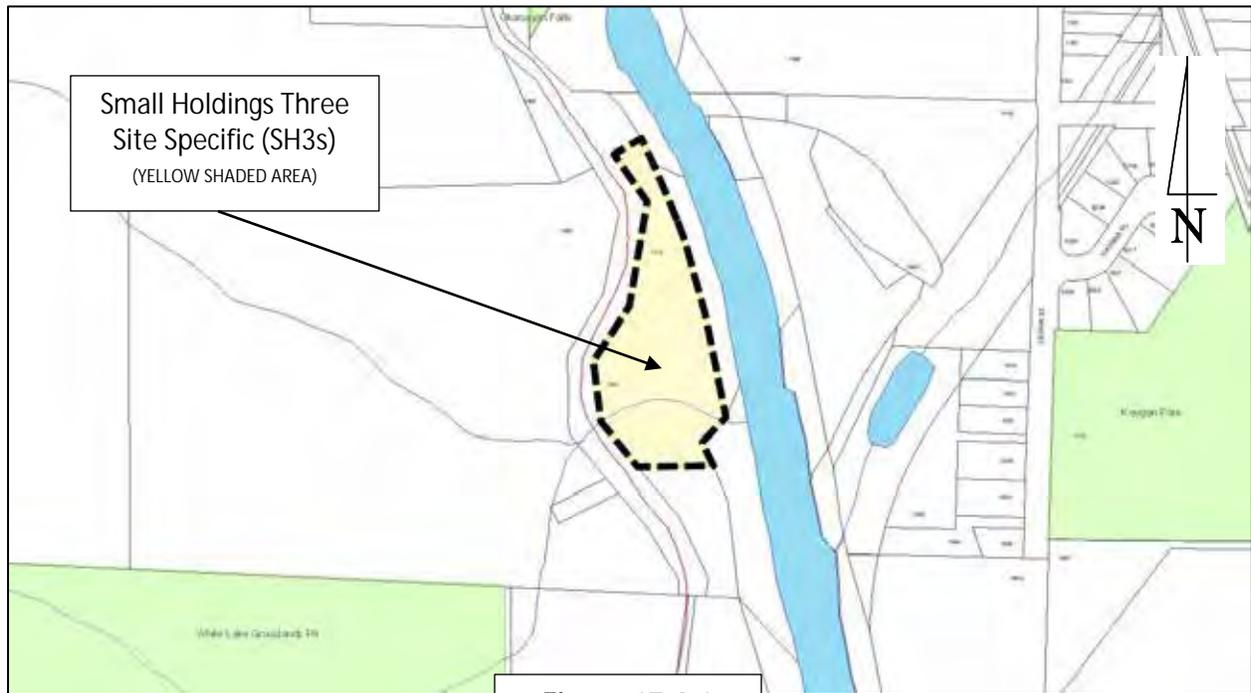
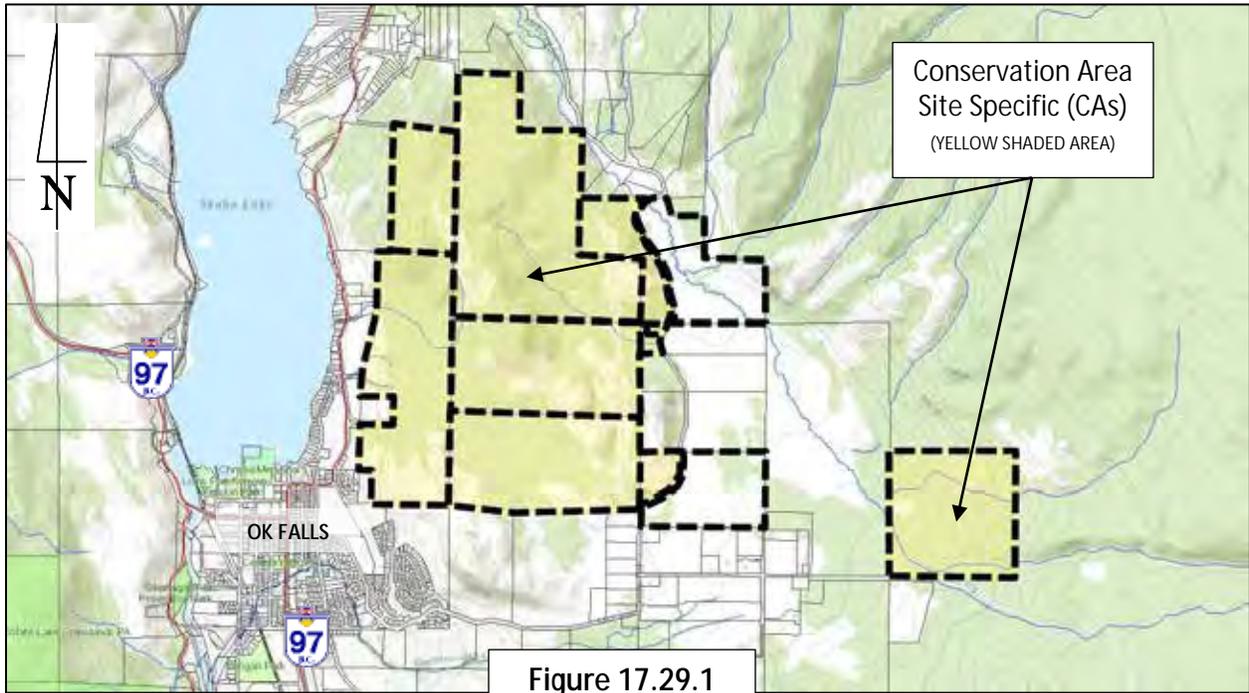


Figure 17.6.1

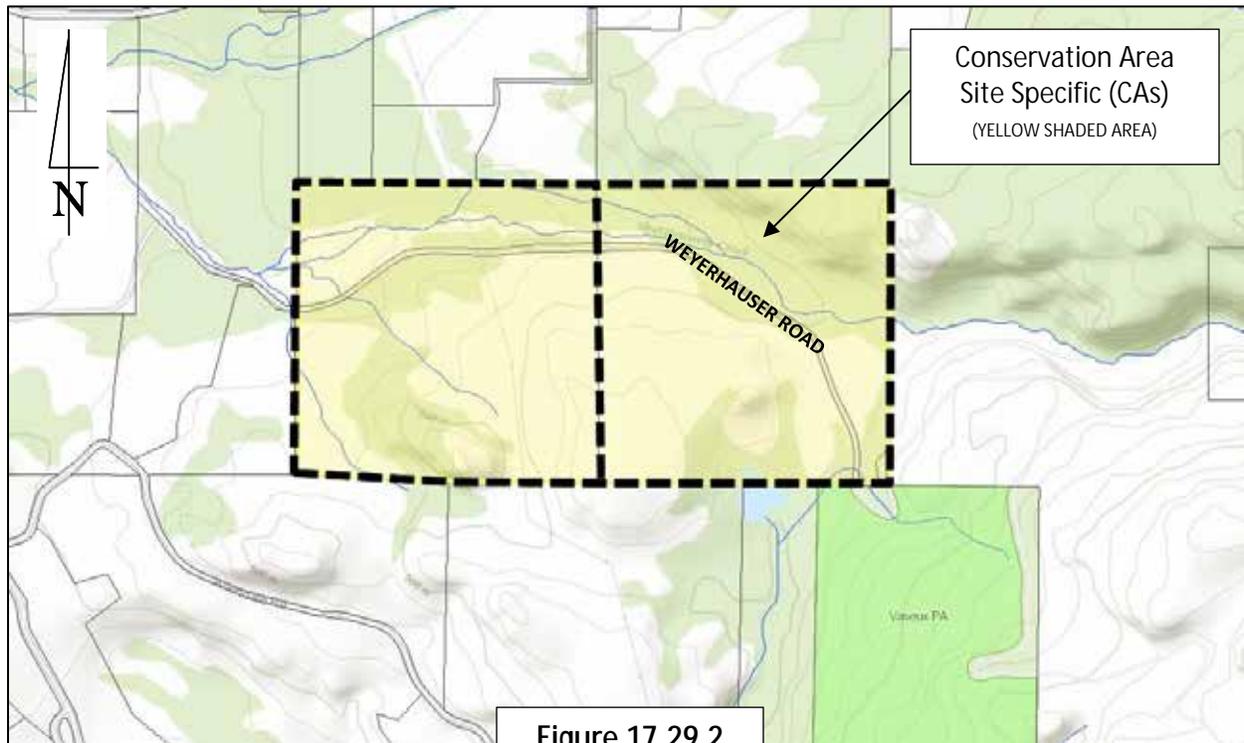
xii) replacing Section 17.29 (Site Specific Conservation Area (CAs) Provisions) under Section 17.0 (Site Specific Designation) in its entirety with the following:

**17.29 Site Specific Conservation Area (CAs) Provisions:**

- .1 in the case of the land shown shaded yellow on figure 17.29.1:
  - a) the following principal uses shall be permitted on the land in addition to the permitted uses listed in Section 15.3.1:
    - i) agriculture, subject to Section 7.23 and 7.24.



- .2 in the case of the land described as District Lot 31S, SDYD, Except Plan A11286; and Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 7, Except Plan A11286, and shown shaded yellow on figure 17.29.2:
  - a) the following principal uses shall be permitted on the land in addition to the permitted uses listed in Section 15.3.1:
    - i) agriculture, subject to Section 7.23 and 7.24; and
    - ii) one (1) single detached dwelling or one (1) mobile home.



- xiii) adding a new Section 17.32 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

**17.32 Site Specific Small Holdings Two (SH2s) Provisions:**

- .1 Not applicable.

- xiv) adding a new Section 17.33 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

**17.33 Site Specific Small Holdings Four (SH4s) Provisions:**

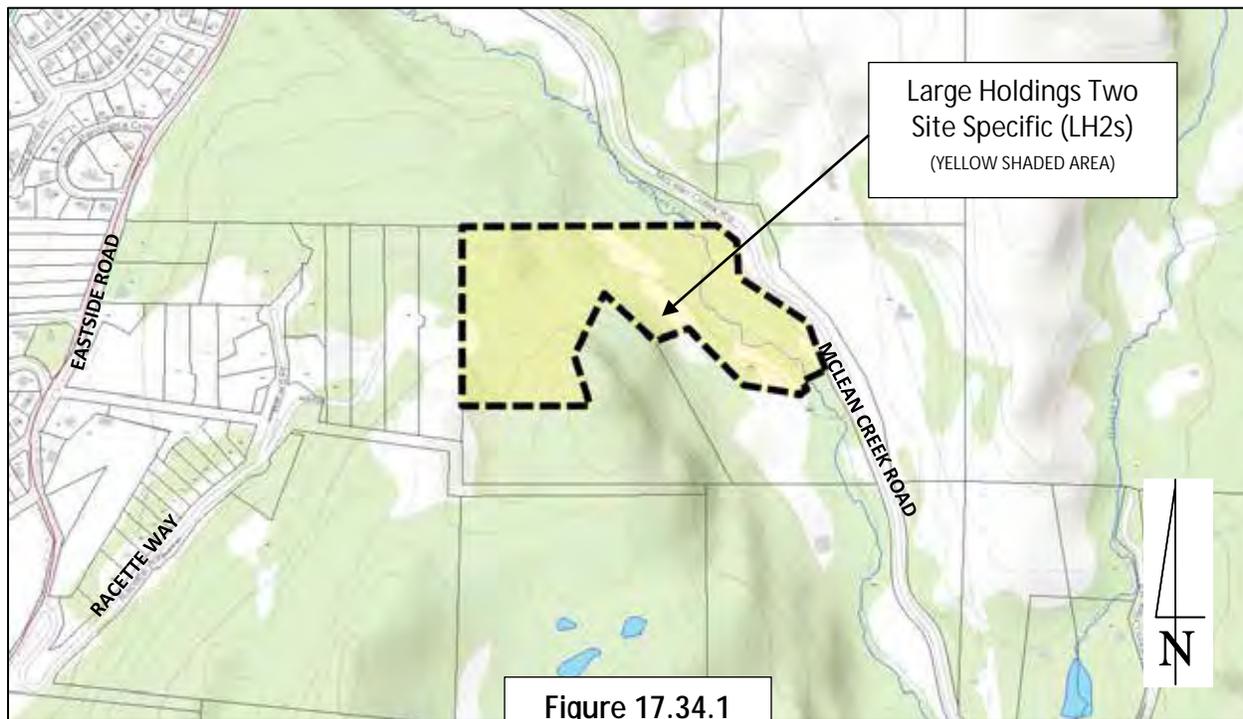
- .1 Not applicable.

- xv) adding a new Section 17.34 (Site Specific Large Holdings Two (LH2s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

**17.34 Site Specific Large Holdings Two (LH2s) Provisions:**

- .1 in the case of the land described as Lot 1, Plan KAP34762, District Lot 681S, SDYD, Except Plan EPP12661, and shown shaded yellow on figure 17.32.1:
  - a) the following principal uses and no others shall be permitted on the land:
    - i) agriculture, subject to Section 7.23 and 7.24;

- ii) equestrian centre;
  - iii) open land recreation;
  - iv) single detached dwelling or mobile home; and
  - v) veterinary establishment.
- b) despite Section 10.5.5, the maximum number of dwelling permitted per parcel shall be one (1) principle dwelling, one (1) secondary suite and no accessory dwellings.



- xvi) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by:
- a) changing the land use designation on the land described as:
    - Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 8;
    - Subsidy Lots 1-4, Plan KAP1193, District Lot 3639, SDYD, AFB; and
    - Subsidy Lot 7, Plan KAP1193, District Lot 3639, SDYD, AFB - FOREST RESERVE 23-8-60,
 and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
  - b) changing the land use designation on the land described as Lot 1, Plan KAP74449, District Lot 190 2710, SDYD (3200 Evergreen Drive), and shown

shaded yellow on Schedule 'B', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).

- c) changing the land use designation on the land described as Lot 2, Plan KAP60911, District Lot 2710, SDYD; and Lot 1, Plan KAP35151, District Lot 2710, SDYD, Subsidy Lot 38, and shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- d) changing the land use designation on the land described as Lot C, Plan KAP27801, District Lot 2710, SDYD, Subsidy Lot 48, and shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Comprehensive Development (CD) to Conservation Area (CA).
- e) changing the land use designation on the land shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area (CA).
- f) changing the land use designation on the land described as Lot A, Plan KAP67022, District Lot 461, SDYD (3515 McLean Creek Road), and shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Three (SH3).
- g) changing the land use designation on the land shown shaded yellow on Schedule 'G-1', but excluding Lot 1, Plan KAP47497, District Lot 462, SDYD, which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- h) changing the land use designation on the land described as Lot 1, Plan KAP47497, District Lot 462, SDYD, and shown shaded yellow on Schedule 'G-2', which forms part of this Bylaw, from Large Holdings Three (LH3) to Large Holdings One (LH1).
- i) changing the land use designation on the land described as Lot A, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Large Holdings Three Site Specific (LH3s) to Conservation Area (CA).
- j) changing land use designation on the land described as Lot 1, Plan KAP34762, District Lot 681S, SDYD, Except Plan EPP12661 (3670 McLean Creek Road), and shown shaded blue on Schedule 'H', which forms part of this Bylaw, from Large Holdings Three Site Specific (LH3s) to Large Holdings Two Site Specific (LH2s).
- k) changing land use designation on the land described as Lot B, Plan EPP12661, District Lot 681S, SDYD (3682 McLean Creek Road), and shown shaded purple on Schedule 'H', which forms part of this Bylaw, from Large Holdings Three Site Specific (LH3s) to Large Holdings One Site Specific (LH1s).
- l) changing land use designation on the land described as Lot A, Plan KAP10306, District Lot 337, SDYD, Except Plan H11293 (389 Eastside Road), and shown shaded blue on Schedule 'I', which forms part of this Bylaw, from Large Holdings Three (LH3) to Large Holdings One (LH1).

- m) changing land use designation on the land shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- n) changing land use designation on the land shown shaded yellow on Schedule 'J-1', which forms part of this Bylaw, from Agriculture Three (AG3) to Conservation Area Site Specific (CAs).
- o) changing land use designation on the land shown shaded yellow on Schedule 'J-2', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area Site Specific (CAs).
- p) changing land use designation on the land described as Lot 4, Plan KAP4074, District Lot 2193, SDYD, Except Plan H933, and shown shaded yellow on Schedule 'K', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- q) changing land use designation on the land described as an approximately 3,700 m<sup>2</sup> part of Lot 2, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5361 9<sup>th</sup> Avenue) and shown shaded yellow on Schedule 'L', which forms part of this Bylaw, from Large Holdings Three (LH3) to Residential Single Family One (RS1).
- r) changing land use designation on the land described as Lot 3, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5444 Hawthorne Place); and an approximately 400 m<sup>2</sup> part of Lot 1, Plan KAP13984, District Lot 2883S 3147S, SDYD (5445 Hawthorne Place) and shown shaded yellow on Schedule 'M', which forms part of this Bylaw, from Large Holdings Three (LH3) to Residential Single Family One (RS1).
- s) changing land use designation on the land described as Lot 5, Plan KAP9597, District Lot 3147S, SDYD; and Lot A, Plan KAP6113, District Lot 3147S, SDYD, and shown shaded blue on Schedule 'N', which forms part of this Bylaw, from Large Holdings Three (LH3) to Parks and Recreation (PR).
- t) changing land use designation on the land described as Lot A, Plan KAP37420, District Lot 2193, SDYD, and shown shaded yellow on Schedule 'O', which forms part of this Bylaw, from Agriculture Three (AG3) to Resource Area (RA).
- u) changing land use designation on an approximately 3.6 hectare part of the land described as Lot 3, Plan KAP4074, District Lot 2193, SDYD, Except Plan 37420; and an approximately 54.0 hectare part of the land described as Lot A, Plan KAP28209, District Lot 195S, SDYD, and shown shaded yellow on Schedule 'P', which forms part of this Bylaw, from Agriculture Three (AG3) to Resource Area (RA).
- v) changing land use designation on the land described as Lot 1, Plan KAP8130, District Lot 195S, SDYD, and shown shaded yellow on Schedule 'Q', which forms part of this Bylaw, from Agriculture Three (AG3) to Conservation Area (CA).

- w) changing land use designation on the land described as Lot 3, Plan KAP3404, District Lot 195S, SDYD, Except Plan PCL 21 and Plan A1266 (1419 Green Lake Road), and shown shaded purple on Schedule 'R', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Three Site Specific (SH3s).
- x) changing land use designation on the land shown shaded purple on Schedule 'S', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area (CA).
- y) changing land use designation on the land described as Plan KAP4397, Block 14, District Lot 2883S, SDYD, Except Plan A1217 H933 (904 Green Lake Road), and shown shaded yellow on Schedule 'T', which forms part of this Bylaw, from Agriculture Three (AG3) to Small Holdings Three (SH3).
- z) changing land use designation on the land described as District Lot 195S, SDYD, Except Plan A775 3404 4012 8130 13406 28209 (1420 Green Lake Road), and shown shaded yellow on Schedule 'U', which forms part of this Bylaw, from Large Holdings Three (LH3) to Large Holdings Two (LH2).
- aa) changing land use designation on the land described as Lot C, Plan KAP44059, District Lot 2710, SDYD (2158 Highway 97), and shown shaded yellow on Schedule 'V', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Four (SH4).
- bb) changing land use designation on the land described as Lot D, Plan KAP44059, District Lot 2710, SDYD (2216 Highway 97), and shown shaded blue on Schedule 'V', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Two (SH2).
- cc) changing land use designation on the land described as District Lot 31S, SDYD, Except Plan A11286; and Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 7, Except Plan A11286, and shown shaded yellow on Schedule 'W', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area Site Specific (CAs).
- dd) changing land use designation on an approximately 1.4 hectare part of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 39, Except Plan 21215, and shown shaded yellow on Schedule 'X', which forms part of this Bylaw, from Agriculture Three (AG3) to Conservation Area (CA).
- ee) changing land use designation on an approximately 25.7 hectare part of the land described as Lot 2, Plan KAP69941, SDYD, District Lot 2710 3203, and shown shaded yellow on Schedule 'X', which forms part of this Bylaw, from Agriculture Three (AG3) to Conservation Area (CA).
- ff) changing land use designation on the land described as Lot 2, Plan KAP1331, District Lot 2710, SDYD, Subsidy Lot 58 (Park Reserve), and shown shaded yellow on Schedule 'Y', which forms part of this Bylaw, from Agriculture Three (AG3) to Parks and Recreation (PR).

- gg) changing land use designation on the land described as Lot 4, Plan KAP1434, District Lot 2710, SDYD, Subsidy Lot 14, Except Plan KAP44587, and shown shaded yellow on Schedule 'Z', which forms part of this Bylaw, from Large Holdings Three (LH3) to Large Holdings Two (LH2).
- hh) changing land use designation on the land described as Lot 1, Plan KAP27588, SDYD, Subsidy Lot 14, District Lot 697S 2710, and shown shaded yellow on Schedule 'AA', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- ii) changing land use designation on the land described as Lot 2, Plan KAP27588, District Lot 697S, SDYD, and shown shaded yellow on Schedule 'BB', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Three (SH3).
- jj) changing land use designation on the land described as Lot 1, Plan KAP1434, SDYD, District Lot 697S 2710, and shown shaded yellow on Schedule 'CC', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area (CA).

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

PUBLIC HEARING HELD this \_\_\_\_ day of \_\_\_\_\_, 2018.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2018.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D-2" Large Holdings Update Zoning Amendment Bylaw No. 2455.30, 2018" as read a Third time by the Regional Board on this \_\_\_\_ day of \_\_\_\_, 2018.

Dated at Penticton, BC this \_\_ day of \_\_\_\_, 2018.

\_\_\_\_\_  
Corporate Officer

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

\_\_\_\_\_  
For the Minister of Transportation & Infrastructure

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Chief Administrative Officer

# Regional District of Okanagan-Similkameen

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

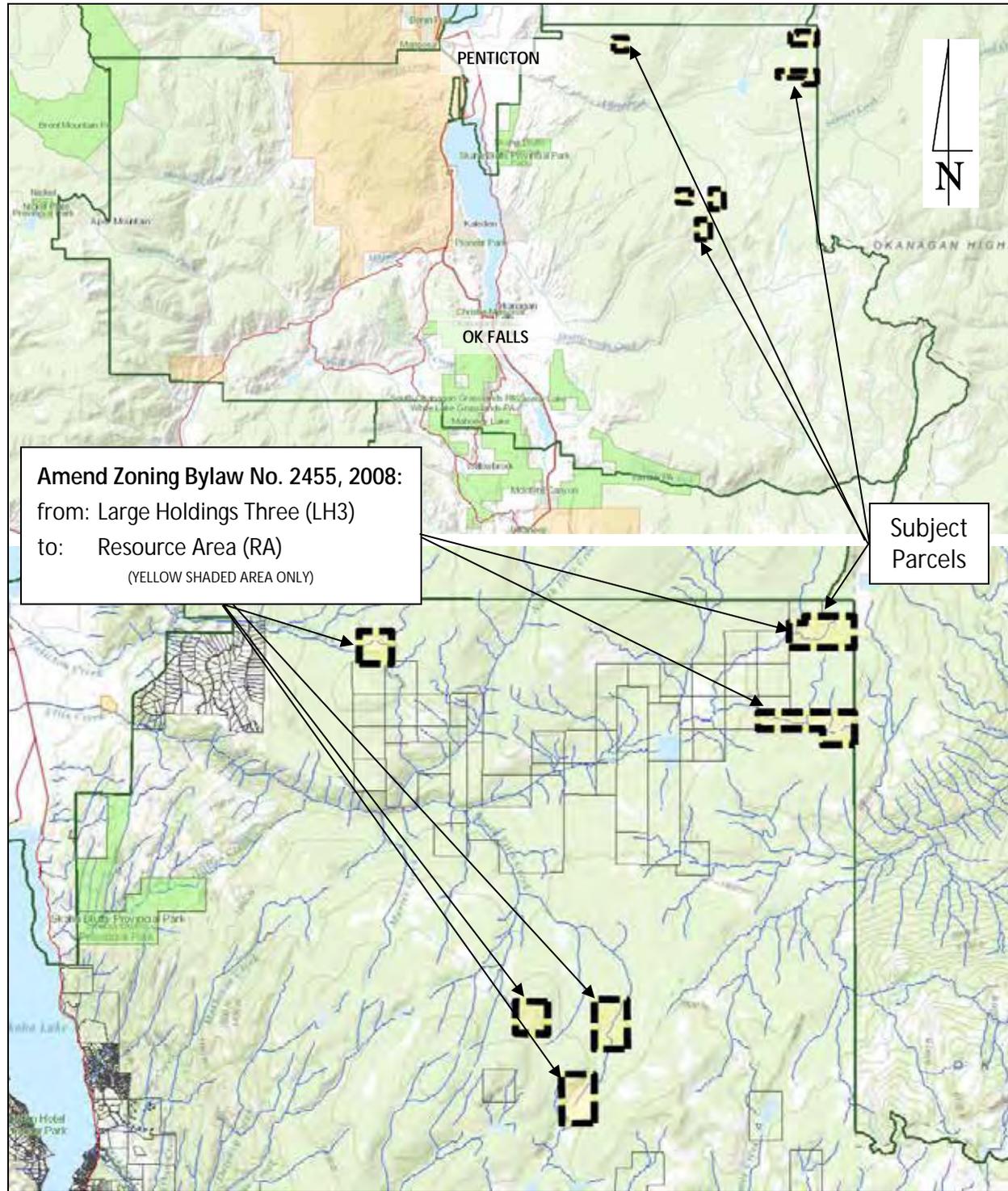
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'A'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-21**

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# Regional District of Okanagan-Similkameen

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

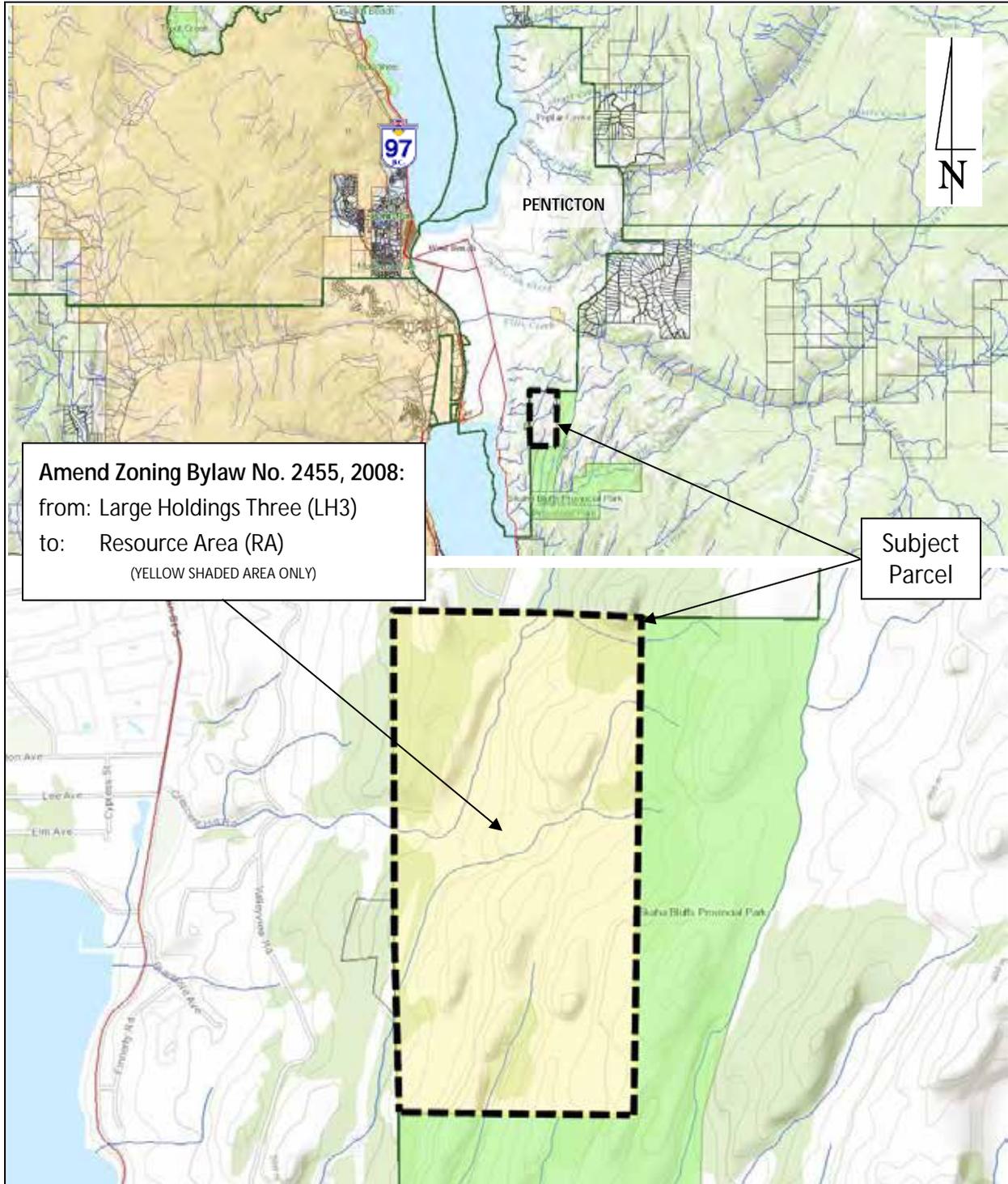
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'B'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-21**

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# Regional District of Okanagan-Similkameen

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

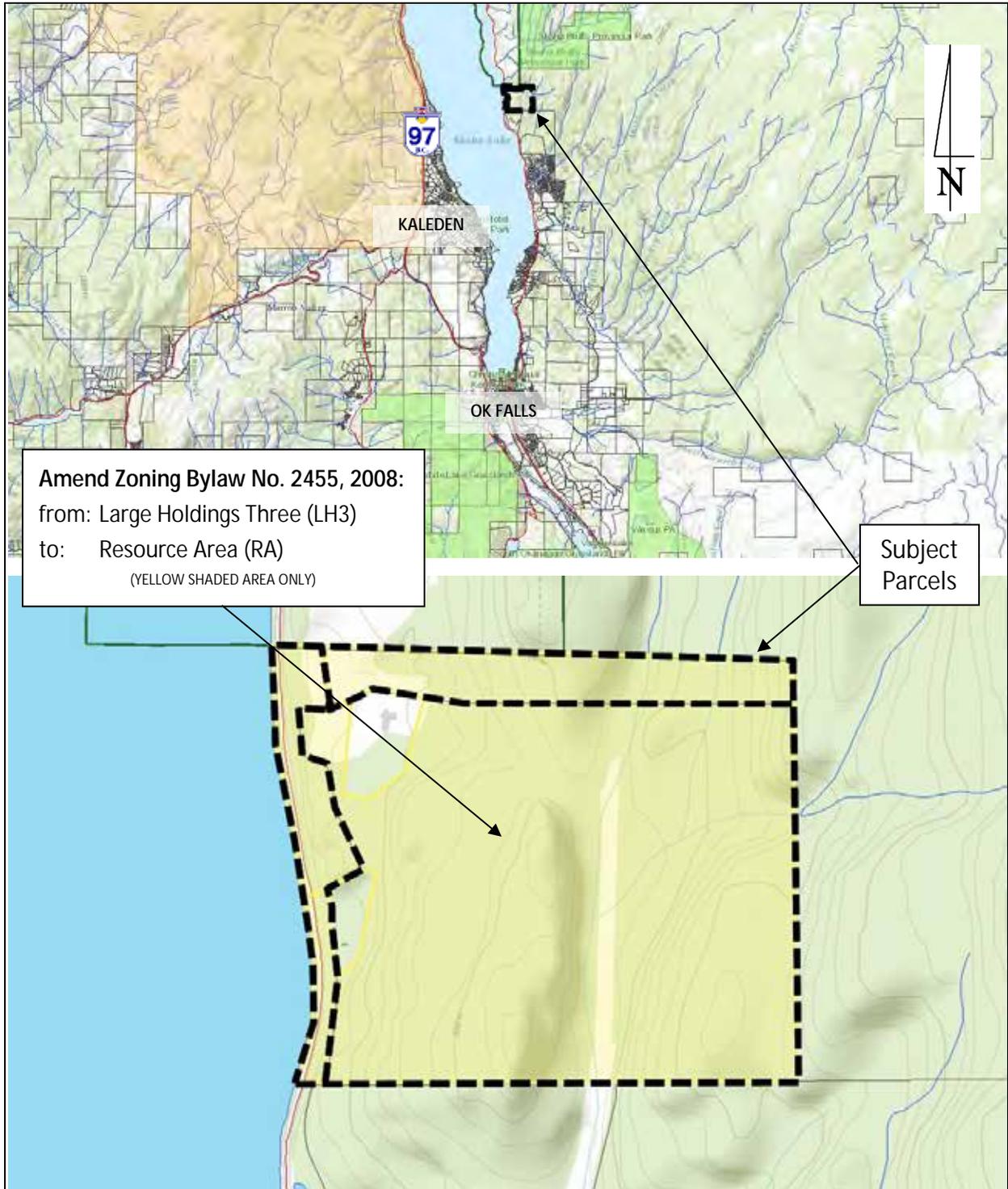
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'C'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-21**

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# Regional District of Okanagan-Similkameen

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

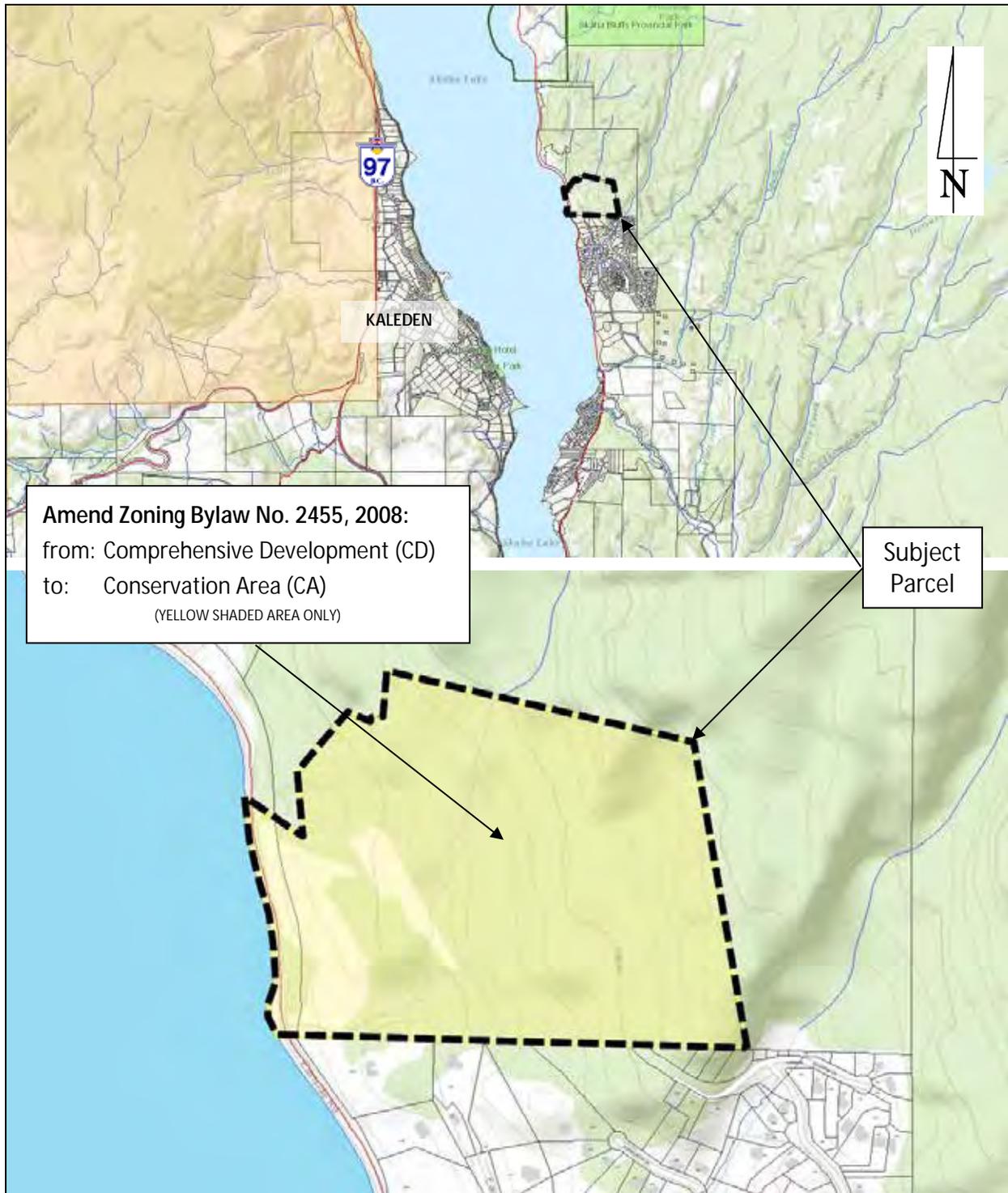
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'D'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-21**

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# Regional District of Okanagan-Similkameen

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

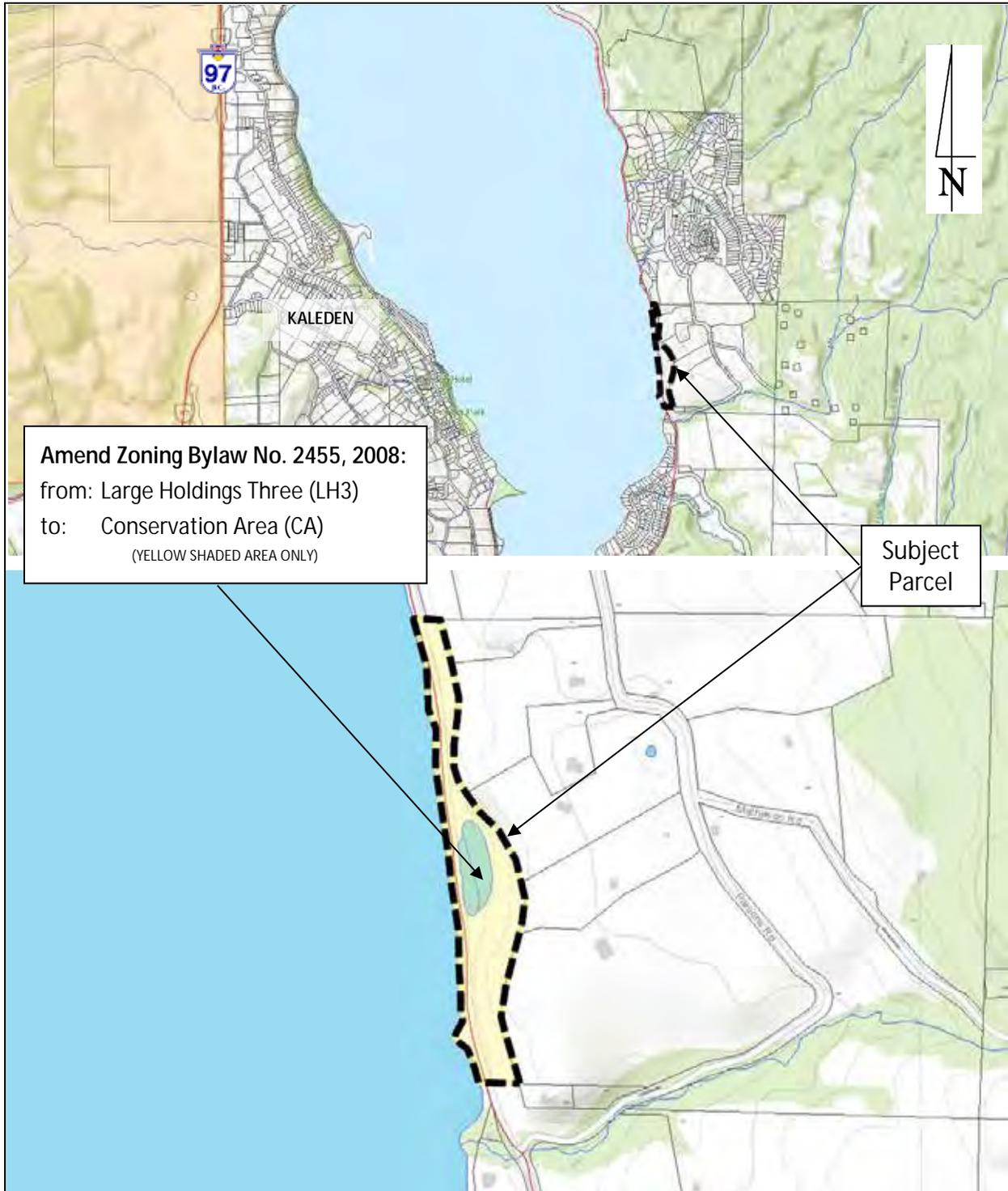
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'E'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-21**

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# Regional District of Okanagan-Similkameen

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

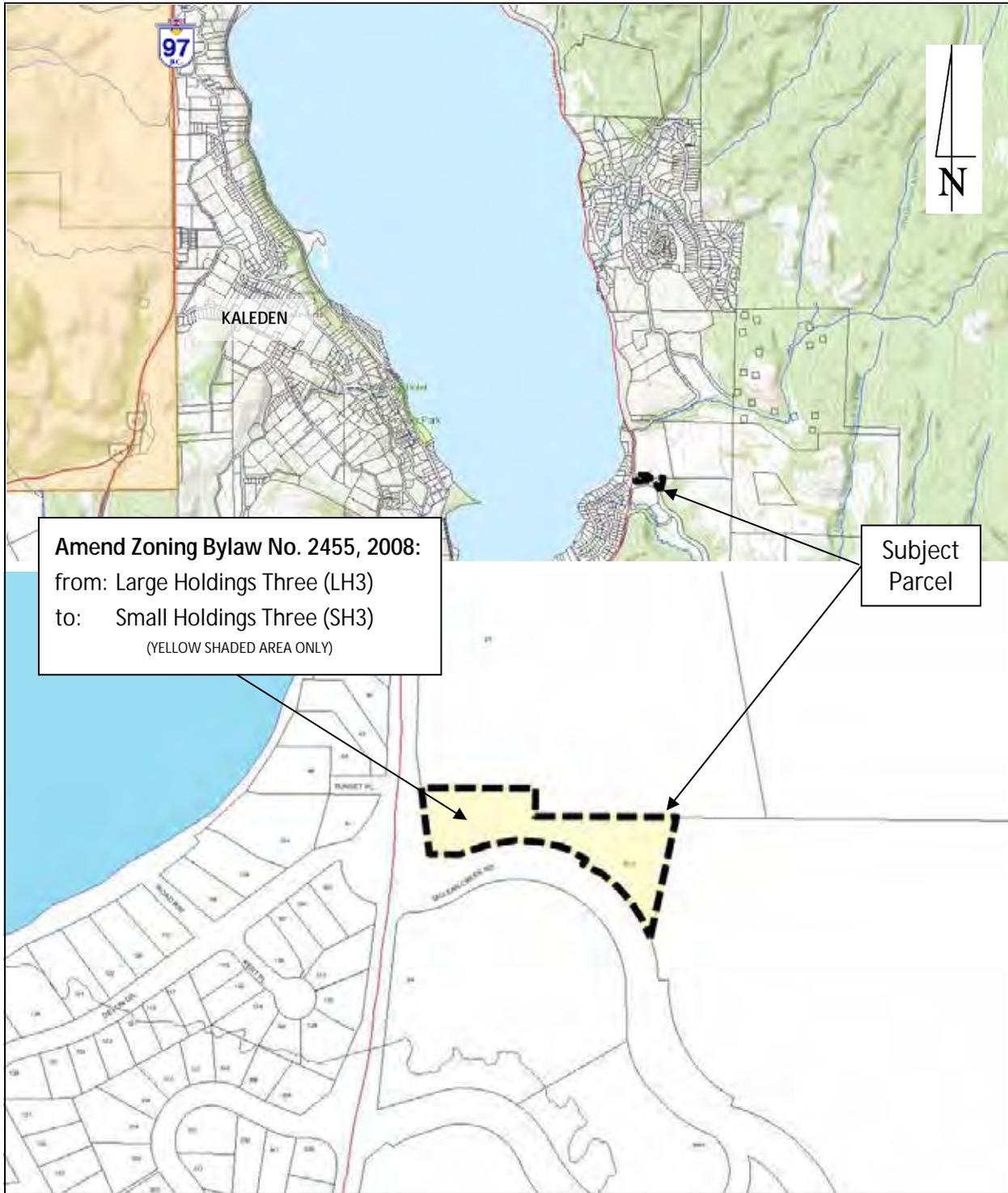
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'F'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-21**

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# Regional District of Okanagan-Similkameen

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

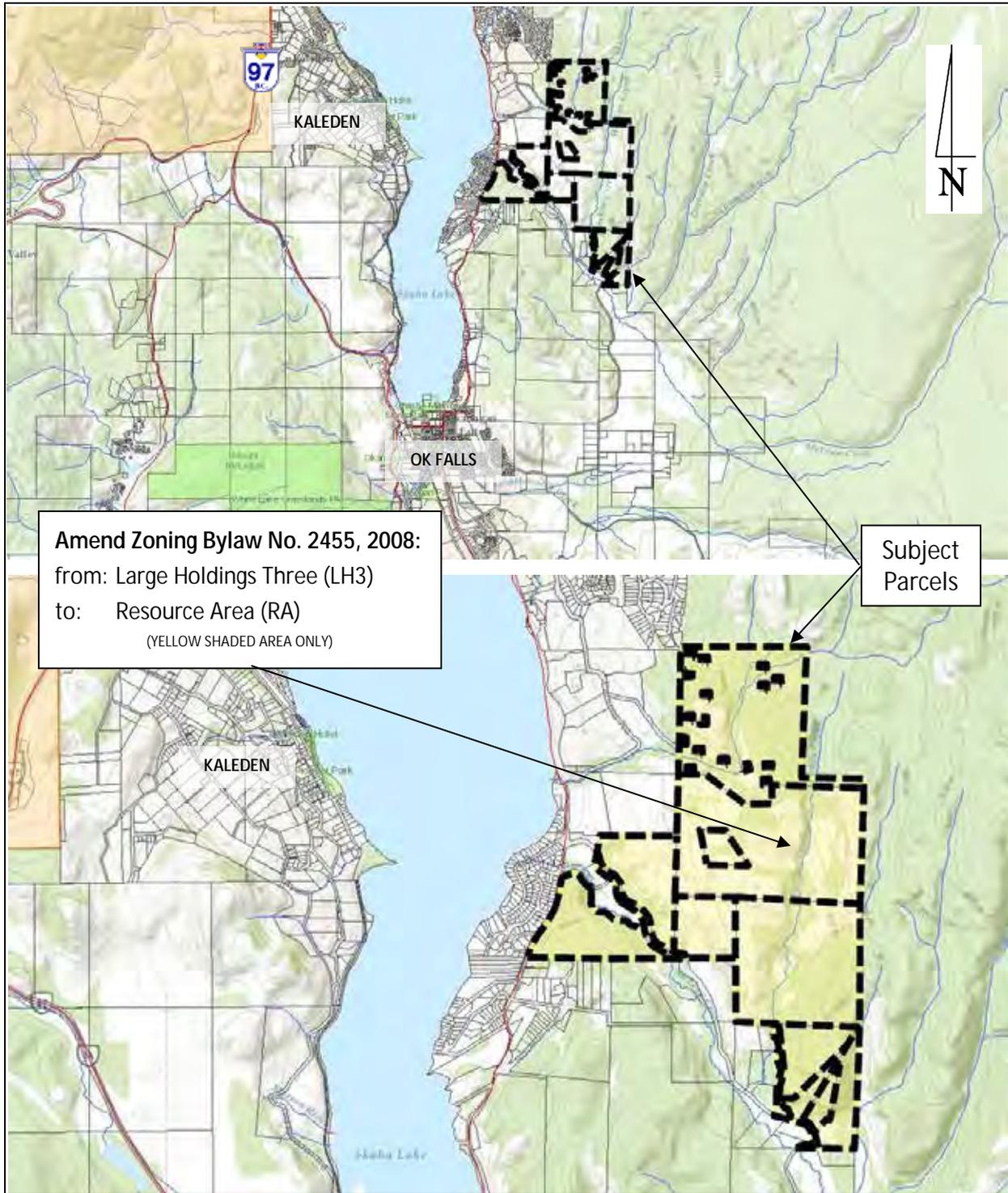
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'G-1'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-21**

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# Regional District of Okanagan-Similkameen

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

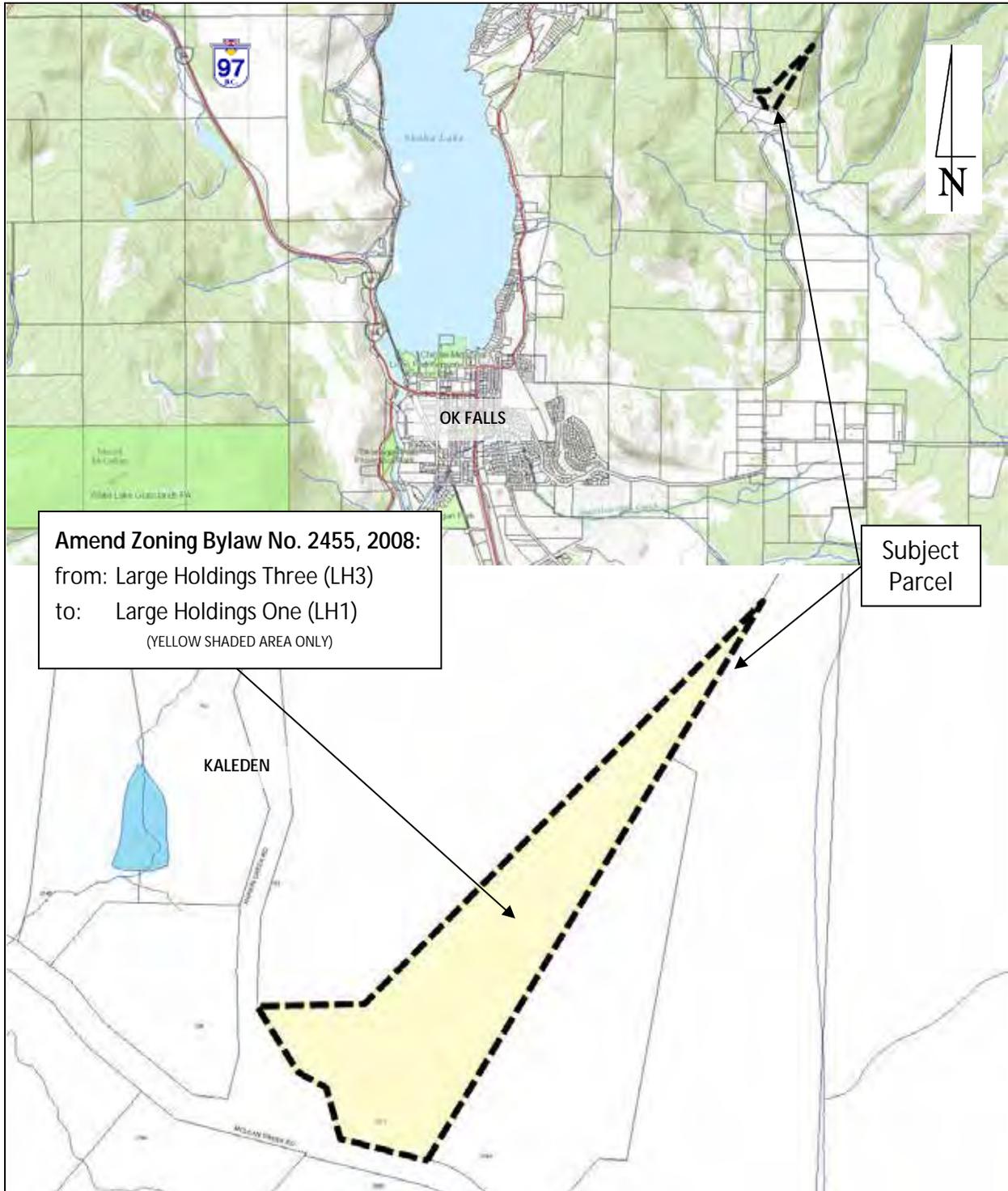
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'G-2'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

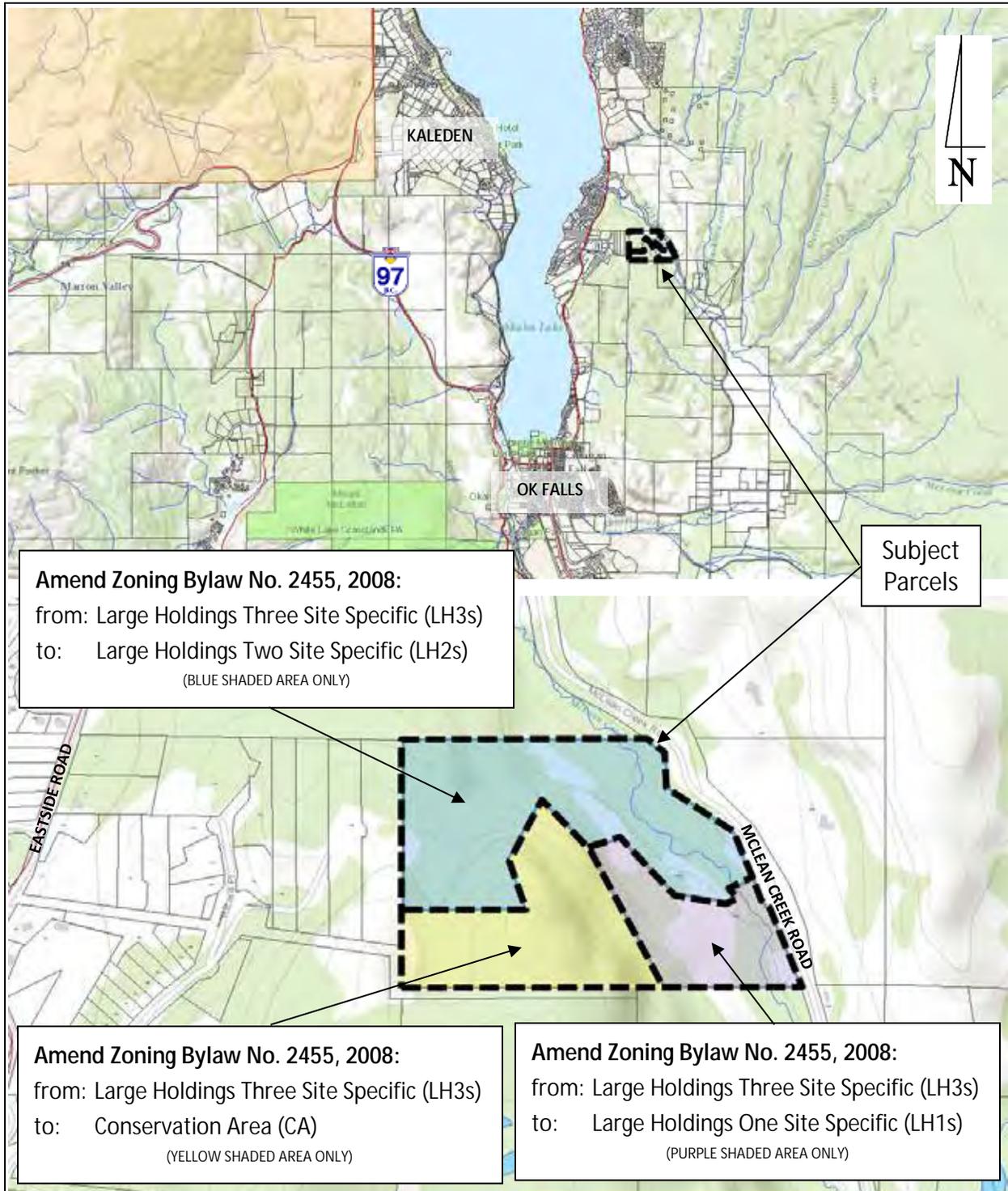
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'H'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

**DRAFT VERSION – 2018-02-21**

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# Regional District of Okanagan-Similkameen

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

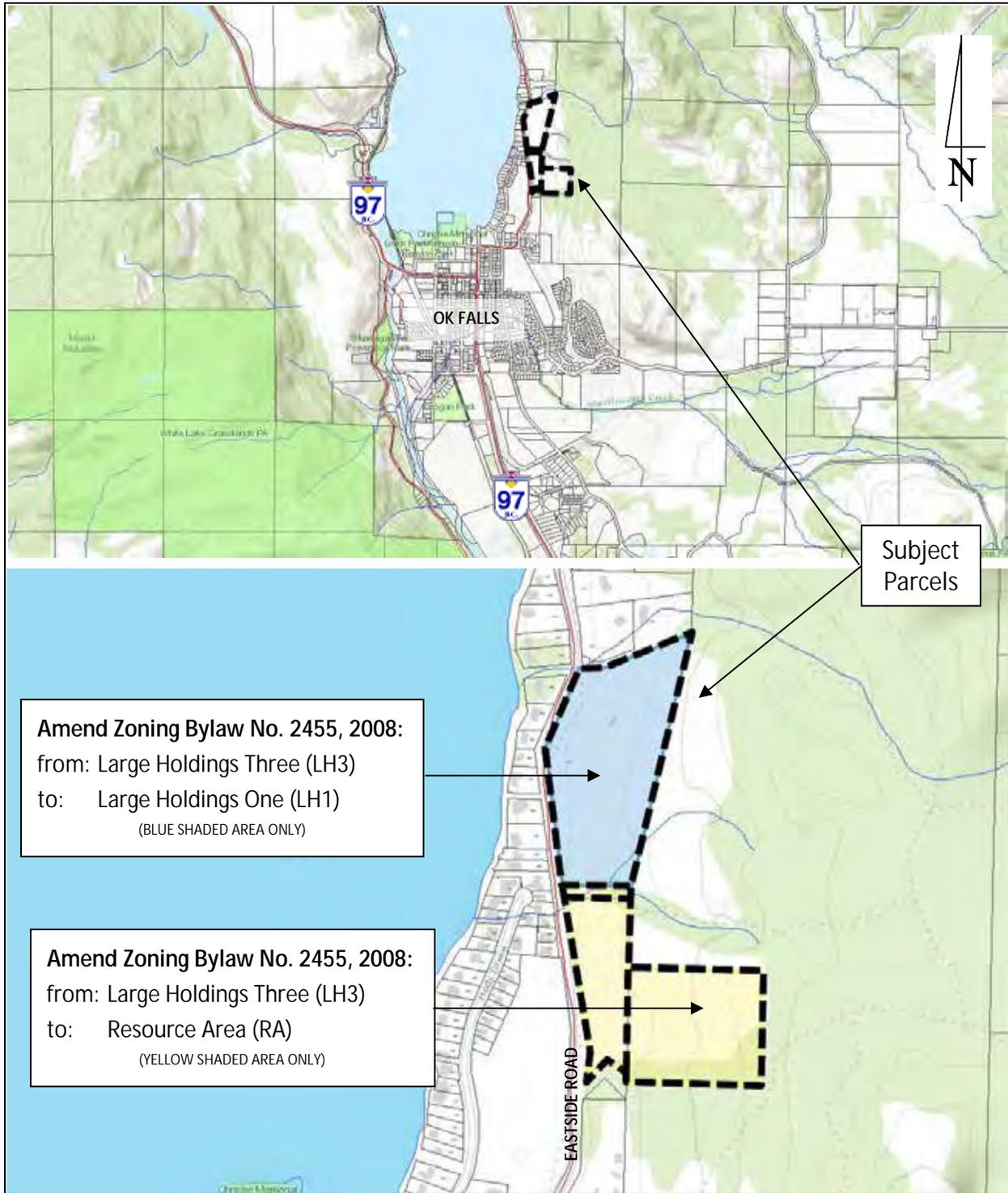
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'I'



Amendment Bylaw No. 2455.30, 2018  
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

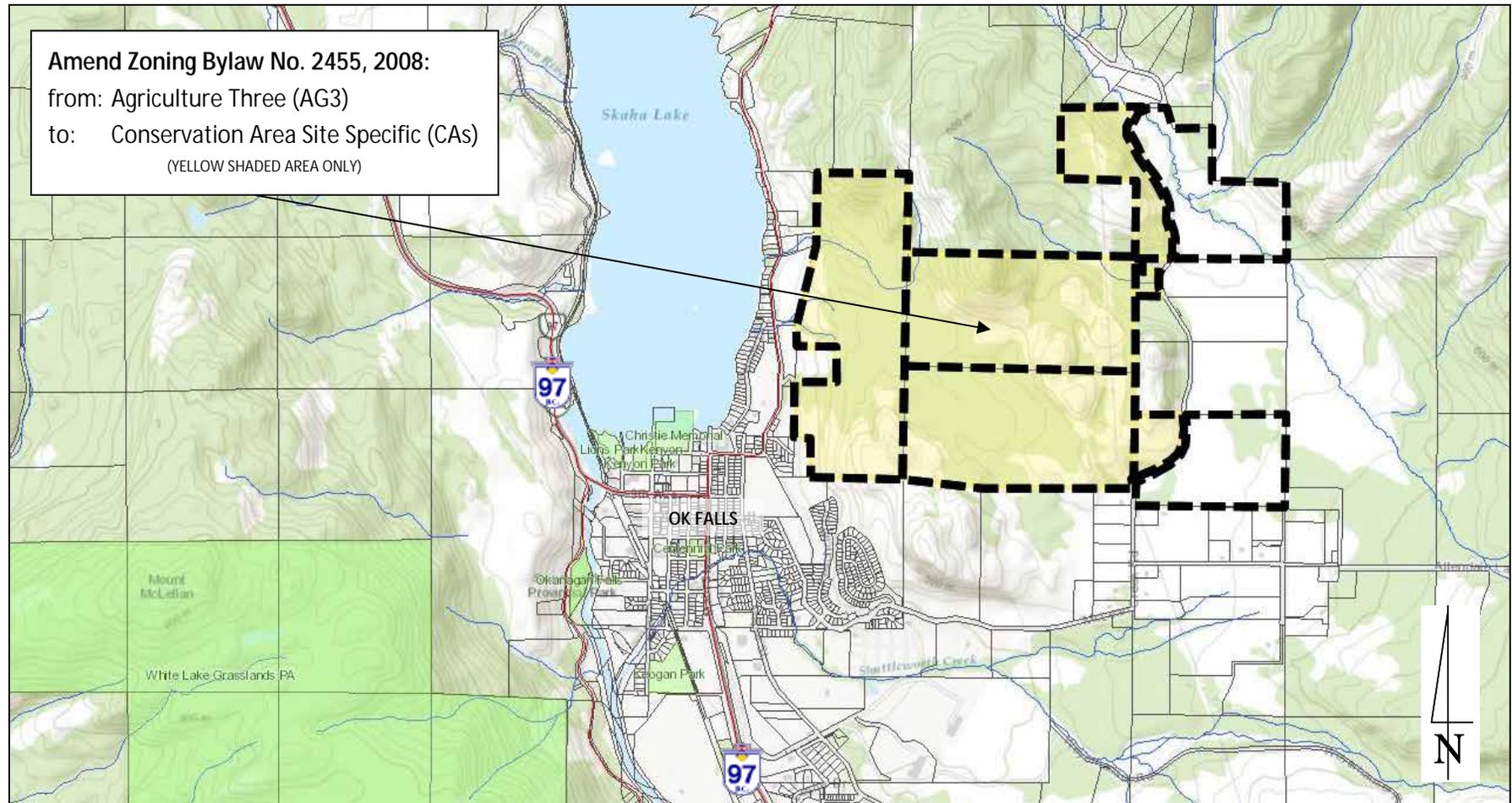
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

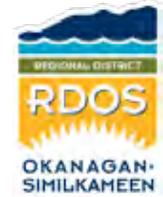
## Schedule 'J-1'



# Regional District of Okanagan-Similkameen

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

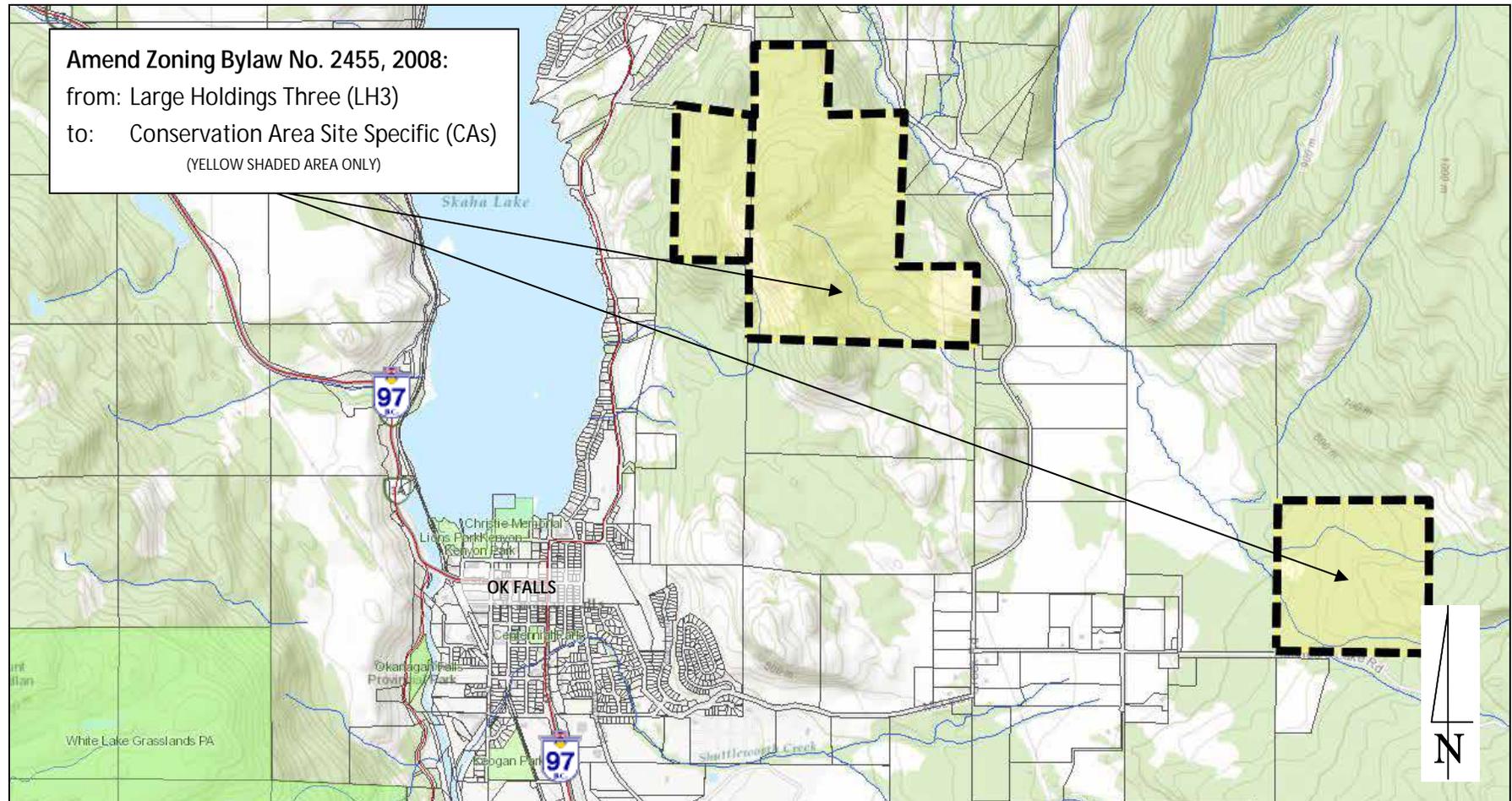
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'J-2'



# Regional District of Okanagan-Similkameen

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

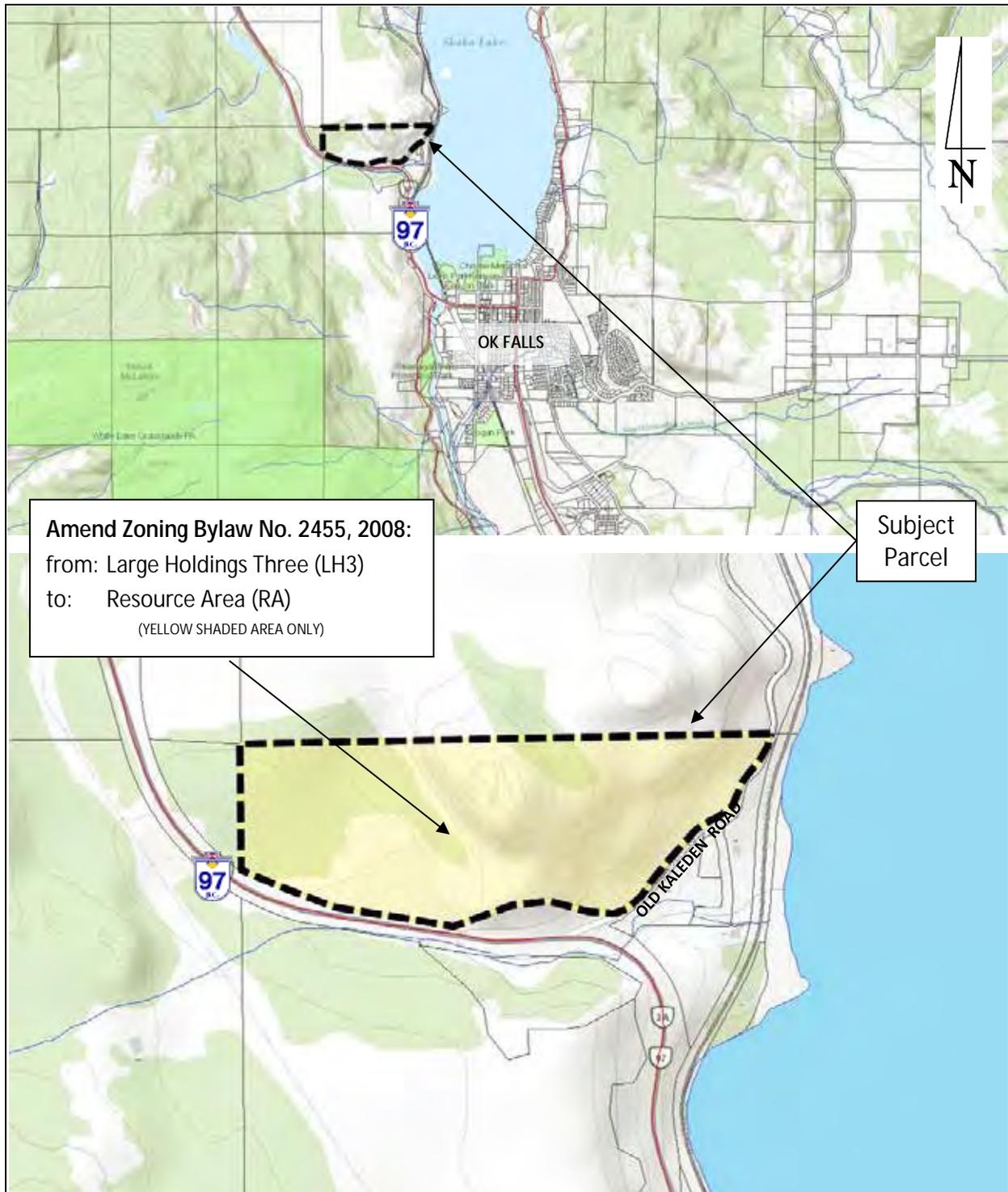
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'K'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

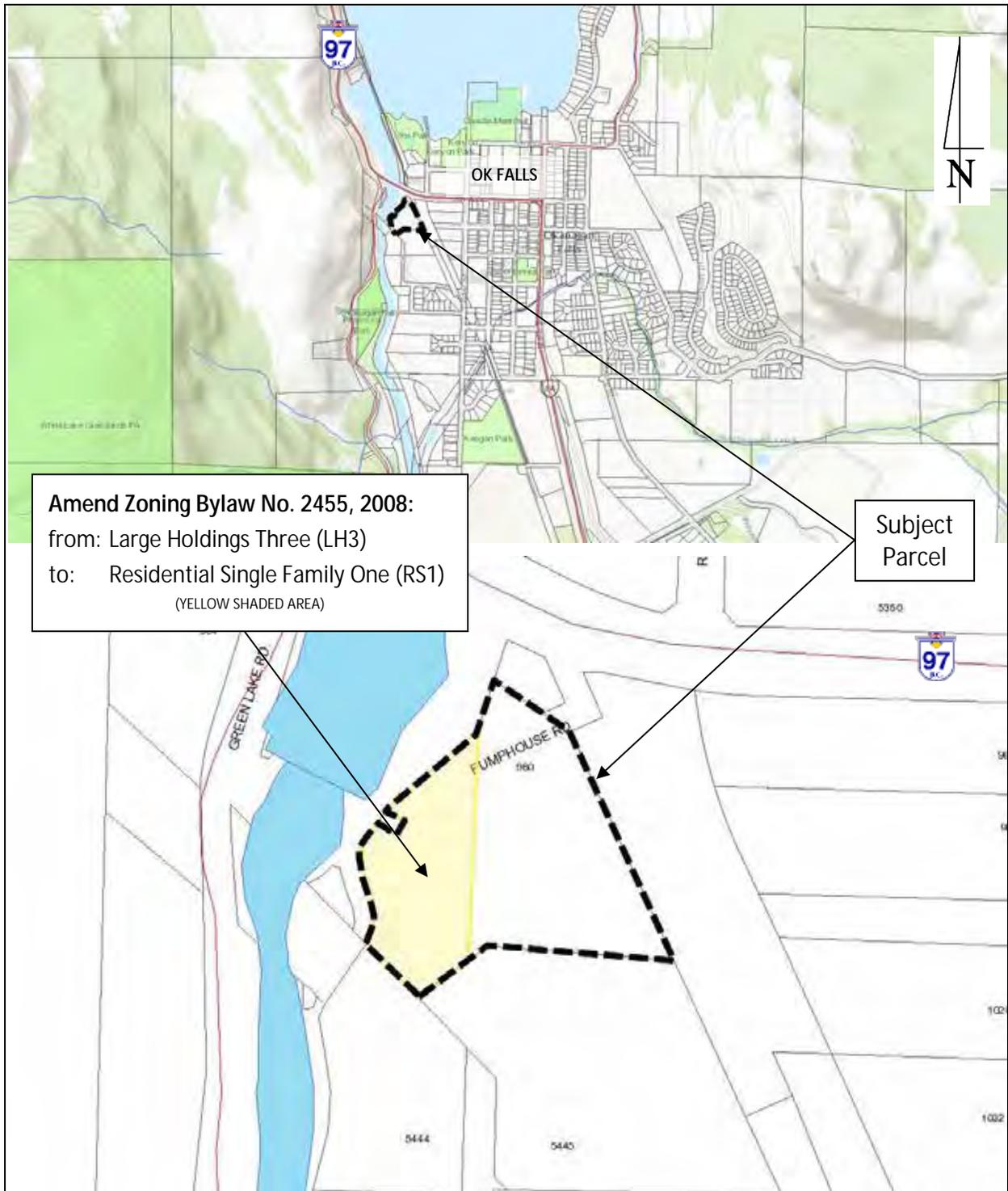
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'L'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

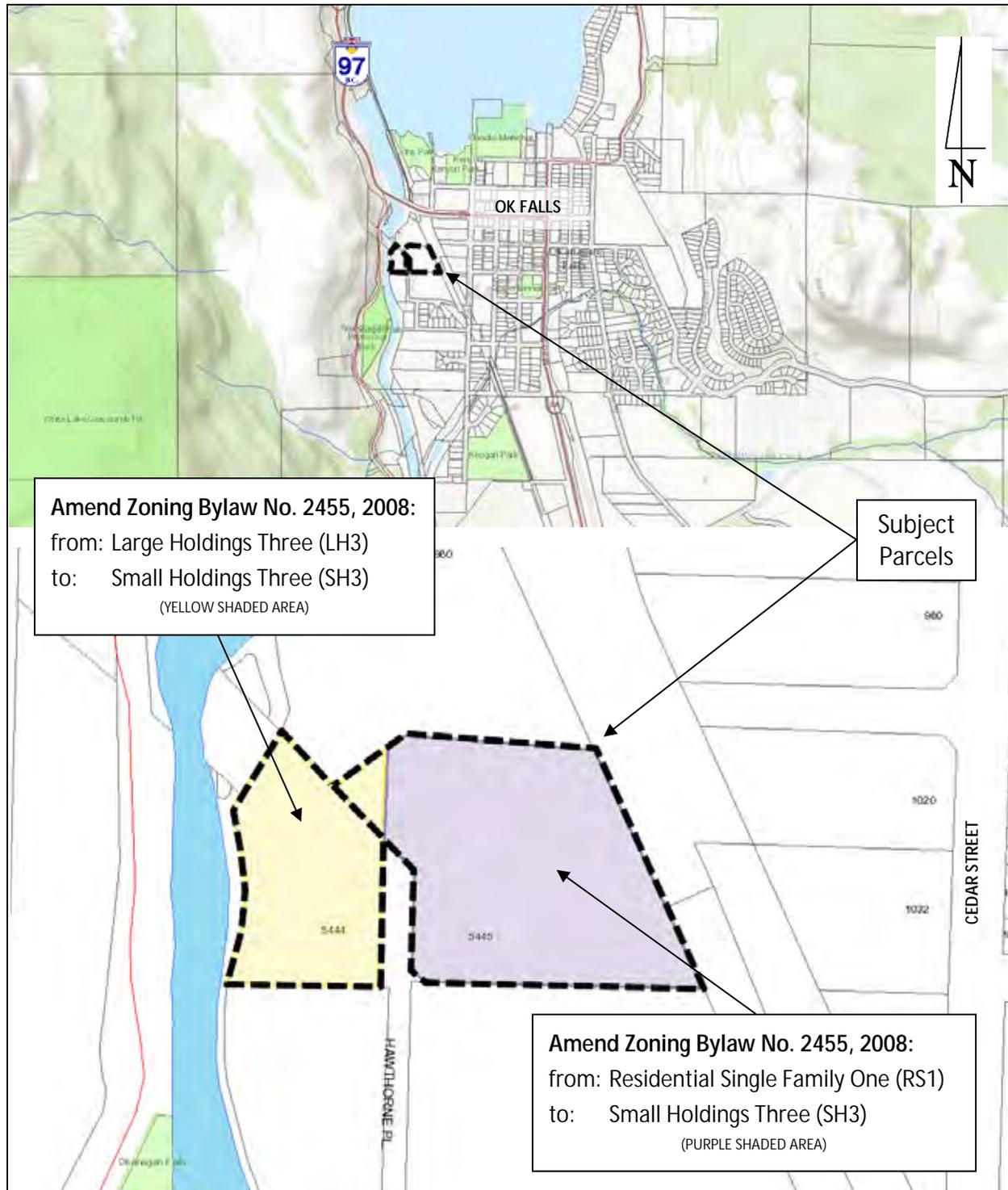
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'M'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

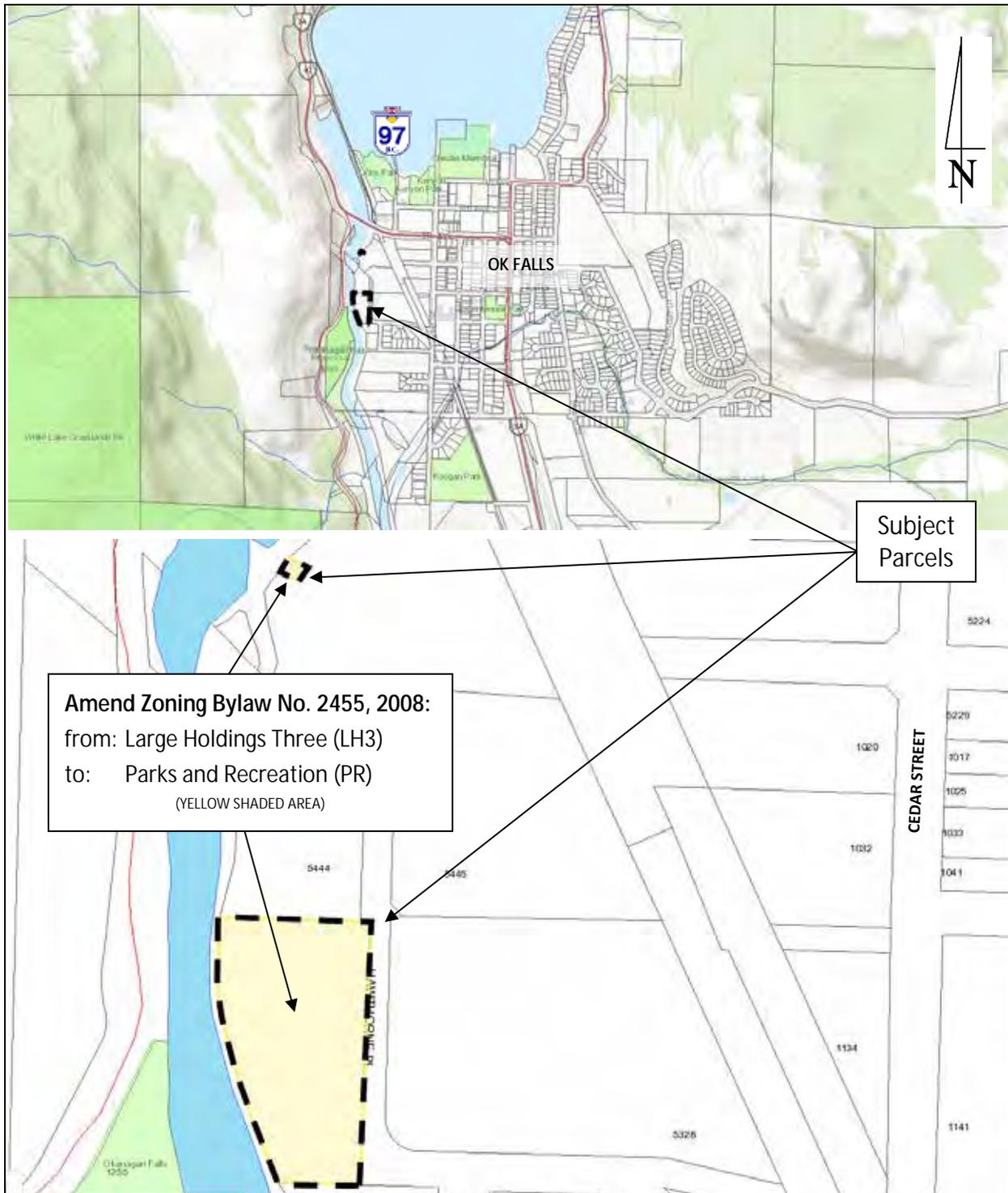
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'N'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

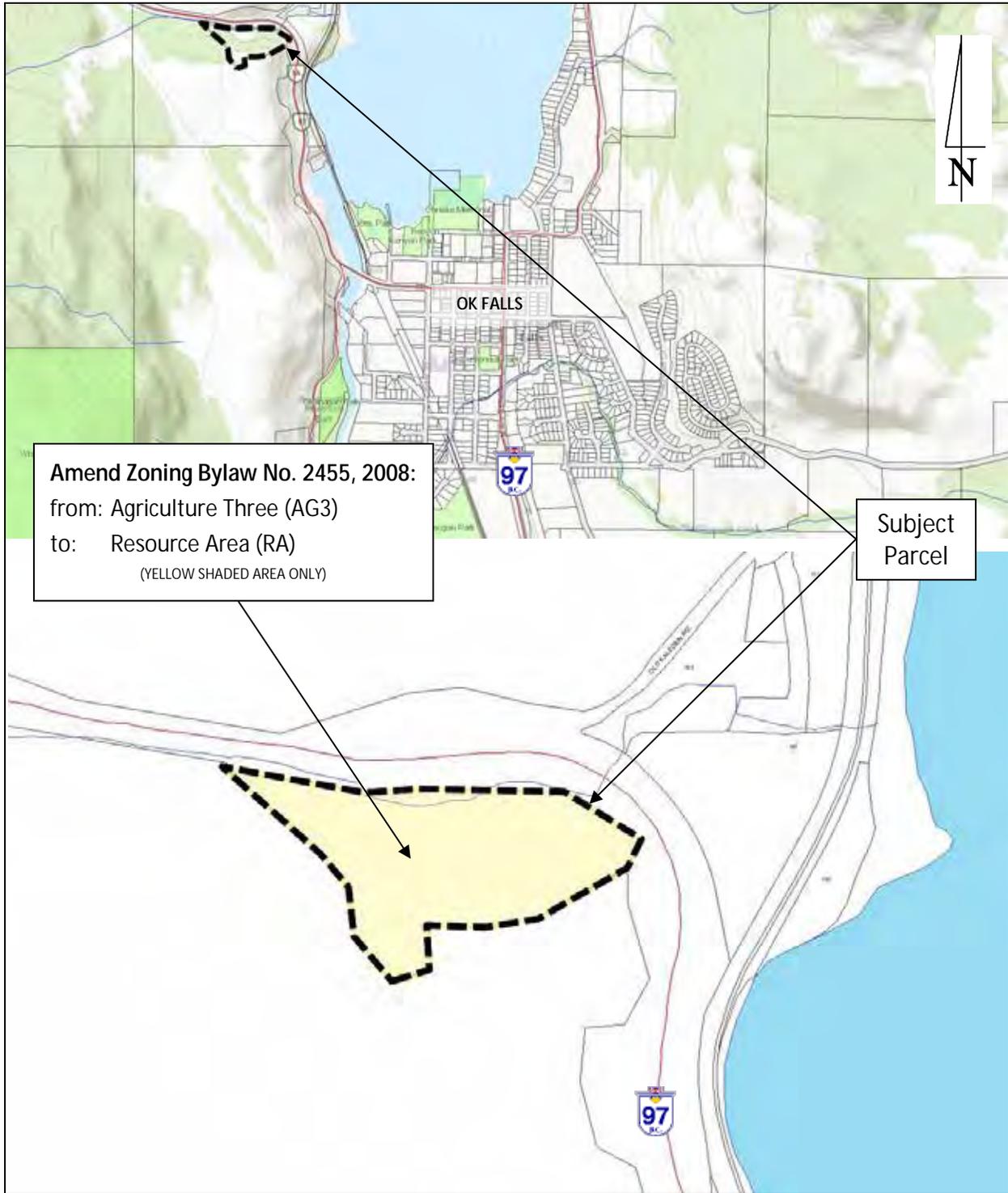
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'O'



# Regional District of Okanagan-Similkameen

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

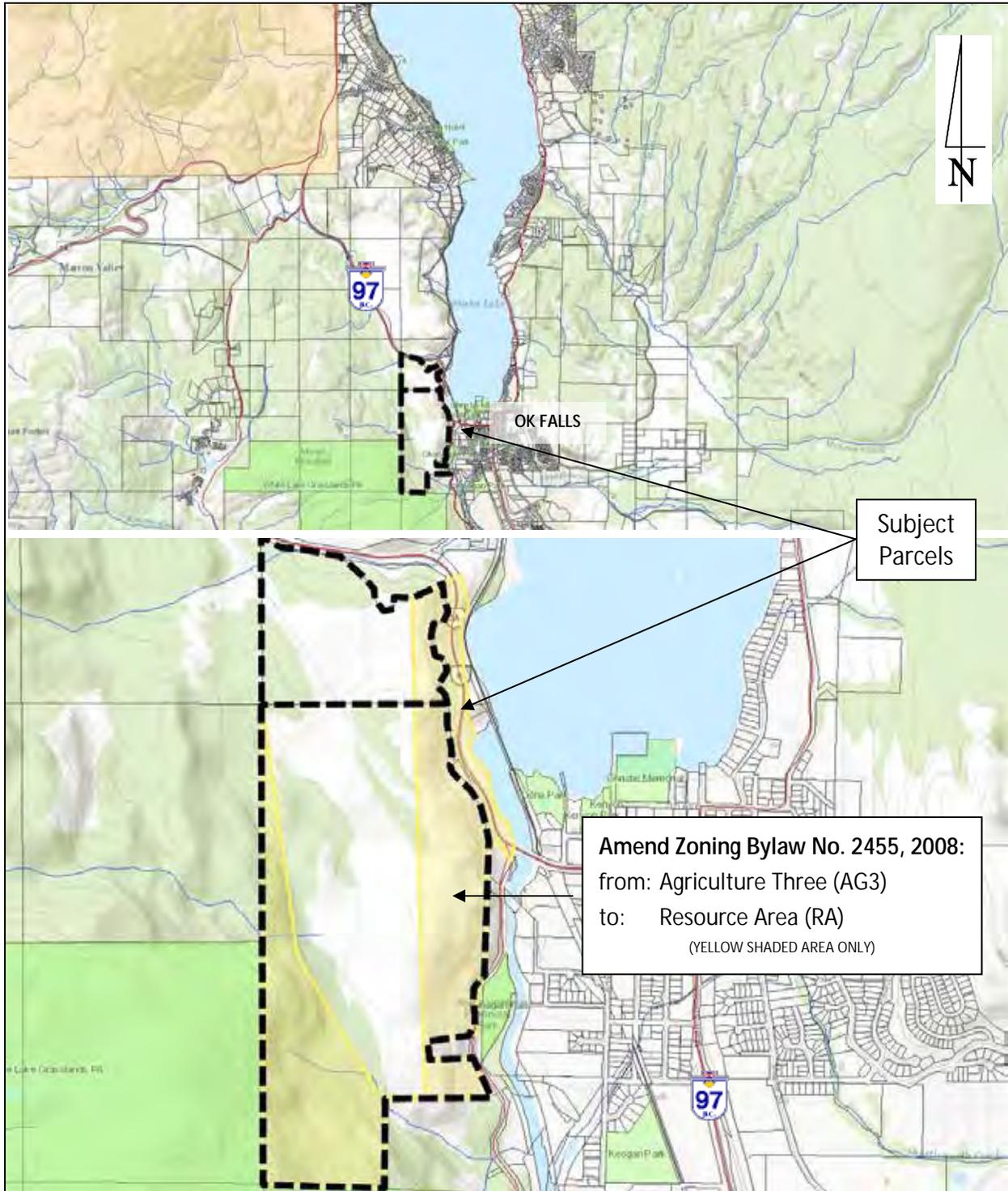
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'P'



# Regional District of Okanagan-Similkameen

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

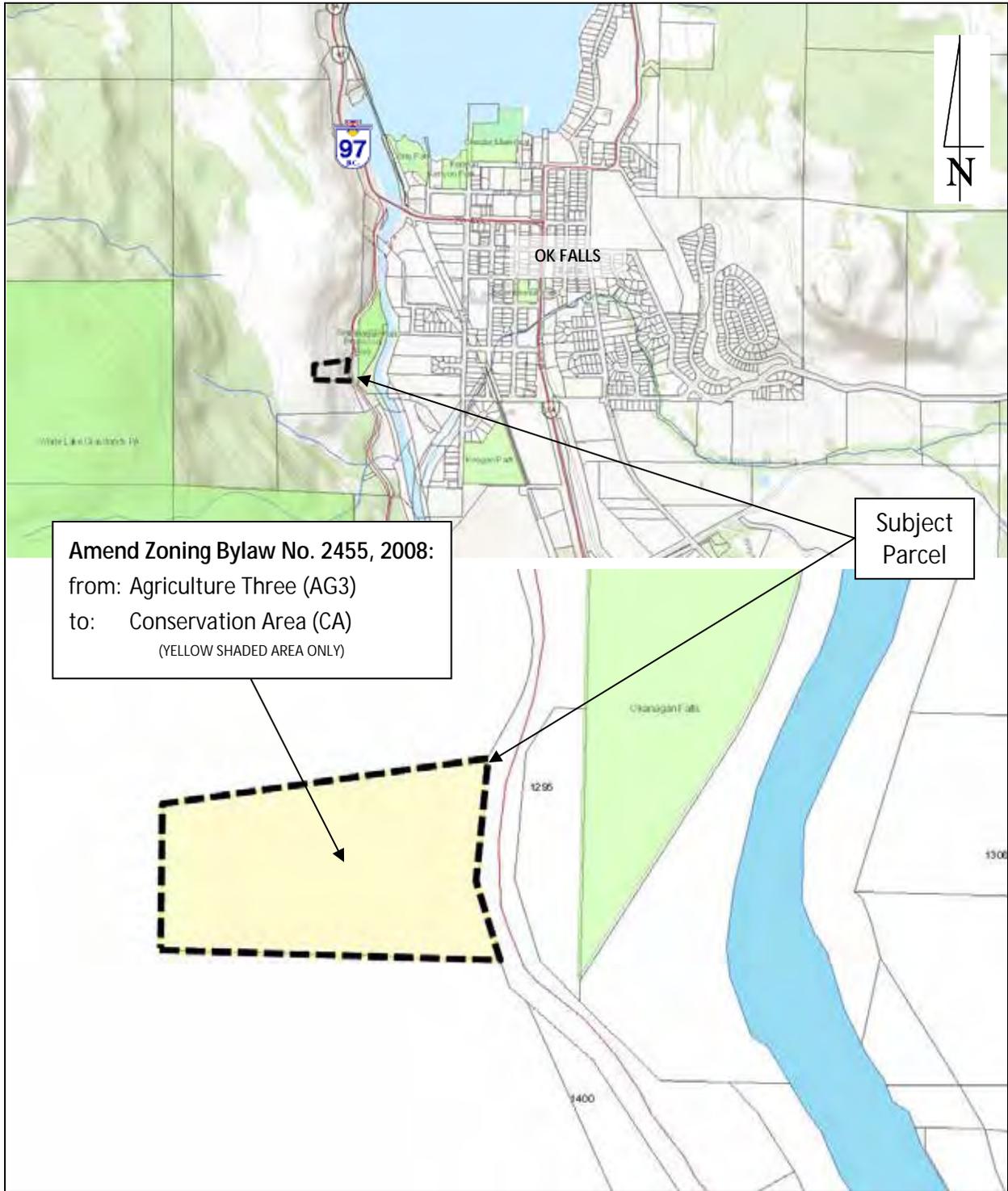
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'Q'



# Regional District of Okanagan-Similkameen

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

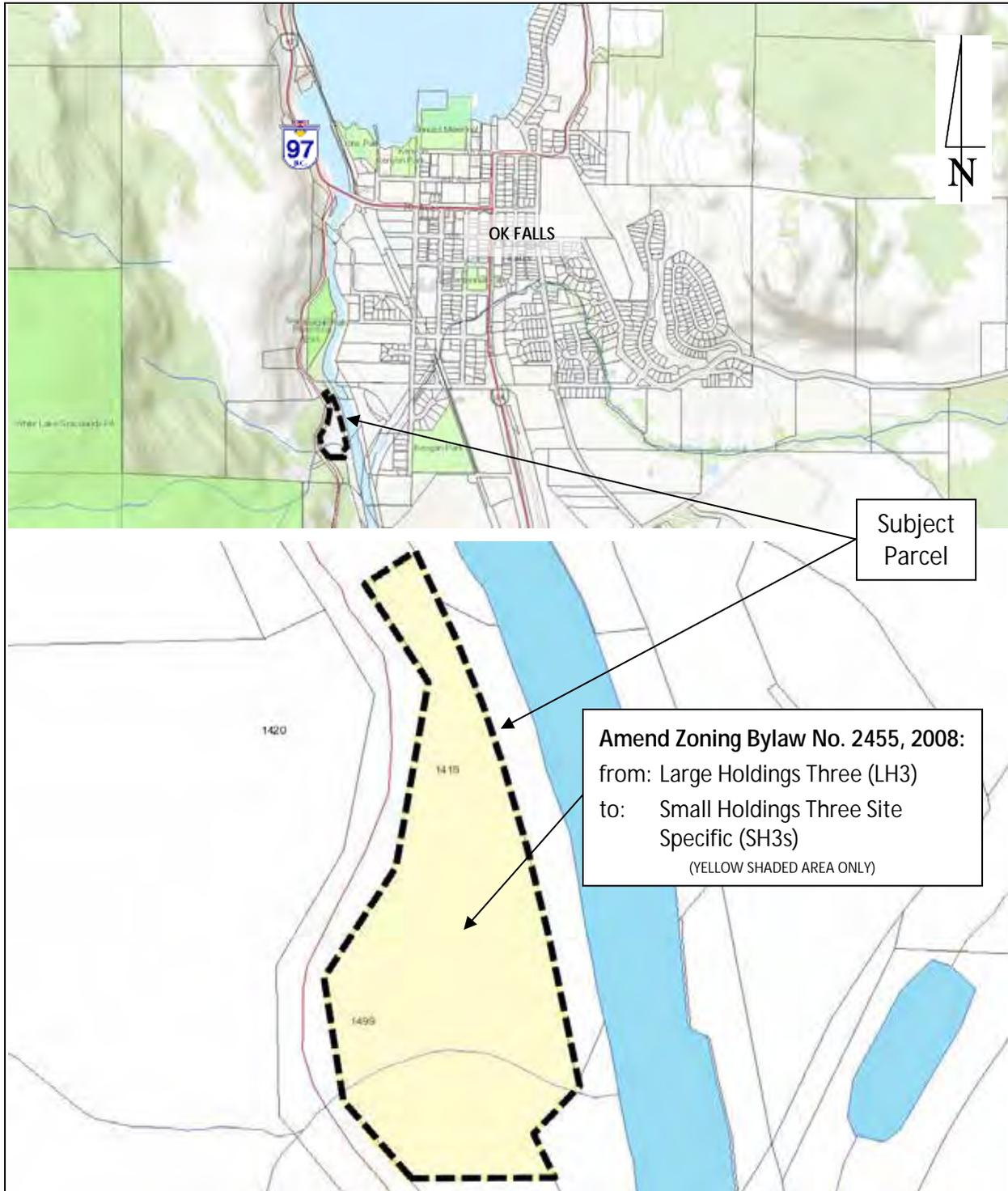
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'R'



Amendment Bylaw No. 2455.30, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

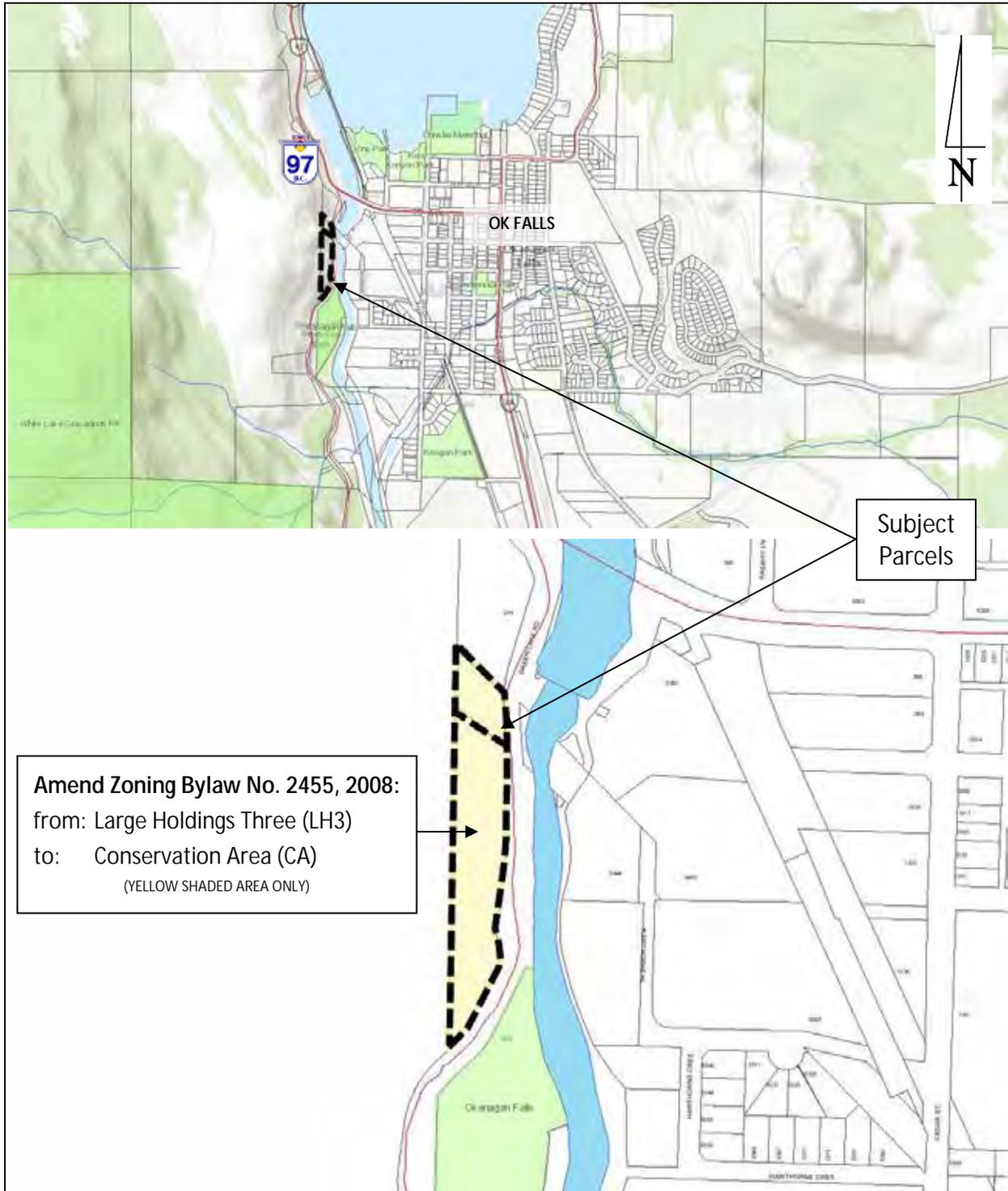
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'S'



# Regional District of Okanagan-Similkameen

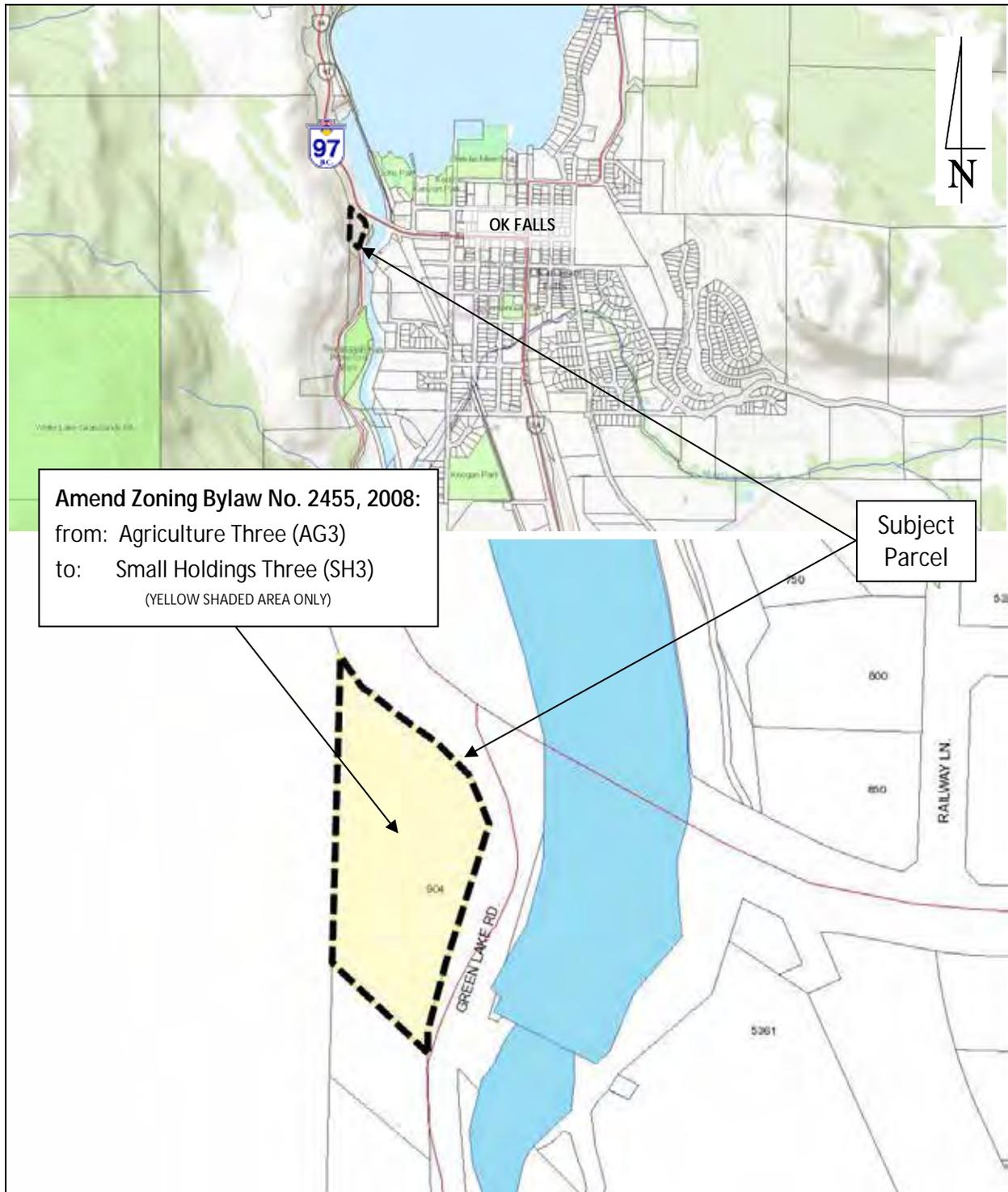
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'T'



# Regional District of Okanagan-Similkameen

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

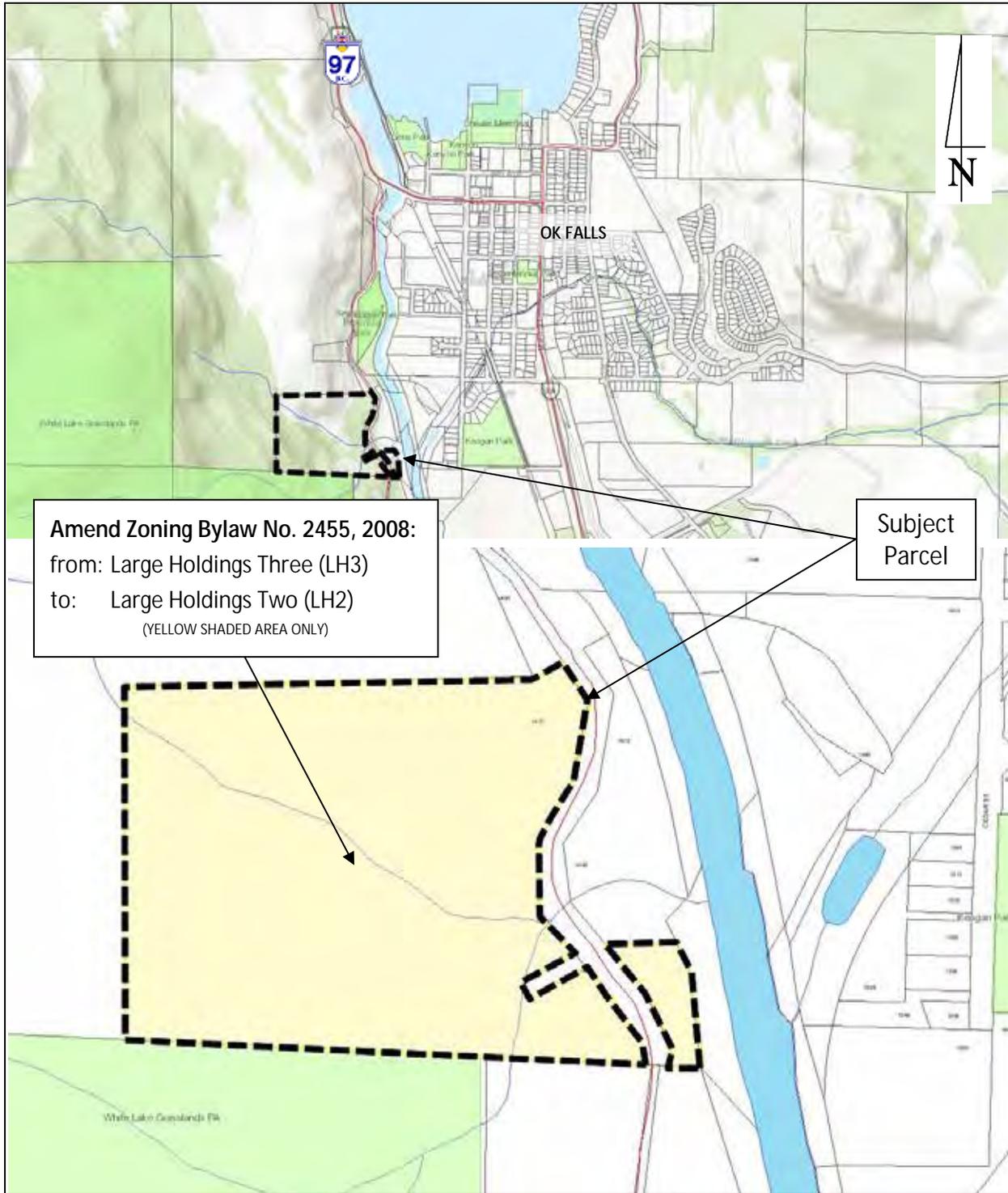
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'U'



# Regional District of Okanagan-Similkameen

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

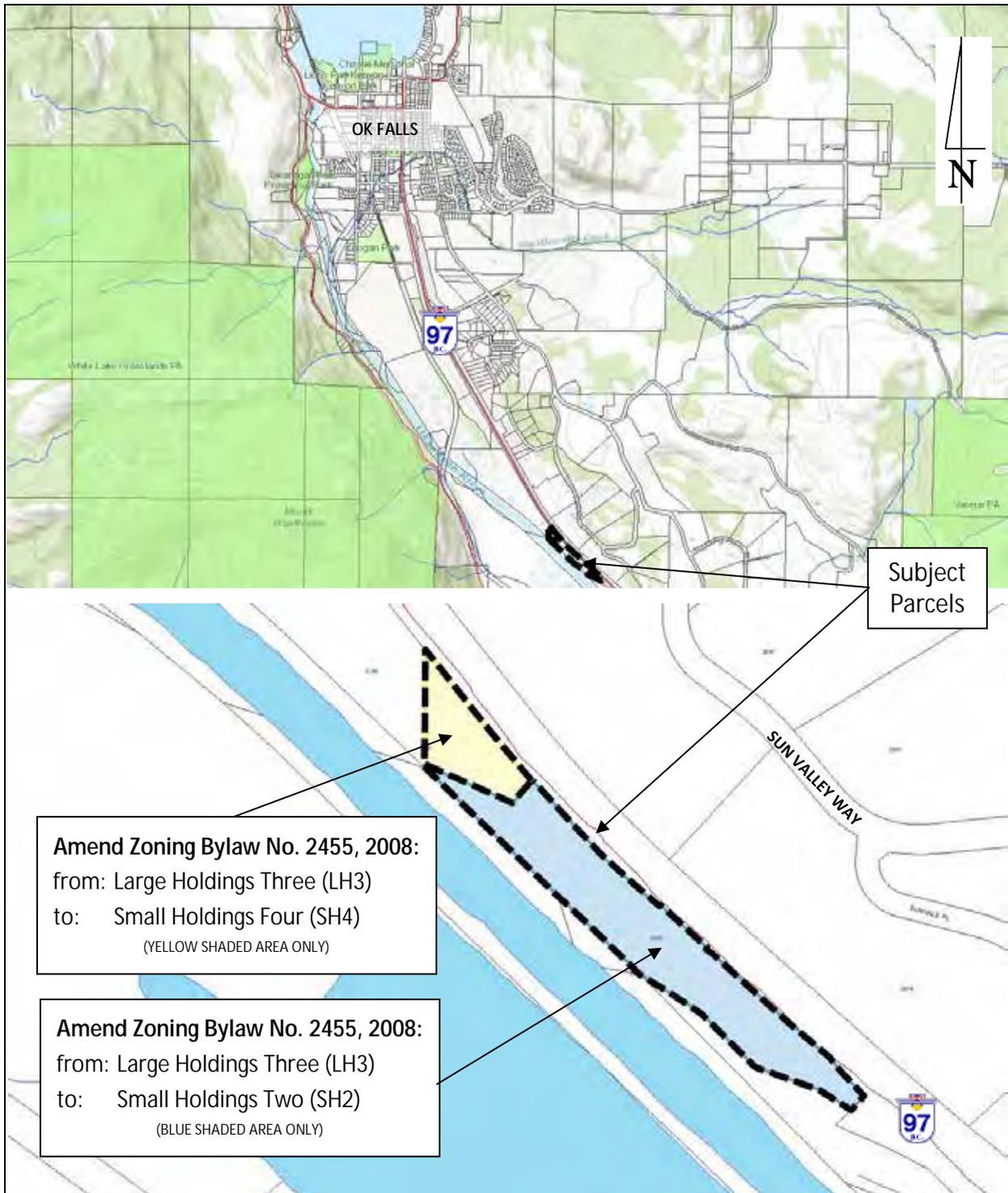
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'V'



# Regional District of Okanagan-Similkameen

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

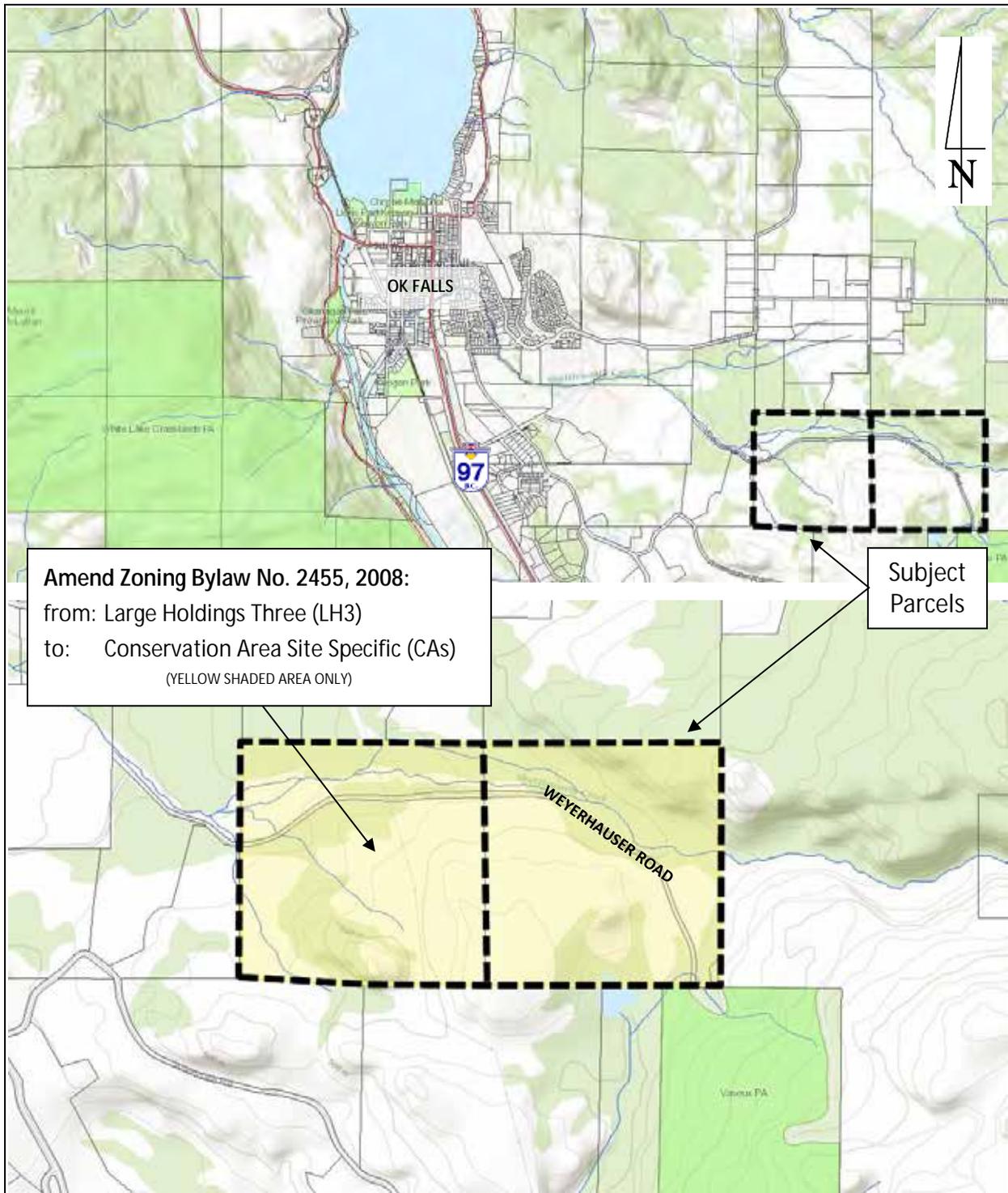
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'W'



# Regional District of Okanagan-Similkameen

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

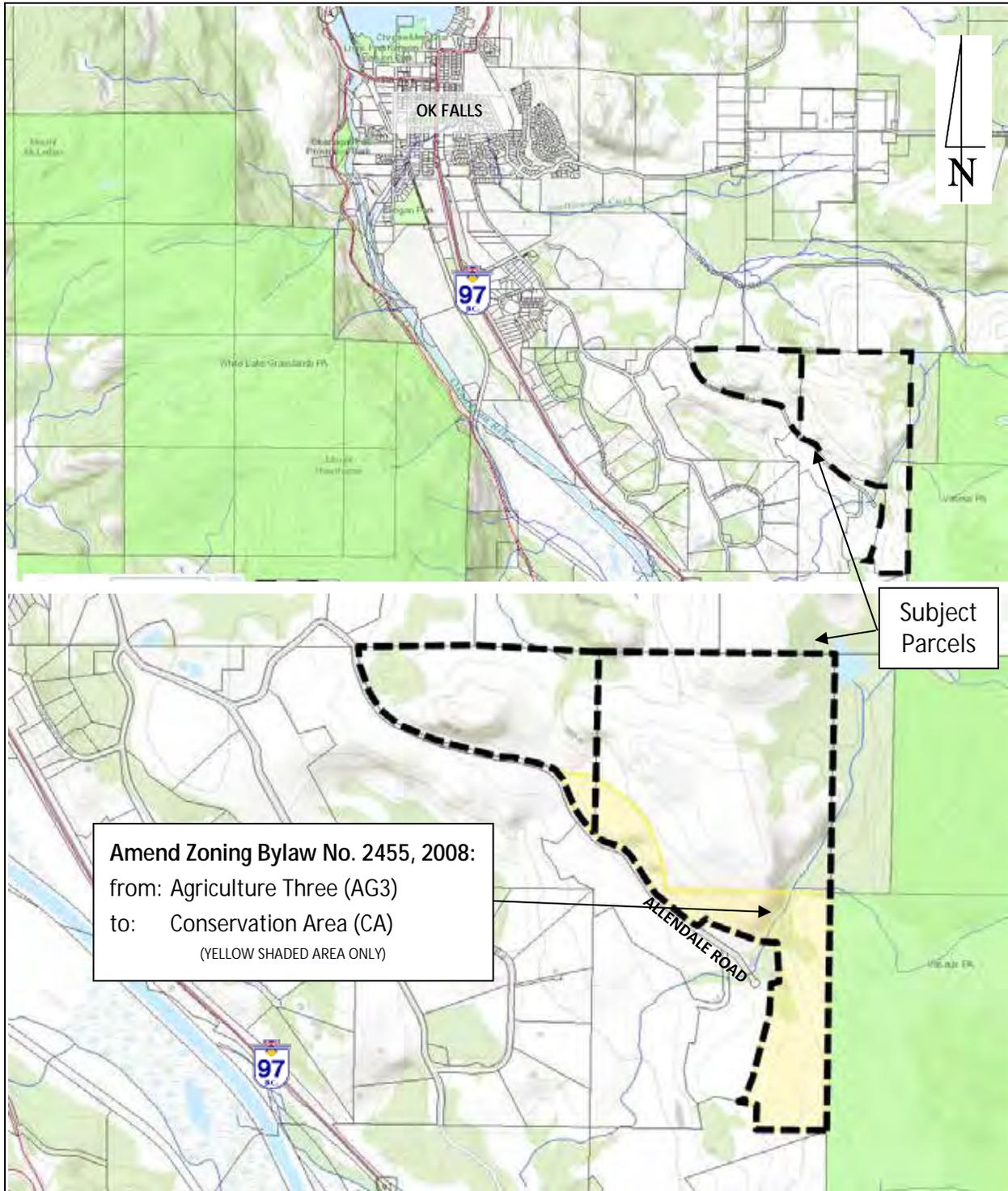
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'X'



# Regional District of Okanagan-Similkameen

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

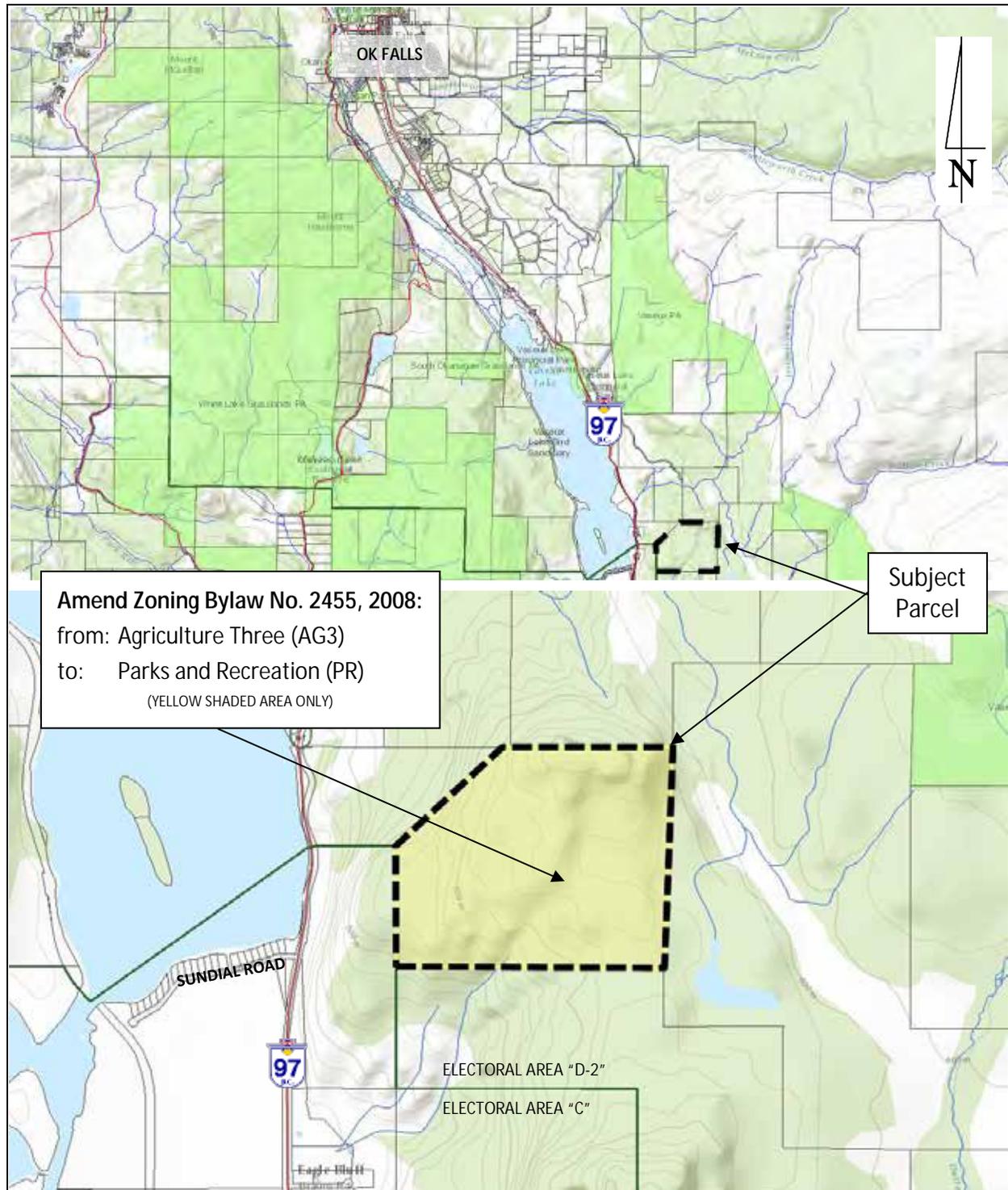
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'Y'



# Regional District of Okanagan-Similkameen

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

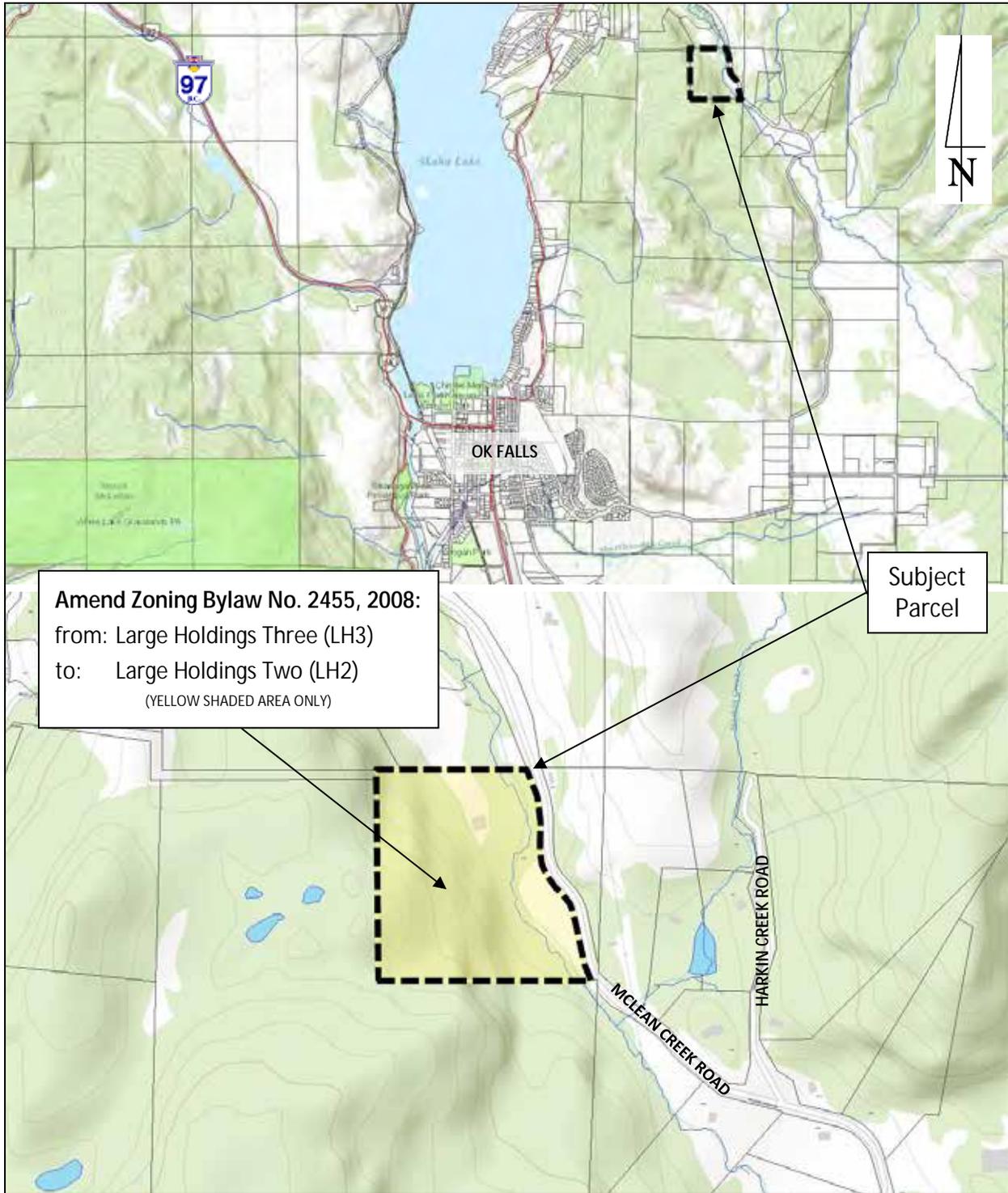
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

## Schedule 'Z'



# Regional District of Okanagan-Similkameen

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

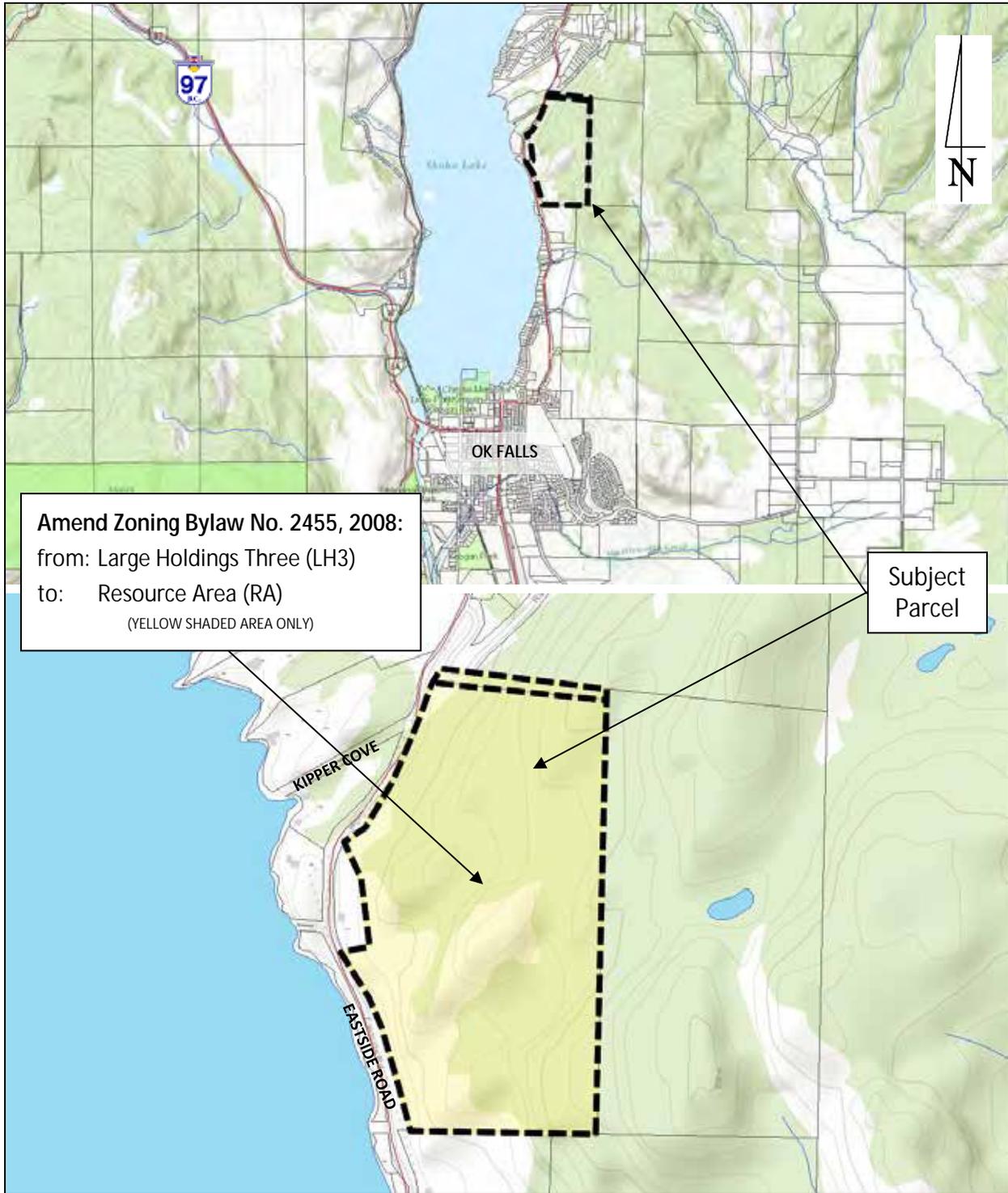
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'AA'



# Regional District of Okanagan-Similkameen

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

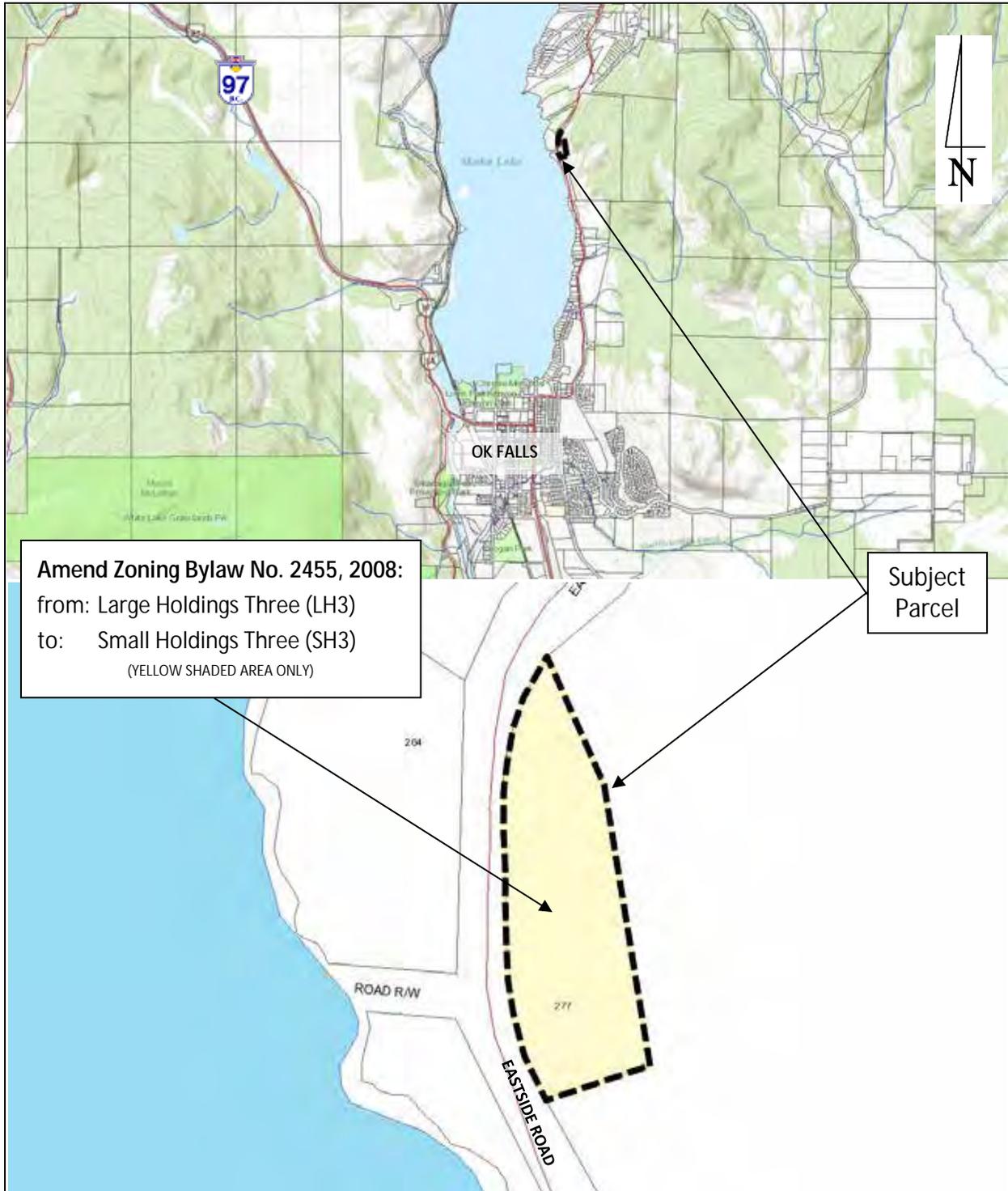
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'BB'



# Regional District of Okanagan-Similkameen

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

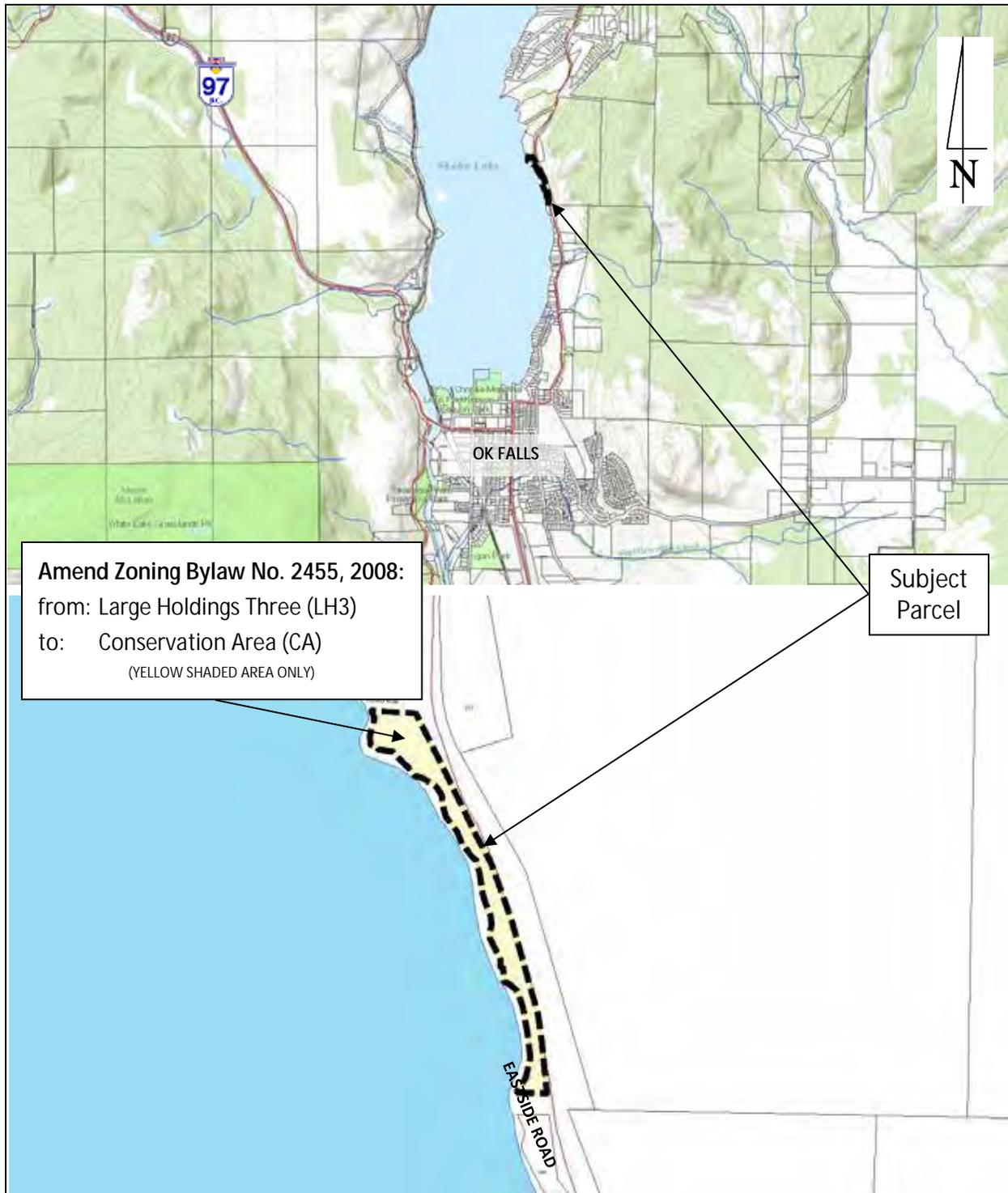
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2455.30, 2018

Project No: D2017.157-ZONE

Schedule 'CC'



**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2603.12, 2018**

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**A Bylaw to amend the Electoral Area "D-2"  
Official Community Plan Bylaw No. 2603, 2013**

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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-2" Large Holdings Update Official Community Plan Amendment Bylaw No. 2603.12, 2018."
2. The "Electoral Area 'D-2' Official Community Plan Bylaw No. 2603, 2013" is amended by:
  - i) replacing Section 10.0 (Rural Holdings) in its entirety with the following:

## **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 Primary and 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 4.0 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 generally 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 Protects and conserves agriculturally productive land, and environmentally sensitive areas within designated Small Holdings and Large Holdings areas.
- .6 Should work collaboratively with the Subdivision Approving Authority to ensure that rural developments and subdivisions allow for public access to Crown land.
- .7 Encourages voluntary environmental stewardship on private lands within Small and Large Holdings areas.
- .8 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .9 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighborhood residential needs and other land use needs can be addressed. In the areas shown on Eastside Road North and Eastside Road South on figures 4-9 and 4-10, and generally known as Heritage Hills, Lakeshore Highlands and Skaha Estates, the short-term rental of residences is generally discouraged.
- .10 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit for rezoning. 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 for use as a vacation rental complies with the BC Building Code; and
  - e) Benefits that such accommodation may provide to the community.

#### 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 agriculture, ranching, grazing, keeping of livestock, veterinary establishments, kennels, 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 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.
- .5 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighborhood residential needs and other land use needs can be addressed.

#### 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.

ii) adding a new sub-section 16.4.2.3 under Section 16 (Natural Environment and Conservation) to read as follows:

- .3 Supports low-impact agricultural uses on lands designated Conservation Area and held by a conservation organisation.

3. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2"

Official Community Plan Bylaw No. 2603, 2013, is amended by:

- i) changing the land use designation on the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 8; Subsidy Lots 1-4, Plan KAP1193, District Lot 3639, SDYD, AFB; and Subsidy Lot 7, Plan KAP1193, District Lot 3639, SDYD, AFB - FOREST RESERVE 23-8-60, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- ii) changing the land use designation on the land described as Lot 1, Plan KAP74449, District Lot 190 2710, SDYD (3200 Evergreen Drive), and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- iii) changing the land use designation on the land described as Lot 2, Plan KAP60911, District Lot 2710, SDYD; and Lot 1, Plan KAP35151, District Lot 2710, SDYD, Subsidy Lot 38, and shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- iv) changing the land use designation on the land described as Lot C, Plan KAP27801, District Lot 2710, SDYD, Subsidy Lot 48, and shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Small Holdings (SH) to Conservation Area (CA).
- v) changing the land use designation on the land described as Lot A, Plan KAP67022, District Lot 461, SDYD (3515 McLean Creek Road), and shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Agriculture (AG) to Small Holdings (SH).
- vi) changing the land use designation on the land shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- vii) changing the land use designation on the land described as Lot A, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- viii) changing the land use designation on the land described as Lot A, Plan KAP10306, District Lot 337, SDYD, Except Plan H11293 (389 Eastside Road), and shown shaded blue on Schedule 'H', which forms part of this Bylaw, from Low Density Residential (LR) to Large Holdings (LH).
- ix) changing the land use designation on the land described as Lot 1, Plan KAP4702, District Lot 337, SDYD, Except Plan 15546, Lot B, Plan KAP11546, District Lot 337, SDYD, and shown shaded purple on Schedule 'H', which forms part of this Bylaw, from Low Density Residential (LR) to Resource Area (RA).

- x) changing the land use designation on the land shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- xi) changing the land use designation on the land shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xii) changing the land use designation on the land shown shaded blue on Schedule 'I', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).
- xiii) changing the land use designation on an approximately 11.7 hectare part of the land described as Lot 4, Plan KAP4074, District Lot 2193, SDYD, Except Plan H933, and shown shaded yellow on Schedule 'J', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- xiv) changing the land use designation on approximately 7.3 hectare part of the land described as Lot 4, Plan KAP4074, District Lot 2193, SDYD, Except Plan H933, and shown shaded blue on Schedule 'J', which forms part of this Bylaw, from Agriculture (AG) to Resource Area (RA).
- xv) changing the land use designation on an approximately 8,000 m<sup>2</sup> part of the land described as Lot 2, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5361 9<sup>th</sup> Avenue), shown shaded yellow on Schedule 'K', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
- xvi) changing the land use designation on the land described as Lot 3, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5444 Hawthorne Place) and an approximately 400 m<sup>2</sup> part of the land described as Lot 1, Plan KAP13984, District Lot 2883S 3147S, SDYD (5445 Hawthorne Place), and shown shaded yellow on Schedule 'L', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
- xvii) changing the land use designation on the land described as Lot A, Plan KAP6113, District Lot 3147S, SDYD, shown shaded yellow on Schedule 'M', which forms part of this Bylaw, from Medium Density Residential (MR) to Parks, Recreation and Trails (PR).
- xviii) changing the land use designation on an approximately 8,600 m<sup>2</sup> part of Lot A, Plan KAP37420, District Lot 2193, SDYD, and shown shaded yellow on Schedule 'N', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).

- xix) changing the land use designation on an approximately 2.0 ha part of Lot A, Plan KAP37420, District Lot 2193, SDYD, and shown shaded blue on Schedule 'N', which forms part of this Bylaw, from Agriculture (AG) to Resource Area (RA).
- xx) changing the land use designation on an approximately 3.6 ha part of Lot 3, Plan KAP4074, District Lot 2193, SDYD, Except Plan 37420; and an approximately 54.0 hectare part of the land described as Lot A, Plan KAP28209, District Lot 195S, SDYD, and shown shaded yellow on Schedule 'O', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- xxi) changing the land use designation on Lot 1, Plan KAP8130, District Lot 195S, SDYD, and shown shaded yellow on Schedule 'P', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xxii) changing the land use designation on Lot 3, Plan KAP3404, District Lot 195S, SDYD, Except Plan PCL 21 and E PL A1266, and shown shaded yellow on Schedule 'Q', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH).
- xxiii) changing the land use designation on the land shown shaded yellow on Schedule 'R', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xxiv) changing the land use designation on Plan KAP4397, Block 14, District Lot 2883S, SDYD, Except Plan A1217 H933, and shown shaded yellow on Schedule 'S', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH).
- xxv) changing the land use designation on an approximately 51.0 hectare part of the land described as District Lot 31S, SDYD, Except Plan A11286, and shown shaded yellow on Schedule 'T', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xxvi) changing the land use designation on an approximately 15.0 hectare part of the land described as District Lot 31S, SDYD, Except Plan A11286, and shown shaded blue on Schedule 'T', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).
- xxvii) changing the land use designation on an approximately 49.0 hectare part of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 7, Except Plan A11286, and shown shaded yellow on Schedule 'T', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xxviii) changing the land use designation on an approximately 14.5 hectare part of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 7, Except Plan

A11286, and shown shaded blue on Schedule 'T', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).

- xxix) changing the land use designation on an approximately 1.4 hectare part of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 39, Except Plan 21215, and shown shaded yellow on Schedule 'U', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).
- xxx) changing the land use designation on an approximately 25.7 hectare part of the land described as Lot 2, Plan KAP69941, SDYD, District Lot 2710 3203, and shown shaded yellow on Schedule 'U', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).
- xxxi) changing the land use designation on the land described as Lot 2, Plan KAP1331, District Lot 2710, SDYD, Subsidy Lot 58 (Park Reserve), and shown shaded blue on Schedule 'V', which forms part of this Bylaw, from Agriculture (AG) to Parks, Recreation and Trails (PR).
- xxxii) changing the land use designation on the land described as Lot 1, Plan KAP27588, SDYD, Subsidy Lot 14, District Lot 697S 2710, and shown shaded yellow on Schedule 'W', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- xxxiii) changing the land use designation on the land described as Lot 2, Plan KAP27588, District Lot 697S, SDYD, and shown shaded yellow on Schedule 'X', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH).
- xxxiv) changing the land use designation on the land described as Lot 1, Plan KAP1434, SDYD, District Lot 697S 2710, and shown shaded yellow on Schedule 'Y', which forms part of this Bylaw, from Low Density Residential (LR) to Conservation Area (CA).
- xxxv) removing the property described as Lot C, Plan KAP27801, District Lot 2710, SDYD, Subsidy Lot 48, from the Skaha Estate / Eastside Road Rural Growth Area.

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

PUBLIC HEARING HELD this \_\_\_\_ day of \_\_\_\_\_, 2018.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2018.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

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Board Chair

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Chief Administrative Officer

# Regional District of Okanagan-Similkameen

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

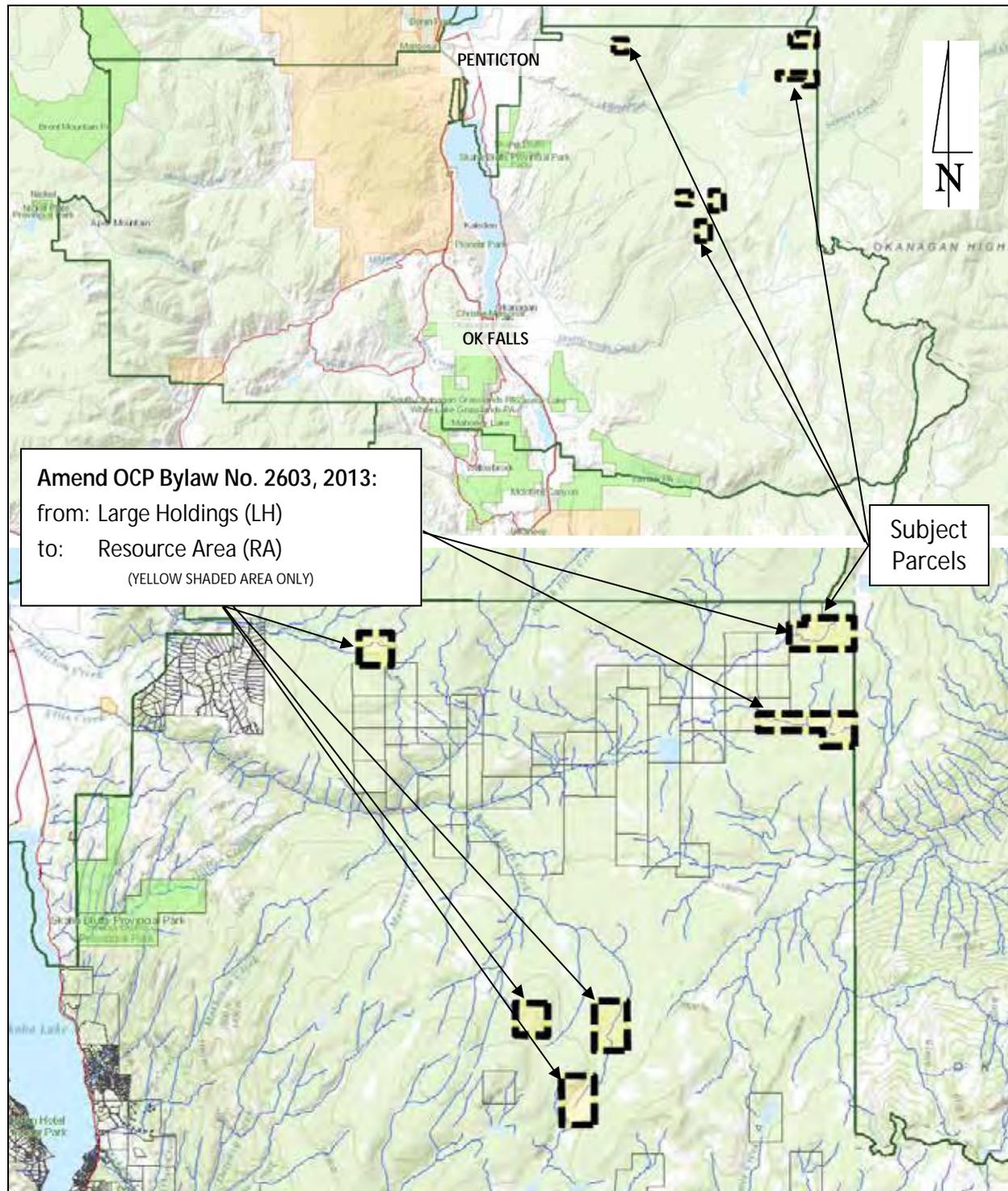
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'A'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

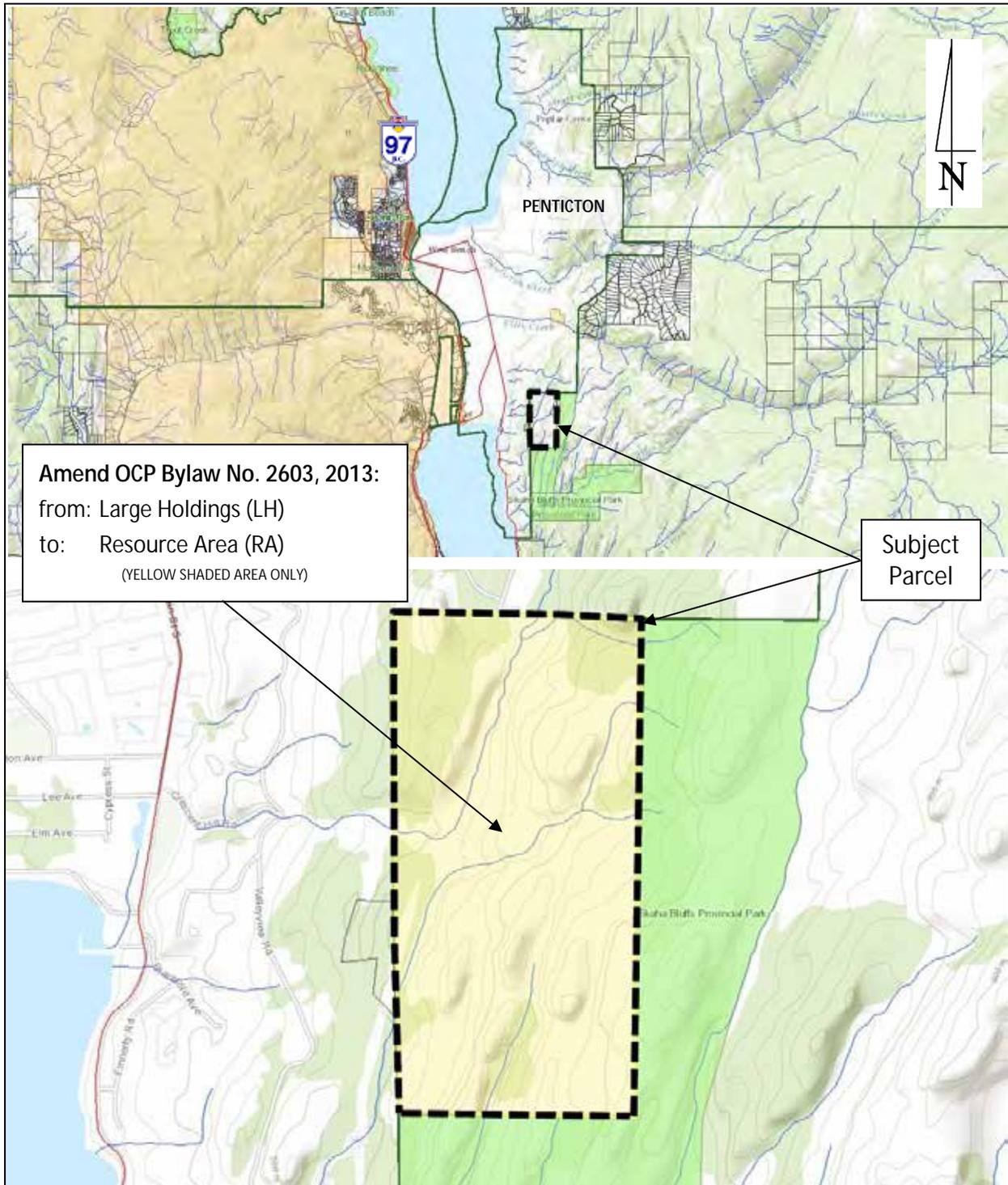
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'B'



# Regional District of Okanagan-Similkameen

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

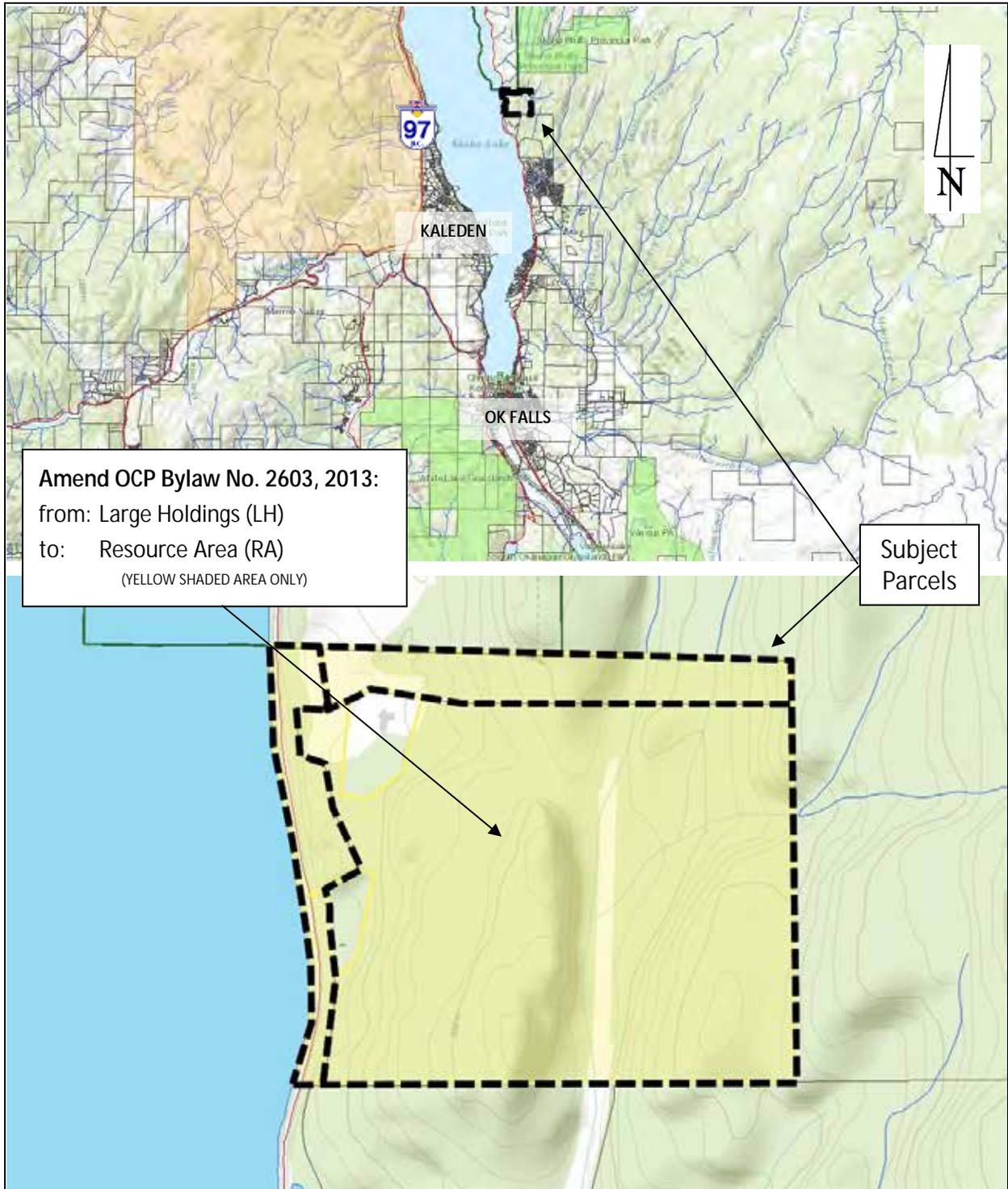
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

## Schedule 'C'



# Regional District of Okanagan-Similkameen

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

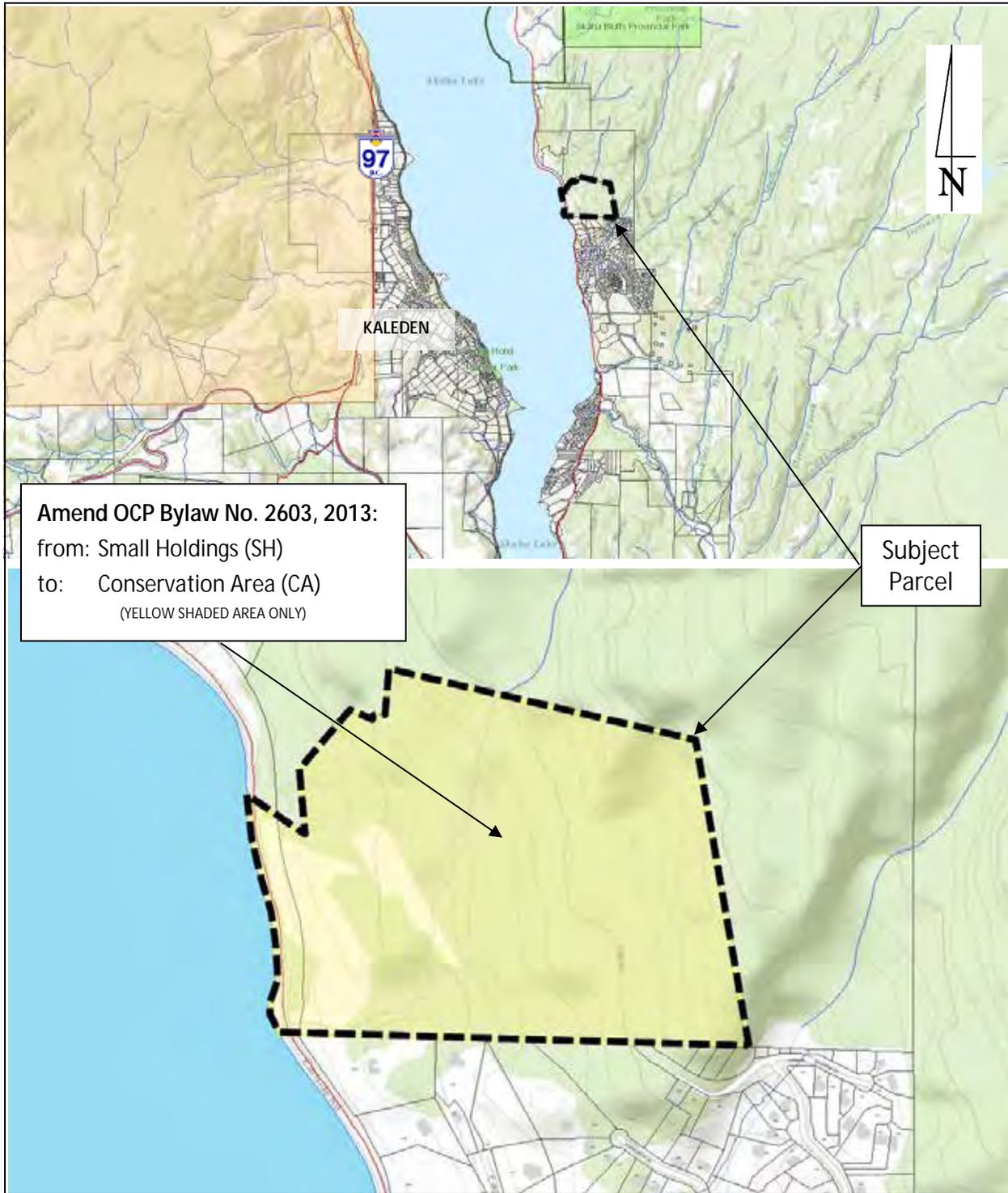
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'D'



# Regional District of Okanagan-Similkameen

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

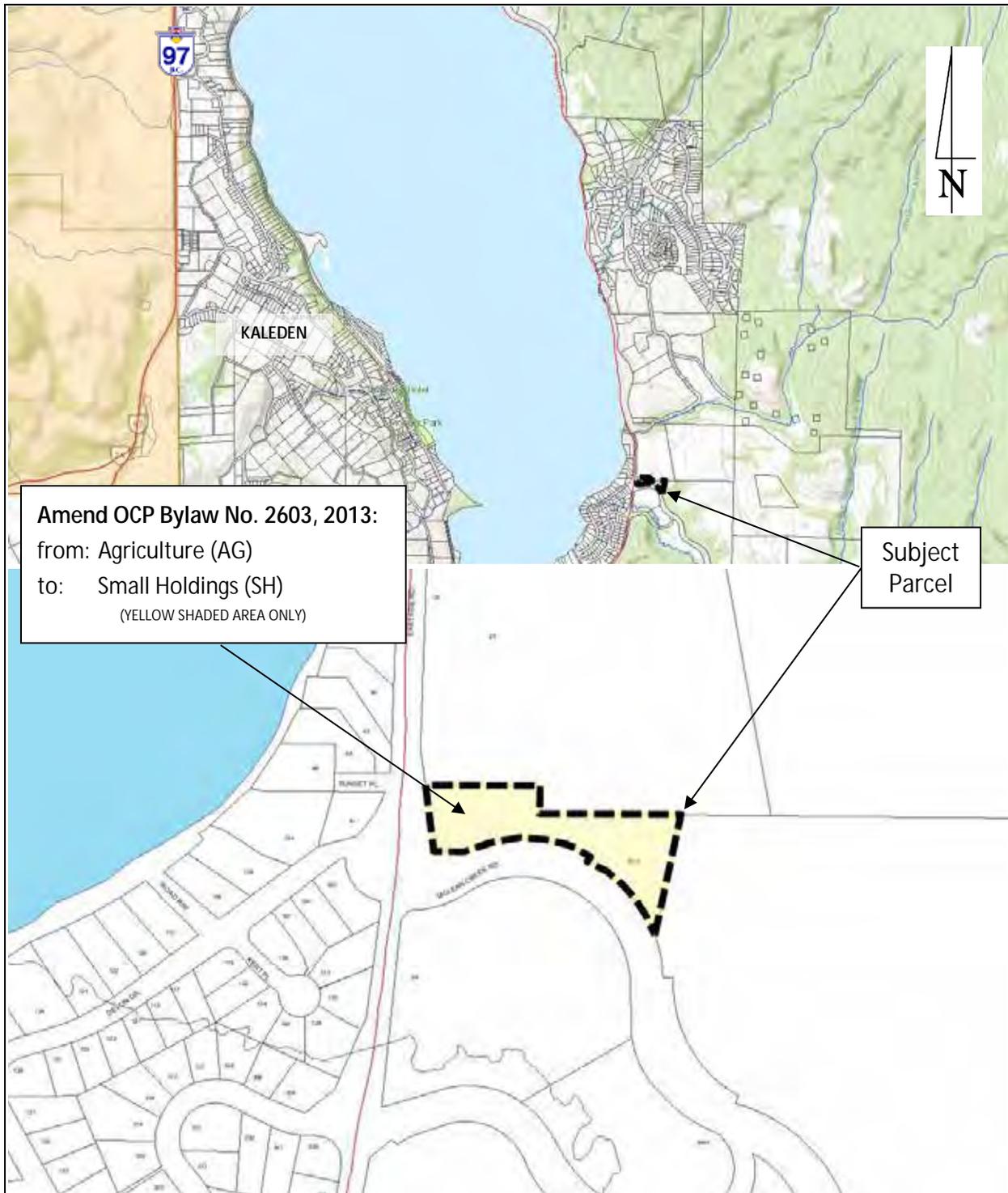
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'E'



# Regional District of Okanagan-Similkameen

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

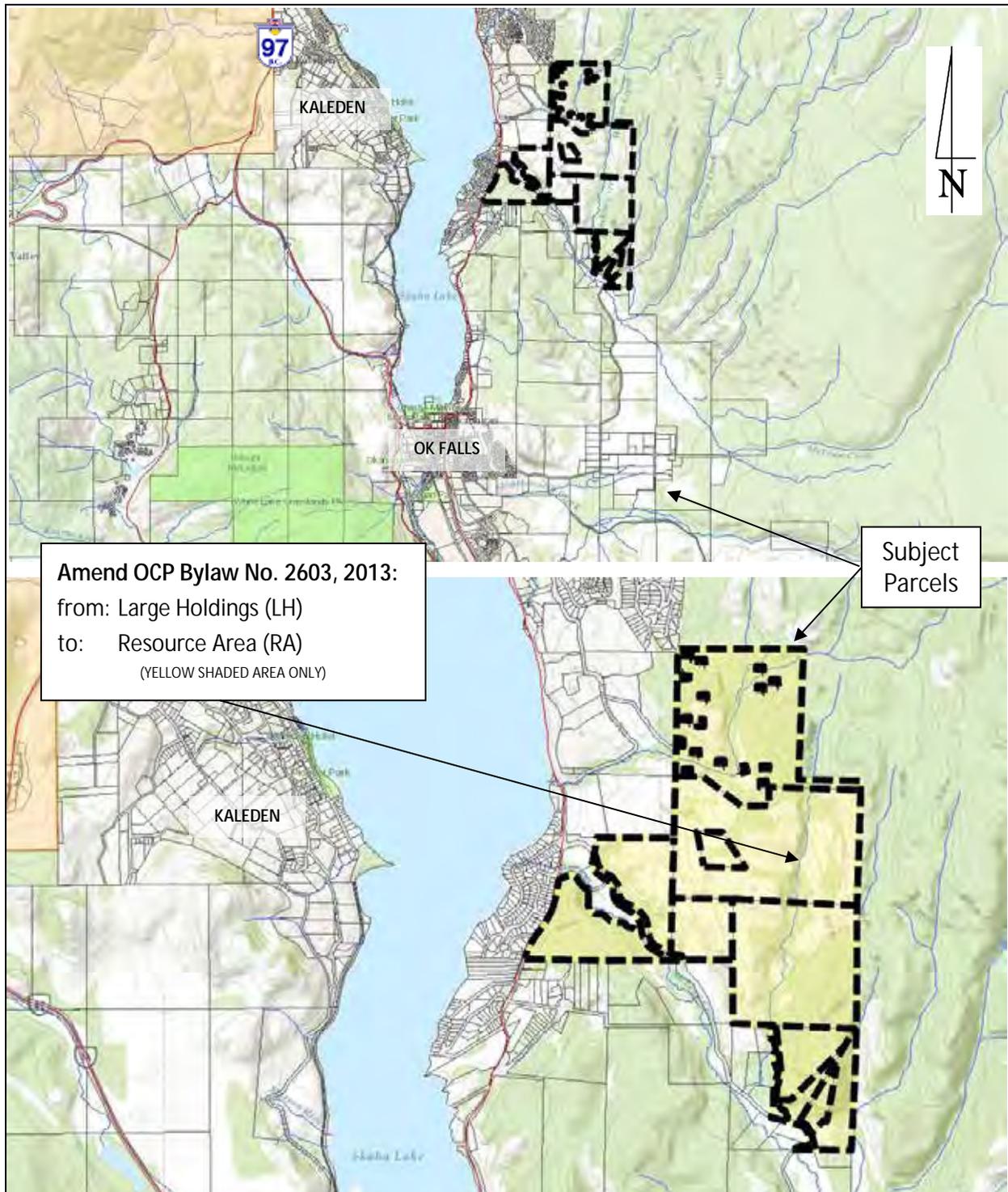
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'F'



# Regional District of Okanagan-Similkameen

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

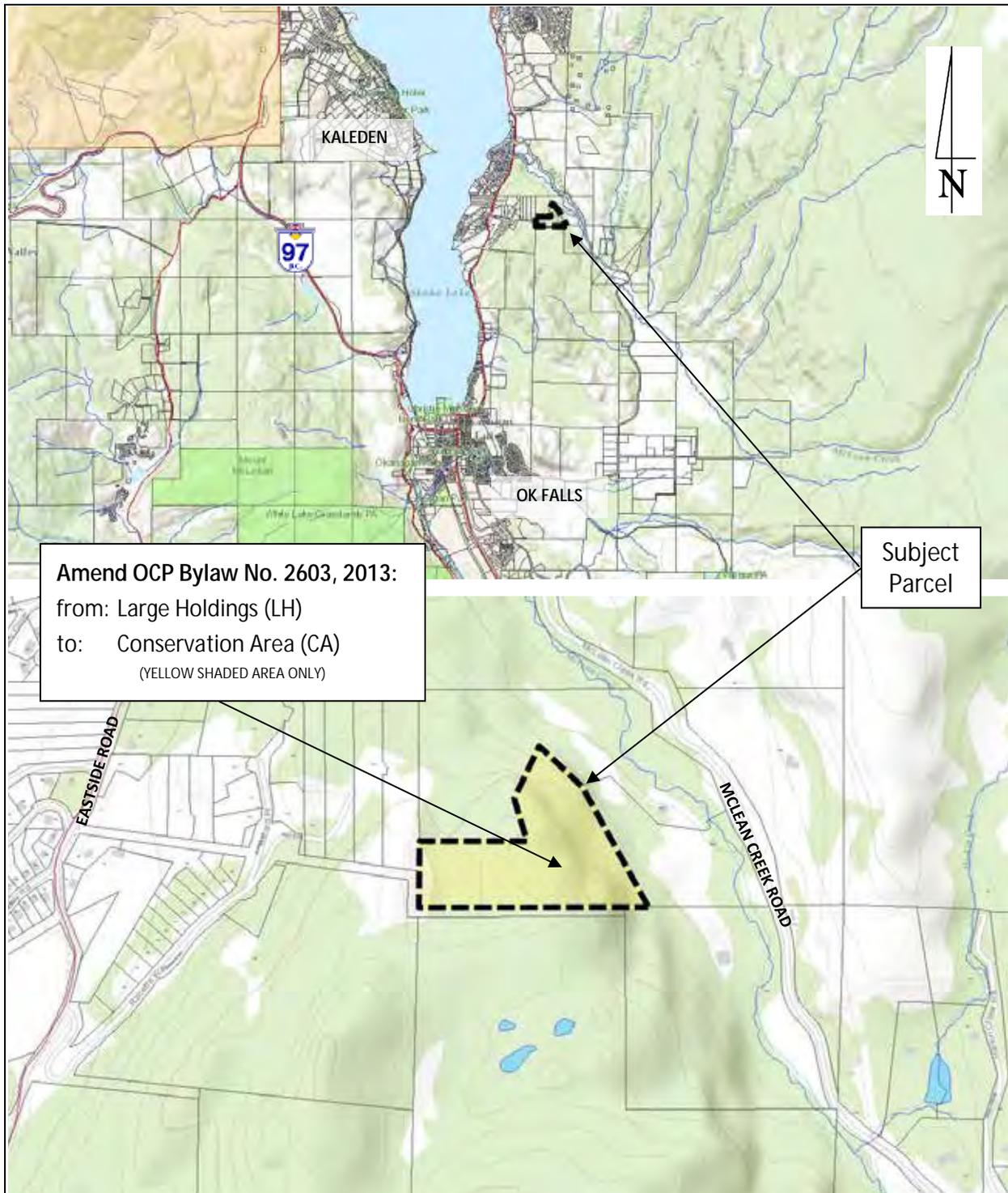
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'G'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

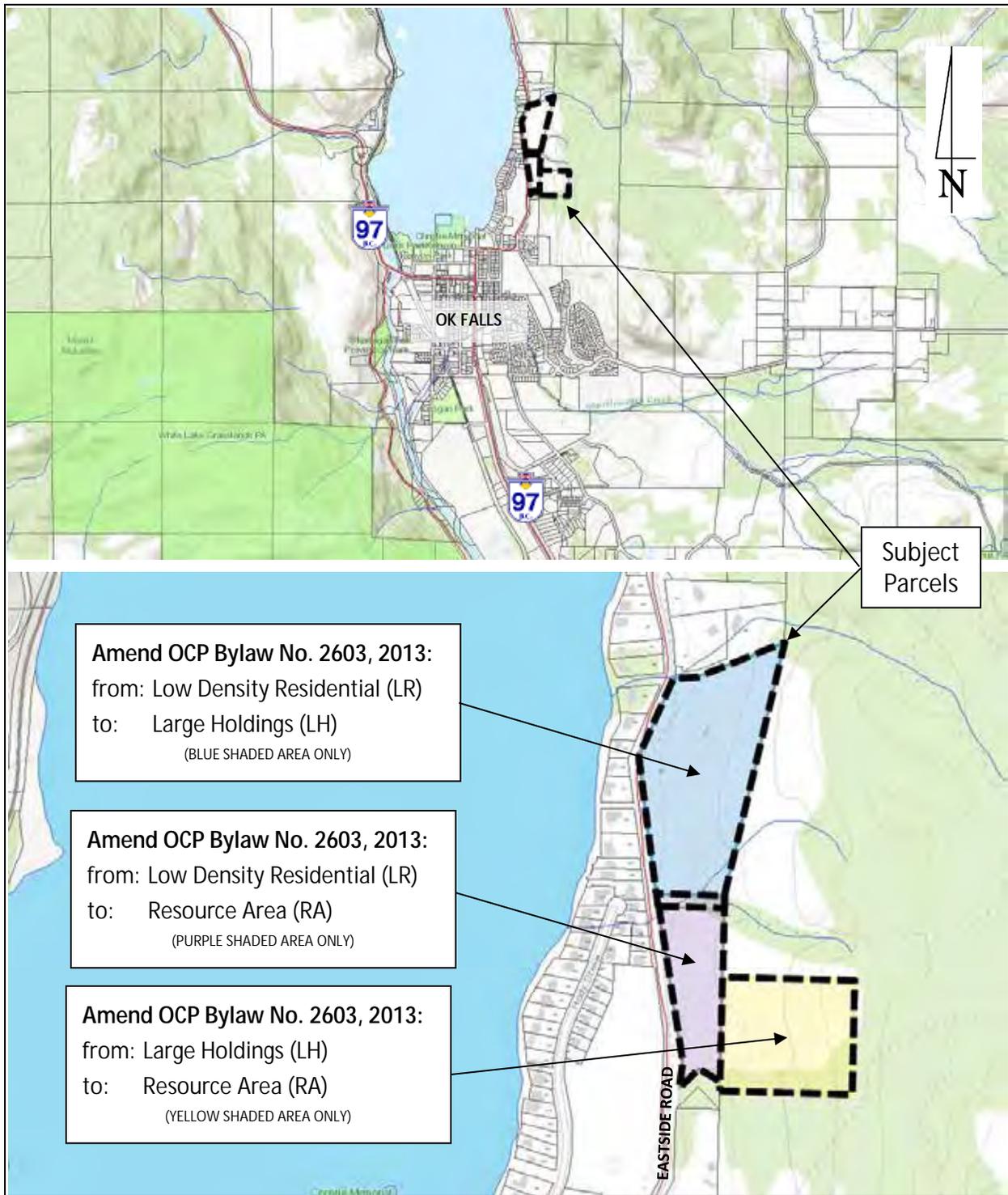
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

## Schedule 'H'



Amendment Bylaw No. 2603.12, 2018

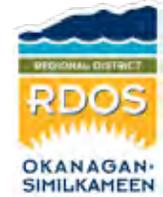
(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

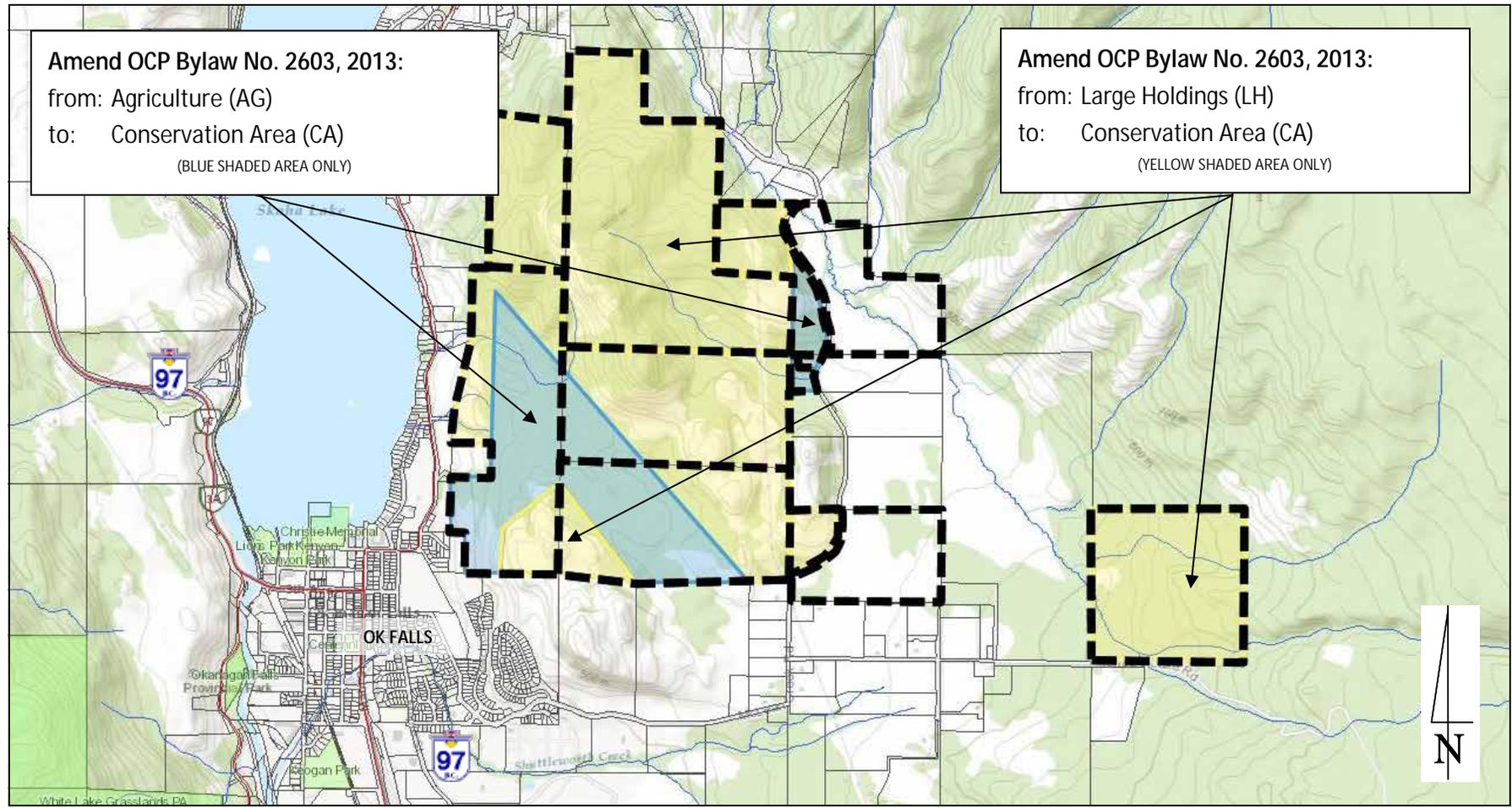
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

## Schedule 'I'



Amendment Bylaw No. 2603.12, 2018  
(D2017.157-ZONE)

DRAFT VERSION – 2018-02-21

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# Regional District of Okanagan-Similkameen

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

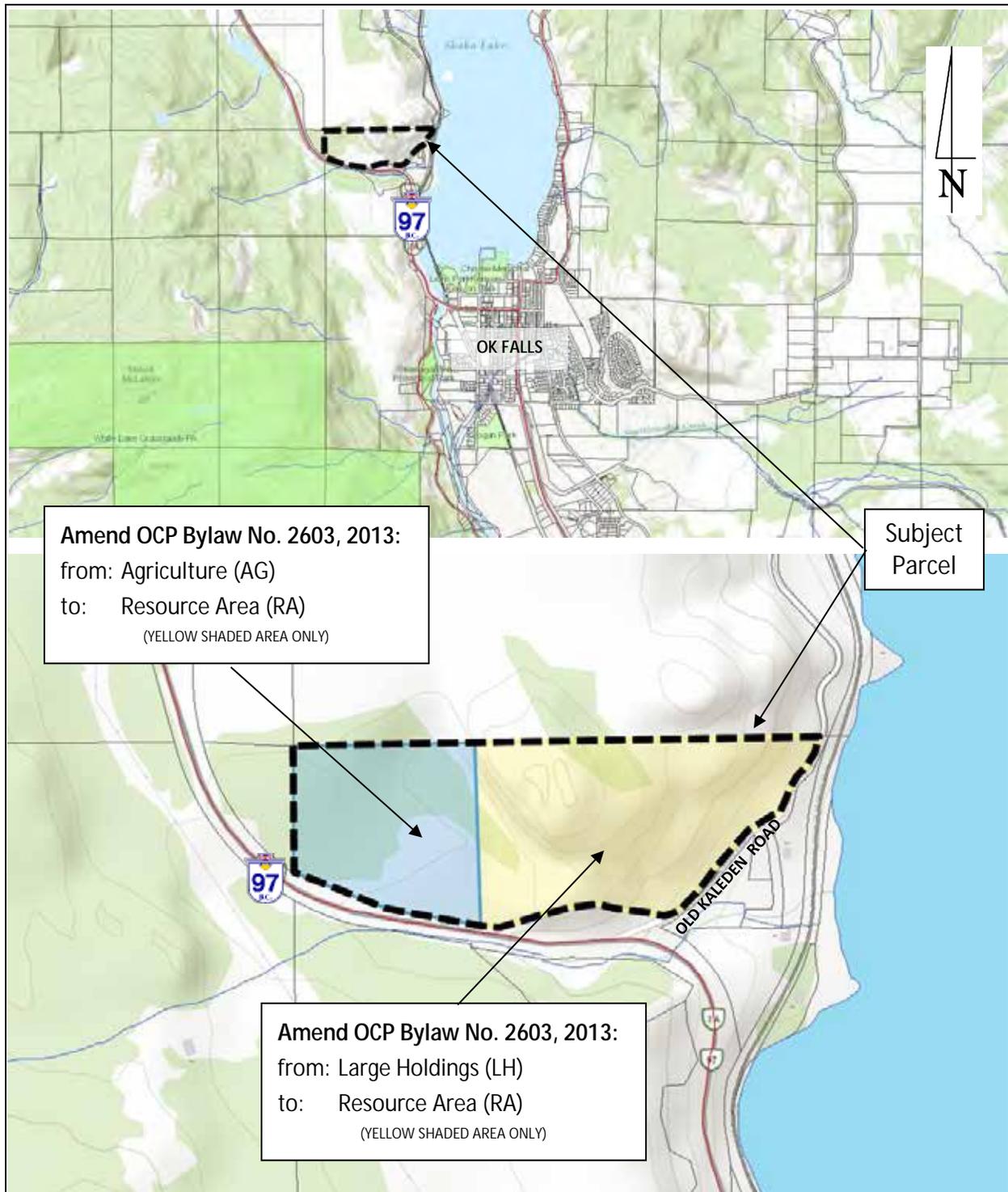
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

## Schedule 'J'



**Amend OCP Bylaw No. 2603, 2013:**  
from: Agriculture (AG)  
to: Resource Area (RA)  
(YELLOW SHADED AREA ONLY)

Subject Parcel

**Amend OCP Bylaw No. 2603, 2013:**  
from: Large Holdings (LH)  
to: Resource Area (RA)  
(YELLOW SHADED AREA ONLY)

# Regional District of Okanagan-Similkameen

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

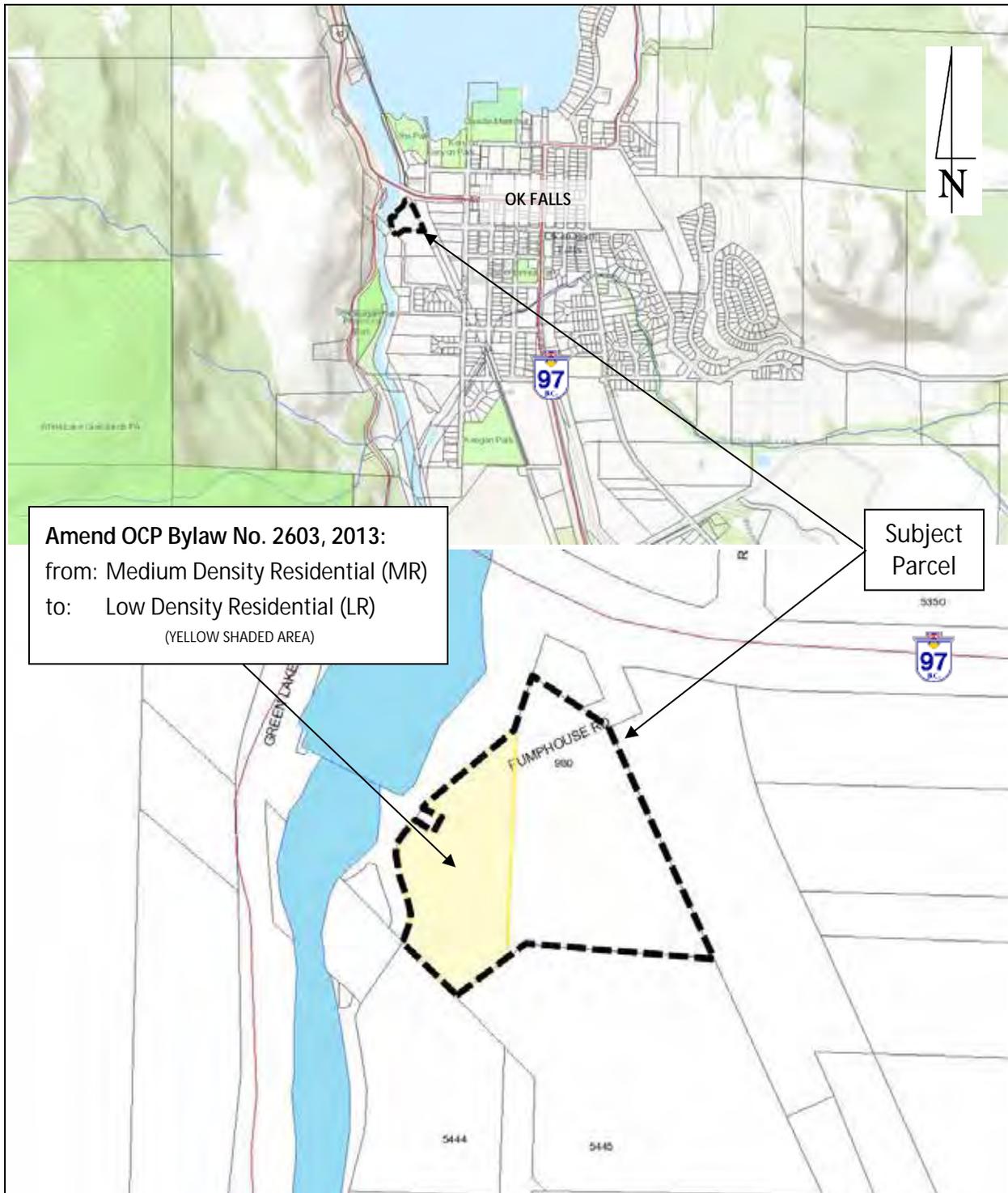
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'K'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

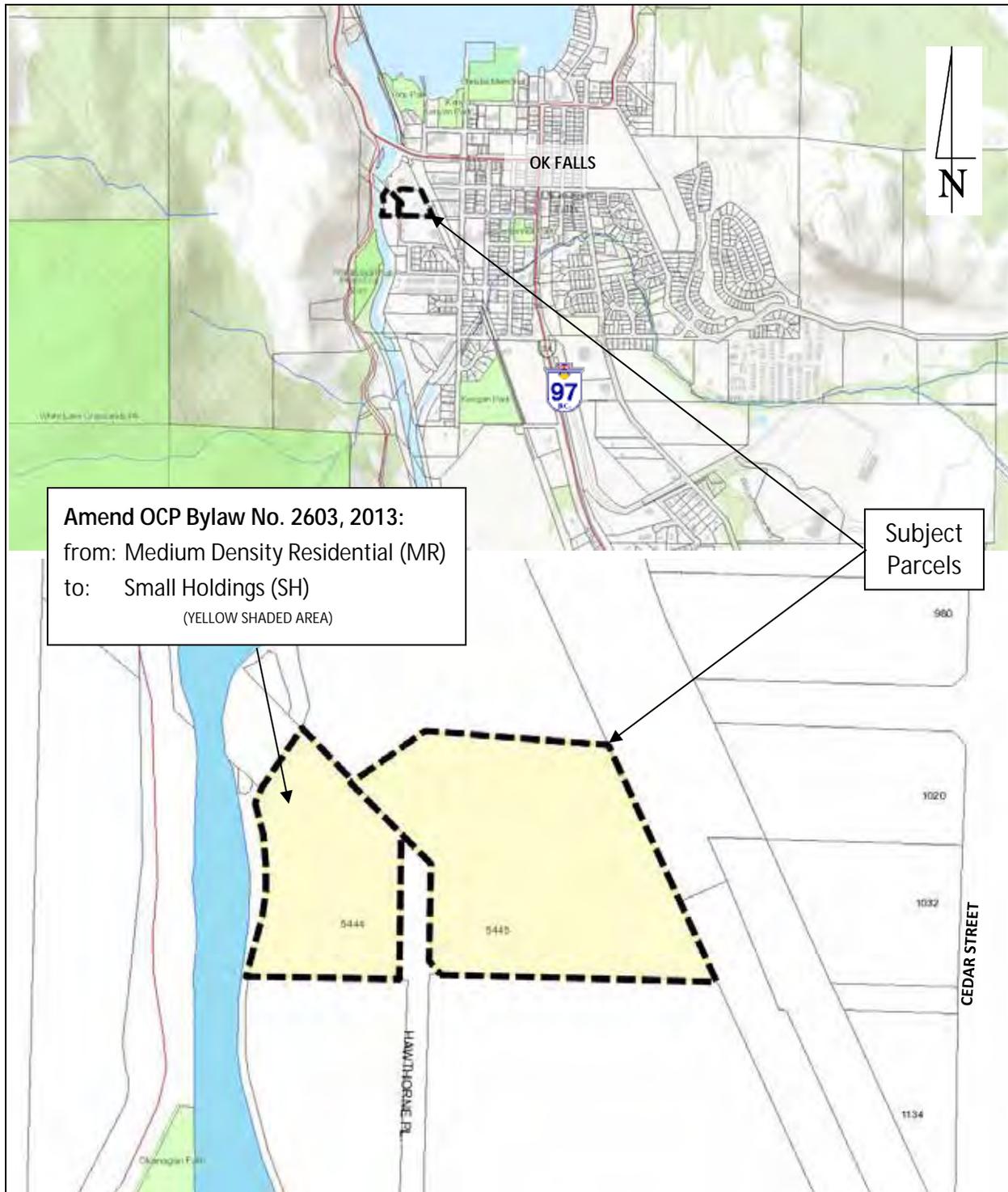
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

## Schedule 'L'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

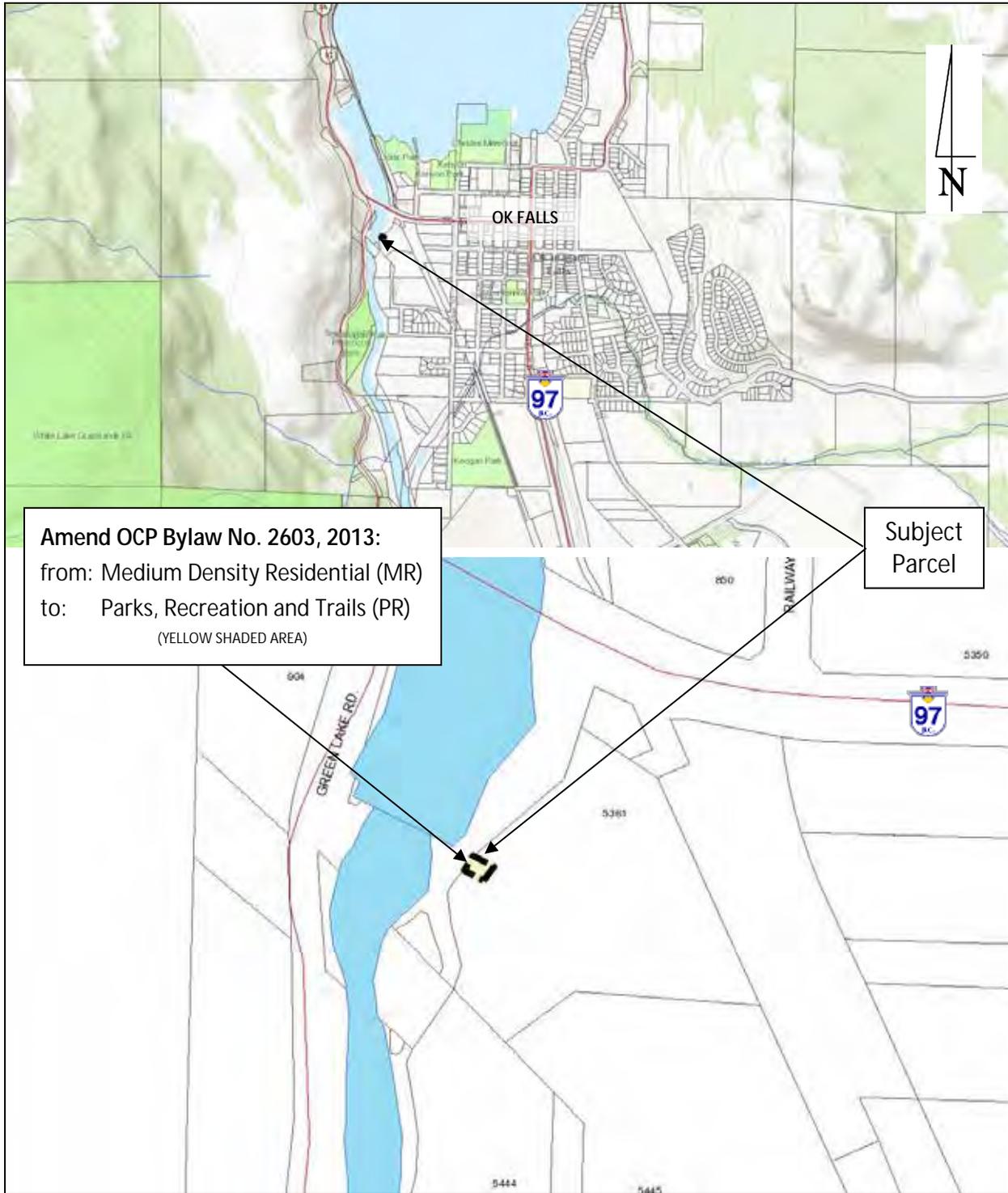
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'M'



# Regional District of Okanagan-Similkameen

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

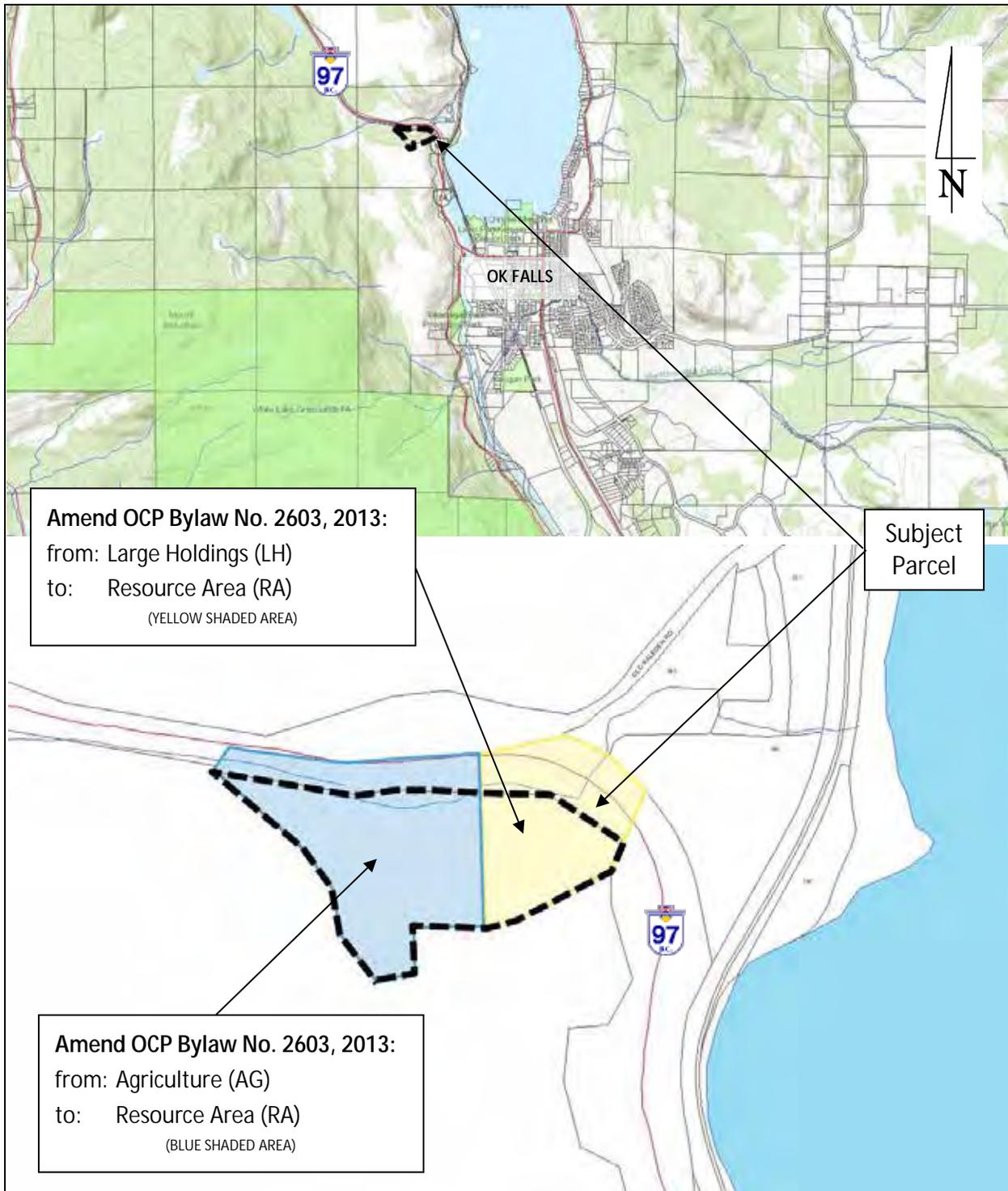
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'N'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

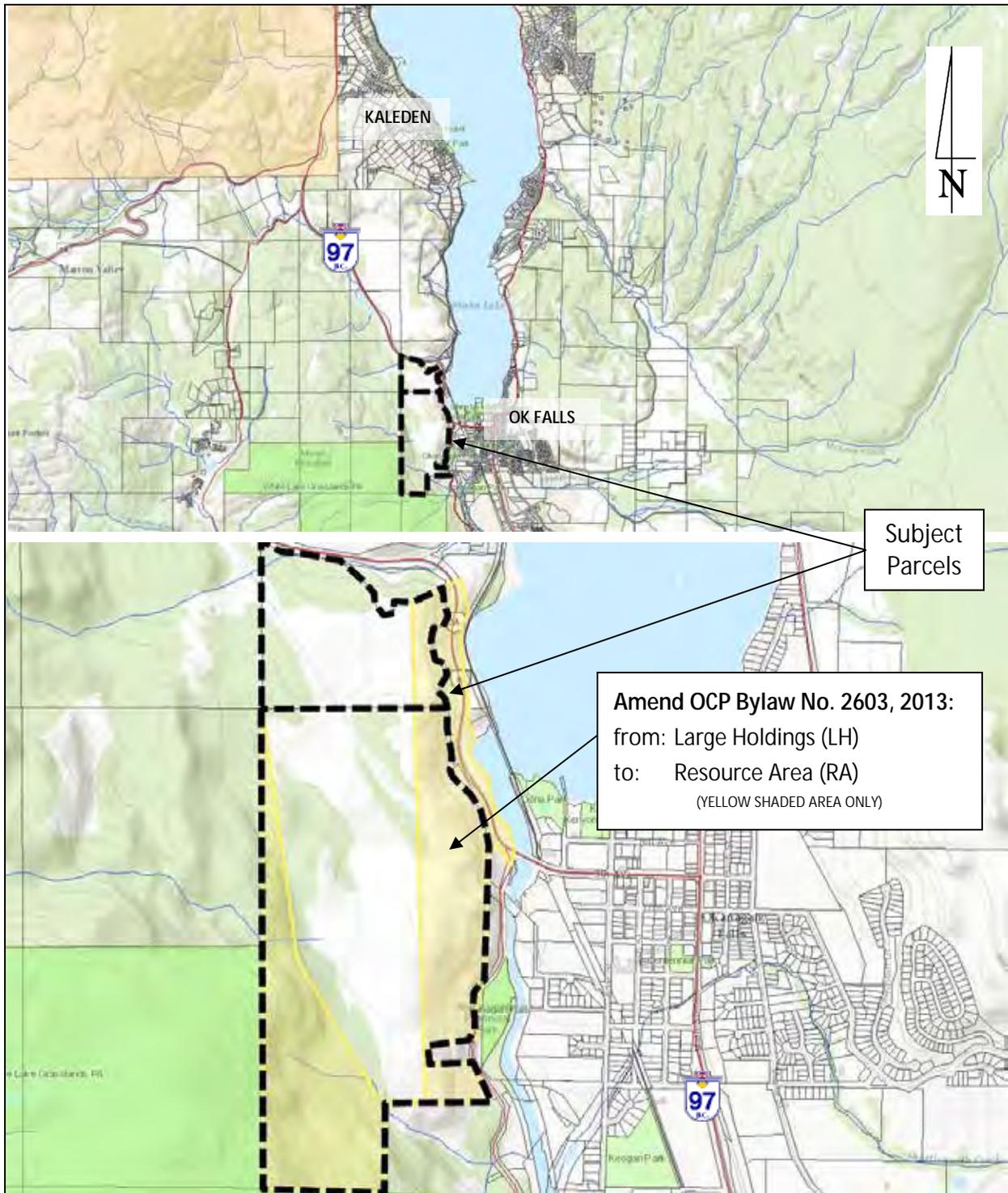
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'O'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

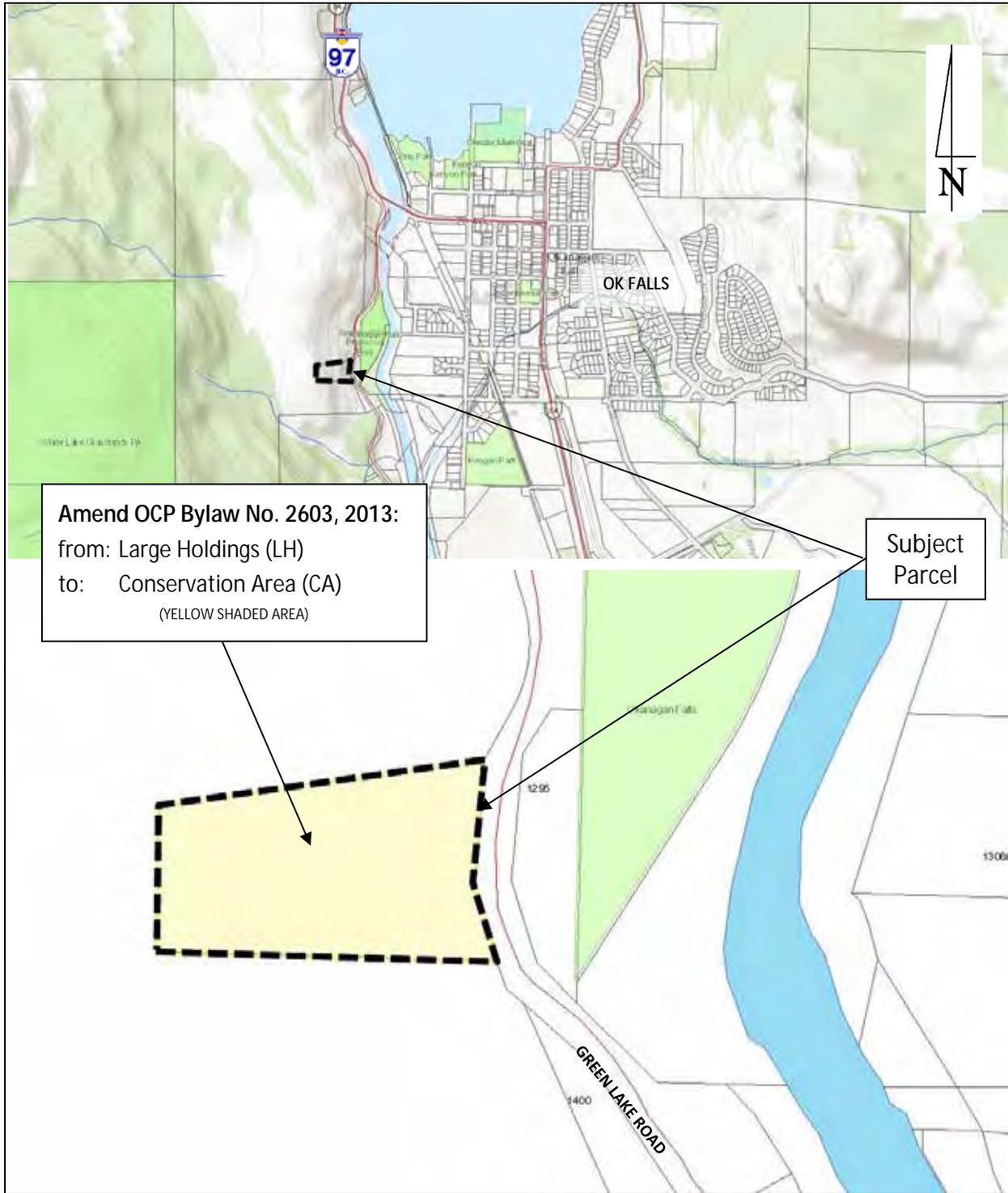
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'P'



# Regional District of Okanagan-Similkameen

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

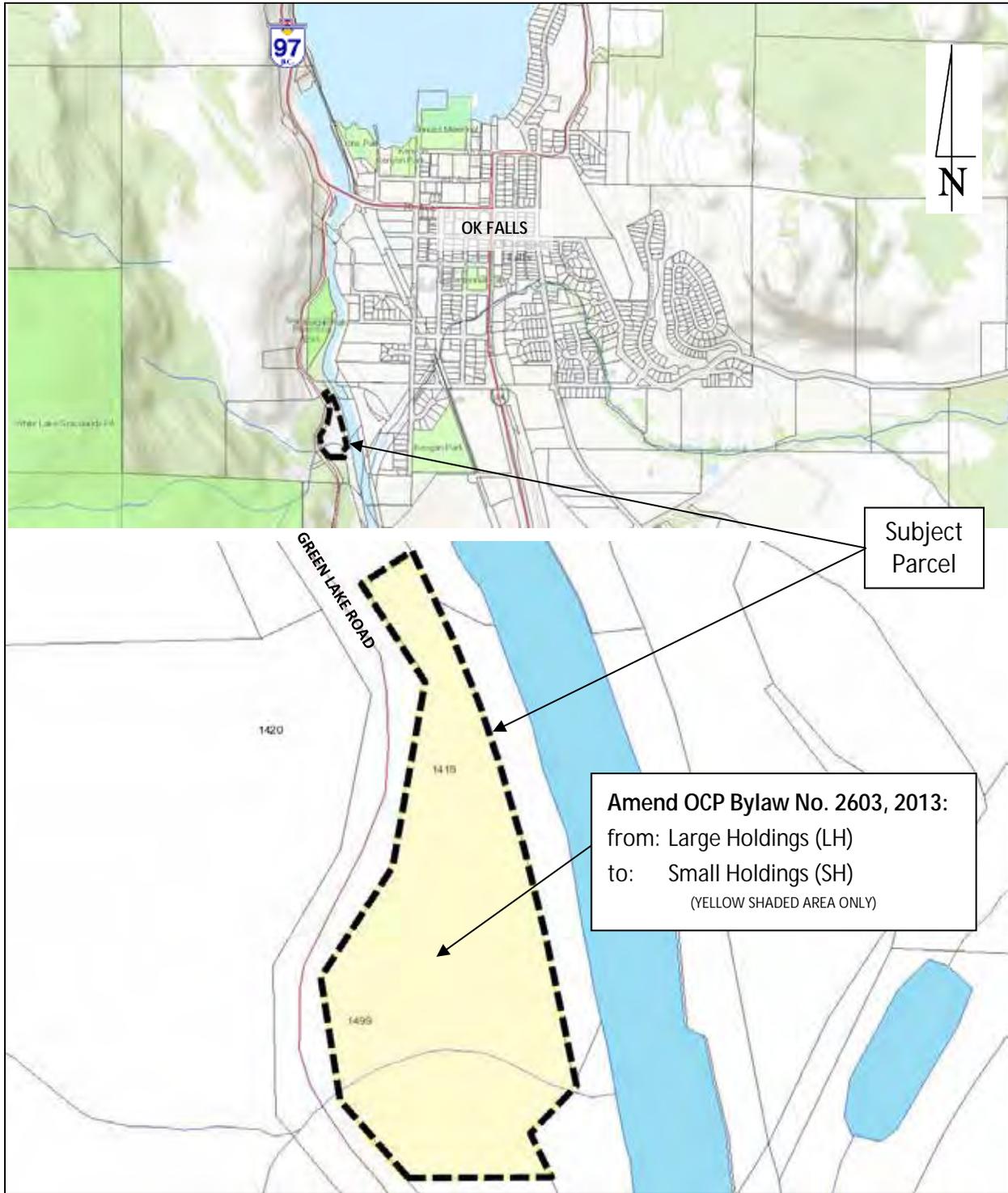
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'Q'



# Regional District of Okanagan-Similkameen

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

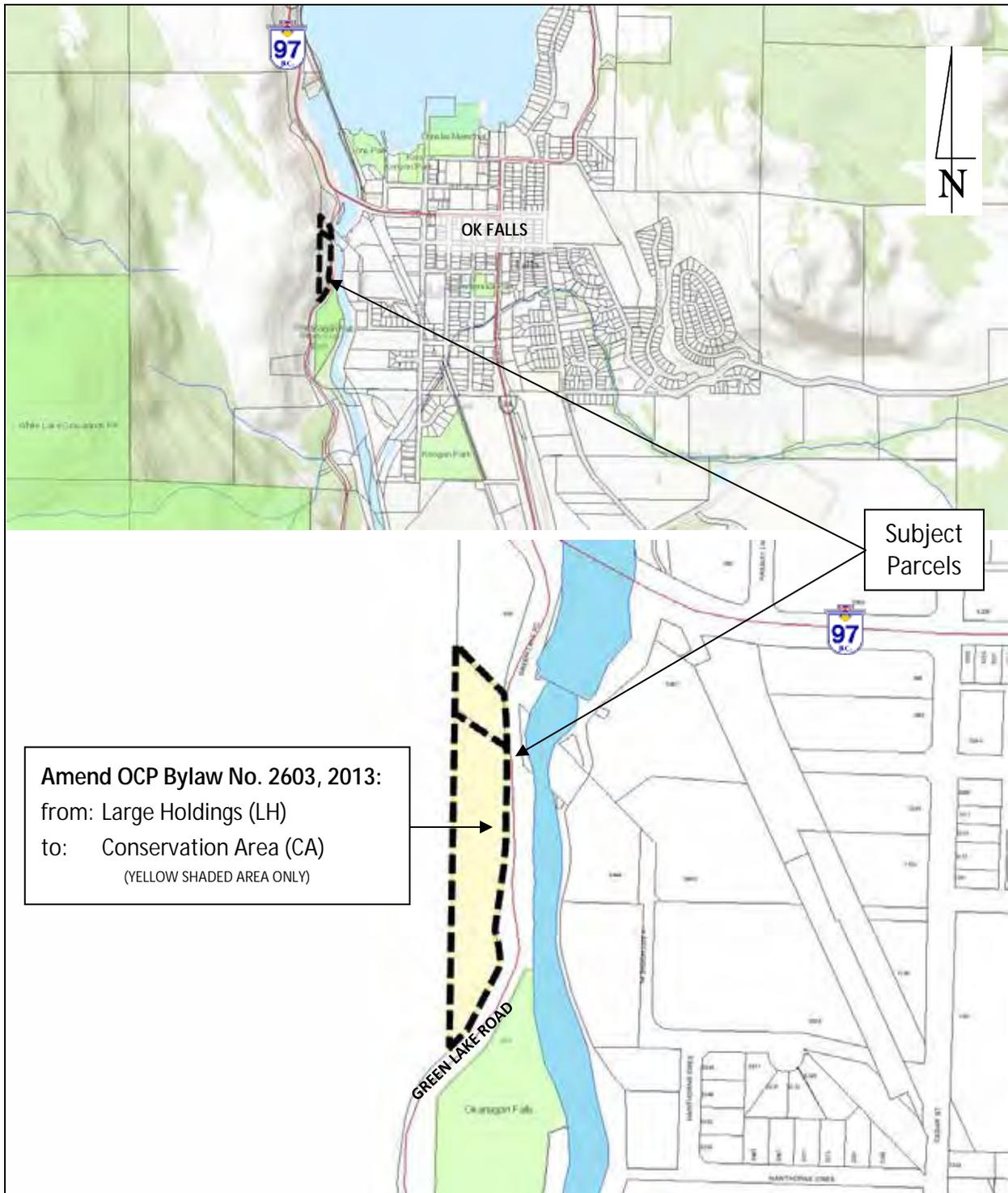
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

## Schedule 'R'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

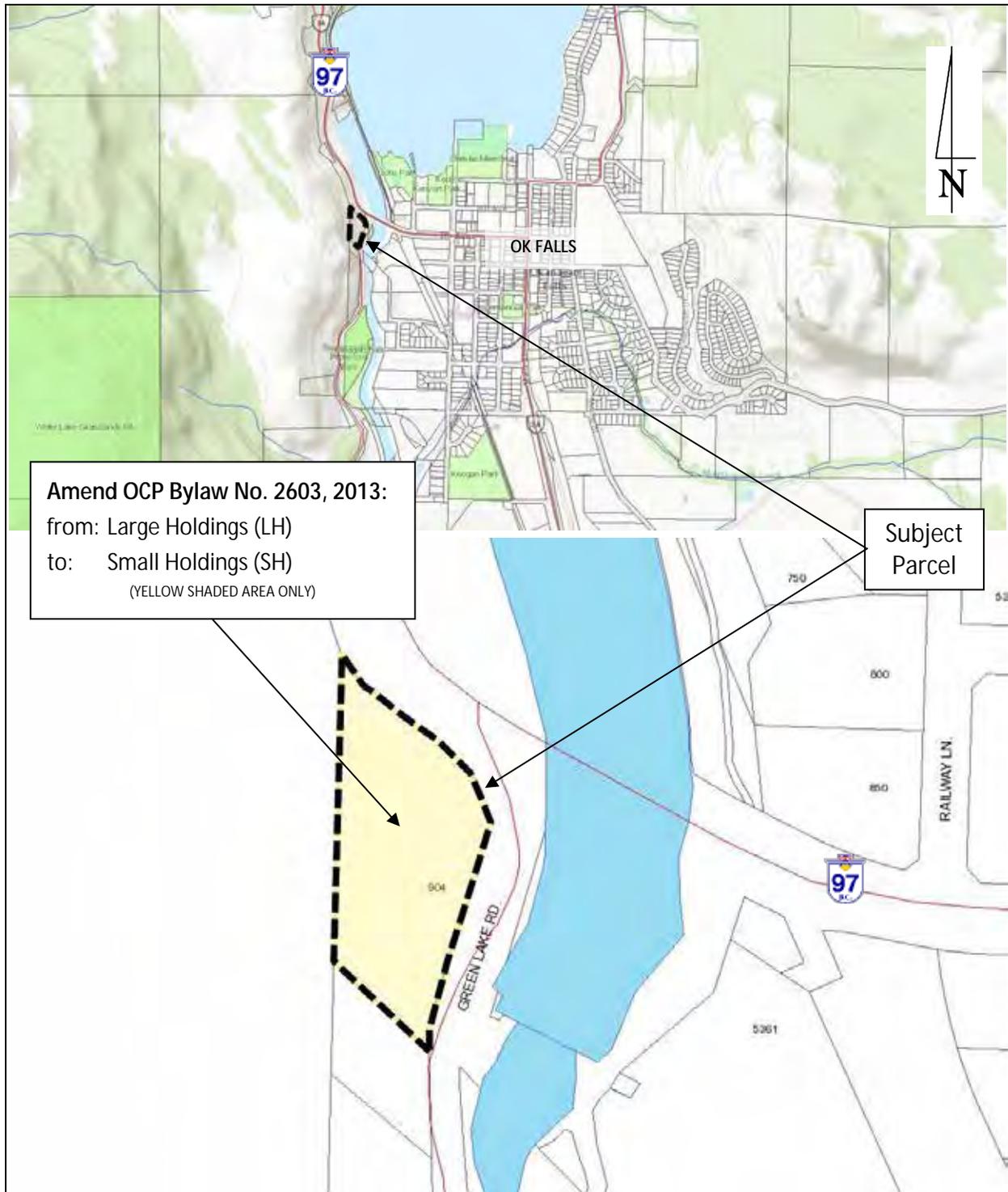
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

## Schedule 'S'



**Amend OCP Bylaw No. 2603, 2013:**  
from: Large Holdings (LH)  
to: Small Holdings (SH)  
(YELLOW SHADED AREA ONLY)

Subject Parcel

# Regional District of Okanagan-Similkameen

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

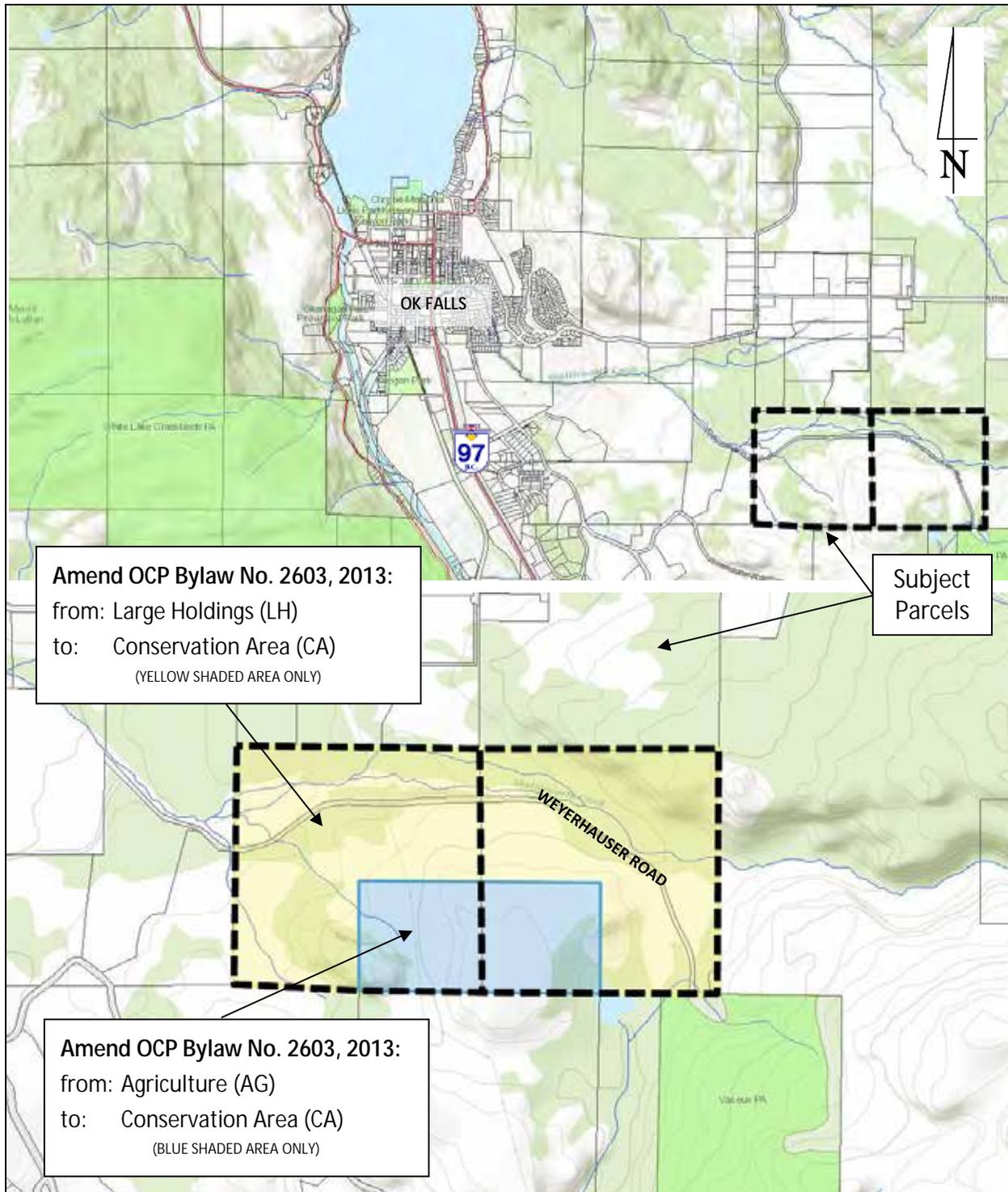
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

## Schedule 'T'



# Regional District of Okanagan-Similkameen

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

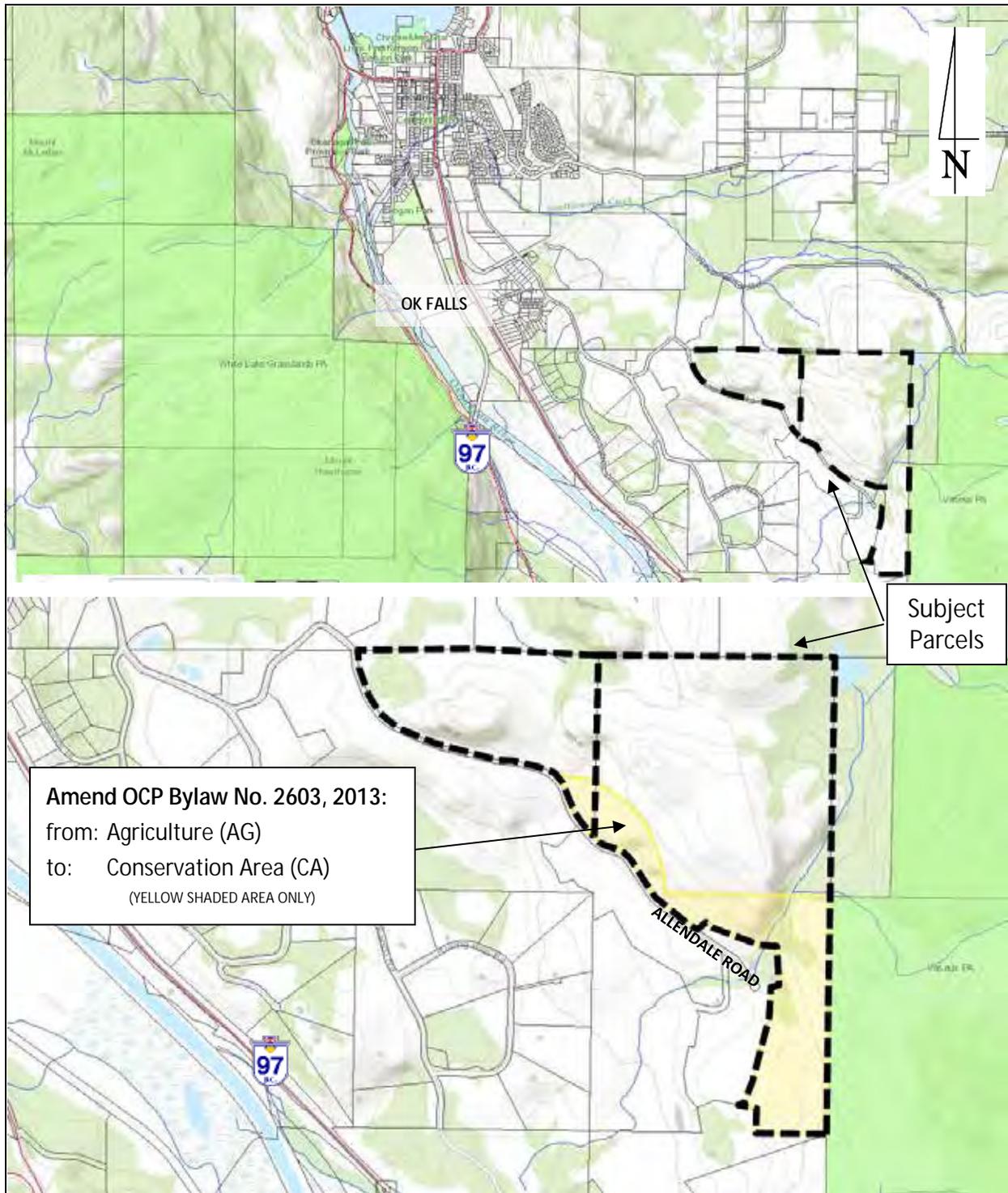
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

## Schedule 'U'



Amendment Bylaw No. 2603.12, 2018

(D2017.157-ZONE)

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# Regional District of Okanagan-Similkameen

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

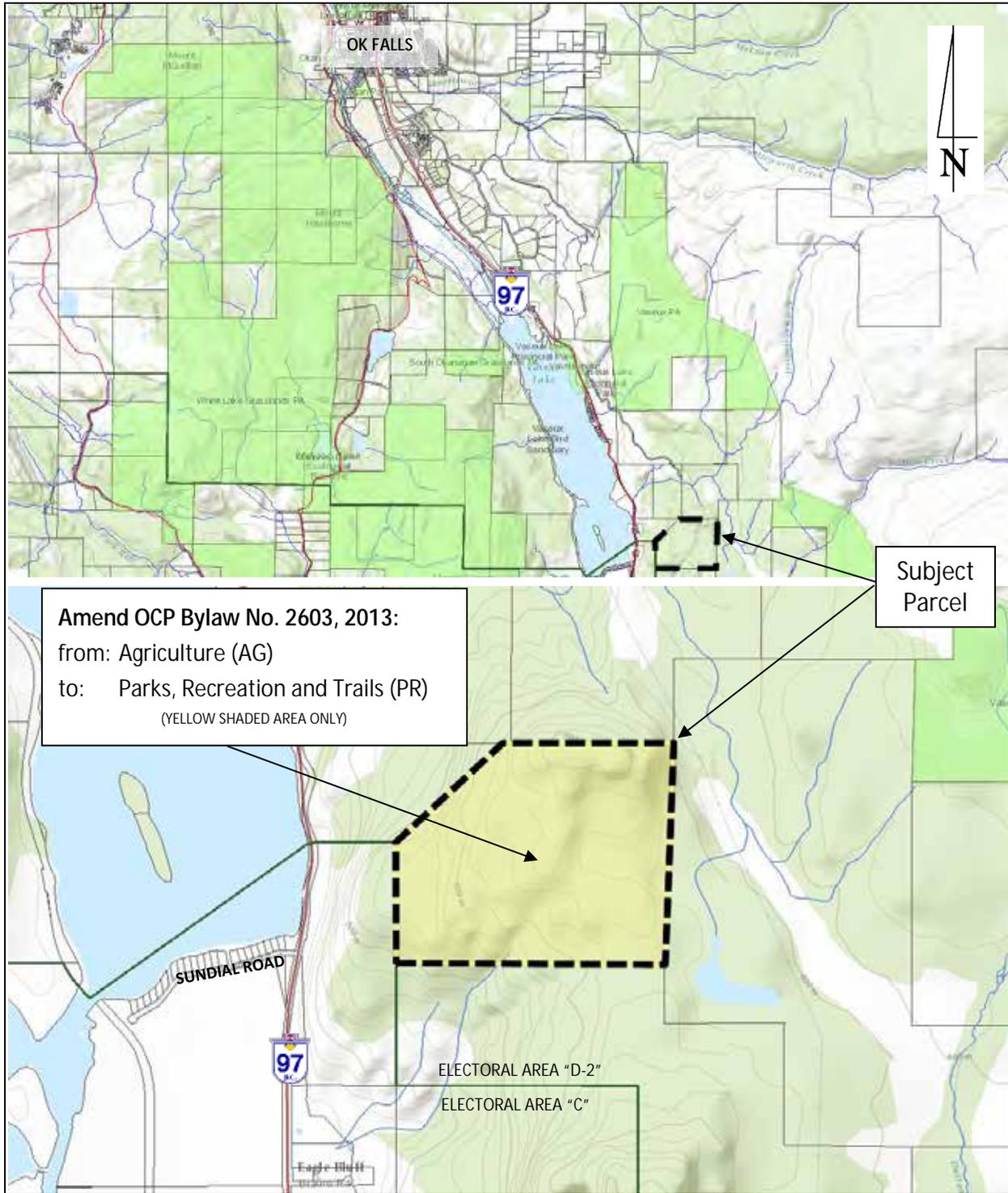
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'V'



# Regional District of Okanagan-Similkameen

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

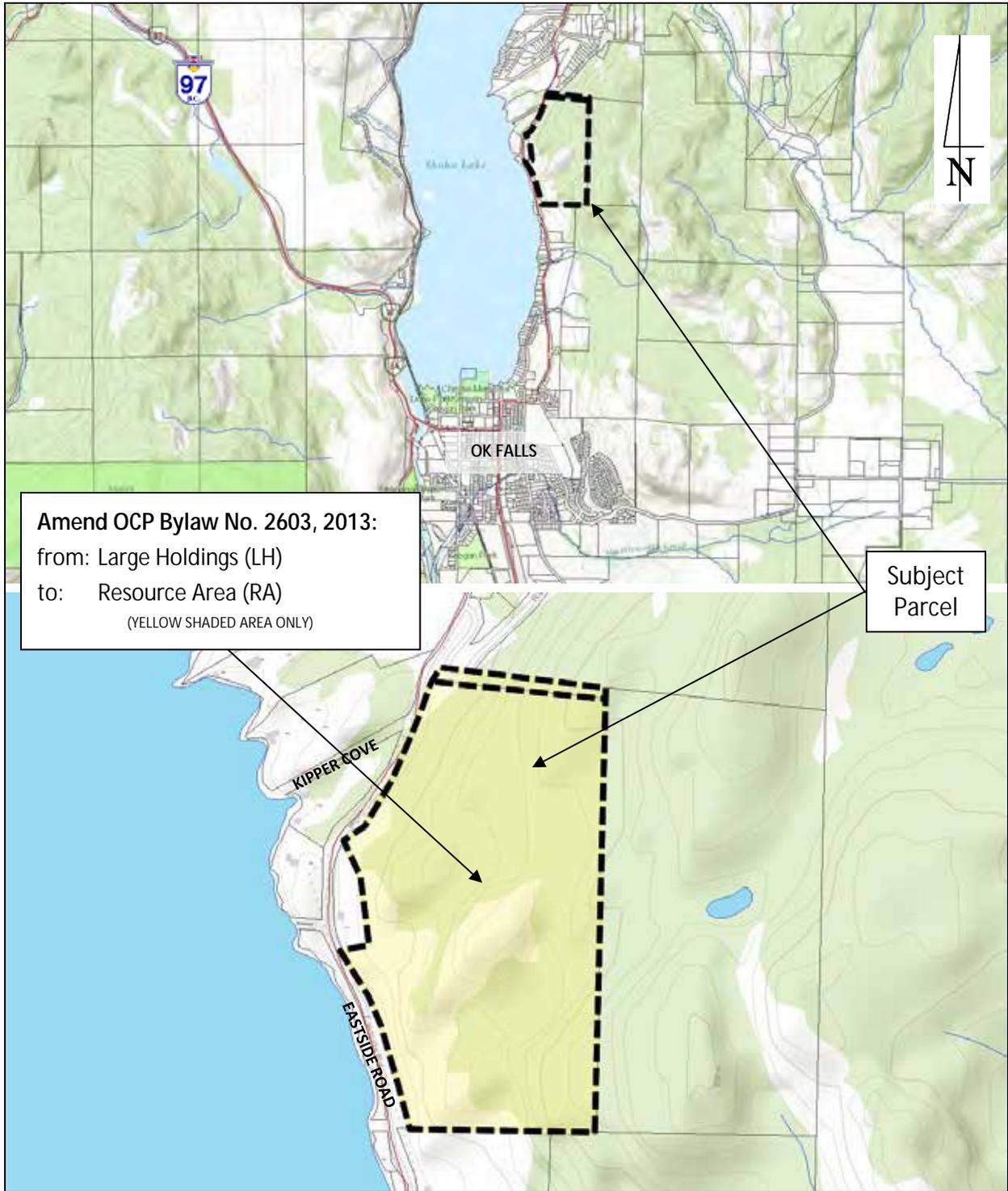
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'W'



# Regional District of Okanagan-Similkameen

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

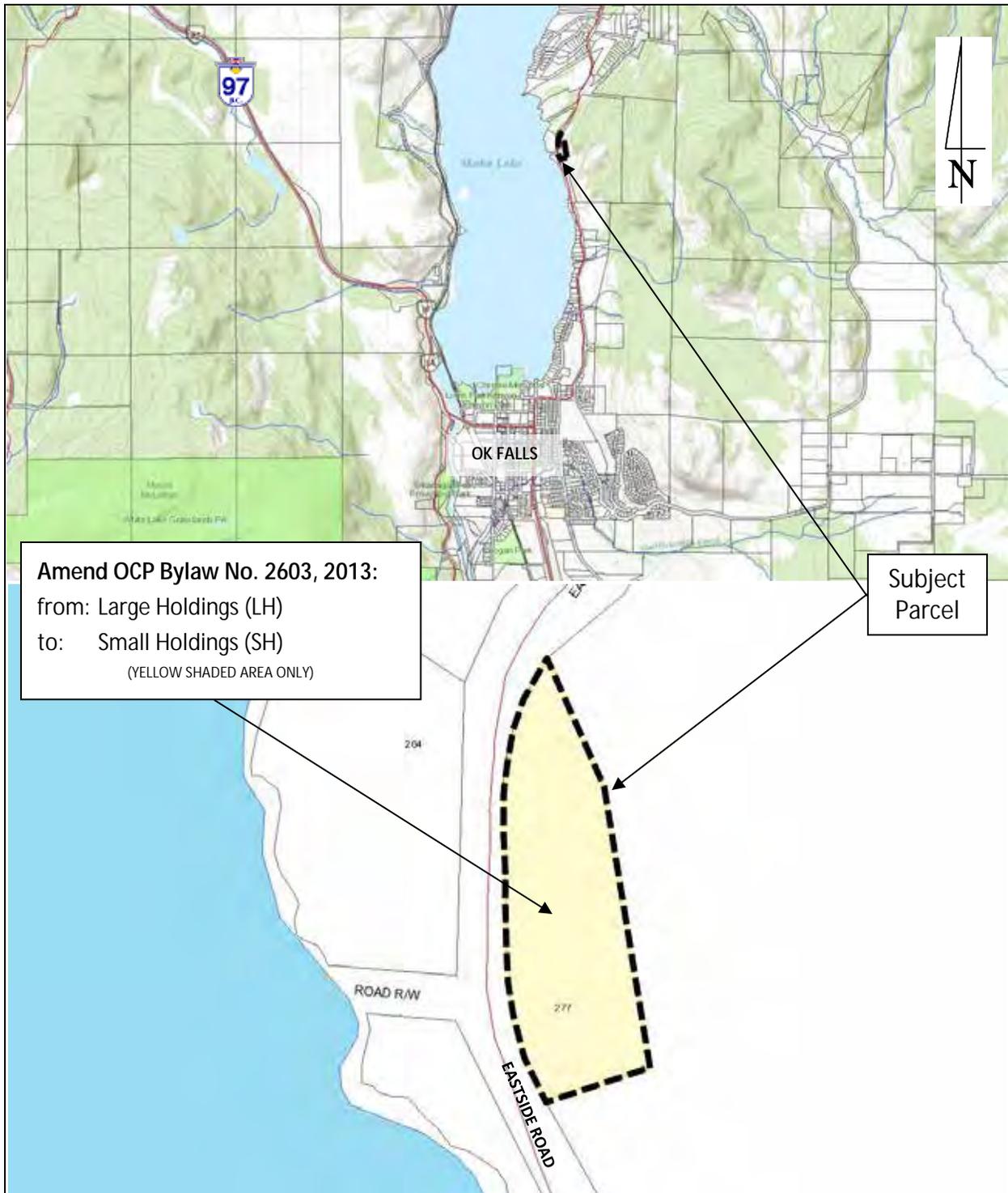
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'X'



# Regional District of Okanagan-Similkameen

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

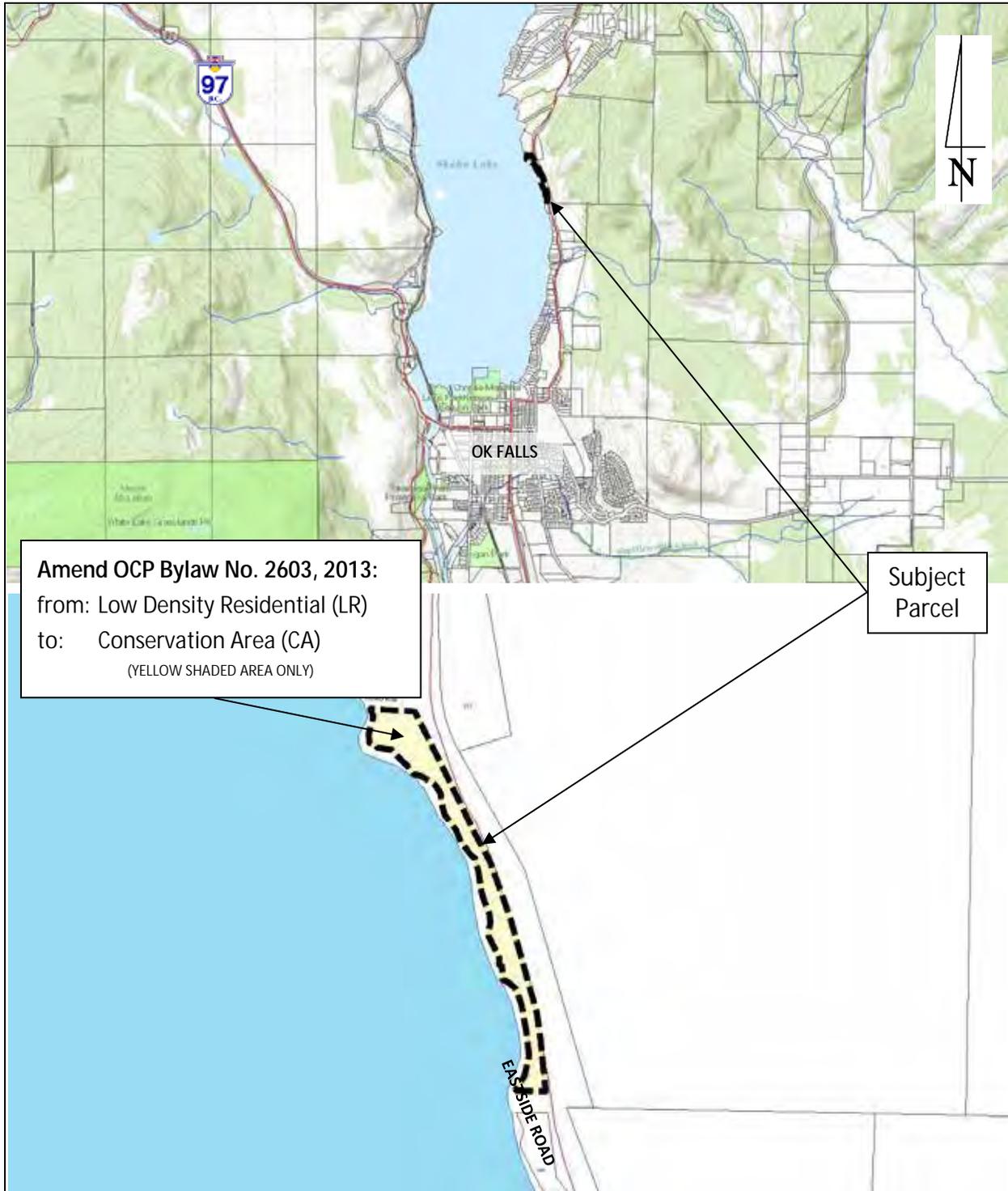
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.12, 2018

Project No: D2017.157-ZONE

Schedule 'Y'



**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2603.13, 2018**

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**A Bylaw to amend the Electoral Area "D-2"  
Official Community Plan Bylaw No. 2603, 2013**

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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-2" Large Holdings Update Official Community Plan Amendment Bylaw No. 2603.13, 2018."
2. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by:
  - i) changing the land use designation on an approximately 8,000 m<sup>2</sup> part of the land described as Lot 2, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5361 9<sup>th</sup> Avenue), shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Low Density Residential (LR) to Medium Density Residential (MR).

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

PUBLIC HEARING HELD this \_\_\_\_ day of \_\_\_\_\_, 2018.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2018.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

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Board Chair

---

Chief Administrative Office

# Regional District of Okanagan-Similkameen

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

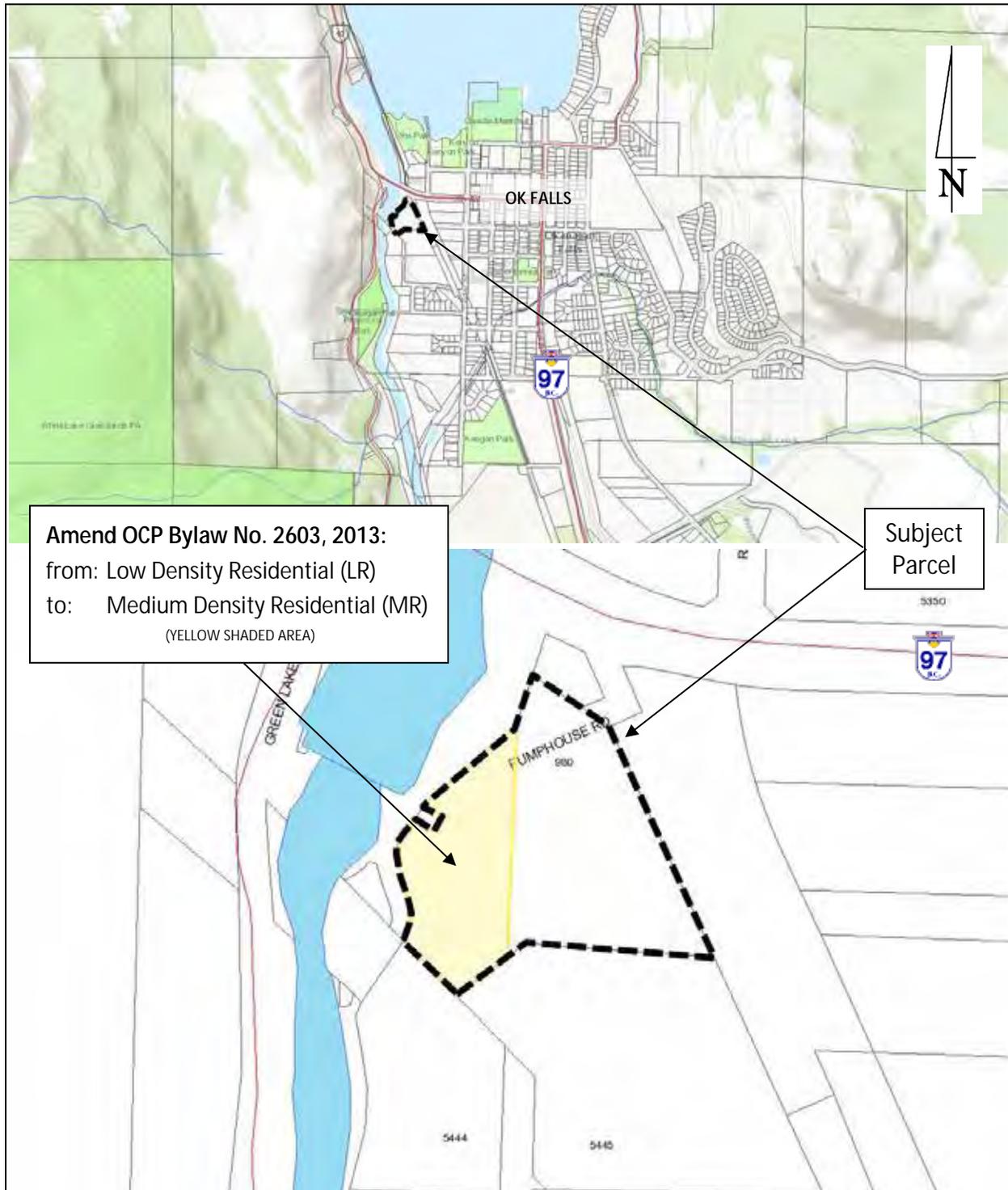
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2603.13, 2018

Project No: D2017.157-ZONE

## Schedule 'A'



**Amend OCP Bylaw No. 2603, 2013:**  
from: Low Density Residential (LR)  
to: Medium Density Residential (MR)  
(YELLOW SHADED AREA)

**Subject Parcel**



**DEVELOPMENT APPROVALS  
PRELIMINARY BYLAW  
COMMUNICATION**

Your File #: X2017.157-Zone  
Large Holdings 3  
Review  
eDAS File #: 2018-01007  
Date: February 27, 2018

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Text Amendment Bylaw 2455.30 for Area D**

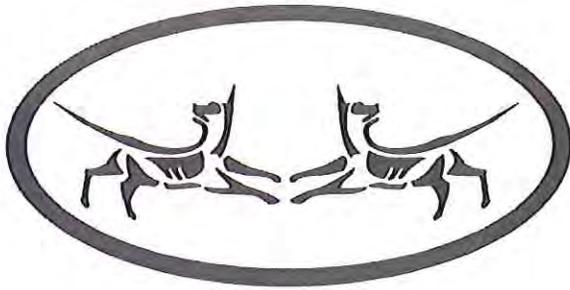
Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

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

Yours truly,

Rob Bitte  
District Development Technician

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



## Penticton Indian Band

Natural Resource Department  
R.R. #2, Site 80, Comp.19  
Penticton, British Columbia  
Canada V2A 6J7  
Referrals@pib.ca | www.pib.ca  
Telephone: 250-492-0411 Fax: 250-493-2882

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

March-05-18

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

**RTS ID:** 3021

**Referral Date:** February-20-18

**Referral ID:** 2018-02-20 ZON 3011

**Reference ID:** BL2603.12 & 2455.30 D2017.157-Zone

**Summary:** Bylaw Referral - Large Holdings Three (LH3) Zone Review - RDOS Electoral Area "D-2" (D2017.157-ZONE).

**Attention: Christopher Garrish**

The Penticton Indian Band acknowledges receipt of your referral dated February-20-18. 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
  - Proponent contact info
- Please provide : name, phone, email, address

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.

Limləmt,

Lavonda Nelson  
Referrals Administrator

RTS ID: 3021

CC: Penticton Indian Band (jpepper@pib.ca),ONA (nrmanager@syilx.org)



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V2A 6J7

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March-05-18

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101 Martin Street  
Penticton, BC V2A 5J9

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**Summary:** Bylaw Referral - Large Holdings Three (LH3) Zone Review - RDOS Electoral Area "D-2" (D2017.157-ZONE).

**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 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.

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



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

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

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

**Invoice Number: 954**

	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 Administrator)	\$ 67.50	\$ 0.00	\$ 67.50
Referral Coordination (Referrals Coordinator)	\$ 190.00	\$ 0.00	\$ 190.00
<b>Total</b>	<b>\$ 500.00</b>	<b>\$ 0.00</b>	<b>\$ 500.00</b>

**INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00**

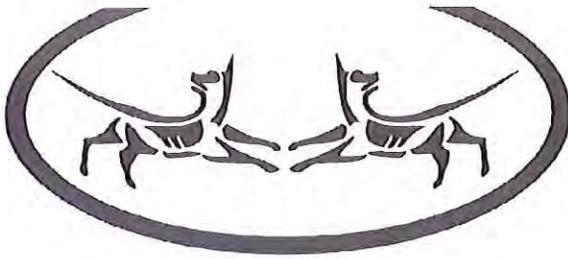
Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #3021

limlɛmt,

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

RTS ID: 3021

CC: Penticton Indian Band (jpepper@pib.ca), ONA (nrmanager@syilx.org)



## Penticton Indian Band

Natural Resources Department  
773 Westhills Drive | R.R. #2, Site 80, Comp.19  
Penticton, British Columbia  
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Referrals@pib.ca | www.pib.ca  
Telephone: 250-492-0411 Fax: 250-493-2882

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March-05-18

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

**RTS ID:** 3021

**Referral Date:** February-20-18

**Referral ID:** 2018-02-20 ZON 3011

**Reference ID:** BL2603.12 & 2455.30 D2017.157-Zone

**Summary:** Bylaw Referral - Large Holdings Three (LH3) Zone Review - RDOS Electoral Area "D-2" (D2017.157-ZONE).

**Attention: Christopher Garrish**

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on March-05-18. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

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

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

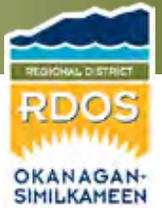
I appreciate your co-operation.

Limlɛmt,  
Lavonda Nelson  
Referrals Administrator

RTS ID: 3021

CC: Penticton Indian Band (jpepper@pib.ca),ONA (nrmanager@syilx.org)

# ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 15, 2018

**RE:** Official Community Plan & Zoning Bylaw Amendments  
Industrial Zone Update - Electoral Areas "A", "C", "D", "E" & "F"

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## Administrative Recommendation:

**THAT** Bylaw No. 2783, 2018, Regional District of Okanagan-Similkameen Industrial Zone Update Amendment Bylaw be read a first and second time and proceed to a public hearing;

**AND THAT** the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated March 15, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

**AND THAT**, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2783, 2018, in conjunction with its Financial and applicable Waste Management Plans;

**AND THAT** the holding of a public hearing be scheduled for the Regional District Board meeting of April 5, 2018;

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

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## Purpose:

Amendment Bylaw No. 2783 seeks to amend the Electoral Area "A", "C", "D", "E" and "F" Official Community Plan and Zoning Bylaws in order to update the industrial zones found in these electoral areas. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

## Background:

At its meeting of October 16, 2008, the Board considered an [Administrative Report](#) proposing the creation of a single Electoral Area Zoning Bylaw and directed staff to investigate the preparation of such a bylaw. The 2018 Business Plan includes a direction to "continuously improving bylaws, policy and process within the organization ..."

In anticipation of bringing forward a draft zoning bylaw for consideration by the Board, a series of draft amendments (by zone category) will be presented over the coming months intended to update various zones and facilitate their eventual consolidation in a new bylaw.

At its meeting of June 15, 2017, the Planning and Development (P&D) Committee of the Board considered an administrative report related to the "Industrial Zone Review and Consolidation" and a draft version of Amendment Bylaw No. 2783.

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**Referrals:**

Approval from the Ministry of Transportation and Infrastructure (MoTI) will be required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway.

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 53 & 67 have been made aware of the proposed amendment bylaw.

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

**Public Process:**

On December 5, 2017, the Regional District sent letters to all registered property owners with land zoned industrial advising of the proposed changes to the land use bylaws and seeking feedback. Approximately two feedback forms and other submissions were returned and are included as a separate item on the Board Agenda.

Administration recommends that the written notification of affected property owners as well as formal referral to the agencies listed at Attachment No.1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, this process is seen to be sufficiently early and does not need to be further ongoing consultation.

As of March 6, 2018, agency comments have been received from Okanagan Falls Irrigation District (OFID) and Ministry of Transportation and Infrastructure (MoTI) and these are included as a separate item on the Board Agenda.

**Analysis:**

At present, there are approximately six (6) different Industrial Zones that Administration considers can be reduced to core of three (3) main zones, being: General Industrial (I1), Heavy Industrial (I2) and Community Waste Management (I3).

In undertaking this review of the various Industrial zones currently found in the Okanagan Electoral Area Zoning Bylaws, Administration's guiding principle has been to *generally* minimize the impact on of the proposed changes on permitted uses and zoning regulations (i.e. setbacks, building height, parcel coverage, etc.).

**Proposed General Industrial (I1) Zone:**

In updating the I1 Zone, it is being proposed to introduce "salvage operation" as a principal use (previously introduced into the Electoral Area "C" I1 Zone on a site specific basis), "outdoor storage", "self-storage" as well as clarification of the "wholesale" versus "warehouse" uses (through the introduction of new definitions).

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It is also proposed to consolidate the “log home manufacturing” use into a new “manufacturing” use (to be defined as meaning “means fabricating, processing, assembling and finishing of goods or materials ...”) and to transition “gravel processing” to the I2 Zone.

It is Administration’s understanding that the “Mixed” I4 Zone in Electoral Area “D-2” was drafted to allow “single detached dwellings” to be developed on an industrial site (as opposed to an attached “accessory dwelling”). Due to the overlap in permitted uses between the I1 & I4 zones, it is being proposed that the residential uses in the I4 be rolled into the General Industrial (I1) Zone through a site specific provision.

In accommodating the I4 as a site specific I1 Zone, Administration reviewed the setback requirements established by member municipalities, such as Penticton, Summerland and Oliver in their industrial zones. From this, it was determined that the Regional District currently requires significantly larger setbacks. To address this, it is being proposed to apply the current I4 Zone setbacks to the new General Industrial (I1) Zone.

Proposed Heavy Industrial (I2) Zone:

In updating the I2 Zone, it is being proposed to introduce “public maintenance and works yards” as a permitted use. It is further being proposed to consolidate the various “Specialized” industrial zones into the Heavy Industrial zone through the use of site specific amendments to ensure a continuity of uses and other specific regulations.

Proposed Community Waste Management (I3) Zone:

The Community Waste Management Zone currently applies to the OK Falls landfill and Administration is proposing to apply this same zone to the Oliver and Osoyoos landfills.

OCP Amendments – Areas “E” & “F”:

Under Section 473 of the *Local Government Act*, an Official Community Plan (OCP) Bylaw *must* include statements respecting the approximate location, amount and type of present and proposed industrial land.

At present, the Electoral Area “E” OCP Bylaw is not seen to meet this requirement as it is silent on existing and future industrial areas, while Administration is proposing to rezone the sole industrial parcel in Electoral Area “F” back to Resource Area (RA) which will result in its OCP no longer meeting the requirements of Section 473.

To address these situations, Administration is proposing to introduce the text applied to the recently adopted Electoral Area “D-1” OCP Bylaw — which similarly does not designate any lands for Industrial purposes — to the Electoral Area “E” & “F” OCP Bylaws and which may be summarized as follows:

*... 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.*

Cannabis production as an industrial use:

Further to the report considered by the P&D Committee of the Board at its meeting of March 15, 2018, Amendment Bylaw No. 2783, is proposing to introduce the production of cannabis as a permitted form of “manufacturing” use in the I1 and I2 Zones.

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To facilitate this, Amendment Bylaw 2783 contains definitions for “cannabis”, “cannabis products” and “cannabis production” and is including the latter of these within the definition of “manufacturing” as well as “agriculture” (the latter amendment being an acknowledgement that the zoning bylaws already allow cannabis production as a type of agriculture).

**Alternatives:**

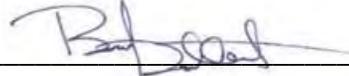
THAT the Board of Directors deny first reading of Amendment Bylaw No. 2783, 2018.

**Respectfully submitted:**



C. Garrish, Planning Supervisor

**Endorsed by:**



B. Dollevoet, 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**, regarding Amendment Bylaw No. 2783:

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

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2783, 2018**

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**A Bylaw to amend the Electoral Area "A", "C", "D", "E" and "F"  
Official Community Plan and Zoning Bylaws**

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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 "Industrial Zone Update Amendment Bylaw No. 2783, 2018."

**Electoral Area "A"**

2. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008, is amended by:
  - i) changing the land use designation on the land described as Lot A, Plan KAP17537, District Lot 2450S, SDYD, Portion L 467, ROAD, and shown shaded yellow on Schedule 'A-1', which forms part of this Bylaw, from Industrial (I) to Agriculture (AG).
  - ii) changing the land use designation on the land described as part of Section 3, Township 65, SDYD, Portion SE ¼, Except Part Lying north and west of Highway shown on Plan H415, and shown shaded yellow on Schedule 'C-1', which forms part of this Bylaw, from Industrial (I) to Resource Area (RA).
3. The "Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
  - i) by replacing the definition of "agriculture" under Section 4.0 (Definitions) with the following:

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

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

“**asphalt plant**” means the processing and manufacturing of road paving materials from raw material and petroleum products;

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

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

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

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

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

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

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

- vi) adding a new definition of “commercial card-lock facility” under Section 4.0 (Definitions) to read as follows:

“**commercial card-lock facility**” means a premises used for the bulk storage and sale of petroleum products dispensed from pumps utilizing a card-lock or key-lock system, but excludes a service station;

- vii) adding a new definition of “concrete plant” under Section 4.0 (Definitions) to read as follows:

“**concrete plant**” means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;

- viii) adding a new definition of “construction supply centre” under Section 4.0 (Definitions) to read as follows:

“**construction supply centre**” means the retail sale or wholesale of building material, fixtures, or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and includes a lumber yard, building supply outlet, home improvement centre, and may include accessory rental of home construction, maintenance or repair equipment;

- ix) adding a new definition of “food and beverage processing” under Section 4.0 (Definitions) to read as follows:

“**food and beverage processing**” means a business premises or building, where produce, meat or beverages are processed, produced, canned, frozen, packed or stored indoors, and includes a brewery, cidery, distillery or meadery and winery;

- x) adding a new definition of “fleet service” under Section 4.0 (Definitions) to read as follows:

“**fleet service**” means the use of a parcel for a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. Typical uses include but are not limited to taxi services, bus lines, storage of a fleet of rental vehicles, and messenger and courier services, but excludes a freight terminal;

- xi) adding a new definition of “freight terminal” under Section 4.0 (Definitions) to read as follows:

“**freight terminal**” means a premises used as an origin or destination point from which vehicles are dispatched for the delivery or pick-up of materials, goods and equipment and which may include warehouse space for the temporary storage of such materials, goods and equipment;

- xii) replacing the definition of “gravel processing” under Section 4.0 (Definitions) with the following:

“**gravel processing**” means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as concrete and asphalt plants;

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

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

- xiv) adding the definition of “natural resource extraction” under Section 4.0 (Definitions) with the following:

“**natural resource extraction**” means the quarrying, sorting, screening, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under a site and includes quarries, gravel pits, gravel processing and stripping of topsoil but excludes subsequent manufacturing operations such as concrete and asphalt plants;

- xv) adding a new definition of “outdoor storage” under Section 4.0 (Definitions) to read as follows:

“**outdoor storage**” means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures. Typical uses include but are not limited to vehicle or heavy equipment storage compounds; and the sale, rental and storage of metal shipping containers;

- xvi) adding a new definition of “refuse disposal site” under Section 4.0 (Definitions) to read as follows:

“**refuse disposal site**” means an area of land for the disposal of municipal solid waste, as permitted under the *Waste Management Act* (British Columbia);

- xvii) adding a new definition of “salvage operation” under Section 4.0 (Definitions) to read as follows:

“**salvage operation**” means a place where old articles, waste or discarded material including but not limited to rubber tires, metal, plastics, plastic containers, glass, papers, sacks, wire, ropes, rags, machinery, cans, any other scrap or salvage including more than two derelict vehicles, are stored or kept, for private or commercial purposes;

- xviii) adding a new definition of “self storage” under Section 4.0 (Definitions) to read as follows:

“**self-storage**” means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature;

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

“**service industry establishment**” means a business premises or building, where non-personal goods and services are provided, including: the repair or assembly of electronic devices, vehicles, trucks, boats or other machinery (including painting); tire sales and repair; household cleaning and repair; metal and woodworking; and plumbing and heating sales; storage and repair;

xx) adding a new definition of “storage and warehouse” under Section 4.0 (Definitions) to read as follows:

“**storage and warehouse**” means the storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers;

xxi) replacing the definition of “vehicle sales and service establishment” under Section 4.0 (Definitions) to read as follows:

“**vehicle sales and rentals**” means premises used for the sale, lease or hire of new or used vehicles, which may include accessory: incidental maintenance services, storage, fueling, washing and sales of parts but excludes automobile body repair. For the purposes of this definition a “vehicle” includes automobiles, recreational vehicles (RV’s), boats, all-terrain vehicles (ATV’s), and motorcycles;

xxii) adding a new definition of “wholesale business” under Section 4.0 (Definitions) to read as follows:

“**wholesale business**” means an establishment acting as agents or brokers and buying merchandise for, or selling merchandise to retail users, industrial users, commercial users, institutional users or wholesale users;

xxiii) replacing the Industrial zone references under Section 6.1 (Zoning Districts) with the following:

**INDUSTRIAL ZONES**

General Industrial Zone	11
Community Waste Management Zone	13

xxiv) adding a new sub-section 10.1.1(g) under Section 10.1 (Resource Area Zone) with the following and renumbering all subsequent sections:

g) natural resource extraction;

xxv) replacing Section 13.1.1(c) under Section 13.1 (General Commercial Zone) in its entirety with the following:

c) vehicle sales and rentals;

xxvi) replacing Section 13.1.1(g) under Section 13.1 (General Commercial Zone) in its entirety with the following:

g) service industry establishment;

xxvii) replacing Section 14.0 (Industrial) in its entirety with the following:

## 14.0 INDUSTRIAL

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### 14.1 GENERAL INDUSTRIAL ZONE (I1)

#### 14.1.1 Permitted Uses:

##### Principal Uses:

- a) construction supply centre;
- b) fleet service;
- c) food and beverage processing;
- d) freight terminal;
- e) manufacturing;
- f) outdoor storage;
- g) packing, processing and storage of farm products;
- h) salvage operation;
- i) self-storage;
- j) service industry establishment;
- k) storage warehouse;
- l) vehicle sales and rentals;
- m) veterinary establishment;
- n) wholesale business;

##### Secondary Uses:

- o) accessory buildings and structures, subject to Section 7.13;
- p) accessory dwelling, subject to Section 7.11;
- q) offices; and
- r) retail sales.

#### 14.1.2 Site Specific General Industrial (I1s) Provisions:

- a) see Section 16.13

#### 14.1.3 Minimum Parcel Size:

- a) 1,000 m<sup>2</sup>, subject to servicing requirements.

#### 14.1.4 Minimum Parcel Width:

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

#### 14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

#### 14.1.6 Minimum Setbacks:

- a) Buildings and structures:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 4.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 4.5 metres
  - iii) Interior side parcel line 4.5 metres
  - iv) Exterior side parcel line 4.5 metres

#### 14.1.6 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 7.0 metres.

#### 14.1.7 Maximum Parcel Coverage:

- a) 40%

### 14.2 COMMUNITY WASTE MANAGEMENT ZONE (I3)

#### 14.2.1 Permitted Uses:

##### Principal Uses:

- a) refuse disposal site;
- b) composting operation;

##### Secondary Uses:

- c) accessory buildings and structures, subject to Section 7.13.

#### 14.2.2 Site Specific Community Waste Management (I3s) Provisions:

- a) see Section 16.17

#### 14.2.3 Minimum Parcel Size:

- a) 10.0 ha.

**14.2.4 Minimum Parcel Width:**

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

**14.2.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) Not applicable.

**14.2.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line 30.0 metres
  - ii) Rear parcel line 30.0 metres
  - iii) Interior side parcel line 30.0 metres
  - iv) Exterior side parcel line 30.0 metres
- b) Accessory buildings and structures:
  - i) Front parcel line 30.0 metres
  - ii) Rear parcel line 30.0 metres
  - iii) Interior side parcel line 30.0 metres
  - iv) Exterior side parcel line 30.0 metres
- c) despite Section 14.2.6(a) and (b), the distance between the external boundary of a composting operation and the natural boundary of a watercourse such as a river, stream, marsh, or estuary must not be less than 100.0 metres.

**14.2.7 Maximum Building Height:**

- a) No building or structure shall exceed a height of 15.0 metres.

**14.2.8 Maximum Parcel Coverage:**

- a) 25%

xxviii) replacing sub-section 16.1.1 (Site Specific Resource Area Provisions) under Section 16.0 (Site Specific Designations) with the following:

.1 In the case of land described as Section 3, Township 65, SDYD, Portion SE ¼, Except Part Lying north and west of Highway shown on Plan H415, and shown shaded yellow on Figure 16.1.1:

- a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 10.1.1:
  - i) concrete plant.



Figure 16.1.1

xxix) replacing Section 16.13 (Site Specific Industrial (Light) One Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

**16.13 Site Specific General Industrial (I1s) Provisions:**

- .1 In the case of an approximately 0.5 ha part of the land described as Lots A & B, Plan KAP2155, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.13.1:
  - a) the following principal uses and no others shall be permitted on the land:
    - i) service industry establishment;
  - b) the following accessory uses and no others shall be permitted on the land:
    - i) "retail sales"; and
    - ii) "offices".

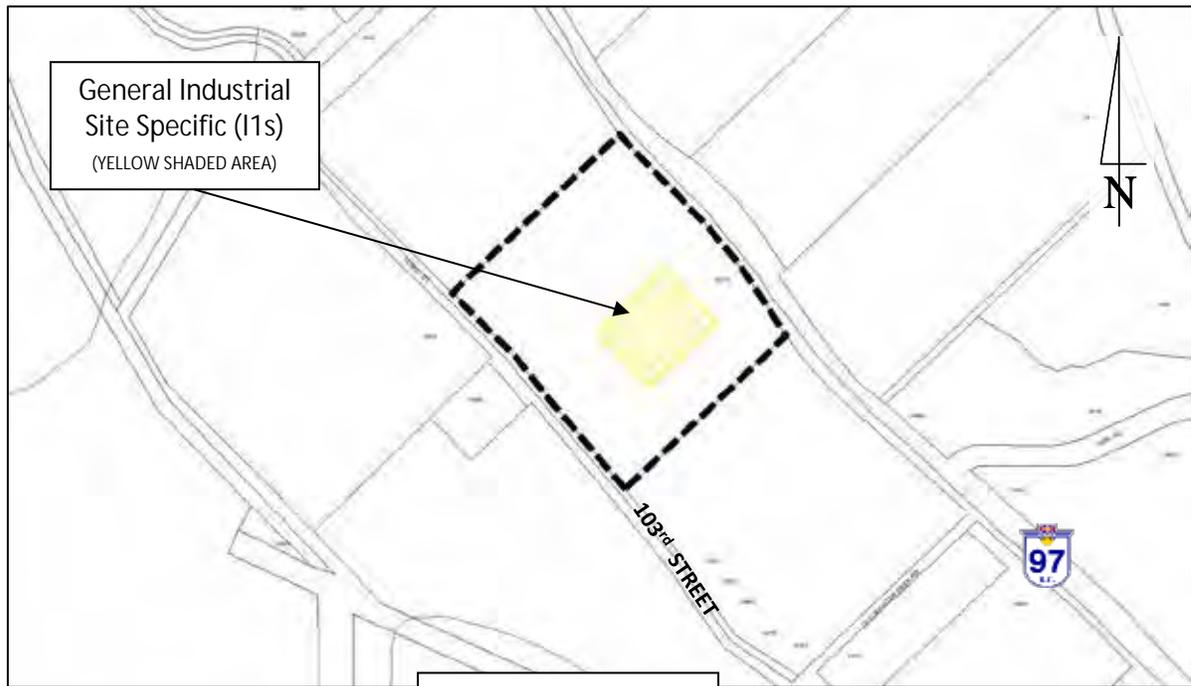


Figure 16.13.1

- .2 In the case of an approximately 0.8 ha part of the land described as Plan KAP5896B, District Lot 2450S, SDYD, Parcel A, Portion Lot 600 Plan 1950, and shown shaded yellow on Figure 16.13.2:
- a) the following principal uses and no others shall be permitted on the land:
    - i) manufacturing;
    - ii) outdoor storage;
    - iii) packing, processing and storage of farm products;
    - iv) service industry establishment; and
    - v) winery.
  - b) the following accessory uses and no others shall be permitted on the land:
    - i) retail sales; and
    - ii) offices.

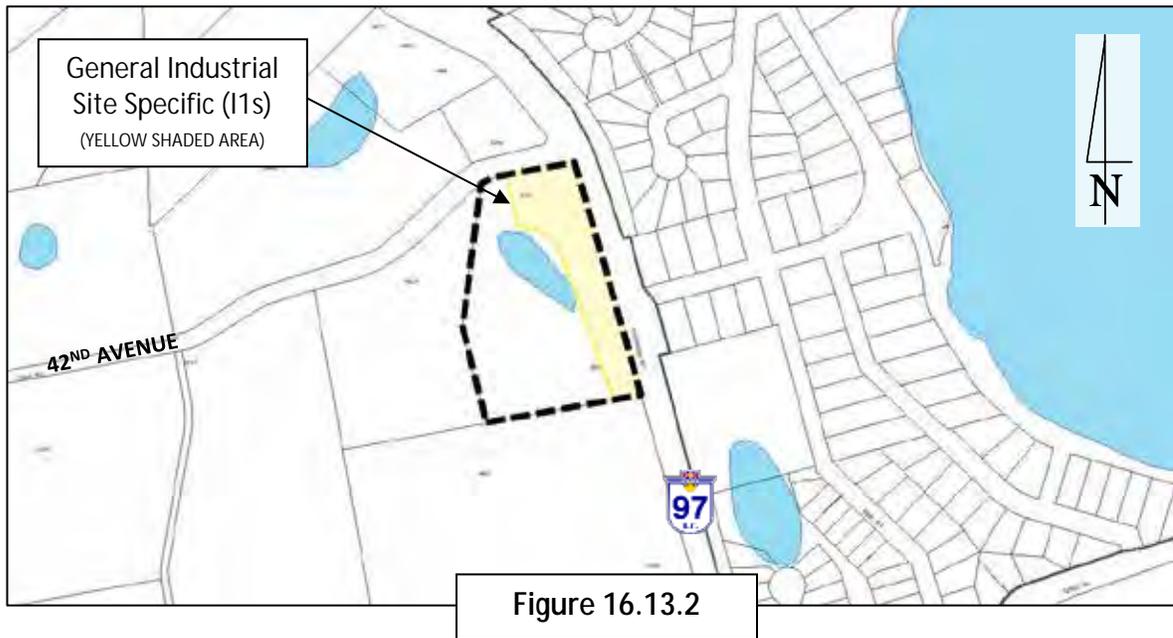


Figure 16.13.2

xxx) adding a new Section 16.17 (Site Specific Community Waste Management Provisions) under Section 16.0 (Site Specific Designations) to read as follows:

**16.17 Site Specific Community Waste Management (I3s) Provisions:**

.1 *blank*

4. The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2450, 2008, is amended by:
  - i) changing the land use designation on the land described as Lot A, Plan KAP17537, District Lot 2450S, SDYD, Portion L 467, ROAD, and shown shaded yellow on Schedule 'A-2', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to Agriculture One (AG1).
  - ii) changing the land use designation on the land described as Lot 1, Plan KAP60396, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'B-1', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to General Industrial (I1).
  - iii) changing the land use designation on the land described as part of Section 3, Township 65, SDYD, Portion SE ¼, Except Part Lying north and west of Highway shown on Plan H415, and shown shaded yellow on Schedule 'C-2', which forms part of this Bylaw, from part Industrial (Light) One Site Specific (I1s) and part Resource Area (RA) to Resource Area Site Specific (RAS).
  - iv) changing the land use designation on the land described as:
    - Lot 993, Plan KAP22982, District Lot 2450S, SDYD, Portion PLUS BLK S DL 2450S, Lease/Permit/Licence # 342745, District Lot 2450S, SDYD, Lot 993 of District Lot 2450s, Plan 22982 and Block S of District Lot 2450s for Waste Disposal Site;

- Lot 829, Plan KAP5102, District Lot 2450S, SDYD; and
  - an approximately 3.5 ha part of Block AB, District Lot 2450S, SDYD,
- and shown shaded yellow on Schedule 'D-1', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to Community Waste Management (I3).
- v) changing the land use designation of all parcels zoned Industrial (Light) One (I1) to General Industrial (I1).

### Electoral Area "C"

5. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, is amended by:
- i) changing the land use designation on an approximately 1,700 m<sup>2</sup> part of the land described as Lot A, Plan KAP57770, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'G-1', which forms part of this Bylaw, from Industrial (I) to Agriculture (AG).
  - ii) changing the land use designation on an approximately 7,250 m<sup>2</sup> part of the land described as Lot A, Plan KAP57770, District Lot 2450S, SDYD, and shown shaded blue on Schedule 'G-1', which forms part of this Bylaw, from Agriculture (AG) to Industrial (I).
  - iii) changing the land use designation on the land described as District Lot 3098S, SDYD; District Lot 3582S, SDYD; and part of District Lot 3581S, SDYD, and shown shaded yellow on Schedule 'H-1', which forms part of this Bylaw, from Industrial (I) to Resource Area (RA).
  - iv) changing the land use designation on the land described as Lot 987, Plan KAP19702, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'I-1', which forms part of this Bylaw, from Industrial (I) to Resource Area (RA).
  - v) changing the land use designation on an approximately 3.4 ha part of the land described as Lot A, Plan KAP39949, District Lot 2710, SDYD, and shown shaded blue on Schedule 'K-1', which forms part of this Bylaw, from Industrial (I) to Resource Area (RA).
  - vi) changing the land use designation on an approximately 5.8 ha part of the land described as Lot A, Plan KAP39949, District Lot 2710, SDYD, and shown shaded yellow on Schedule 'K-1', which forms part of this Bylaw, from Resource Area (RA) to Industrial (I).
  - vii) changing the land use designation on the land described as Lot 1, Plan KAP52063, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'S-1', which forms part of this Bylaw, from Industrial (I) to Low Density Residential (LR).
6. The "Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:

- i) deleting the definitions of “heavy industrial” and “light industrial” under Section 4.0 (Definitions).
- ii) by replacing the definition of “agriculture” under Section 4.0 (Definitions) with the following:

“**agriculture**” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, including cannabis production, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;
- iii) adding a new definition of “asphalt plant” under Section 4.0 (Definitions) to read as follows:

“**asphalt plant**” means the processing and manufacturing of road paving materials from raw material and petroleum products;
- iv) adding a new definition of “cannabis” under Section 4.0 (Definitions) to read as follows:

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

  - a) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
  - b) any substance or mixture of substances that contains or has on it any part of such a plant; and
  - c) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.
- v) adding a new definition of “cannabis production” under Section 4.0 (Definitions) to read as follows:

“**cannabis production**” means the commercial production, cultivation, synthesis, harvesting, altering, propagating, processing, packaging, storage, distribution or scientific research of cannabis or cannabis products as permitted by federal enactment, but excludes the growing of cannabis by an individual for their personal use and consumption;
- vi) adding a new definition of “cannabis products” under Section 4.0 (Definitions) to read as follows:

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

- vii) adding a new definition of “commercial card-lock facility” under Section 4.0 (Definitions) to read as follows:

“**commercial card-lock facility**” means a premises used for the bulk storage and sale of petroleum products dispensed from pumps utilizing a card-lock or key-lock system, but excludes a service station;

- viii) adding a new definition of “concrete plant” under Section 4.0 (Definitions) to read as follows:

“**concrete plant**” means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;

- ix) adding a new definition of “construction supply centre” under Section 4.0 (Definitions) to read as follows:

“**construction supply centre**” means the retail sale or wholesale of building material, fixtures, or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and includes a lumber yard, building supply outlet, home improvement centre, and may include accessory rental of home construction, maintenance or repair equipment;

- x) adding a new definition of “fleet service” under Section 4.0 (Definitions) to read as follows:

“**fleet service**” means the use of a parcel for a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. Typical uses include but are not limited to taxi services, bus lines, storage of a fleet of rental vehicles, and messenger and courier services, but excludes freight terminal;

- xi) adding a new definition of “food and beverage processing” under Section 4.0 (Definitions) to read as follows:

“**food and beverage processing**” means a business premises or building, where produce, meat or beverages are processed, produced, canned, frozen, packed or stored indoors, and includes a brewery, cidery, distillery or meadery and winery;

- xii) adding a new definition of “freight terminal” under Section 4.0 (Definitions) to read as follows:

“**freight terminal**” means a premises used as an origin or destination point from which vehicles are dispatched for the delivery or pick-up of materials, goods and equipment and which may include warehouse space for the temporary storage of such materials, goods and equipment;

- xiii) replacing the definition of “gravel processing” under Section 4.0 (Definitions) with the following:

**“gravel processing”** means screening, sorting, crushing, washing and storing of any earth material, excluding subsequent manufacturing operations such as concrete and asphalt plants;

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

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

- xv) adding a new definition of “natural resource extraction” under Section 4.0 (Definitions) to read as follows:

**“natural resource extraction”** means the quarrying, sorting, screening, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under a site and includes quarries, gravel pits, gravel processing and stripping of topsoil but excludes subsequent manufacturing operations such as concrete and asphalt plants;

- xvi) adding a new definition of “outdoor storage” under Section 4.0 (Definitions) to read as follows:

**“outdoor storage”** means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures. Typical uses include but are not limited to vehicle or heavy equipment storage compounds; and the sale, rental and storage of metal shipping containers;

- xvii) adding a new definition of “refuse disposal site” under Section 4.0 (Definitions) to read as follows:

**“refuse disposal site”** means an area of land for the disposal of municipal solid waste, as permitted under the *Waste Management Act* (British Columbia);

- xviii) adding a new definition of “self storage” under Section 4.0 (Definitions) to read as follows:

**“self-storage”** means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature;

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

**“service industry establishment”** means a business premises or building, where non-personal goods and services are provided, including: the repair or assembly of electronic devices, vehicles, trucks, boats or other machinery (including painting);

tire sales and repair; household cleaning and repair; metal and woodworking; and plumbing and heating sales; storage and repair;

- xx) adding a new definition of “storage and warehouse” under Section 4.0 (Definitions) to read as follows:

“**storage and warehouse**” means the storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers;

- xxi) replacing the definition of “vehicle sales and service establishment” under Section 4.0 (Definitions) to read as follows:

“**vehicle sales and rentals**” means premises used for the sale, lease or hire of new or used vehicles, which may include accessory: incidental maintenance services, storage, fueling, washing and sales of parts but excludes automobile body repair. For the purposes of this definition a “vehicle” includes automobiles, recreational vehicles (RV’s), boats, all-terrain vehicles (ATV’s), and motorcycles;

- xxii) adding a new definition of “wholesale business” under Section 4.0 (Definitions) to read as follows:

“**wholesale business**” means an establishment acting as agents or brokers and buying merchandise for, or selling merchandise to retail users, industrial users, commercial users, institutional users or wholesale users;

- xxiii) replacing the Industrial zone references under Section 6.1 (Zoning Districts) with the following:

**INDUSTRIAL ZONES**

General Industrial Zone	I1
Heavy Industrial Zone	I2
Community Waste Management Zone	I3

- xxiv) adding a new sub-section 10.1.1(g) under Section 10.1 (Resource Area Zone) with the following and renumbering all subsequent sections:

- g) natural resource extraction;

- xxv) replacing Section 13.1.1(i) under Section 13.1 (General Commercial Zone) in its entirety with the following:

- i) vehicle sales and rentals;

- xxxi) replacing Section 13.1.1(j) under Section 13.1 (General Commercial Zone) in its entirety with the following:

- j) service industry establishment;
- xxxii) replacing Section 13.1.1(k) under Section 13.1 (General Commercial Zone) in its entirety with the following:
  - k) *deleted*;
- xxvi) replacing Section 14.0 (Industrial) in its entirety with the following:

## **14.0 INDUSTRIAL**

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### **14.1 GENERAL INDUSTRIAL ZONE (I1)**

#### **14.1.1 Permitted Uses:**

##### Principal Uses:

- a) construction supply centre;
- b) fleet service;
- c) food and beverage processing;
- d) freight terminal;
- e) manufacturing;
- f) outdoor storage;
- g) packing, processing and storage of farm products;
- h) salvage operation;
- i) self-storage;
- j) service industry establishment;
- k) storage warehouse;
- l) vehicle sales and rentals;
- m) veterinary establishment;
- n) wholesale business;

##### Secondary Uses:

- o) accessory buildings and structures, subject to Section 7.13;
- p) accessory dwelling, subject to Section 7.11;
- q) offices; and
- r) retail sales.

#### **14.1.2 Site Specific General Industrial (I1s) Provisions:**

- a) see Section 16.21

**14.1.3 Minimum Parcel Size:**

- a) 1,000 m<sup>2</sup>, subject to servicing requirements.

**14.1.4 Minimum Parcel Width:**

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

**14.1.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) accessory dwelling.

**14.1.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 4.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 4.5 metres
  - iii) Interior side parcel line 4.5 metres
  - iv) Exterior side parcel line 4.5 metres

**14.1.7 Maximum Building Height:**

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 7.0 metres.

**14.1.8 Maximum Parcel Coverage:**

- a) 40%

**14.2 HEAVY INDUSTRIAL ZONE (I2)**

**14.2.1 Permitted Uses:**

Principal Uses:

- a) commercial card-lock facility;
- b) concrete plant;
- c) power sub-stations, including generating plants;

- d) gravel processing;
- e) manufacturing;
- f) public maintenance and works yards;
- g) salvage operation;
- h) sewage treatment plant;
- i) stockyard and abattoirs;

Secondary Uses:

- j) accessory buildings and structures, subject to Section 7.13;
- k) accessory dwelling, subject to Section 7.11;
- l) offices.

**14.2.2 Site Specific Heavy Industrial (I2s) Provisions:**

- a) see Section 16.22

**14.2.3 Minimum Parcel Size:**

- a) 2,000 m<sup>2</sup>, subject to servicing requirements.

**14.2.4 Minimum Parcel Width:**

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

**14.2.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) accessory dwelling.

**14.2.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 4.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 4.5 metres
  - iii) Interior side parcel line 4.5 metres
  - iv) Exterior side parcel line 4.5 metres

**14.2.6 Maximum Building Height:**

- a) No building or structure shall exceed a height of 15.0 metres.

**14.2.7 Maximum Parcel Coverage:**

- a) 60%

**14.3 COMMUNITY WASTE MANAGEMENT ZONE (I3)**

**14.3.1 Permitted Uses:**

Principal Uses:

- a) refuse disposal site;
- b) composting operation;

Secondary Uses:

- c) accessory buildings and structures, subject to Section 7.13.

**14.3.2 Site Specific Community Waste Management (I3s) Provisions:**

- a) see Section 16.23

**14.3.3 Minimum Parcel Size:**

- a) 10.0 ha.

**14.3.4 Minimum Parcel Width:**

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

**14.3.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) not applicable.

**14.3.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line 30.0 metres
  - ii) Rear parcel line 30.0 metres
  - iii) Interior side parcel line 30.0 metres
  - iv) Exterior side parcel line 30.0 metres
- b) Accessory buildings and structures:
  - i) Front parcel line 30.0 metres
  - ii) Rear parcel line 30.0 metres

- iii) Interior side parcel line 30.0 metres
- iv) Exterior side parcel line 30.0 metres
- c) despite Section 14.2.6(a) and (b), the distance between the external boundary of a composting operation and the natural boundary of a watercourse such as a river, stream, marsh, or estuary must not be less than 100.0 metres.

**14.3.7 Maximum Building Height:**

- a) No building or structure shall exceed a height of 15.0 metres.

**14.3.8 Maximum Parcel Coverage:**

- a) 25%

xxvii) adding a new sub-section 16.1.3 (Site Specific Resource Area Provisions) under Section 16.0 (Site Specific Designations) to read as follows:

- .3 in the case of land described as District Lot 3098S, SDYD; District Lot 3582S, SDYD; and part of District Lot 3581S, SDYD, and shown shaded yellow on Figure 16.1.3:
  - i) the following principal uses and no others shall be permitted on the land:
    - a) gravel processing.
  - ii) despite Section 10.1.6, gravel processing uses shall be setback a minimum of 50.0 metres from all parcel lines.

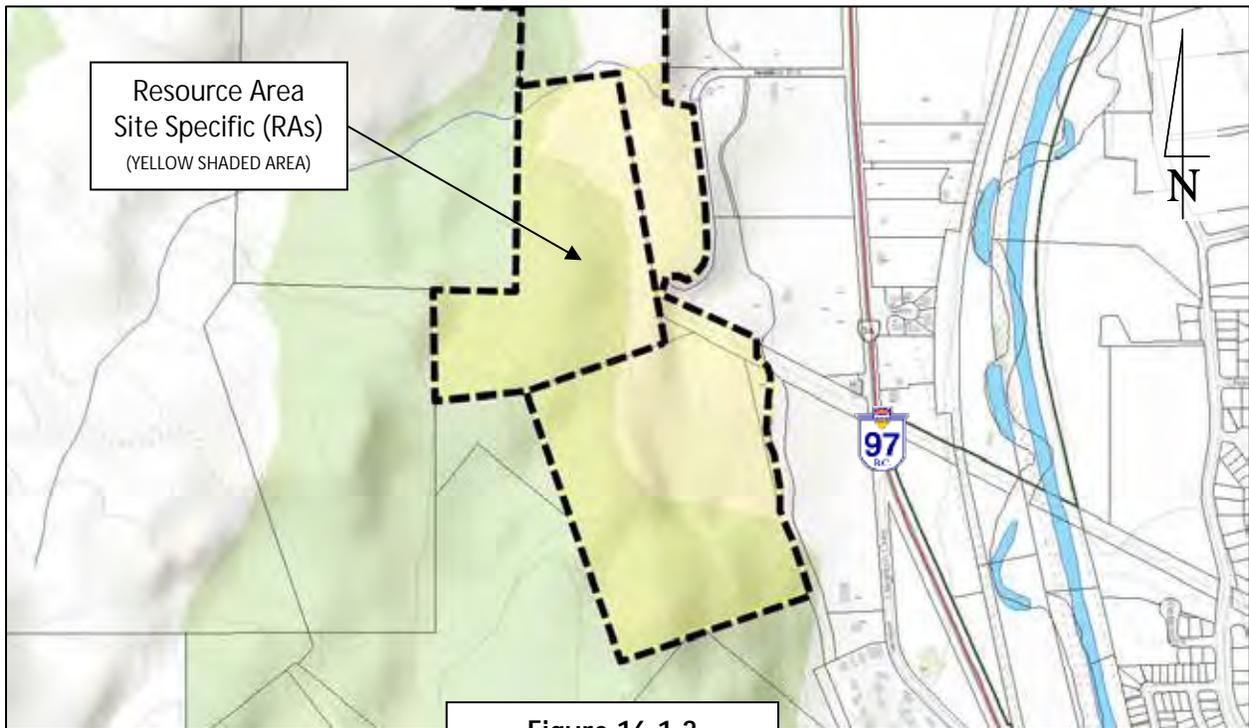


Figure 16.1.3

xxviii) adding a new sub-section 16.1.4 (Site Specific Resource Area Provisions) under Section 16.0 (Site Specific Designations) to read as follows:

- .4 in the case of land described as Lot 987, Plan KAP19702, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.1.4:
  - i) the following principal uses and no others shall be permitted on the land:
    - a) gravel processing.
  - ii) despite Section 10.1.6, gravel processing uses shall be setback a minimum of 50.0 metres from all parcel lines.

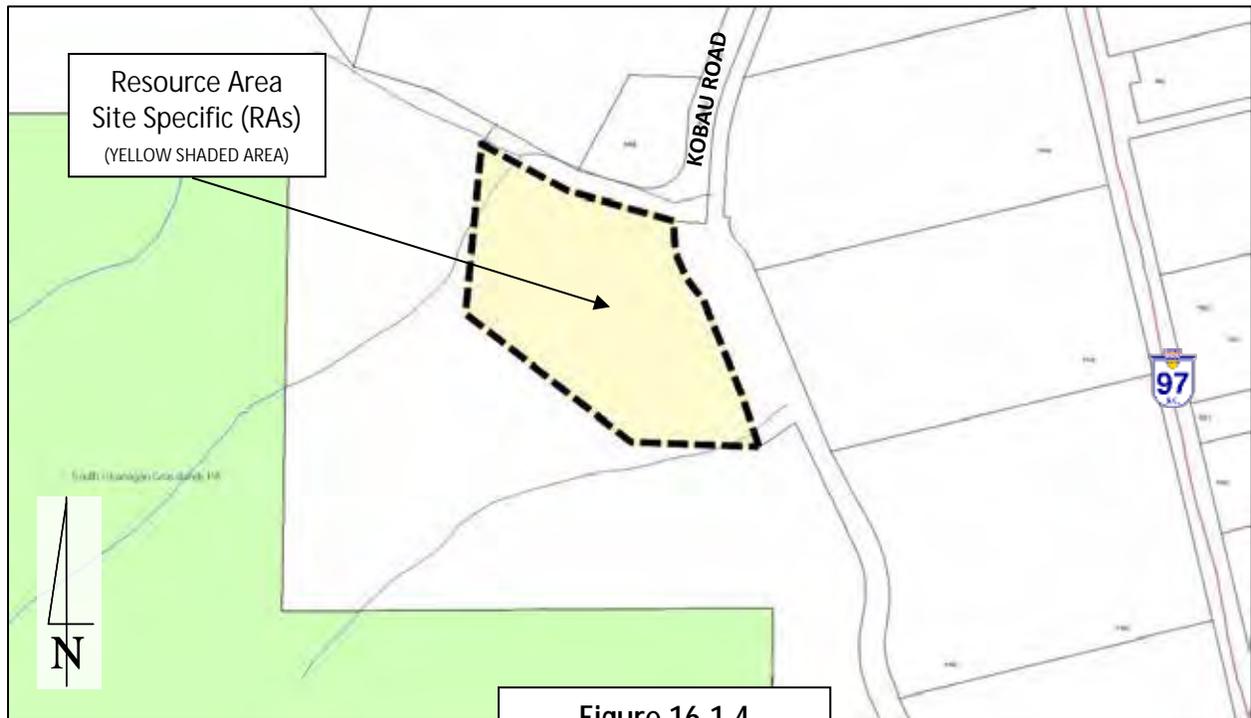


Figure 16.1.4

xxix) replacing Section 16.21 (Site Specific Industrial (Light) Two Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

**16.21 Site Specific General Industrial (I1s) Provisions:**

- .1 in the case of land described as Lot A, Plan KAP91732, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.21.1:
  - i) the following principal uses and no others shall be permitted on the land:
    - a) "agriculture"; and
    - b) "storage and processing of food products".
  - ii) the following accessory uses and no others shall be permitted on the land:
    - a) "recreational vehicle site", to a maximum of 12;
    - b) "one (1) accessory dwelling", subject to Section 7.11; and
    - c) "accessory buildings and structures", subject to Section 7.13.

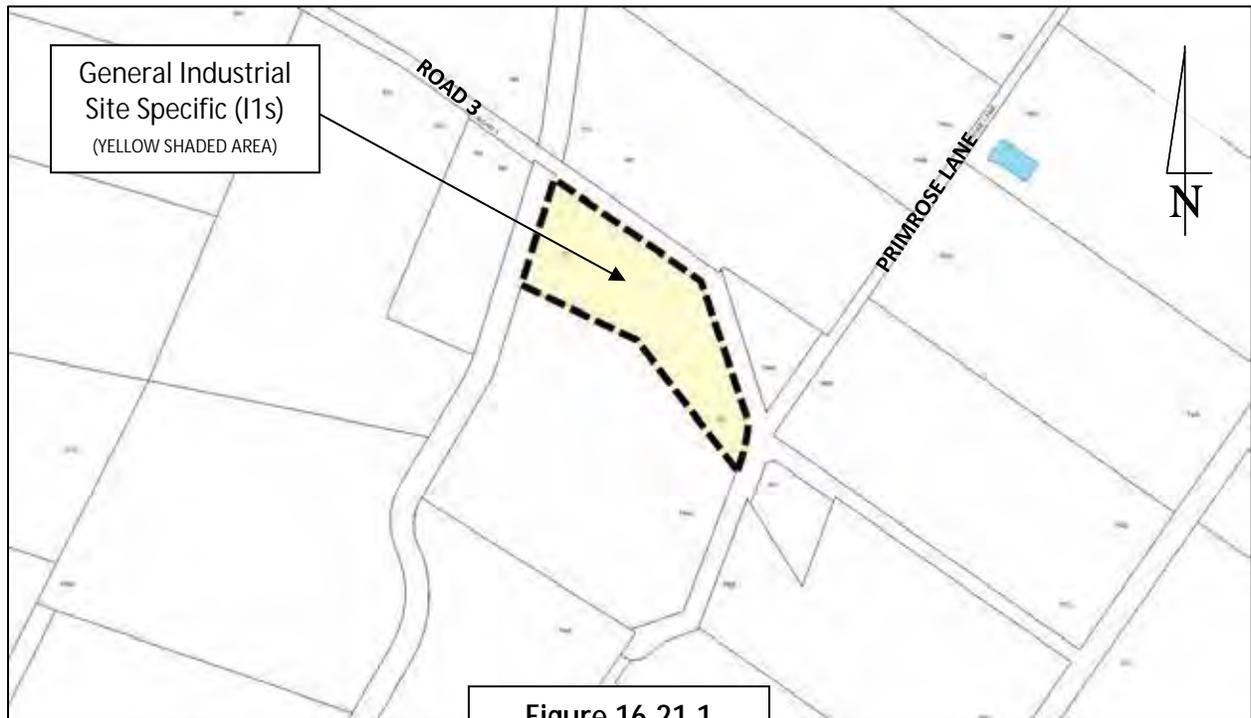
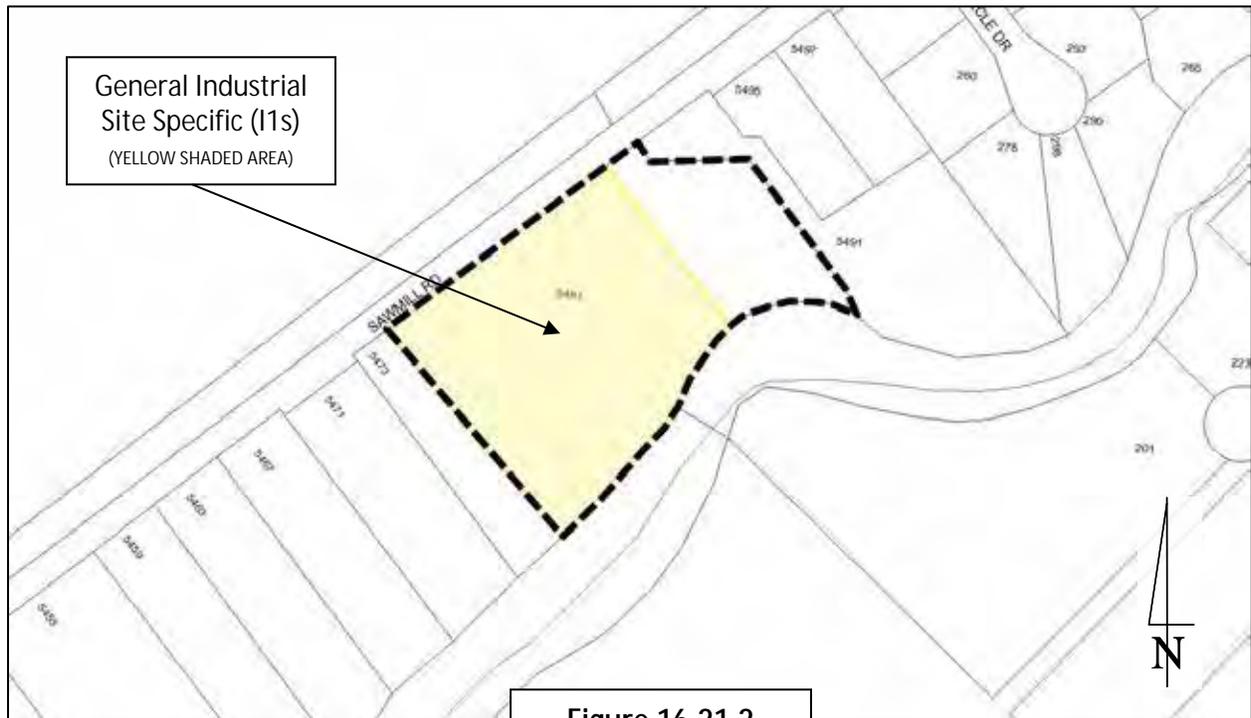


Figure 16.21.1

- .2 in the case of an approximately 1.4 ha part of the land described as Lot 323, Plan KAP1862, District Lot 2450S, SDYD (5481 Sawmill Road), and shown shaded yellow on Figure 16.21.2:
- i) the following principal uses and no others shall be permitted on the land:
    - a) "salvage operation".
  - ii) the following accessory uses and no others shall be permitted on the land:
    - a) "accessory buildings and structures", subject to Section 7.13.



xxx) replacing Section 16.22 (Site Specific Industrial (Heavy) Two Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

**16.22 Site Specific Heavy Industrial (I2s) Provisions:**

- .1 in the case of an approximately 1.0 ha part of land described as Lots 1 & 2, Plan 17428, DL 2450s, Portion Lot 717, SDYD, and shown shaded yellow on Figure 16.22.1:
  - i) the following principal uses and no others shall be permitted on the land:
    - a) concrete plant, including portable concrete plants.
  - ii) despite Section 14.2.6, buildings and structures shall be setback 5.0 metres from all parcel lines.
  - iii) despite Section 14.2.7, no building or structure shall exceed a height of 10.0 metres.
  - iv) despite Section 14.2.8, maximum parcel coverage shall be 20%.

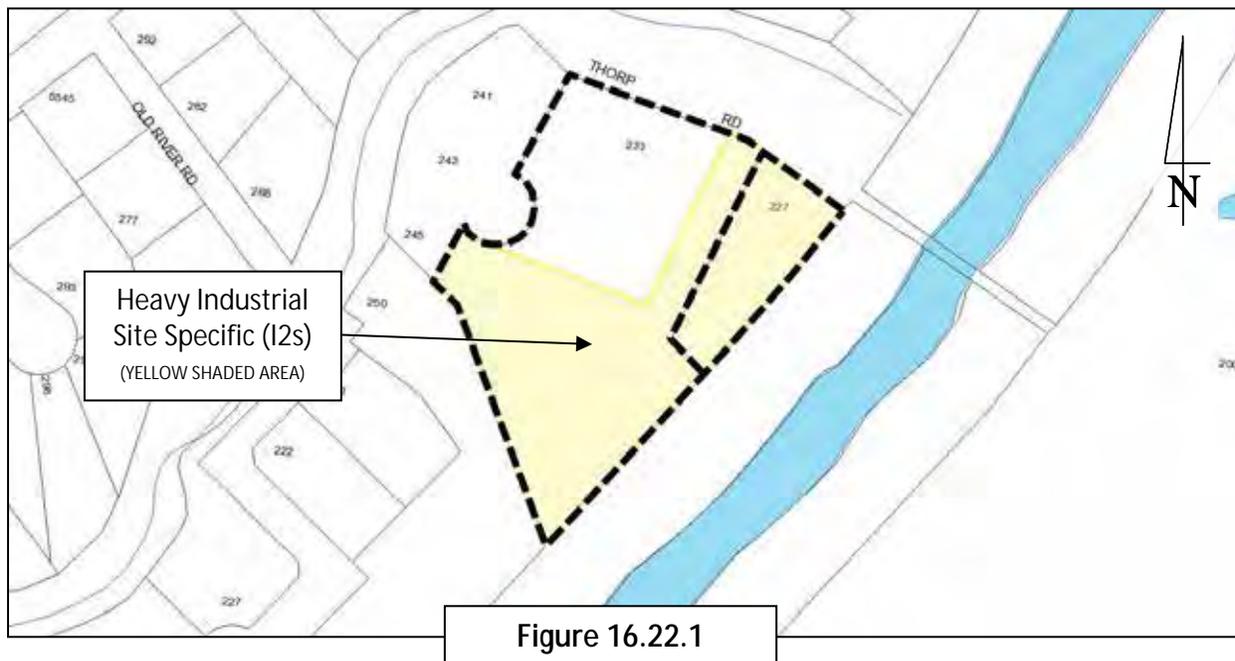


Figure 16.22.1

xxxi) replacing Section 16.23 (Site Specific Industrial (Specialised) Three Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

**16.23 Site Specific Community Waste Management (I3s) Provisions:**

.1 *blank*

7. The Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by:
  - i) changing the land use designation on an approximately 0.8 ha part of the land described as Lot 2, Plan KAP17428, District Lot 2450S, SDYD, Portion Lot 717, and shown shaded yellow on Schedule 'E-1', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to Heavy Industrial Site Specific (I2s).
  - ii) changing the land use designation on an approximately 0.5 ha part of the land described as Lot 2, Plan KAP17428, District Lot 2450S, SDYD, Portion Lot 717, and shown shaded yellow on Schedule 'F-1', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to General Industrial (I1).
  - iii) changing the land use designation on an approximately 1,700 m<sup>2</sup> part of the land described as Lot A, Plan KAP57770, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'G-2', which forms part of this Bylaw, from Industrial (Light) One (I1) to Agriculture One (AG1).
  - iv) changing the land use designation on an approximately 7,250 m<sup>2</sup> part of the land described as Lot A, Plan KAP57770, District Lot 2450S, SDYD, and shown shaded blue on Schedule 'G-2', which forms part of this Bylaw, from Agriculture One (AG1) to Industrial (Light) One (I1).

- v) changing the land use designation on the land described as District Lot 3098S, SDYD; District Lot 3582S, SDYD; and part of District Lot 3581S, SDYD, and shown shaded yellow on Schedule 'H-2', which forms part of this Bylaw, from Industrial (Specialised) Three (I3) to Resource Area Site Specific (RAs).
- vi) changing the land use designation on the land described as Lot 987, Plan KAP19702, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'I-2', which forms part of this Bylaw, from Industrial (Specialised) Three (I3) to Resource Area Site Specific (RAs).
- vii) changing the land use designation on the land described as Lot 954, Plan KAP14590, District Lot 2450S, SDYD, Except Plan 31702, and Plan EPP57458, District Lot 2450S, SDYD, Except Plan KAP66905 & KAP81433, That Part of Lot 1; shown on Plan EPP57458, and shown shaded yellow on Schedule 'J-1', which forms part of this Bylaw, from Industrial (Heavy) Two (I2) to Community Waste Management (I3).
- viii) changing the land use designation on an approximately 2,700 m<sup>2</sup> part of the land described as Lot A, Plan KAP39949, District Lot 2710, SDYD, and shown shaded blue on Schedule 'K-2', which forms part of this Bylaw, from Industrial (Heavy) Two (I2) to Resource Area (RA).
- ix) changing the land use designation on an approximately 3,500 m<sup>2</sup> part of the land described as Lot A, Plan KAP39949, District Lot 2710, SDYD, and shown shaded yellow on Schedule 'K-2', which forms part of this Bylaw, from Resource Area (RA) to Heavy Industrial (I2).
- x) changing the land use designation on the land described as Lot 1, Plan KAP52063, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'S-2', which forms part of this Bylaw, from Industrial (Light) One (I1) to Residential Single Family One (RS1).
- xi) changing the land use designation of all parcels zoned Industrial (Light) One (I1) to General Industrial (I1).
- xii) changing the land use designation of all parcels zoned Industrial (Heavy) Two (I2) to Heavy Industrial (I2).

#### Electoral Area "D-1"

- 8. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016, is amended by:
  - i) changing the land use designation of the land described as Lot 96, Plan KAP719, District Lot 104S, SDYD, and shown shaded yellow on Schedule 'L-1', which forms part of this Bylaw, from Agriculture (AG) to Low Density Residential (LR).
- 9. The "Electoral Area "D" Zoning Bylaw No. 2457, 2008" is amended by:
  - i) deleting the definitions of "industrial/utilities-oriented office" and "light industry" under Section 4.0 (Definitions).

- ii) by replacing the definition of “agriculture” under Section 4.0 (Definitions) with the following:

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

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

“**asphalt plant**” means the processing and manufacturing of road paving materials from raw material and petroleum products;

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

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

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

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

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

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

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

- vii) adding a new definition of “commercial card-lock facility” under Section 4.0 (Definitions) to read as follows:

**“commercial card-lock facility”** means a premises used for the bulk storage and sale of petroleum products dispensed from pumps utilizing a card-lock or key-lock system, but excludes a service station;

- viii) adding a new definition of “concrete plant” under Section 4.0 (Definitions) to read as follows:

**“concrete plant”** means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;

- ix) adding a new definition of “construction supply centre” under Section 4.0 (Definitions) to read as follows:

**“construction supply centre”** means the retail sale or wholesale of building material, fixtures, or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and includes a lumber yard, building supply outlet, home improvement centre, and may include accessory rental of home construction, maintenance or repair equipment;

- x) adding a new definition of “fleet service” under Section 4.0 (Definitions) to read as follows:

**“fleet service”** means the use of a parcel for a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. Typical uses include but are not limited to taxi services, bus lines, storage of a fleet of rental vehicles, and messenger and courier services, but excludes freight terminal;

- xi) adding a new definition of “food and beverage processing” under Section 4.0 (Definitions) to read as follows:

**“food and beverage processing”** means a business premises or building, where produce, meat or beverages are processed, produced, canned, frozen, packed or stored indoors, and includes a brewery, cidery, distillery or meadery and winery;

- xii) adding a new definition of “freight terminal” under Section 4.0 (Definitions) to read as follows:

**“freight terminal”** means a premises used as an origin or destination point from which vehicles are dispatched for the delivery or pick-up of materials, goods and equipment and which may include warehouse space for the temporary storage of such materials, goods and equipment;

- xiii) replacing the definition of “gravel processing” under Section 4.0 (Definitions) with the following:

**“gravel processing”** means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as concrete and asphalt plants;

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

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

- xv) replacing the definition of “natural resource extraction” under Section 4.0 (Definitions) in its entirety with the following:

**“natural resource extraction”** means the quarrying, sorting, screening, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under a site and includes quarries, gravel pits, gravel processing and stripping of topsoil but excludes subsequent manufacturing operations such as concrete and asphalt plants;

- xvi) adding a new definition of “outdoor storage” under Section 4.0 (Definitions) to read as follows:

**“outdoor storage”** means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures. Typical uses include but are not limited to vehicle or heavy equipment storage compounds; and the sale, rental and storage of metal shipping containers;

- xvii) adding a new definition of “refuse disposal site” under Section 4.0 (Definitions) to read as follows:

**“refuse disposal site”** means an area of land for the disposal of municipal solid waste, as permitted under the *Waste Management Act* (British Columbia);

- xviii) adding a new definition of “salvage operation” under Section 4.0 (Definitions) to read as follows:

**“salvage operation”** means a place where old articles, waste or discarded material including but not limited to rubber tires, metal, plastics, plastic containers, glass, papers, sacks, wire, ropes, rags, machinery, cans, any other scrap or salvage including more than two derelict vehicles, are stored or kept, for private or commercial purposes;

- xix) adding a new definition of “self storage” under Section 4.0 (Definitions) to read as follows:

**“self-storage”** means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature;

- xx) replacing the definition of “service industry” under Section 4.0 (Definitions) with the following:

**“service industry establishment”** means a business premises or building, where non-personal goods and services are provided, including: the repair or assembly of electronic devices, vehicles, trucks, boats or other machinery (including painting); tire sales and repair; household cleaning and repair; metal and woodworking; and plumbing and heating sales; storage and repair;

- xxi) adding a new definition of “storage and warehouse” under Section 4.0 (Definitions) to read as follows:

**“storage and warehouse”** means the storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers;

- xxii) adding the definition of “vehicle sales and rentals” under Section 4.0 (Definitions) to read as follows:

**“vehicle sales and rentals”** means premises used for the sale, lease or hire of new or used vehicles, which may include accessory: incidental maintenance services, storage, fueling, washing and sales of parts but excludes automobile body repair. For the purposes of this definition a “vehicle” includes automobiles, recreational vehicles (RV’s), boats, all-terrain vehicles (ATV’s), and motorcycles;

- xxiii) adding a new definition of “wholesale business” under Section 4.0 (Definitions) to read as follows:

**“wholesale business”** means an establishment acting as agents or brokers and buying merchandise for, or selling merchandise to retail users, industrial users, commercial users, institutional users or wholesale users;

- xxiv) replacing the reference to Industrial (Light) One Zone (I1) with General Industrial Zone (I1) under Section 6.0 (Creation of Zones).

- xxv) replacing Section 14.1 (Industrial (Light) One Zone) under Section 14.0 (Industrial) in its entirety with the following:

**14.1 *deleted.***

- xxvi) replacing Section 16.8.1 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

- .1 in the case of land described as Lot 96, Plan KAP719, District Lot 104S, SDYD (221 Lakehill Road), and shown shaded yellow on Figure 16.8.1:
- i) the following accessory uses accessory use(s) shall be permitted on the land in addition to the permitted uses listed in Section 11.2.1:
    - a) home industry, subject to Section 7.18.
  - ii) despite Section 7.18.1, a home industry shall be permitted on a parcel less than 2.0 ha in size.

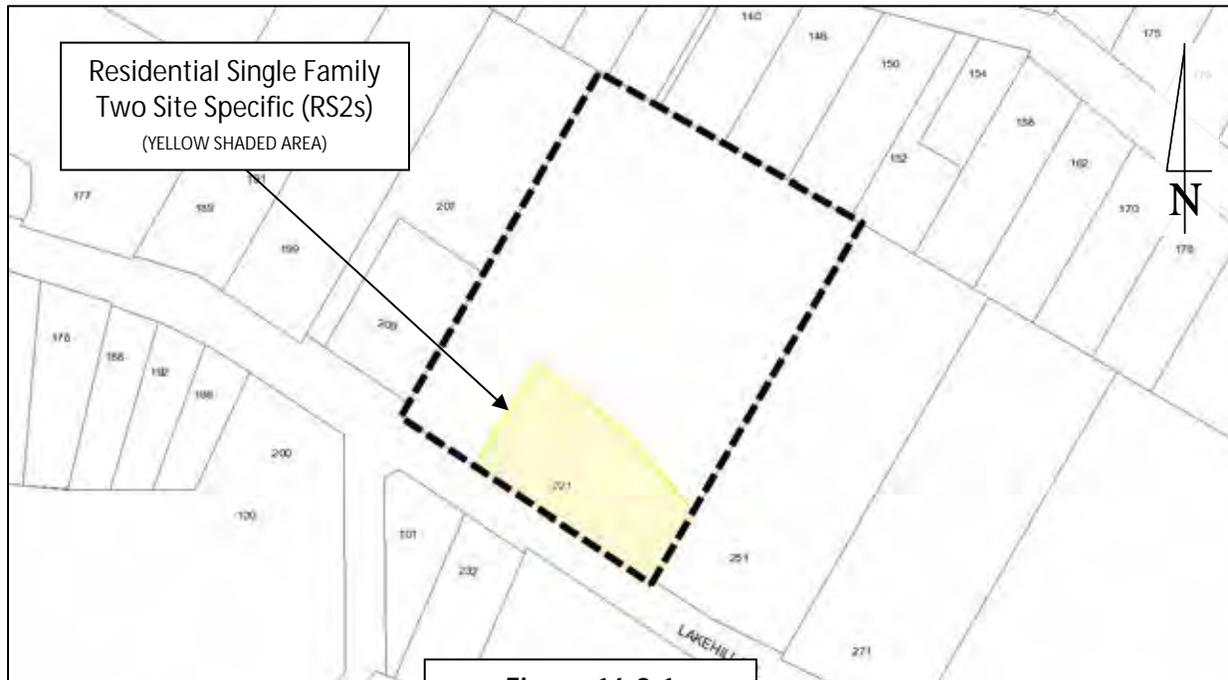


Figure 16.8.1

10. The “Electoral Area “D-1” Zoning Bylaw No. 2457, 2008” is amended by:
- i) changing the land use designation on an approximately 2,100 m<sup>2</sup> part of the land described as Lot 96, Plan KAP719, District Lot 104S, SDYD, and shown shaded yellow on **Schedule ‘L-2’**, which forms part of this Bylaw, from Industrial (Light) One (I1) to Residential Single Family Two Site Specific (RS2s).
  - ii) changing the land use designation on an approximately 1,650 m<sup>2</sup> part of the land described as Lot 96, Plan KAP719, District Lot 104S, SDYD, and shown shaded purple on **Schedule ‘L-2’**, which forms part of this Bylaw, from Residential Single Family Two (RS2) to Residential Single Family Two Site Specific (RS2s).
  - iii) changing the land use designation on an approximately 2,000 m<sup>2</sup> part of the land described as Lot 96, Plan KAP719, District Lot 104S, SDYD, and shown shaded blue on **Schedule ‘L-2’**, which forms part of this Bylaw, from Industrial (Light) One (I1) to Residential Single Family Two (RS2).

## Electoral Area "D-2"

11. The "Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:

- i) deleting the definition of "industrial/utilities-oriented office" under Section 4.0 (Definitions).
- ii) by replacing the definition of "agriculture" under Section 4.0 (Definitions) with the following:

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

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

**"cannabis"** means any plant of the genus *cannabis*; including:

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

- iv) adding a new definition of "cannabis production" under Section 4.0 (Definitions) to read as follows:

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

- v) adding a new definition of "cannabis products" under Section 4.0 (Definitions) to read as follows

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

- vi) adding a new definition of "commercial card-lock facility" under Section 4.0 (Definitions) to read as follows:

**“commercial card-lock facility”** means a premises used for the bulk storage and sale of petroleum products dispensed from pumps utilizing a card-lock or key-lock system, but excludes a service station;

- vii) replacing the definition of “concrete plant” under Section 4.0 (Definitions) with the following:

**“concrete plant”** means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;

- viii) adding a new definition of “construction supply centre” under Section 4.0 (Definitions) to read as follows:

**“construction supply centre”** means the retail sale or wholesale of building material, fixtures, or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and includes a lumber yard, building supply outlet, home improvement centre, and may include accessory rental of home construction, maintenance or repair equipment;

- ix) adding a new definition of “fleet service” under Section 4.0 (Definitions) to read as follows:

**“fleet service”** means the use of a parcel for a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. Typical uses include but are not limited to taxi services, bus lines, storage of a fleet of rental vehicles, and messenger and courier services, but excludes freight terminal;

- x) adding a new definition of “food and beverage processing” under Section 4.0 (Definitions) to read as follows:

**“food and beverage processing”** means a business premises or building, where produce, meat or beverages are processed, produced, canned, frozen, packed or stored indoors, and includes a brewery, cidery, distillery or meadery and winery;

- xi) adding a new definition of “freight terminal” under Section 4.0 (Definitions) to read as follows:

**“freight terminal”** means a premises used as an origin or destination point from which vehicles are dispatched for the delivery or pick-up of materials, goods and equipment and which may include warehouse space for the temporary storage of such materials, goods and equipment;

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

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

- xiii) adding a new definition of “natural resource extraction” under Section 4.0 (Definitions) to read as follows:

**“natural resource extraction”** means the quarrying, sorting, screening, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under a site and includes quarries, gravel pits, gravel processing and stripping of topsoil but excludes subsequent manufacturing operations such as concrete and asphalt plants;

- xiv) adding a new definition of “outdoor storage” under Section 4.0 (Definitions) to read as follows:

**“outdoor storage”** means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures. Typical uses include but are not limited to vehicle or heavy equipment storage compounds; and the sale, rental and storage of metal shipping containers;

- xv) adding a new definition of “salvage operation” under Section 4.0 (Definitions) to read as follows:

**“salvage operation”** means a place where old articles, waste or discarded material including but not limited to rubber tires, metal, plastics, plastic containers, glass, papers, sacks, wire, ropes, rags, machinery, cans, any other scrap or salvage including more than two derelict vehicles, are stored or kept, for private or commercial purposes;

- xvi) adding a new definition of “self storage” under Section 4.0 (Definitions) to read as follows:

**“self-storage”** means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature;

- xvii) replacing the definition of “service industry” under Section 4.0 (Definitions) with the following:

**“service industry establishment”** means a business premises or building, where non-personal goods and services are provided, including: the repair or assembly of electronic devices, vehicles, trucks, boats or other machinery (including painting); tire sales and repair; household cleaning and repair; metal and woodworking; and plumbing and heating sales; storage and repair;

xviii) adding a new definition of “storage and warehouse” under Section 4.0 (Definitions) to read as follows:

“**storage and warehouse**” means the storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers;

xix) adding the definition of “vehicle sales and rentals” under Section 4.0 (Definitions) to read as follows:

“**vehicle sales and rentals**” means premises used for the sale, lease or hire of new or used vehicles, which may include accessory: incidental maintenance services, storage, fueling, washing and sales of parts but excludes automobile body repair. For the purposes of this definition a “vehicle” includes automobiles, recreational vehicles (RV’s), boats, all-terrain vehicles (ATV’s), and motorcycles;

xx) adding a new definition of “wholesale business” under Section 4.0 (Definitions) to read as follows:

“**wholesale business**” means an establishment acting as agents or brokers and buying merchandise for, or selling merchandise to retail users, industrial users, commercial users, institutional users or wholesale users;

xxi) replacing Section 13.9.1(e) under Section 13.9 (Service Commercial One Zone) in its entirety with the following:

e) vehicle sales and rentals;

xxii) adding a new sub-section 13.1.1(f) under Section 13.9 (Service Commercial One Zone) to read as follows and renumbering all subsequent sub-sections:

f) service industry establishment;

xxiii) replacing Section 17.15.1(i)(a) under Section 17.0 (Site Specific Designations) with the following:

a) vehicle sales and rentals;

xxiv) adding a new sub-section 17.15.1(i)(b) under Section 17.0 (Site Specific Designations) to read as follows:

b) service industry establishment;

xxv) replacing Section 14.0 (Industrial) in its entirety with the following:

## **14.0 INDUSTRIAL**

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### **14.1 GENERAL INDUSTRIAL ZONE (I1)**

#### **14.1.1 Permitted Uses:**

Principal Uses:

- a) construction supply centre;
- b) fleet service;
- c) food and beverage processing;
- d) manufacturing;
- e) outdoor storage;
- f) packing, processing and storage of farm products;
- g) salvage operation;
- h) self-storage;
- i) service industry establishment;
- j) storage warehouse;
- k) vehicle sales and rentals;
- l) veterinary establishment;
- m) wholesale business;

Secondary Uses:

- n) accessory buildings and structures, subject to Section 7.13;
- o) accessory dwelling, subject to Section 7.11;
- p) offices; and
- q) retail sales.

**14.1.2 Site Specific General Industrial (I1s) Provisions:**

- a) see Section 17.22

**14.1.3 Minimum Parcel Size:**

- a) 1,000 m<sup>2</sup>, subject to servicing requirements.

**14.1.4 Minimum Parcel Width:**

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

**14.1.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) accessory dwelling.

**14.1.6 Minimum Setbacks:**

- a) Buildings and structures:

- |      |                                     |            |
|------|-------------------------------------|------------|
| i)   | Front parcel line                   | 7.5 metres |
| ii)  | Rear parcel line                    | 7.5 metres |
| iii) | Interior side parcel line           | 4.5 metres |
| iv)  | Exterior side parcel line           | 4.5 metres |
| b)   | Accessory buildings and structures: |            |
| i)   | Front parcel line                   | 7.5 metres |
| ii)  | Rear parcel line                    | 4.5 metres |
| iii) | Interior side parcel line           | 4.5 metres |
| iv)  | Exterior side parcel line           | 4.5 metres |

**14.1.6 Maximum Building Height:**

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 7.0 metres.

**14.1.7 Maximum Parcel Coverage:**

- a) 40%

**14.2 HEAVY INDUSTRIAL ZONE (I2)**

**14.2.1 Permitted Uses:**

Principal Uses:

- a) commercial card-lock facility;
- b) concrete plant;
- c) power sub-stations, including generating plants;
- d) gravel processing;
- e) manufacturing;
- f) public maintenance and works yards;
- g) salvage operation;
- h) sewage treatment plant;
- i) stockyard and abattoirs;

Secondary Uses:

- j) accessory buildings and structures, subject to Section 7.13;
- k) accessory dwelling, subject to Section 7.11;
- l) offices.

**14.2.2 Site Specific Heavy Industrial (I2s) Provisions:**

- a) see Section 17.23

**14.2.3 Minimum Parcel Size:**

- a) 2,000 m<sup>2</sup>, subject to servicing requirements.

**14.2.4 Minimum Parcel Width:**

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

**14.2.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) accessory dwelling.

**14.2.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 4.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 4.5 metres
  - iii) Interior side parcel line 4.5 metres
  - iv) Exterior side parcel line 4.5 metres

**14.2.6 Maximum Building Height:**

- a) No building or structure shall exceed a height of 15.0 metres.

**14.2.7 Maximum Parcel Coverage:**

- a) 60%

**14.3 COMMUNITY WASTE MANAGEMENT ZONE (I3)**

**14.3.1 Permitted Uses:**

Principal Uses:

- a) refuse disposal site;
- b) composting operation;

Secondary Uses:

- c) accessory buildings and structures, subject to Section 7.13.

**14.3.2 Site Specific Community Waste Management (I3s) Provisions:**

- a) see Section 17.24

**14.3.3 Minimum Parcel Size:**

- a) 10.0 ha

**14.3.4 Minimum Parcel Width:**

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

**14.3.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) not applicable

**14.3.6 Minimum Setbacks:**

- a) Buildings and structures:
  - i) Front parcel line 30.0 metres
  - ii) Rear parcel line 30.0 metres
  - iii) Interior side parcel line 30.0 metres
  - iv) Exterior side parcel line 30.0 metres
- b) Accessory buildings and structures:
  - i) Front parcel line 30.0 metres
  - ii) Rear parcel line 30.0 metres
  - iii) Interior side parcel line 30.0 metres
  - iv) Exterior side parcel line 30.0 metres
- c) despite Section 14.3.6(a) and (b), the distance between the external boundary of a composting operation and the natural boundary of a watercourse such as a river, stream, marsh, or estuary must not be less than 100.0 metres.

**14.3.7 Maximum Building Height:**

- a) No building or structure shall exceed a height of 15.0 metres.

**14.3.8 Maximum Parcel Coverage:**

- a) 25%

xxvi) replacing Section 17.22 (Site Specific Industrial (Light) One Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

**17.22 Site Specific General Industrial (I1s) Provisions:**

- .1 in the case of land shown shaded on Figure 17.22.1:
  - i) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 14.1.1:
    - a) "single detached dwelling";
    - b) "home occupation", subject to Section 7.17; and
    - c) "bed and breakfast operation", subject to Section 7.19.
  - ii) despite Section 14.1.5, the maximum number of dwellings shall be one (1) accessory dwelling or one (1) single detached dwelling.

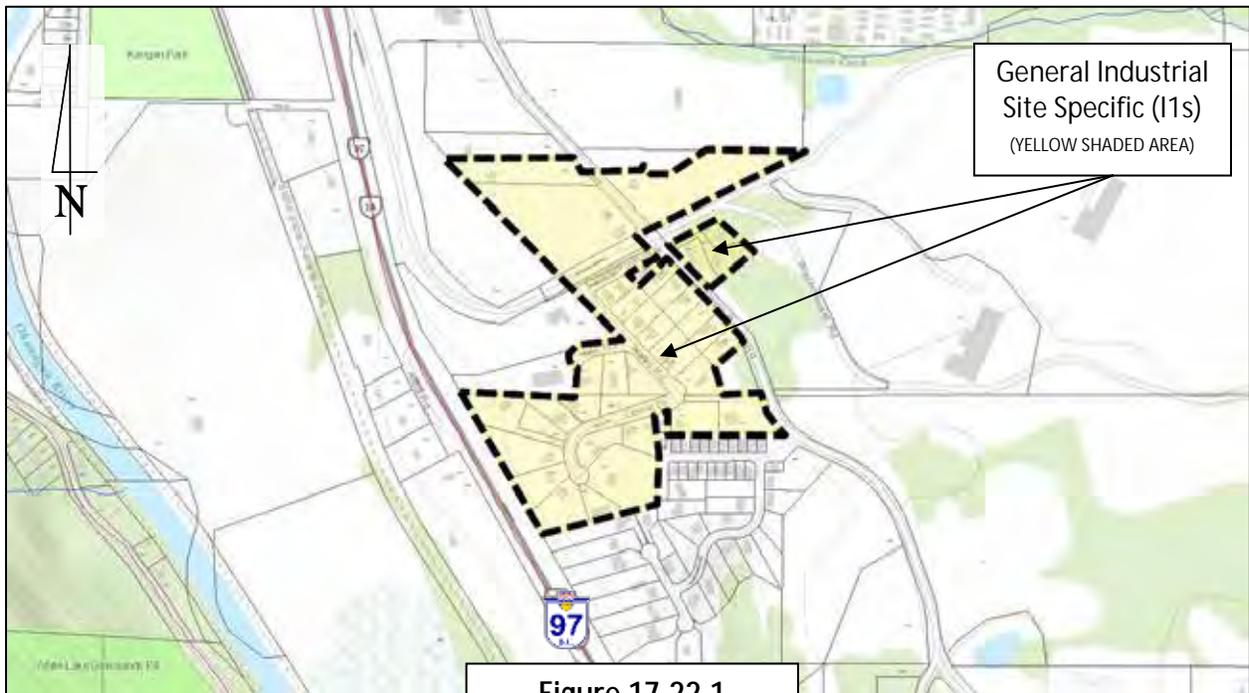


Figure 17.22.1

xxvii) replacing Section 17.23 (Site Specific Industrial (Heavy) Two Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

**17.23 Site Specific Heavy Industrial (I2s) Provisions:**

- .1 in the case of land shown shaded on Figure 17.23.1:
  - i) the following principal uses and no others shall be permitted on the land:
    - a) "stockyard".

- ii) despite Section 14.2.3, the minimum parcel size shall be 2.0 ha.
- iii) despite Section 14.2.6, the minimum setbacks for all buildings and structures shall be:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 30.0 metres
  - iii) Interior side parcel line 20.0 metres
  - iv) Exterior side parcel line 20.0 metres

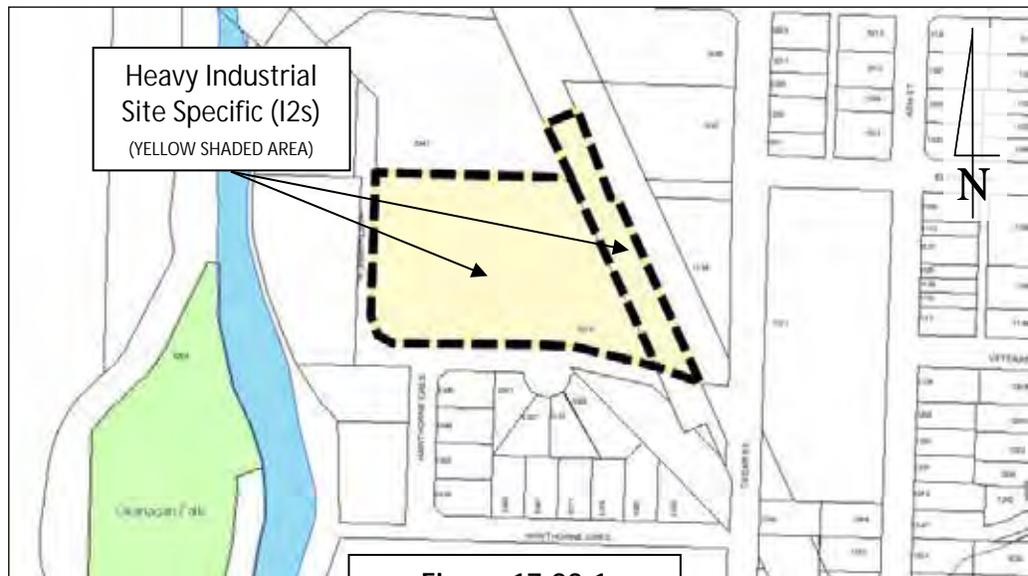


Figure 17.23.1

xxviii) replacing Section 17.24 (Site Specific Industrial (Specialised) Three Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

**17.24 Site Specific Community Waste Management (I3s) Provisions:**

.1 *blank*

xxix) replacing Section 17.25 (Site Specific Industrial (Mixed) Four Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

**17.25 *deleted.***

xxx) replacing Section 17.26 (Site Specific Community Waste Management Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

**17.26 *deleted.***

12. The “Electoral Area “D” Zoning Bylaw No. 2455, 2008” is amended by:

- i) changing the land use designation on the lands described as:

- . Lot 12, Plan KAP32322, District Lot 551, SDYD;
- . Lot B, Plan KAP22388, District Lot 551 & 10, SDYD;
- . Lot C, Plan KAP34246, District 10, SDYD;
- . Lot A, Plan KAP33765, District 551, SDYD; and
- . Lot 1, Plan KAP30053, District 551, SDYD, Except Plan 323322.

and shown shaded yellow on Schedule 'M-1', which forms part of this Bylaw, from Industrial (Mixed) Four (I4) to General Industrial (I1).

ii) changing the land use designation on the land described as:

- . Lots 1-10, Plan KAP32322, District Lot 551, SDYD;
- . Lot 1, Plan KAP30053, District Lot 551, SDYD, Except Plan 32322;
- . Lots 2-7, Plan KAP30053, District Lot 551, SDYD;
- . Lot A, Plan KAP33765, District Lot 551, SDYD;
- . Lots A & B, Plan KAP41143, District Lot 2710, SDYD, Subsidy Lot 37;
- . Lots 1-3, 5-7 & 9-10, Plan KAP43303, District Lot 10, SDYD;
- . Lot 4, Plan KAP43303, District Lot 10, SDYD, Except Plan KAP64286;
- . Lot A, Plan KAP64286, District Lot 10, SDYD;
- . Lot 8, Plan KAP43303, District Lot 10, SDYD, Except Plan KAP53351,
- . Lot A, Plan KAP53351, District Lot 10, SDYD;
- . Lot A, Plan KAP22388, District Lot 551, SDYD;
- . Lot 2, Plan KAP17702, District Lot 551, SDYD;
- . an approximately 1.78 ha area of Lot 3, Plan KAP14822, District Lot 551, SDYD;

and shown shaded yellow on Schedule 'N-1', which forms part of this Bylaw, from Industrial (Mixed) Four (I4) to General Industrial Site Specific (I1s).

iii) changing the land use designation on the land described as Lot A, Plan EPP42355, District Lot 10, SDYD, and shown shaded yellow on Schedule 'O-1', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to Heavy Industrial (I2).

iv) changing the land use designation on the land described as Parcel A, Plan KAP27045, District Lot 3147S 2883S, SDYD, LEASE C13056; and Parcel A, Plan KAP12862B, Portion Plan A434, District Lot 2883S, SDYD, Formerly Osoyoos IR No 11 (Dog Lake) and shown shaded yellow on Schedule 'P-1', which forms part of this Bylaw, from Industrial (Specialised) Three (I3) to Heavy Industrial Site Specific (I2s).

v) changing the land use designation on the land described as Lots 1-3, Plan KAP49852, District Lot 551, SDYD, and shown shaded yellow on Schedule 'Q-1', which forms part of this Bylaw, from Industrial (Heavy) Two (I2) to General Industrial Site Specific (I1s).

vi) changing the land use designation of all parcels zoned Industrial (Light) One (I1) to General Industrial (I1).

vii) changing the land use designation of all parcels zoned Industrial (Heavy) Two (I2) to Heavy Industrial (I2).

## Electoral Area "E"

13. The "Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008" is amended by:

- i) replacing Section 13.0 (Aggregate and Mineral Resources) in its entirety with the following:

### **13.0 INDUSTRIAL**

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#### **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 the City of Penticton which are better suited to accommodate them.

Accordingly, 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 the City of Penticton as the industrial centre for the larger area (i.e., outside of the Plan Area).
- .2 Support small-scale home industry activities in Resource Areas and Rural Holdings where appropriate.

#### **13.3 Policies**

The Regional Board:

- .1 Encourages larger-scale industrial and light manufacturing activities to locate in the City of Penticton 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.

- ii) adding a new Section 20.0 (Aggregate and Mineral Resources) to read as follows and renumbering all subsequent sections:

## **20.0 AGGREGATE AND MINERAL RESOURCES**

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### **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 XX 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).

### **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 or environmental 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) accessibility; and
  - g) 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 Encourages the Province not to issue leases or permits for aggregate or mineral extraction or processing.
  - .6 Encourages the Province to include in their licensing, the rehabilitation of aggregate extraction and processing sites after extraction and processing are completed.
  - .7 May consider implementing conditions set by the ALC to mitigate the impact of aggregate extraction and processing sites on lands outside the ALR.
  - .8 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.
  - .9 Does not support the exploration and mining of uranium within the Plan Area.

14. The "Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:

- i) deleting the definition of "vehicle service establishment" under Section 4.0 (Definitions).
- ii) by replacing the definition of "agriculture" under Section 4.0 (Definitions) with the following:  

**"agriculture"** means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, including cannabis production, but

excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

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

“**asphalt plant**” means the processing and manufacturing of road paving materials from raw material and petroleum products;

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

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

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

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

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

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

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

- vii) adding a new definition of “commercial card-lock facility” under Section 4.0 (Definitions) to read as follows:

“**commercial card-lock facility**” means a premises used for the bulk storage and sale of petroleum products dispensed from pumps utilizing a card-lock or key-lock system, but excludes a service station;

- viii) adding a new definition of “concrete plant” under Section 4.0 (Definitions) to read as follows:

**“concrete plant”** means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;

- ix) adding a new definition of “fleet service” under Section 4.0 (Definitions) to read as follows:

**“fleet service”** means the use of a parcel for a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. Typical uses include but are not limited to taxi services, bus lines, storage of a fleet of rental vehicles, and messenger and courier services, but excludes freight terminal;

- x) adding a new definition of “freight terminal” under Section 4.0 (Definitions) to read as follows:

**“freight terminal”** means a premises used as an origin or destination point from which vehicles are dispatched for the delivery or pick-up of materials, goods and equipment and which may include warehouse space for the temporary storage of such materials, goods and equipment;

- xi) replacing the definition of “gravel processing” under Section 4.0 (Definitions) with the following:

**“gravel processing”** means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as concrete and asphalt plants;

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

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

- xiii) replacing the definition of “natural resource extraction” under Section 4.0 (Definitions) with the following:

**“natural resource extraction”** means the quarrying, sorting, screening, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under a site and includes quarries, gravel pits, gravel processing and stripping of topsoil but excludes subsequent manufacturing operations such as concrete and asphalt plants;

- xiv) replacing the definition of “service industry” under Section 4.0 (Definitions) with the following:

**“service industry establishment”** means a business premises or building, where non-personal goods and services are provided, including: the repair or assembly of

electronic devices, vehicles, trucks, boats or other machinery (including painting); tire sales and repair; household cleaning and repair; metal and woodworking; and plumbing and heating sales; storage and repair;

- xv) adding the definition of “vehicle sales and rentals” under Section 4.0 (Definitions) to read as follows:

“**vehicle sales and rentals**” means premises used for the sale, lease or hire of new or used vehicles, which may include accessory: incidental maintenance services, storage, fueling, washing and sales of parts but excludes automobile body repair. For the purposes of this definition a “vehicle” includes automobiles, recreational vehicles (RV’s), boats, all-terrain vehicles (ATV’s), and motorcycles;

- xvi) replacing sub-section 10.1.1(g) under Section 10.1 (Resource Area Zone) in its entirety with the following:

g) natural resource extraction;

- xvii) replacing sub-section 10.3.1(d) under Section 10.3 (Large Holdings One Zone) in its entirety with the following:

d) natural resource extraction;

- xviii) replacing Section 13.1.1(h) under Section 13.1 (General Commercial Zone) in its entirety with the following:

h) service industry establishment;

## Electoral Area “F”

15. The “Electoral Area “F” Official Community Plan Bylaw No. 2460, 2008” is amended by:

- i) replacing Section 10.0 (Industrial) in its entirety with the following:

### **10.0 INDUSTRIAL**

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#### **10.1 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 the City of Penticton and District of Summerland, which are better suited to accommodate them.

Accordingly, 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.

## 10.2 Objectives

- .1 Support the City of Penticton and District of Summerland as the industrial centres for the larger area (i.e., outside of the Plan Area).
- .2 Support small-scale home industry activities in Resource Areas and Rural Holdings where appropriate.

## 10.3 Policies

The Regional Board:

- .1 Encourages larger-scale industrial and light manufacturing activities to locate in the City of Penticton or District of Summerland 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.

16. The Official Community Plan Map, being Schedule 'B' of the Regional District Okanagan-Similkameen, Electoral Area "F" Official Community Plan Bylaw No. 2460, 2008, is amended by:

- i) changing the land use designation on the land described as Plan KAP7082B, District Lot 2537, ODYD, Parcel A, Portion DD 154994F, Except Plan H621 KAP77074 KAP77636; and Lot A, Plan KAP77636, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'R-1', which forms part of this Bylaw, from Industrial (I) to Resource Area (RA).

17. The "Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by:

- i) deleting the reference to the Industrial Zone (I1) under Section 6.1 (Creation of Zones).
- ii) by replacing the definition of "agriculture" under Section 4.0 (Definitions) with the following:

**"agriculture"** means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, including cannabis production, but excludes processing and retail sales of farm products. Agriculture includes

producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

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

“**asphalt plant**” means the processing and manufacturing of road paving materials from raw material and petroleum products;

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

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

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

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

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

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

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

- vii) adding a new definition of “commercial card-lock facility” under Section 4.0 (Definitions) to read as follows:

“**commercial card-lock facility**” means a premises used for the bulk storage and sale of petroleum products dispensed from pumps utilizing a card-lock or key-lock system, but excludes a service station;

- viii) adding a new definition of “concrete plant” under Section 4.0 (Definitions) to read as follows:

**“concrete plant”** means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;

- ix) adding a new definition of “fleet service” under Section 4.0 (Definitions) to read as follows:

**“fleet service”** means the use of a parcel for a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. Typical uses include but are not limited to taxi services, bus lines, storage of a fleet of rental vehicles, and messenger and courier services, but excludes freight terminal;

- x) adding a new definition of “freight terminal” under Section 4.0 (Definitions) to read as follows:

**“freight terminal”** means a premises used as an origin or destination point from which vehicles are dispatched for the delivery or pick-up of materials, goods and equipment and which may include warehouse space for the temporary storage of such materials, goods and equipment;

- xi) replacing the definition of “gravel processing” under Section 4.0 (Definitions) with the following:

**“gravel processing”** means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as concrete and asphalt plants;

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

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

- xiii) replacing the definition of “natural resource extraction” under Section 4.0 (Definitions) with the following:

**“natural resource extraction”** means the quarrying, sorting, screening, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under a site and includes quarries, gravel pits, gravel processing and stripping of topsoil but excludes subsequent manufacturing operations such as concrete and asphalt plants;

- xiv) replacing the definition of “service industry” under Section 4.0 (Definitions) with the following:

**“service industry establishment”** means a business premises or building, where non-personal goods and services are provided, including: the repair or assembly of

electronic devices, vehicles, trucks, boats or other machinery (including painting); tire sales and repair; household cleaning and repair; metal and woodworking; and plumbing and heating sales; storage and repair;

- xv) adding the definition of “vehicle sales and rentals” under Section 4.0 (Definitions) to read as follows:

“**vehicle sales and rentals**” means premises used for the sale, lease or hire of new or used vehicles, which may include accessory: incidental maintenance services, storage, fueling, washing and sales of parts but excludes automobile body repair. For the purposes of this definition a “vehicle” includes automobiles, recreational vehicles (RV’s), boats, all-terrain vehicles (ATV’s), and motorcycles;

- xvi) replacing Section 7.8.1(a) under Section 7.8 (Fence Heights) in its entirety with the following:

a) in the Rural zones all fences may be up to 1.8 metres in height;

- xvii) replacing Section 14.1 (Industrial (Light) One Zone) under Section 14.0 (Industrial) in its entirety with the following:

**14.1 deleted.**

- xviii) replacing Section 16.19 (Site Specific Industrial (Light) One (I1s) Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

**16.19 deleted.**

18. The Zoning Map, being Schedule ‘2’ of the Electoral Area “F” Zoning Bylaw No. 2461, 2008, is amended by:

- i) changing the land use designation on the land described as Plan KAP7082B, District Lot 2537, ODYD, Parcel A, Portion DD 154994F, Except Plan H621 KAP77074 KAP77636; and Lot A, Plan KAP77636, District Lot 2537, ODYD, and shown shaded yellow on Schedule ‘R-2’, which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to Resource Area (RA).

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

PUBLIC HEARING HELD this \_\_\_\_ day of \_\_\_\_\_, 2018.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2018.

I hereby certify the foregoing to be a true and correct copy of the "Regional District of Okanagan-Similkameen Update Industrial Zone Update Amendment Bylaw No. 2783, 2018" as read a Third time by the Regional Board on this \_\_\_\_ day of \_\_\_\_, 2018.

Dated at Penticton, BC this \_\_ day of \_\_\_\_, 2018.

\_\_\_\_\_  
Chief Administrative Officer

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

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Chief Administrative Officer

# Regional District of Okanagan-Similkameen

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

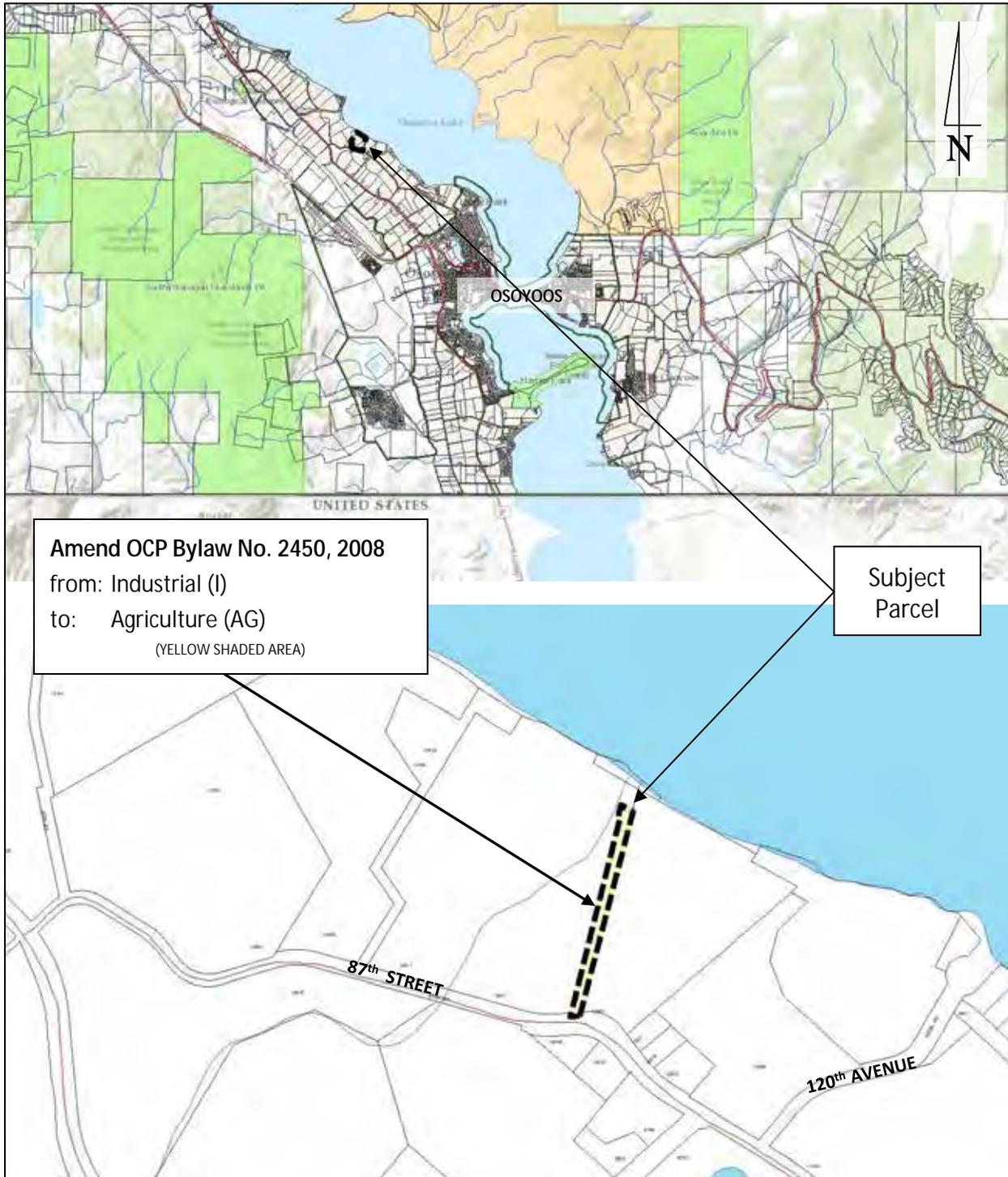
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'A-1'



# Regional District of Okanagan-Similkameen

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

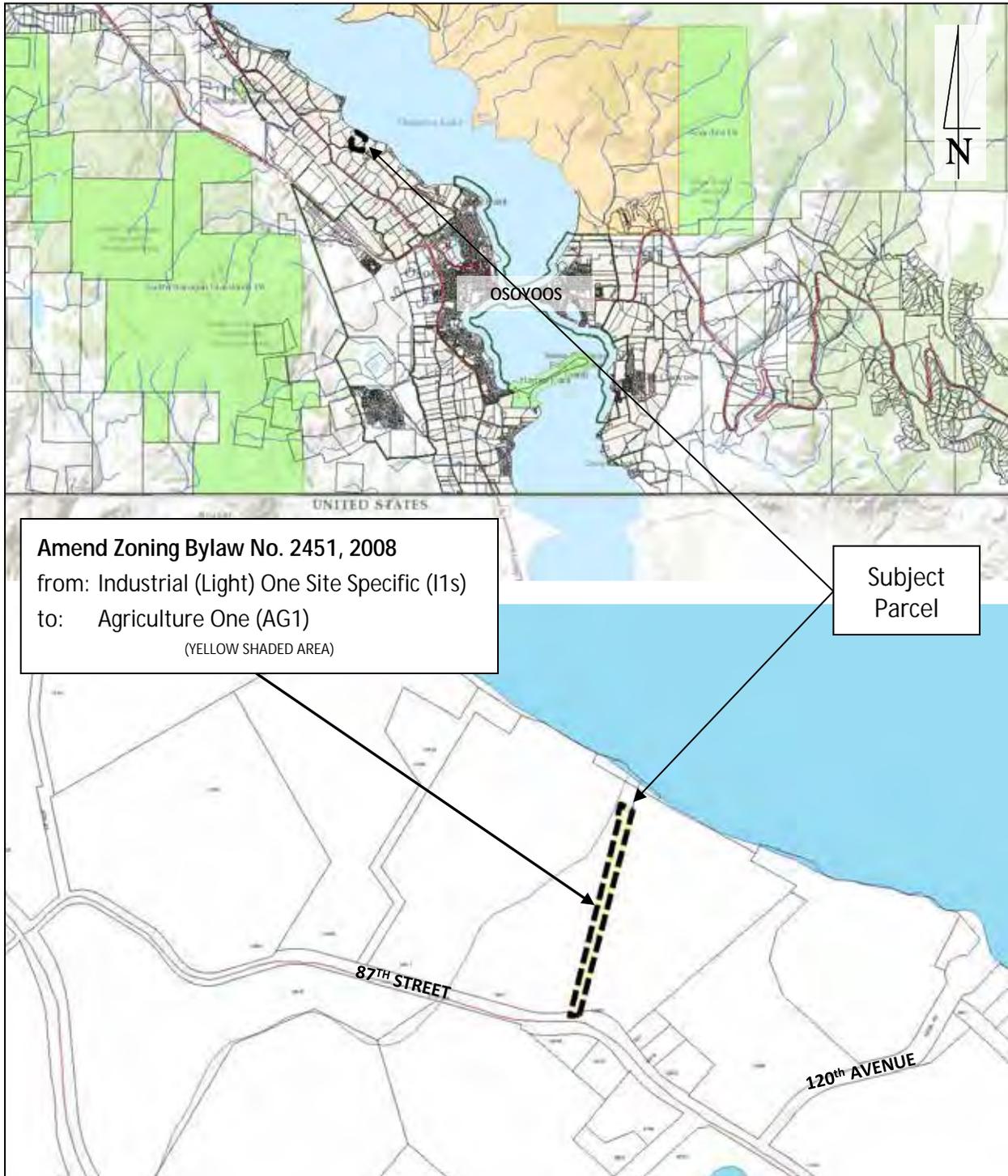
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Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'A-2'



# Regional District of Okanagan-Similkameen

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

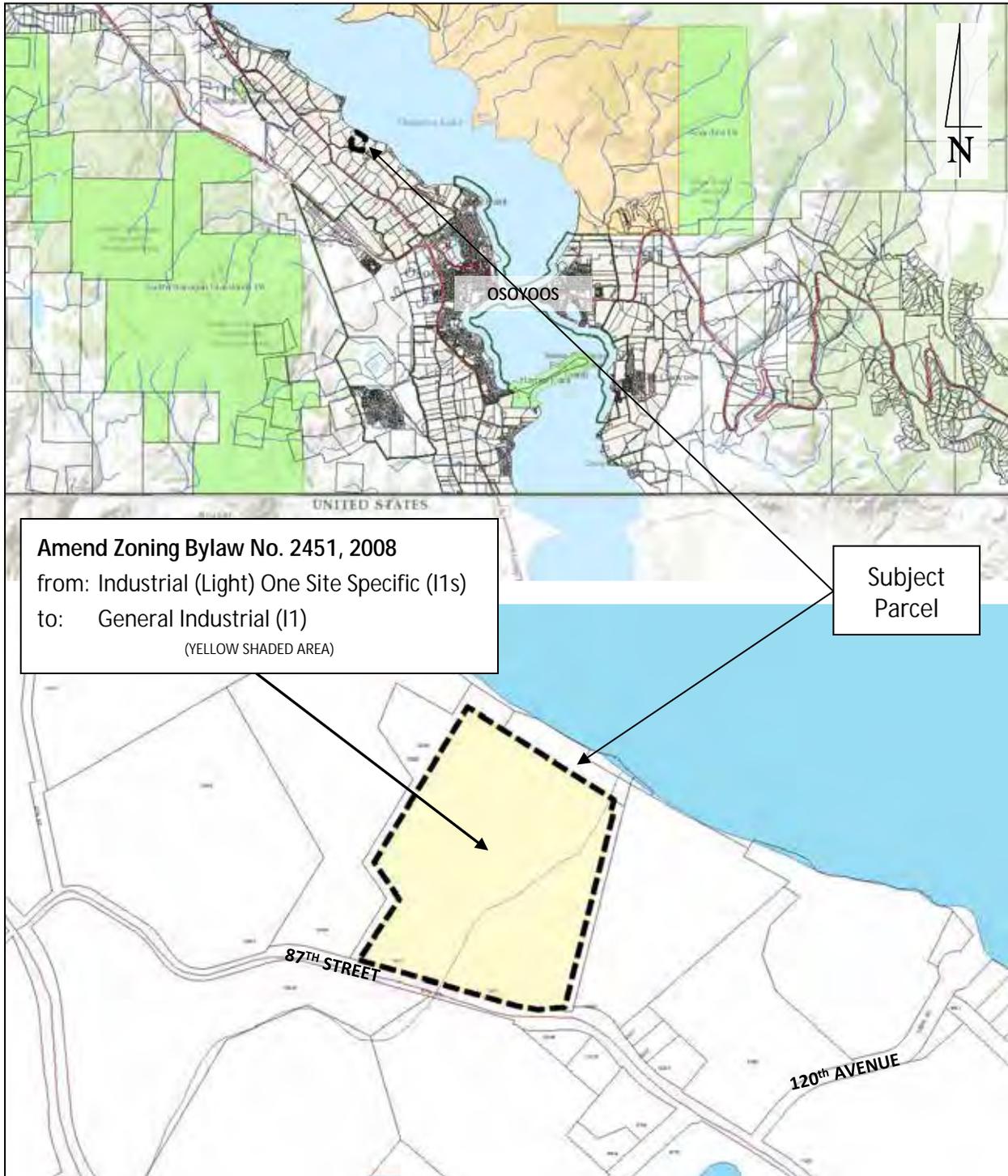
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Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'B-1'



# Regional District of Okanagan-Similkameen

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

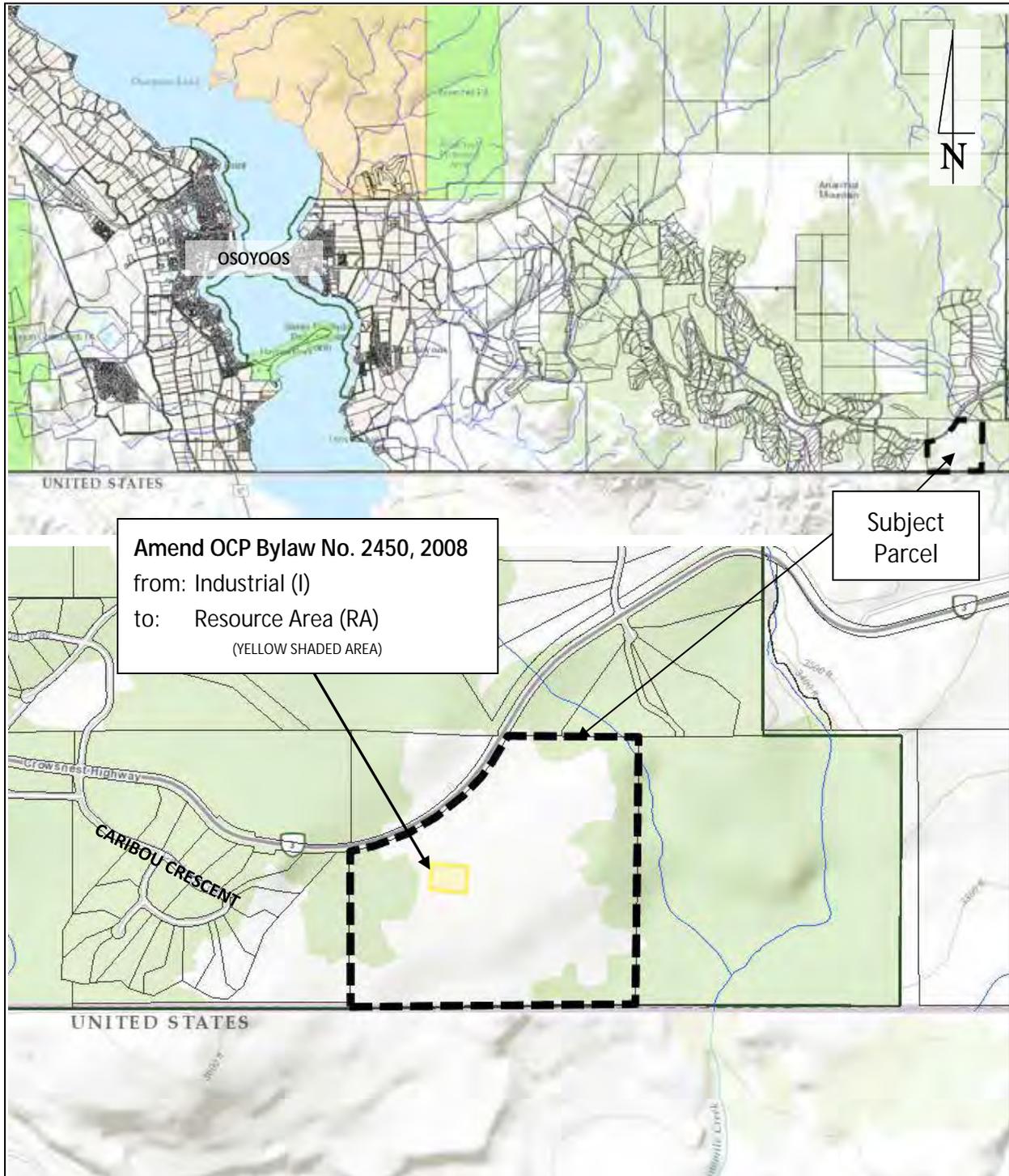
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Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'C-1'



# Regional District of Okanagan-Similkameen

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

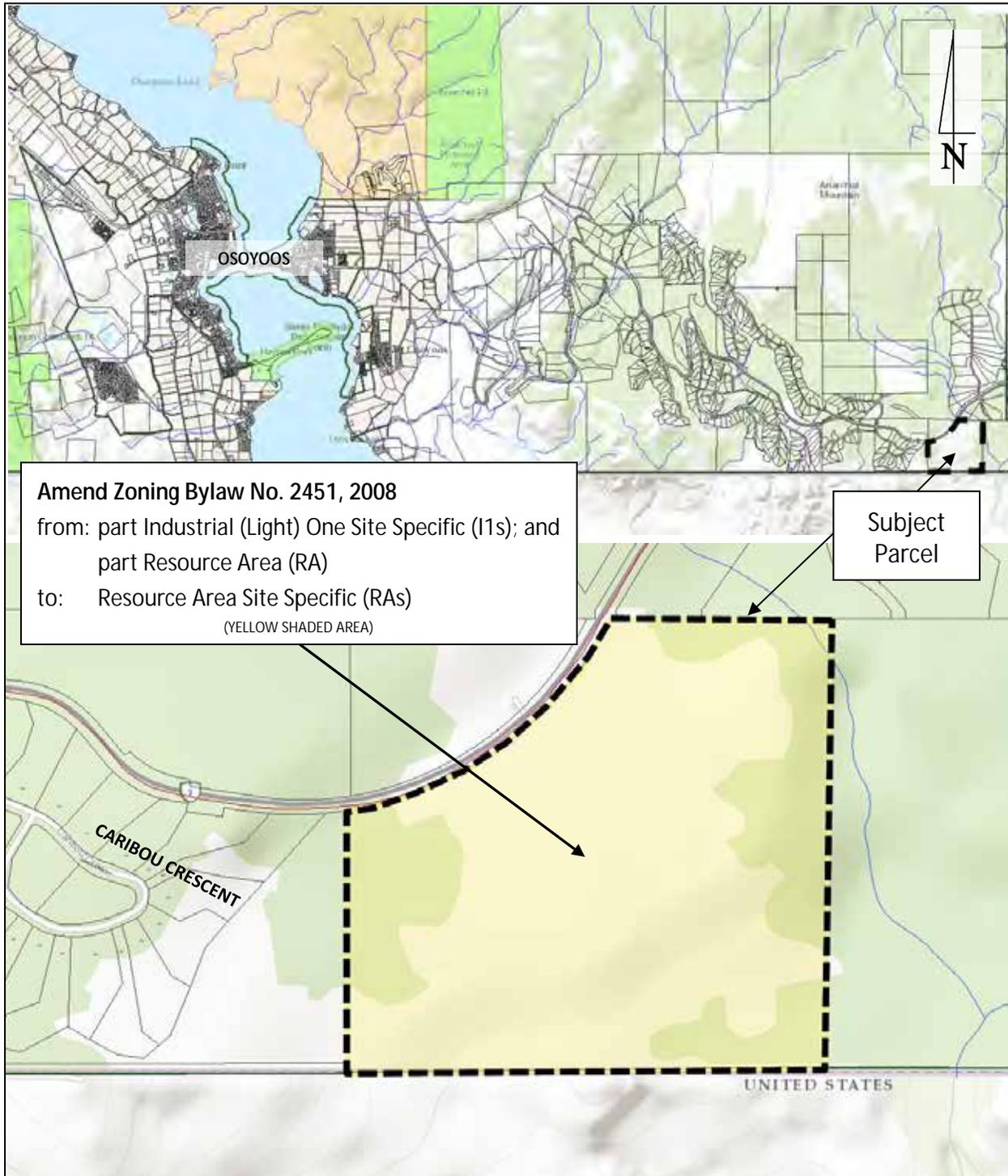
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Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'C-2'



# Regional District of Okanagan-Similkameen

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

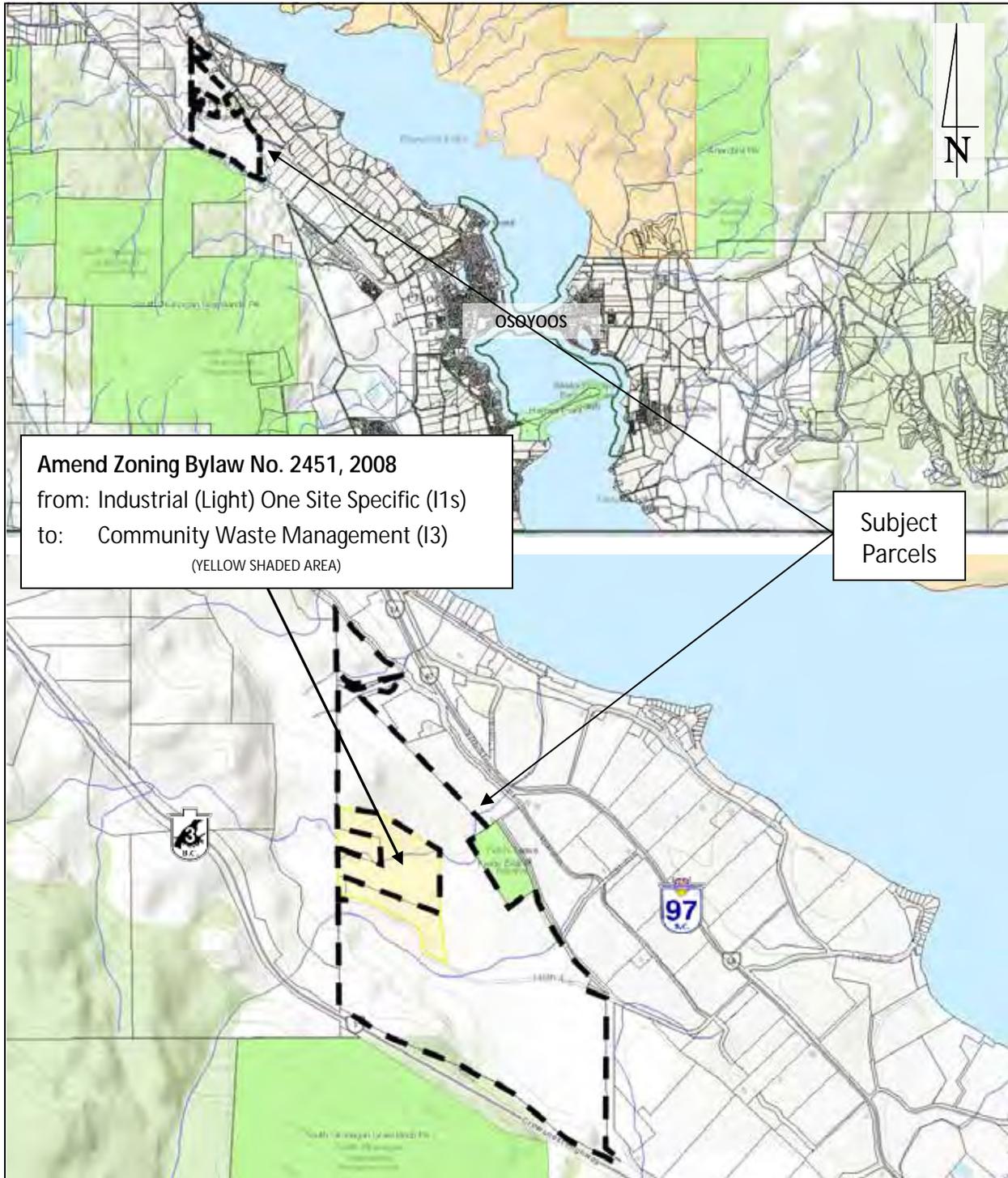
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'D-1'



# Regional District of Okanagan-Similkameen

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

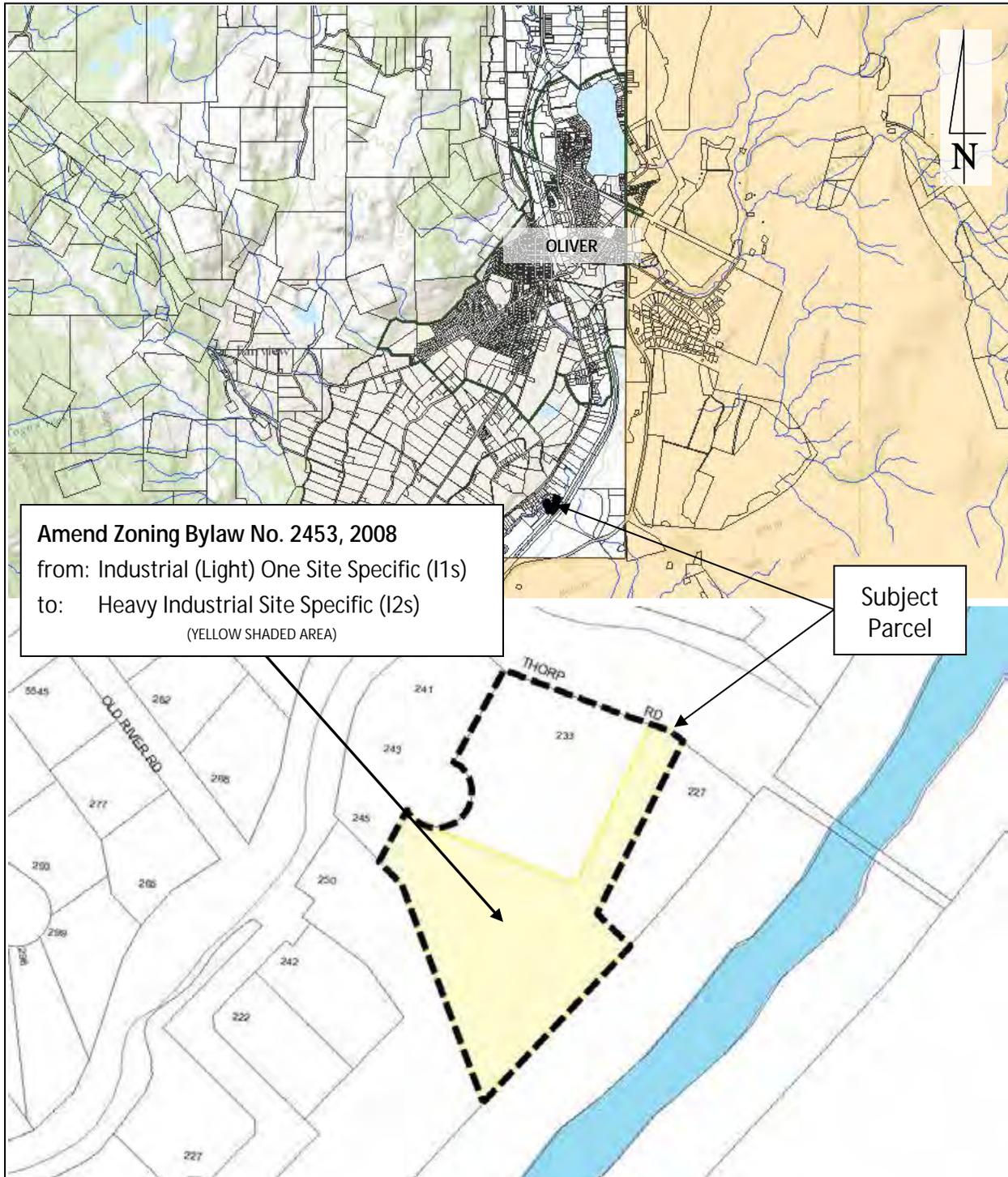
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Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'E-1'



# Regional District of Okanagan-Similkameen

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

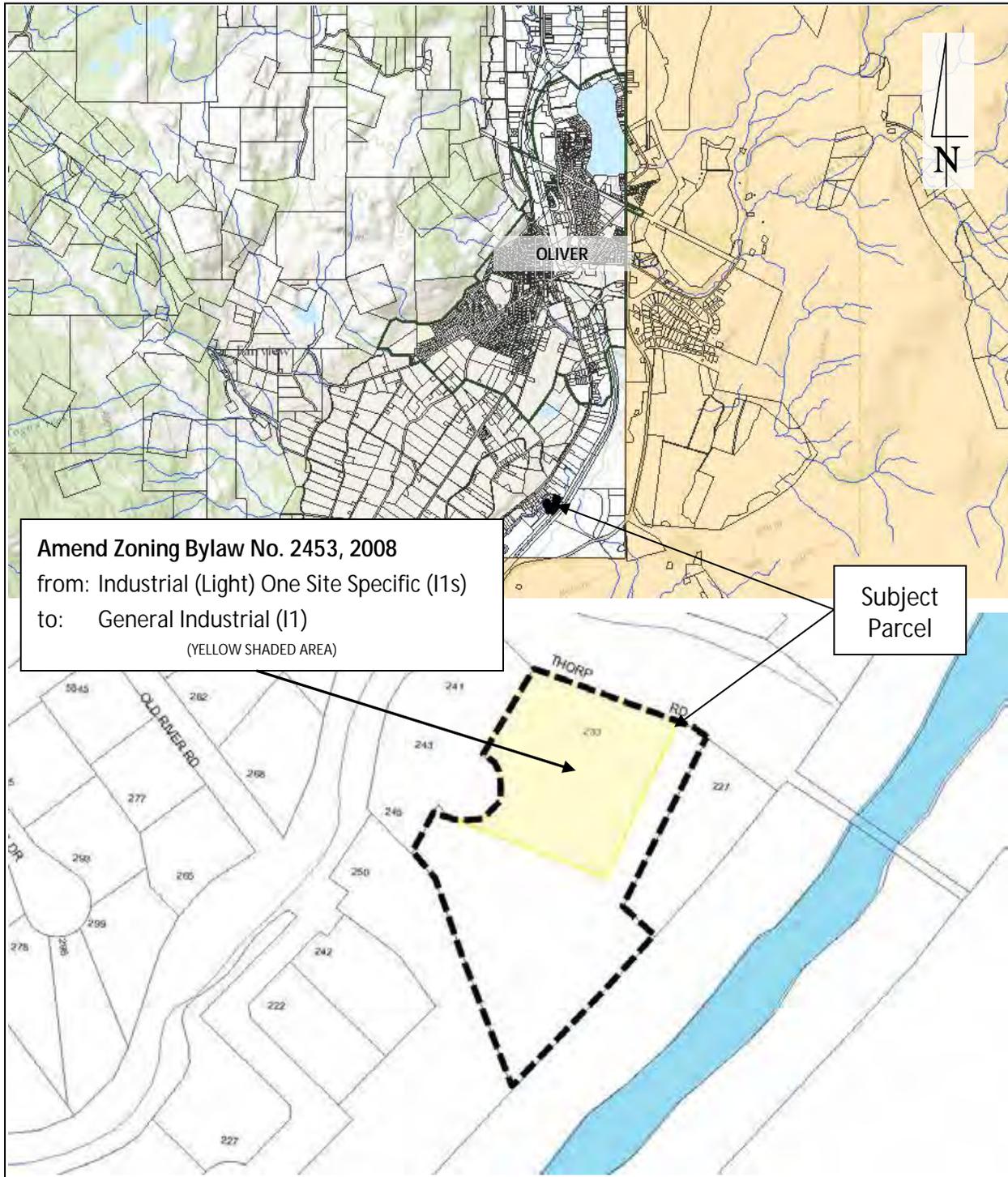
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Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'F-1'



# Regional District of Okanagan-Similkameen

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

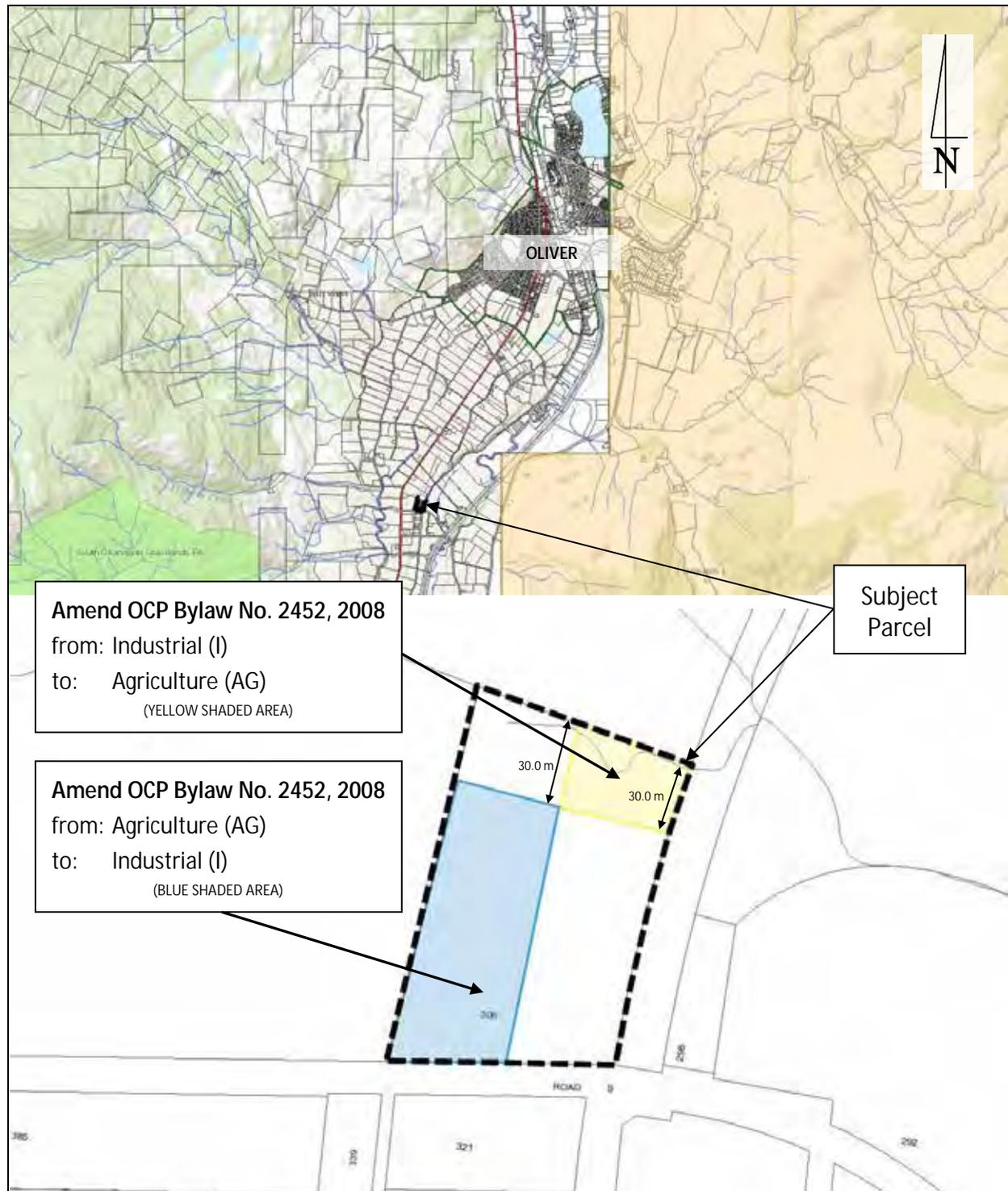
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Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'G-1'



# Regional District of Okanagan-Similkameen

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

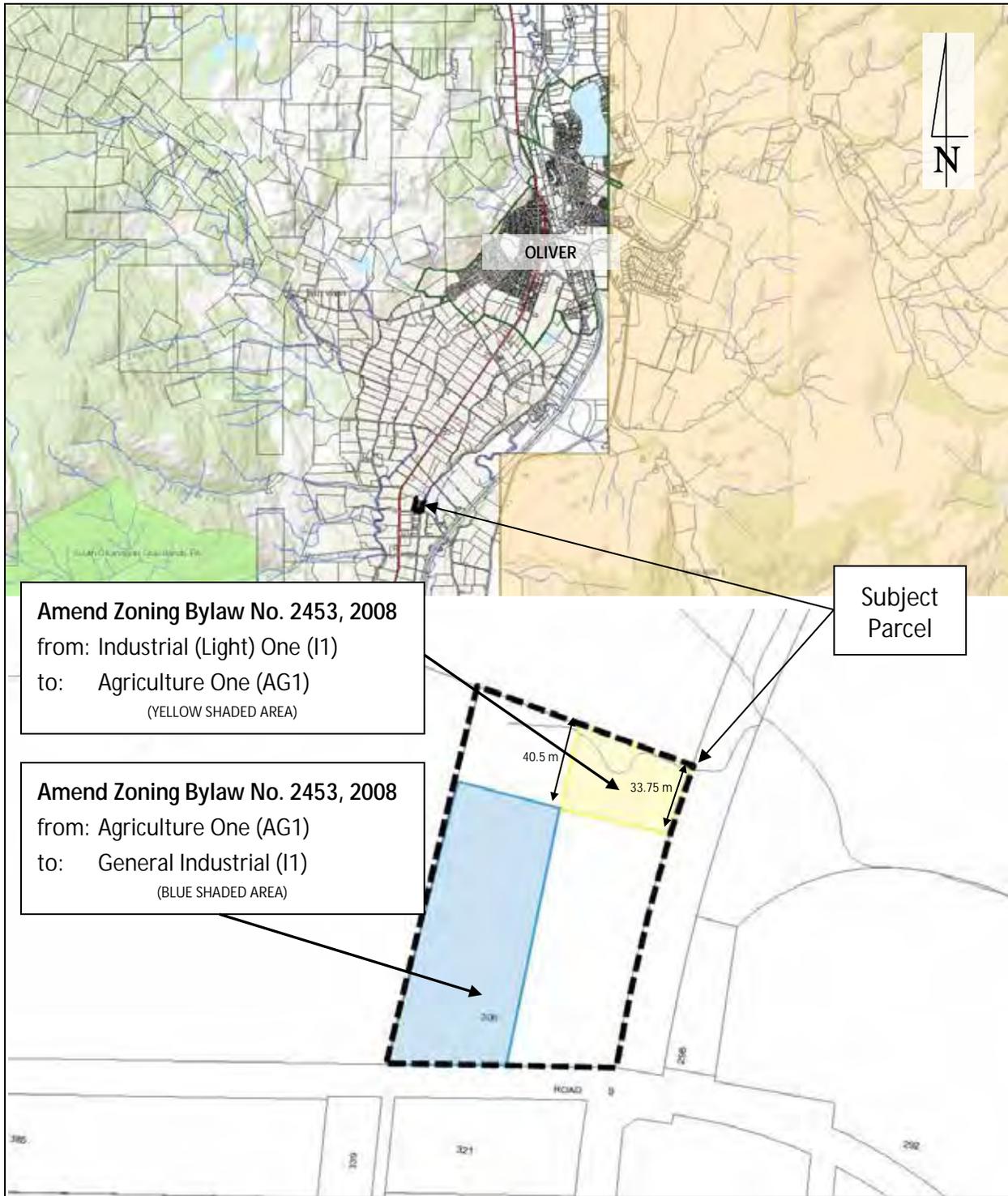
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Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'G-2'



**Amend Zoning Bylaw No. 2453, 2008**  
from: Industrial (Light) One (I1)  
to: Agriculture One (AG1)  
(YELLOW SHADED AREA)

**Amend Zoning Bylaw No. 2453, 2008**  
from: Agriculture One (AG1)  
to: General Industrial (I1)  
(BLUE SHADED AREA)

Subject Parcel

# Regional District of Okanagan-Similkameen

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

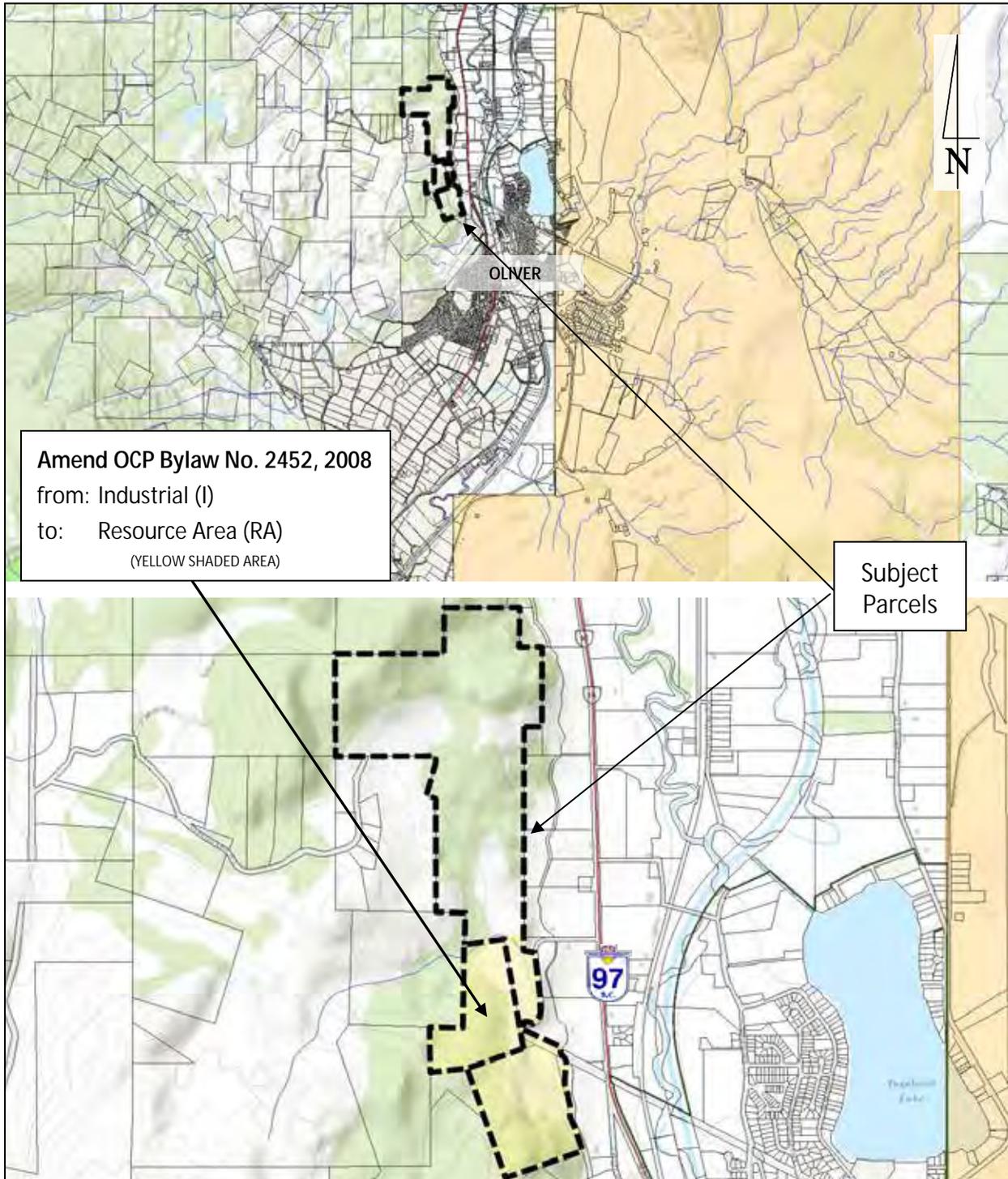
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Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'H-1'



# Regional District of Okanagan-Similkameen

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

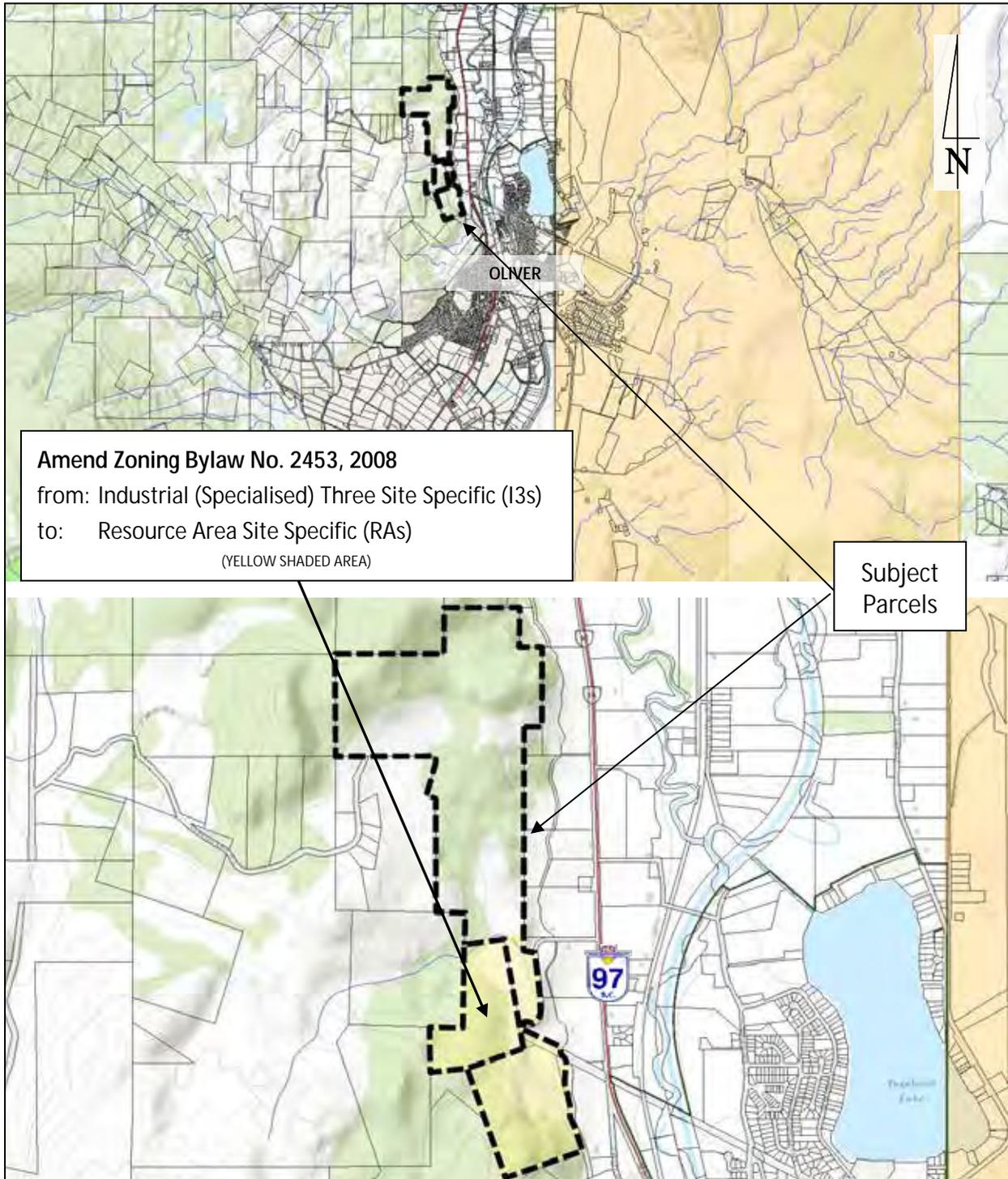
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'H-2'



# Regional District of Okanagan-Similkameen

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

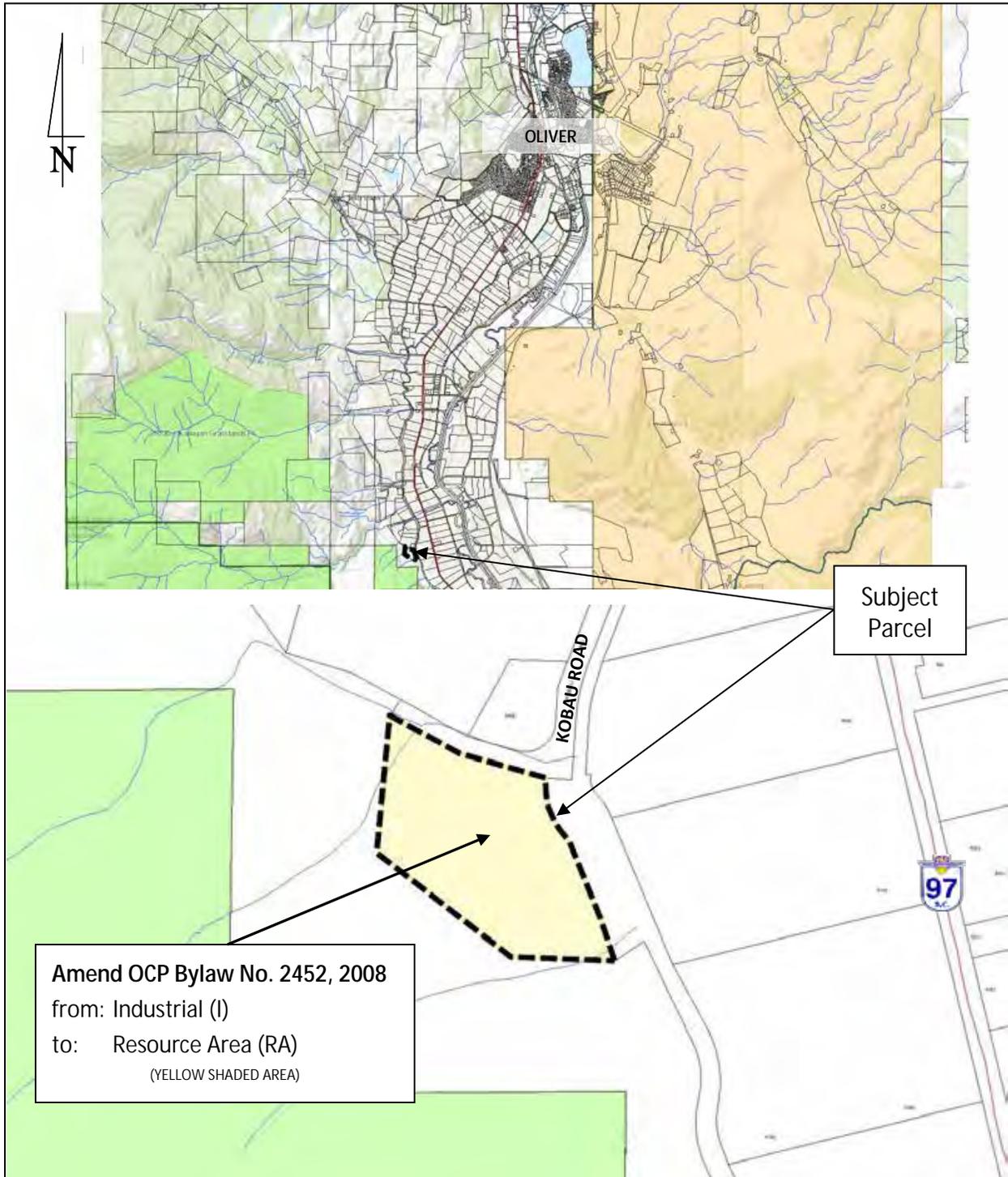
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Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'I-1'



# Regional District of Okanagan-Similkameen

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

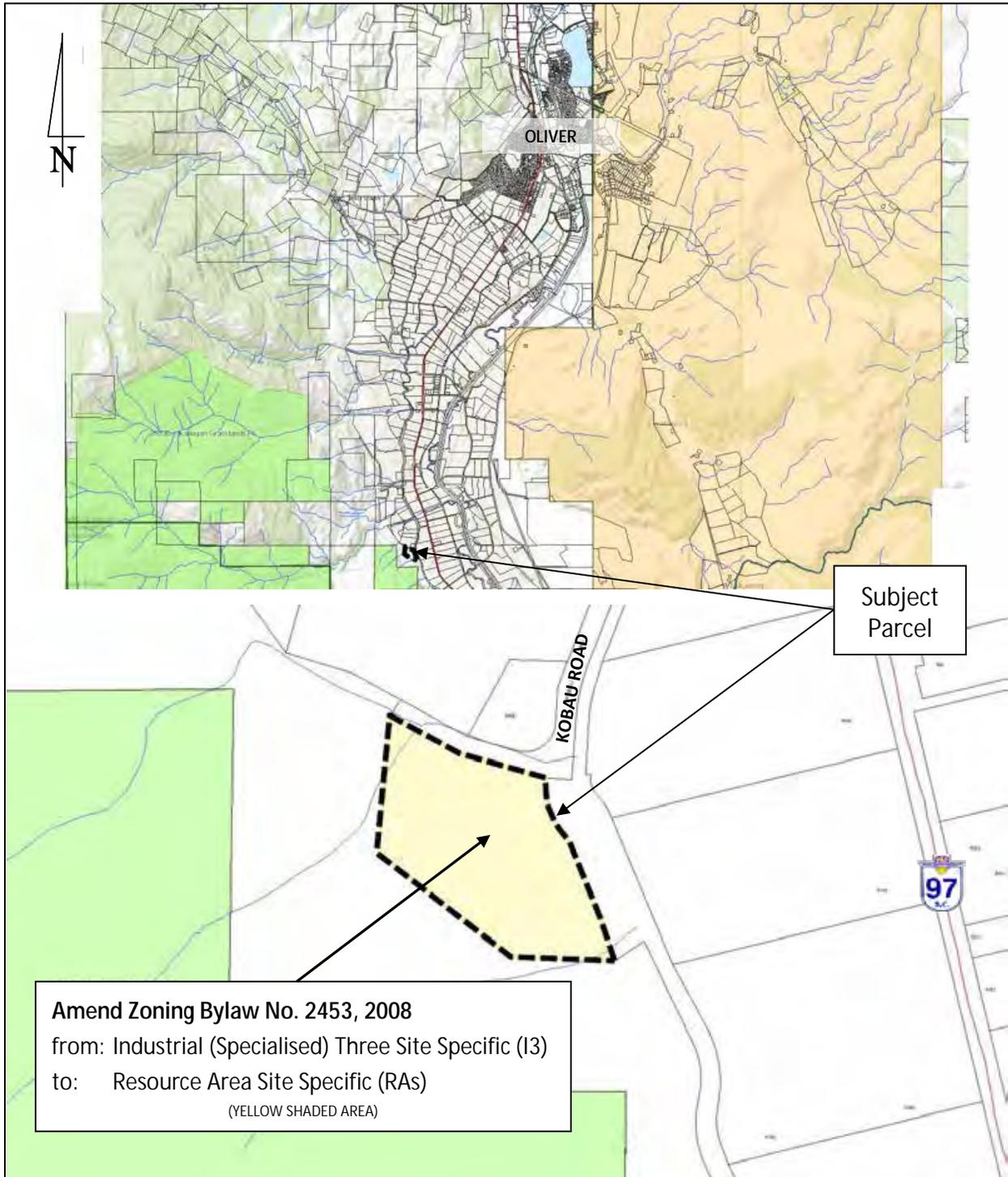
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'I-2'



# Regional District of Okanagan-Similkameen

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

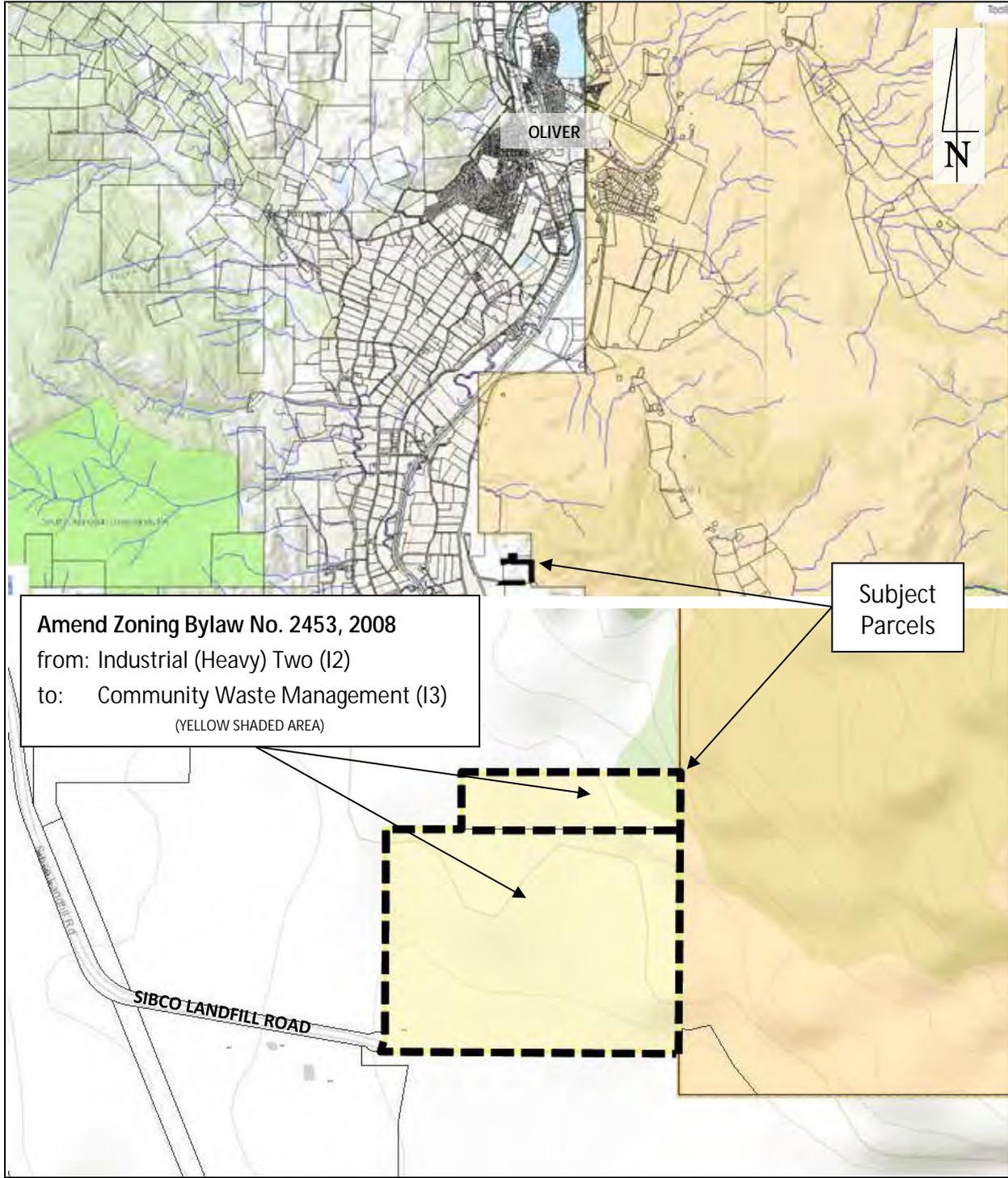
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'J-1'



# Regional District of Okanagan-Similkameen

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

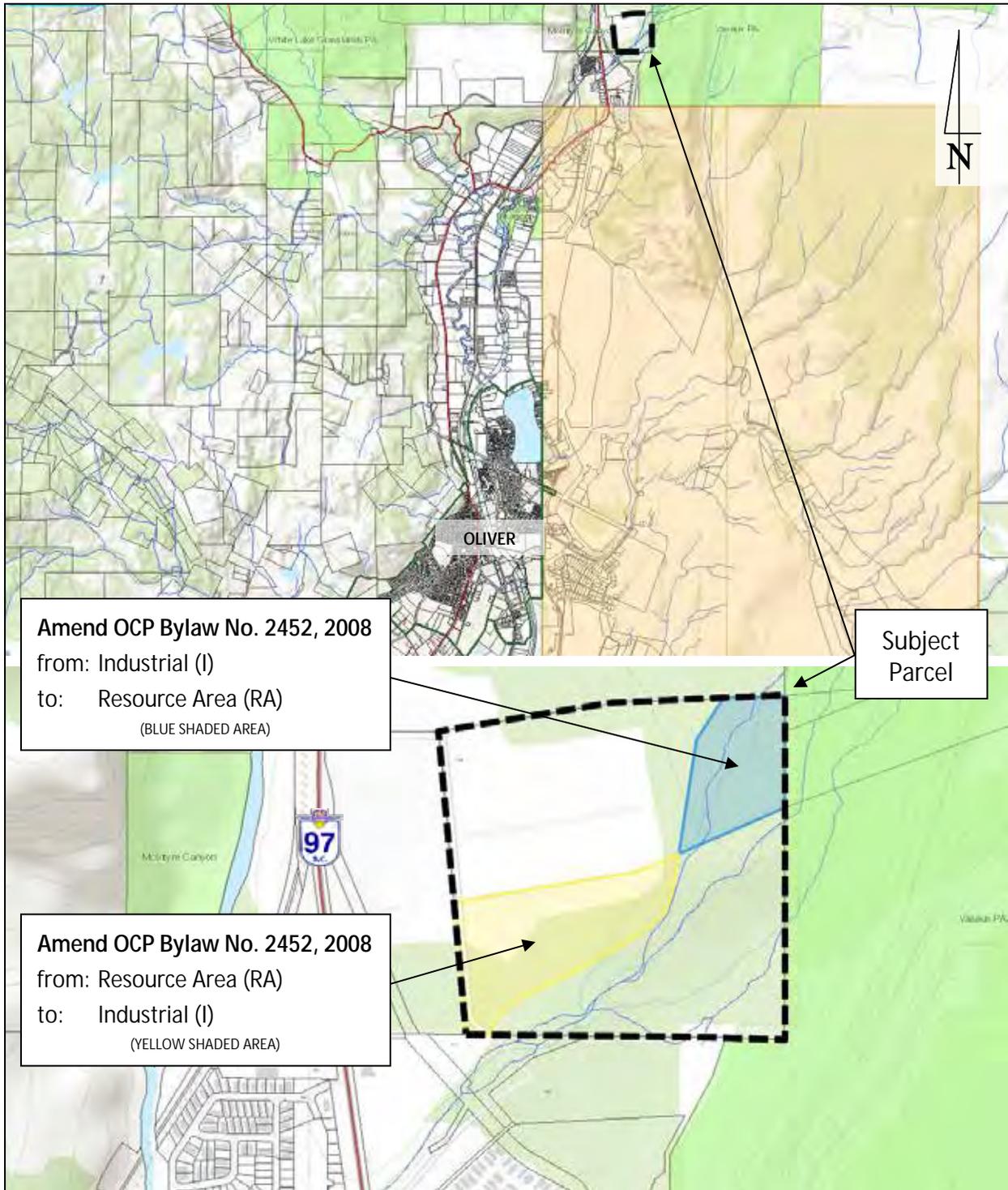
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'K-1'



Amendment Bylaw No. 2783, 2017

(X2017.129-ZONE)

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# Regional District of Okanagan-Similkameen

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

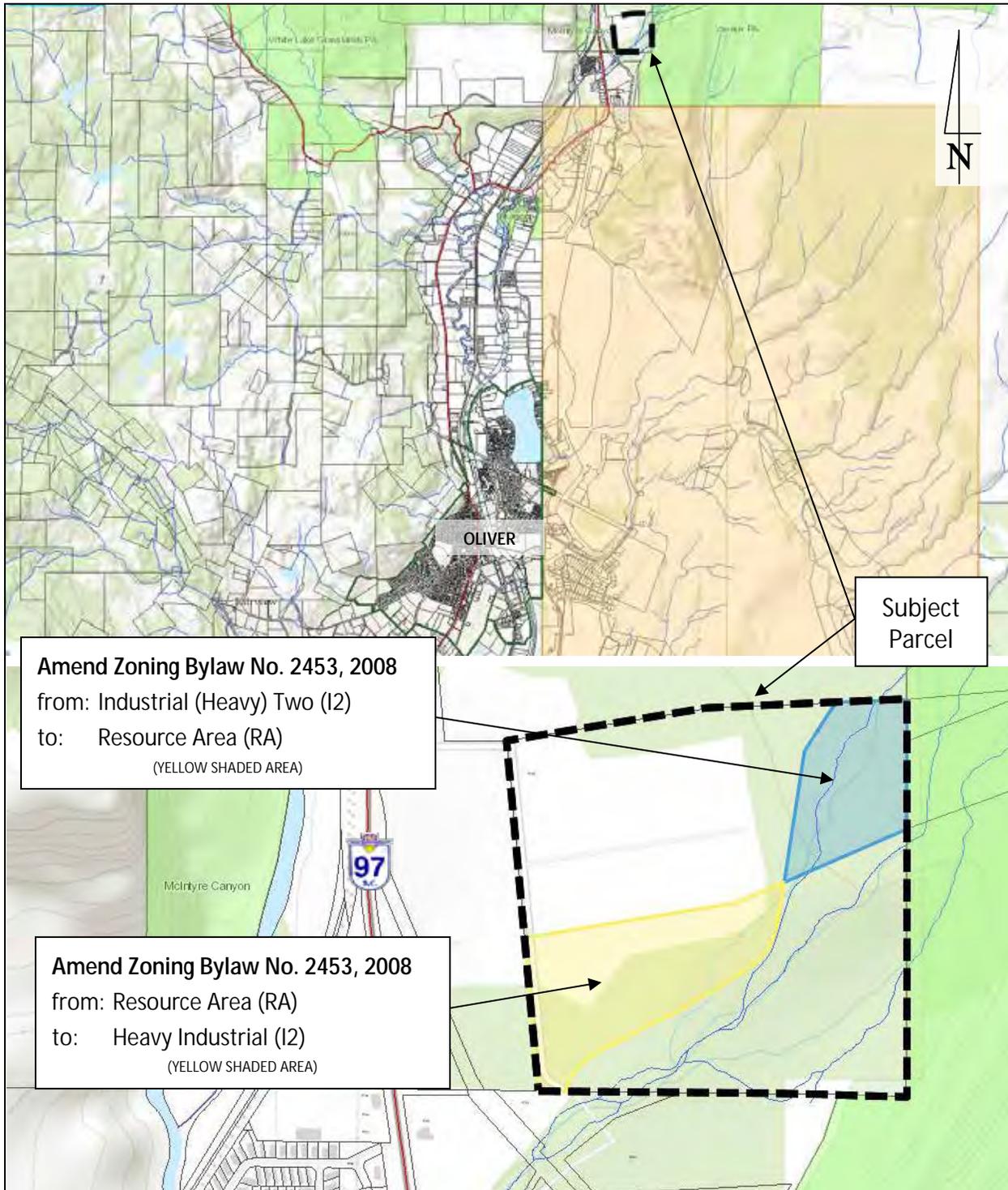
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'K-2'



# Regional District of Okanagan-Similkameen

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

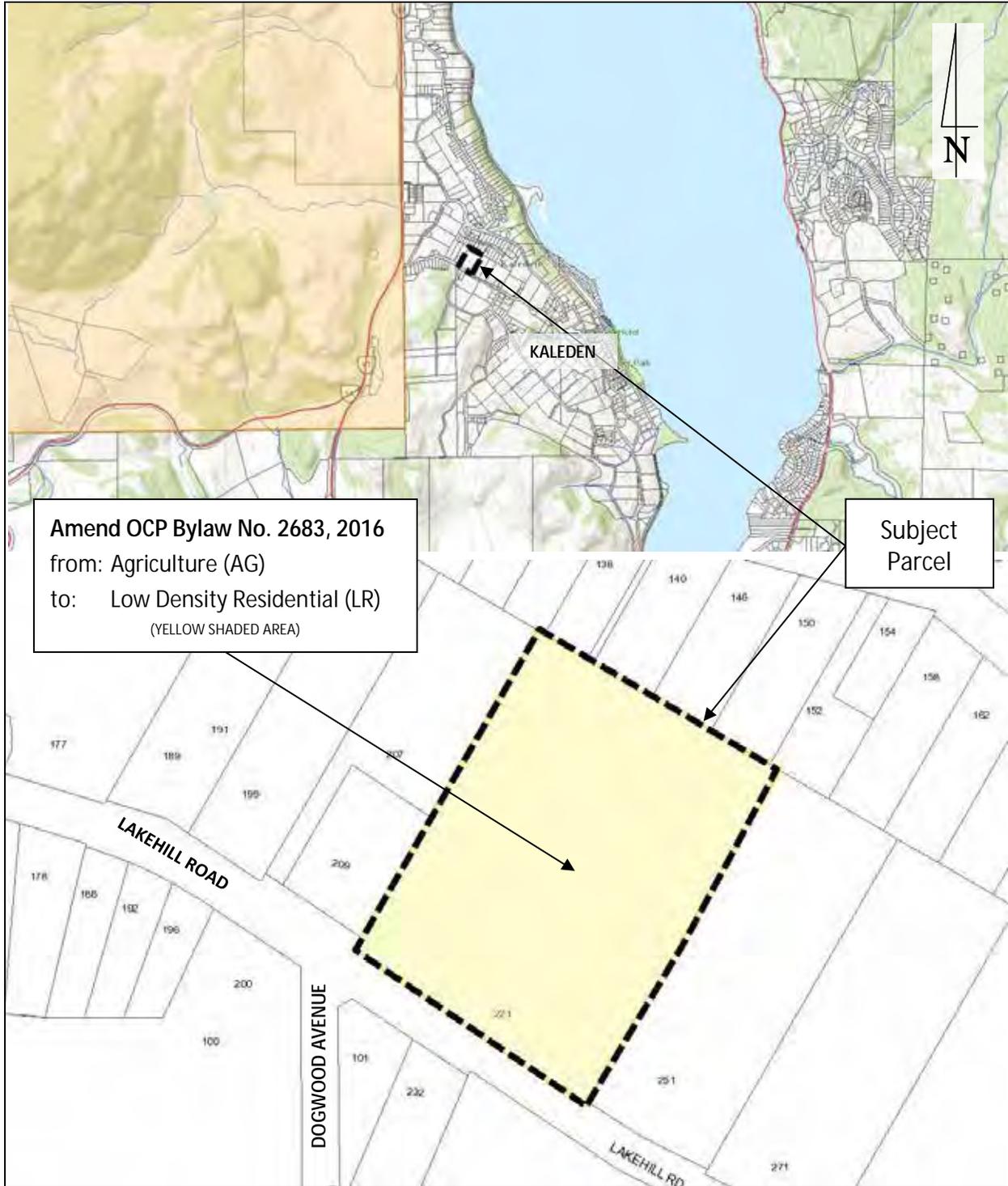
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'L-1'



# Regional District of Okanagan-Similkameen

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

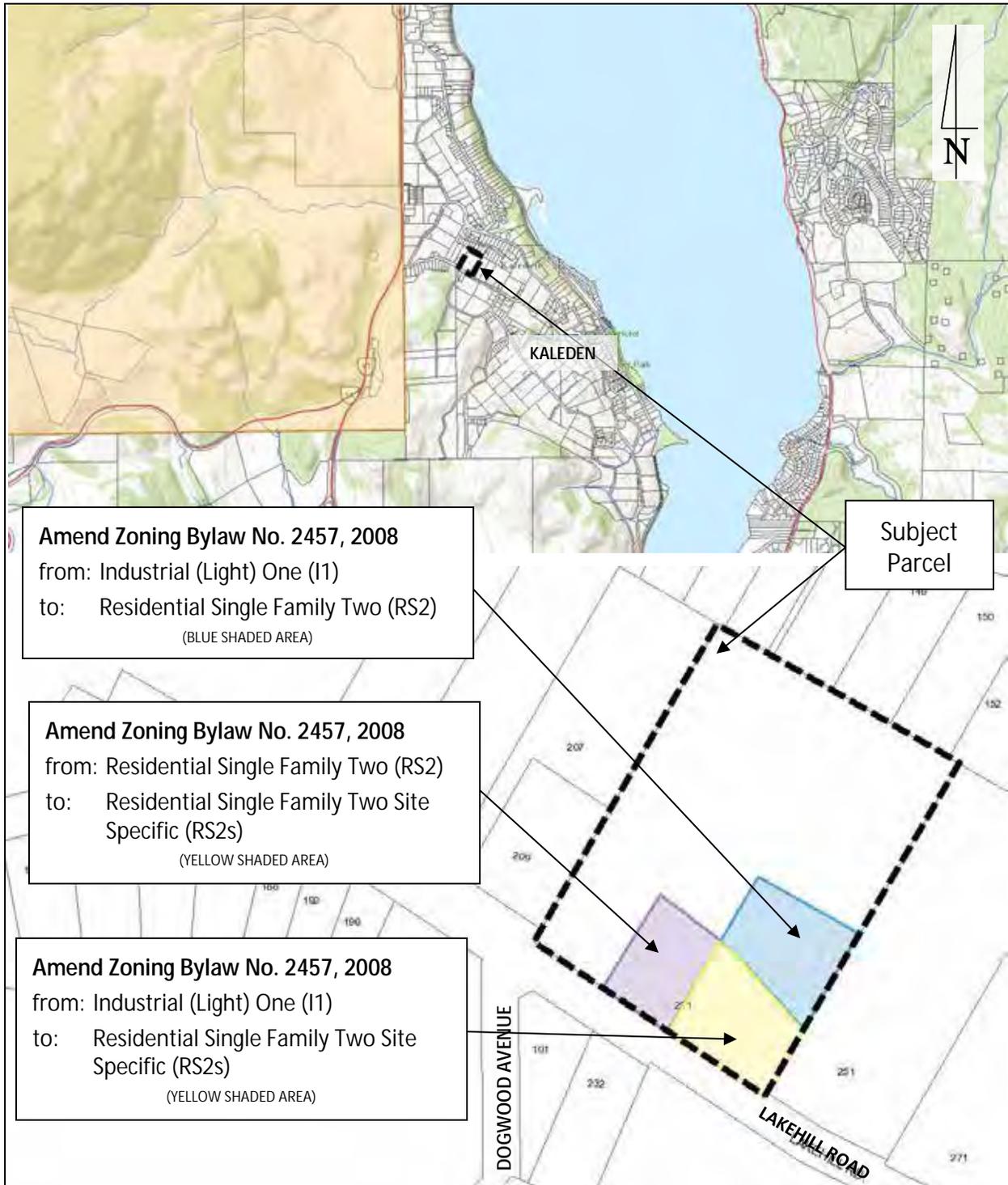
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'L-2'



# Regional District of Okanagan-Similkameen

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

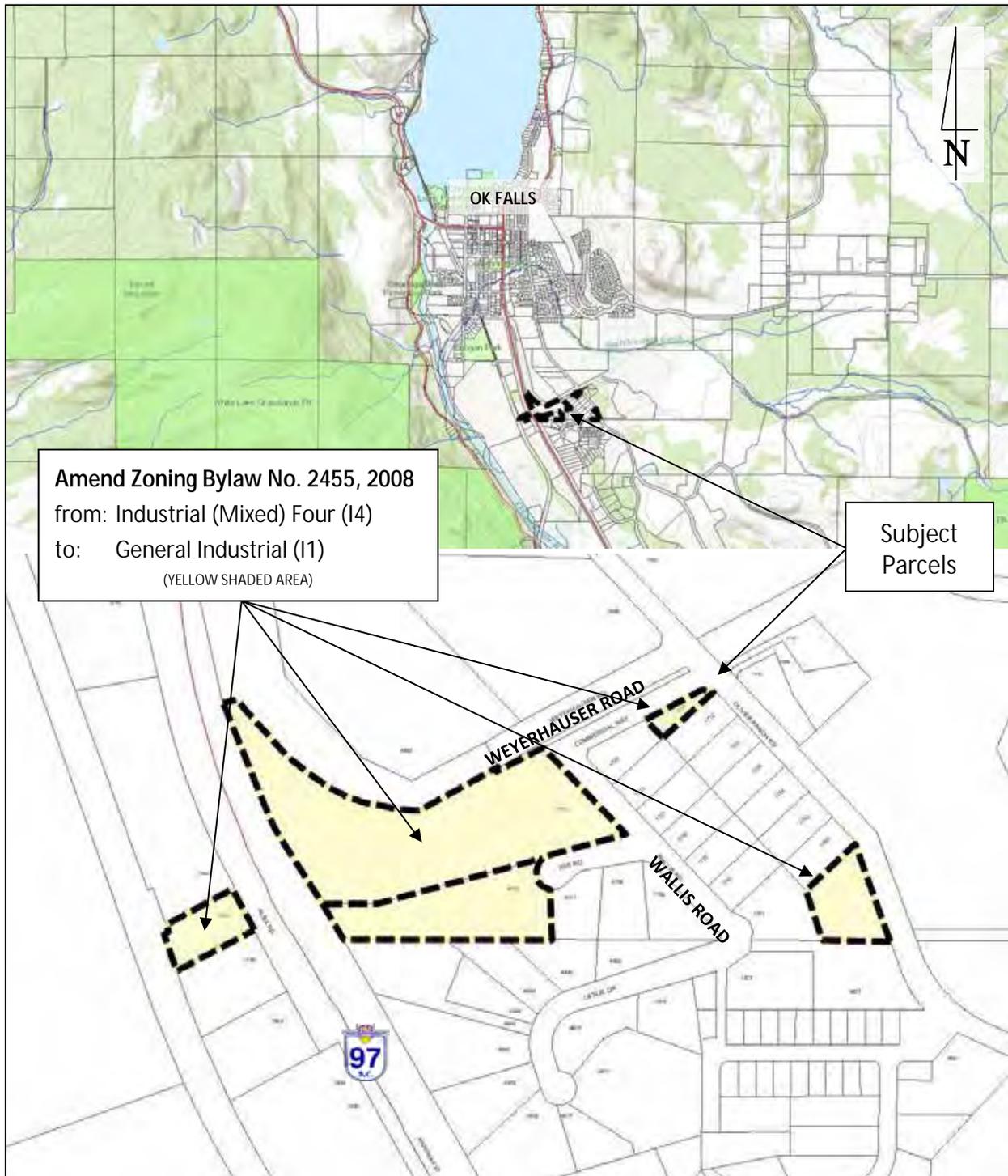
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'M-1'



Amendment Bylaw No. 2783, 2017

(X2017.129-ZONE)

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# Regional District of Okanagan-Similkameen

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

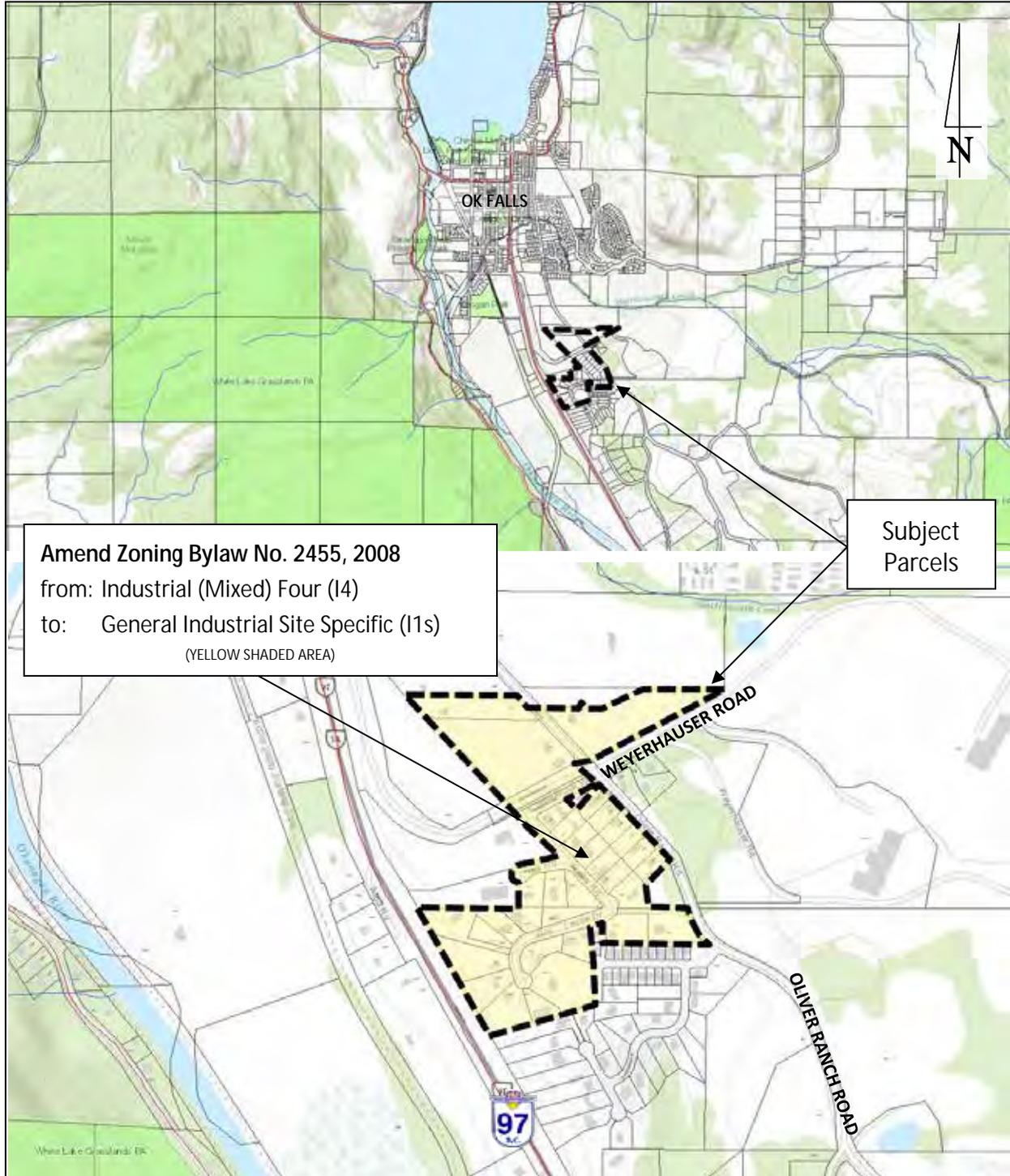
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'N-1'



# Regional District of Okanagan-Similkameen

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

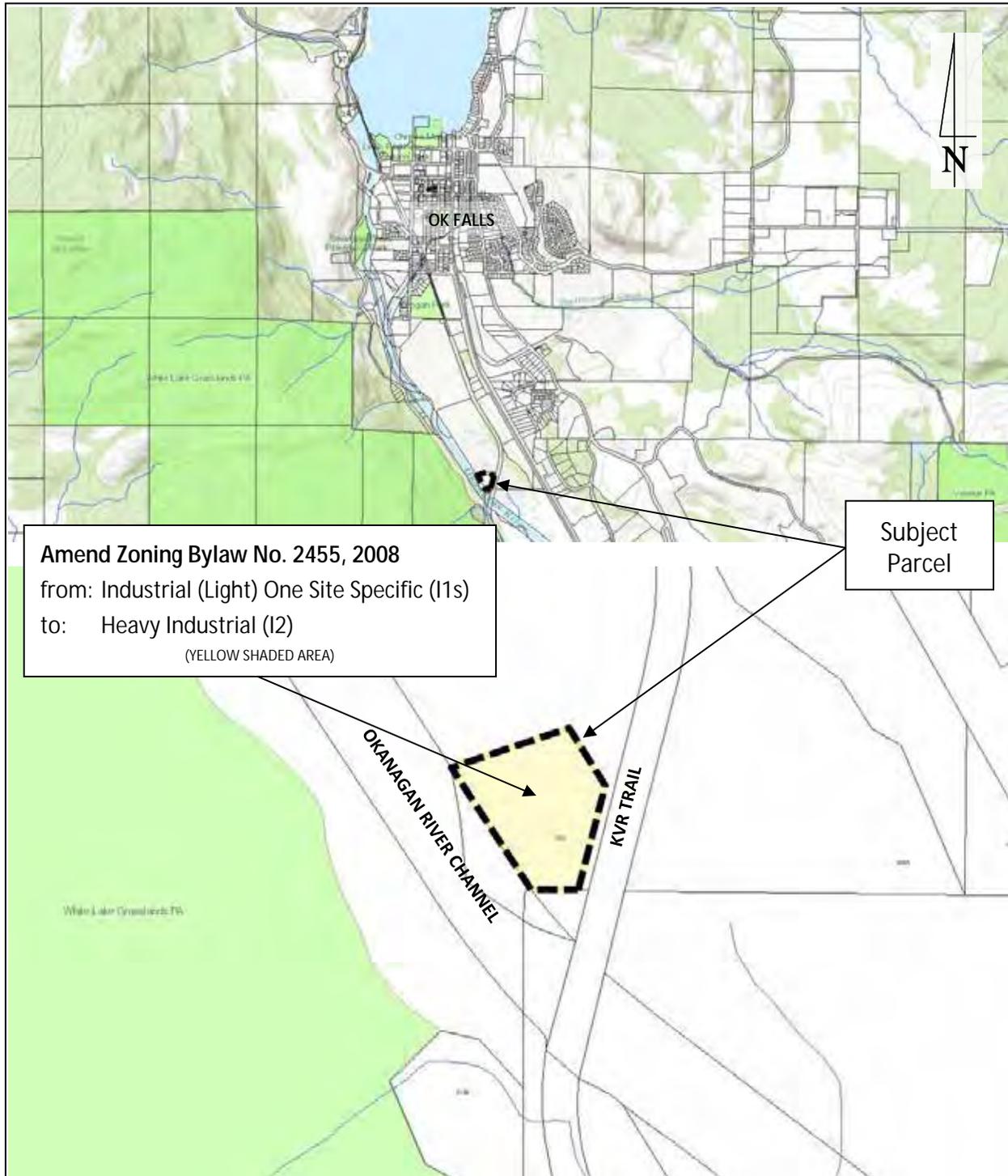
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'O-1'



# Regional District of Okanagan-Similkameen

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

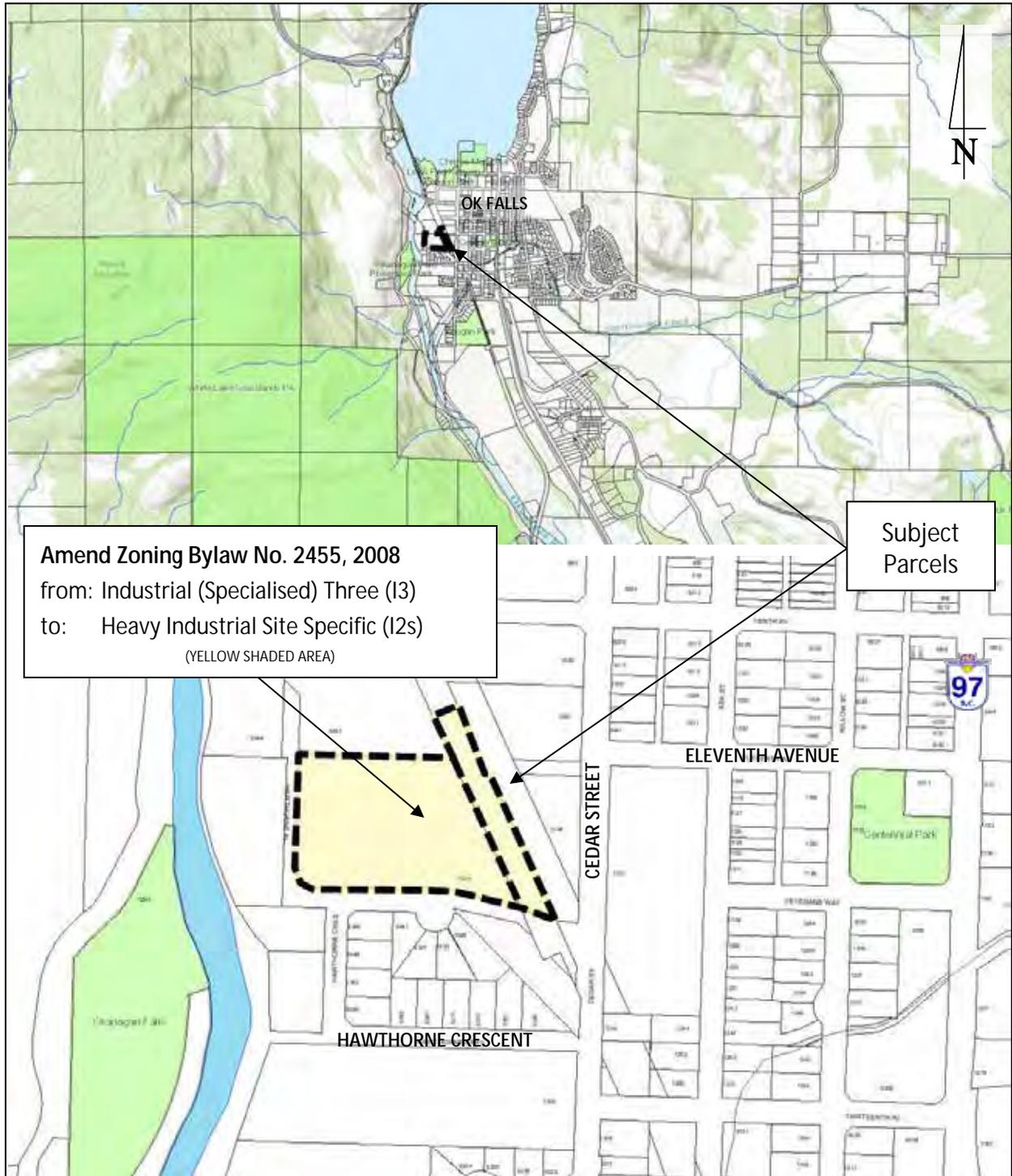
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'P-1'



# Regional District of Okanagan-Similkameen

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

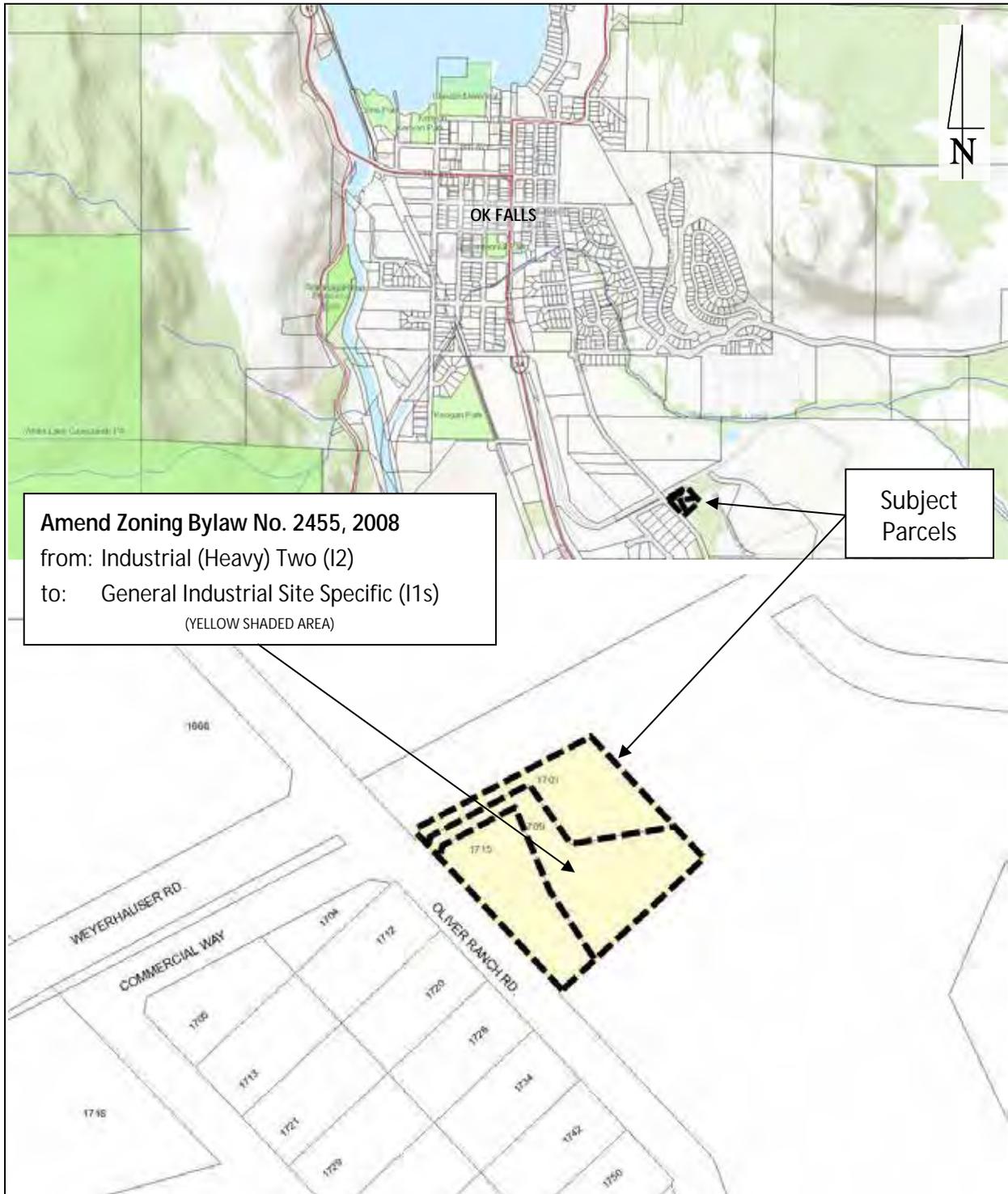
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'Q-1'



# Regional District of Okanagan-Similkameen

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

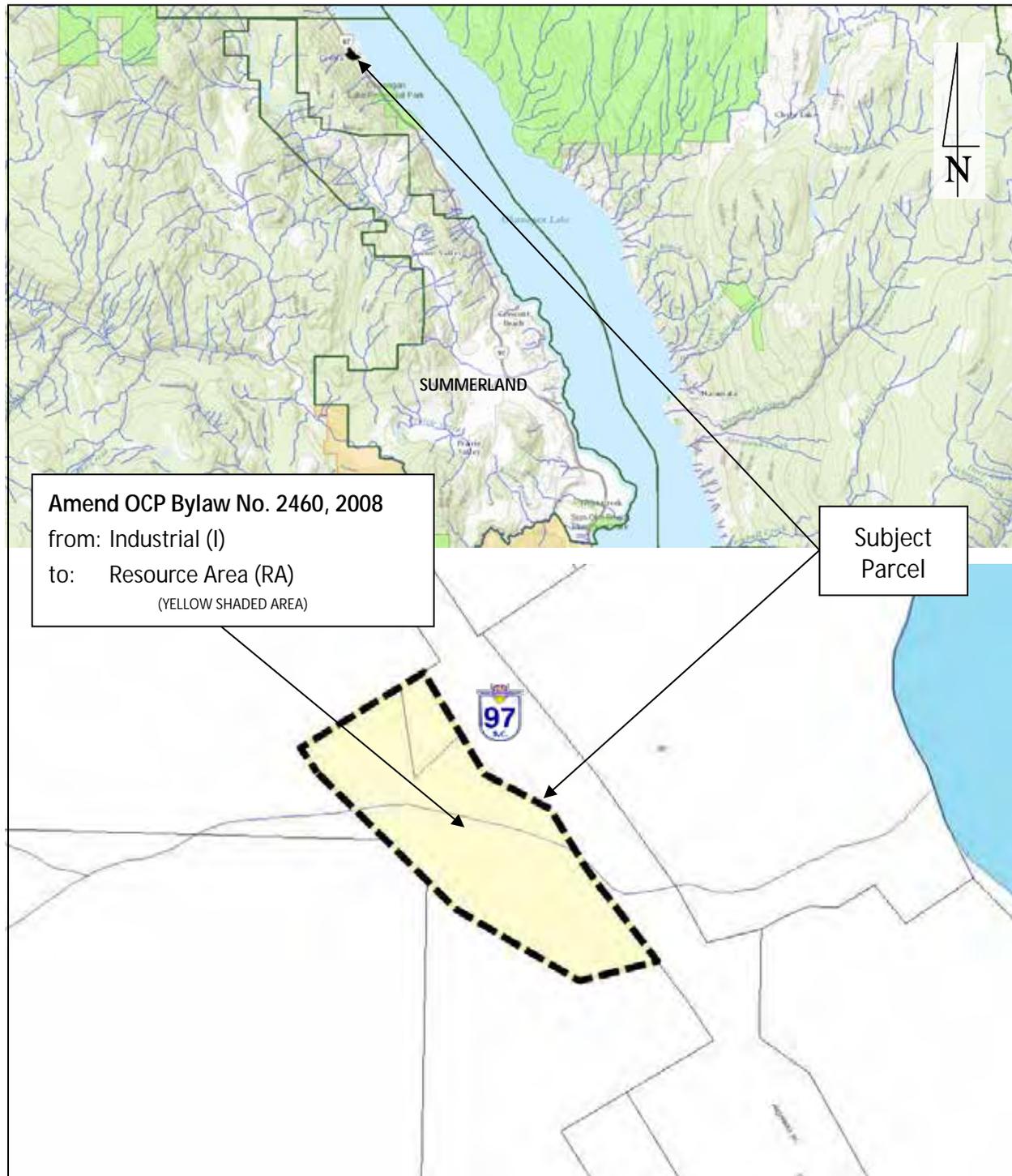
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'R-1'



# Regional District of Okanagan-Similkameen

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

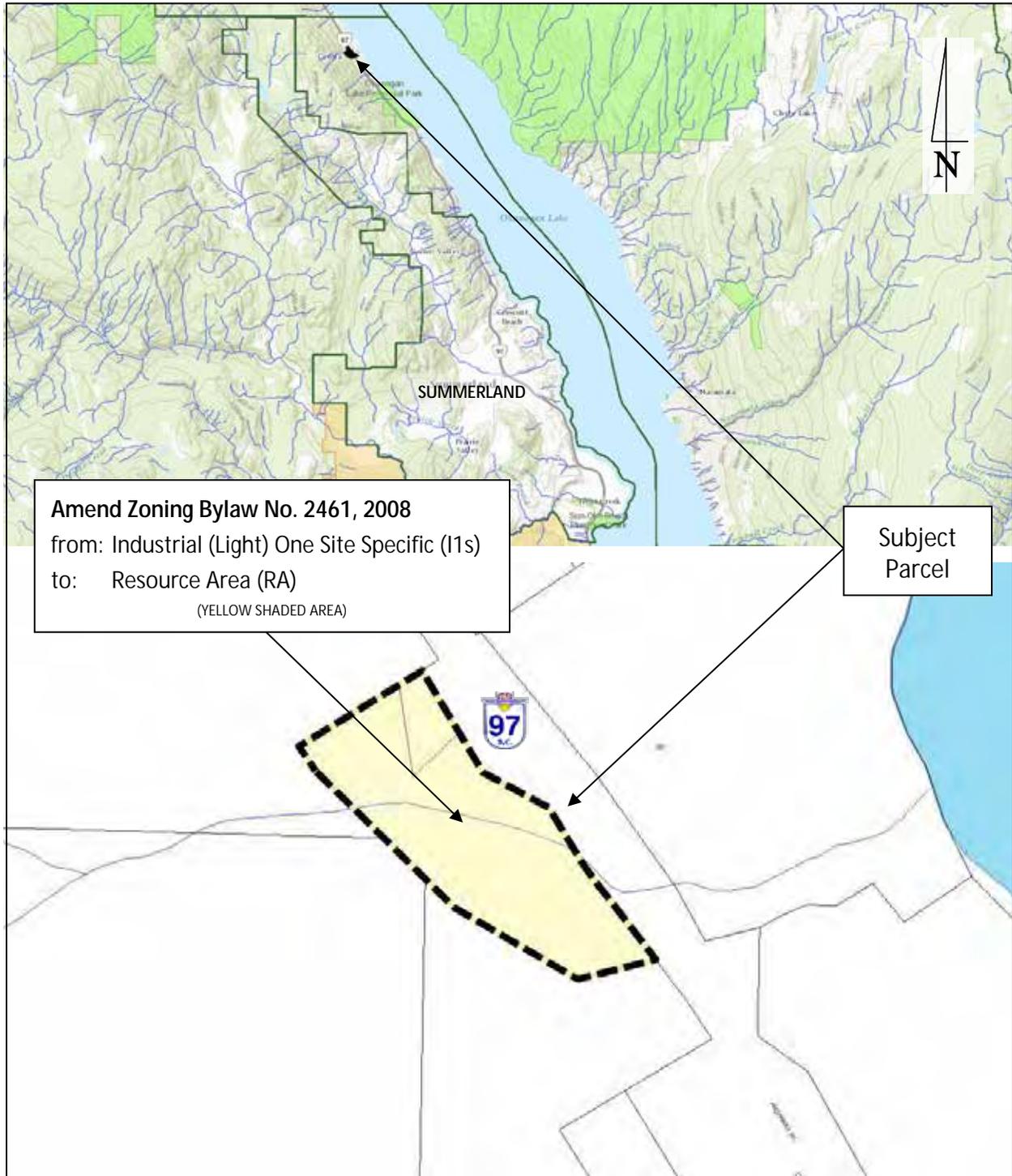
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'R-2'



# Regional District of Okanagan-Similkameen

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

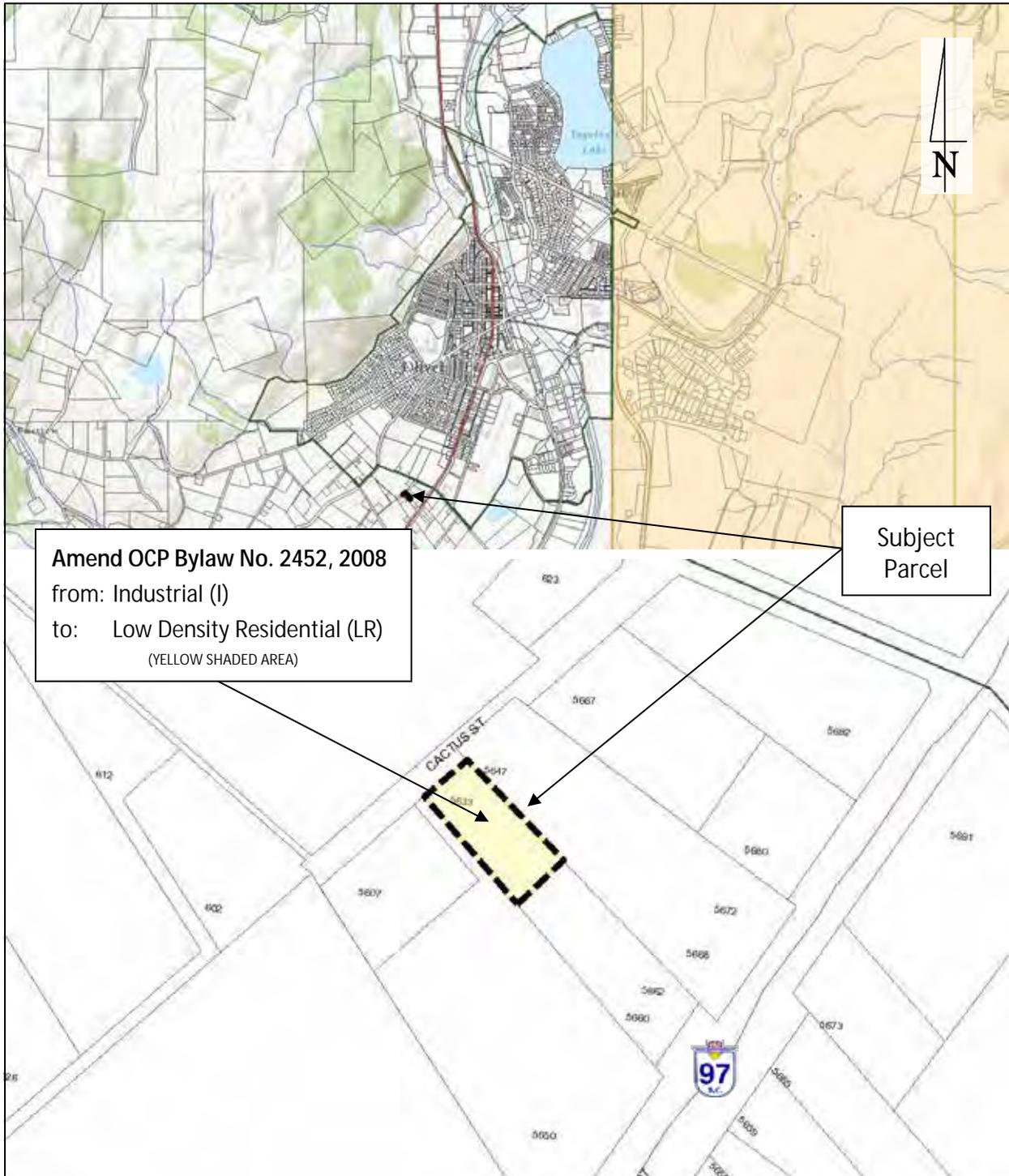
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'S-1'



Amendment Bylaw No. 2783, 2017

(X2017.129-ZONE)

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# Regional District of Okanagan-Similkameen

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

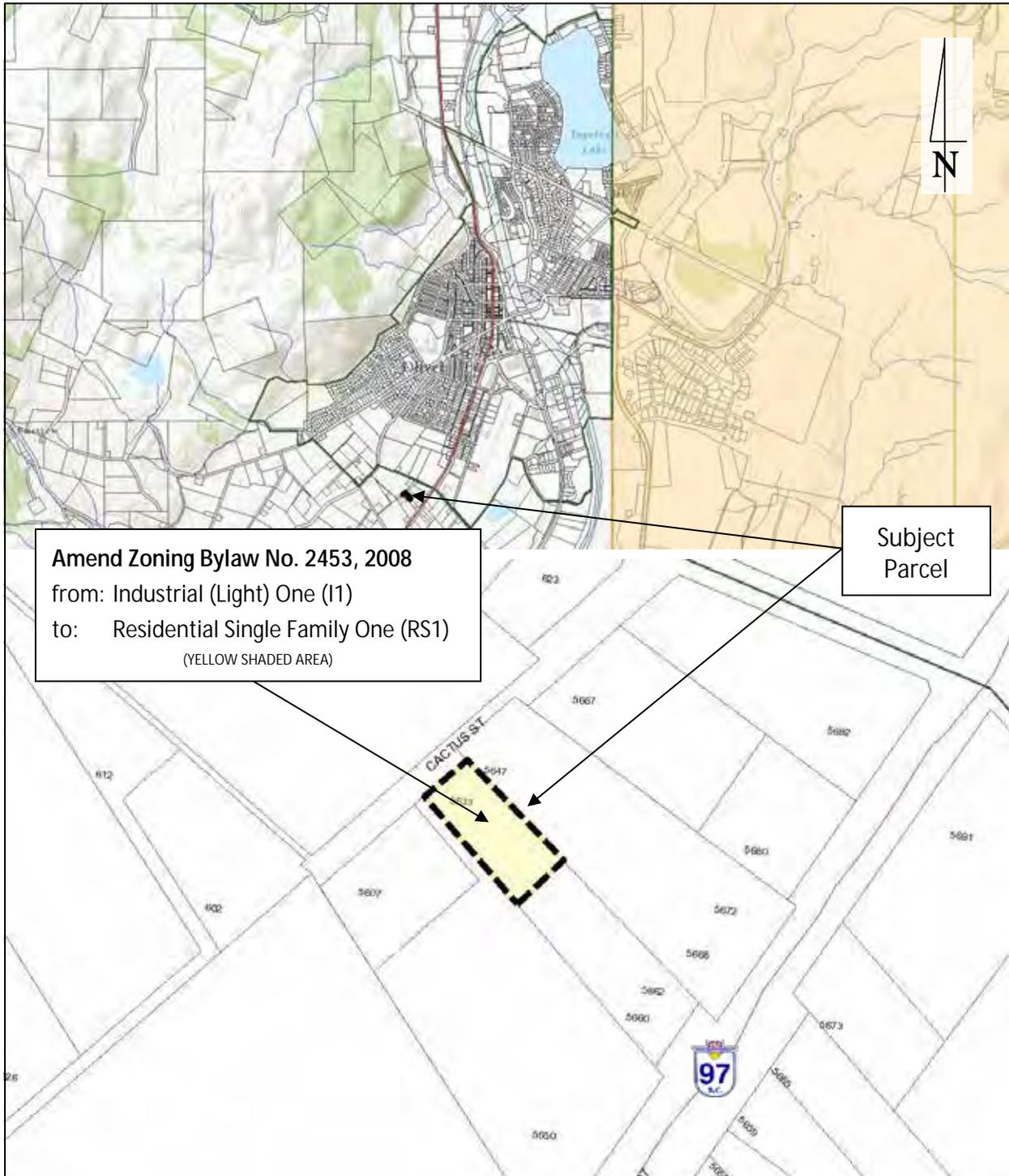
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2783, 2017

Project No: X2017.129-ZONE

Schedule 'S-2'



**Amend Zoning Bylaw No. 2453, 2008**  
from: Industrial (Light) One (I1)  
to: Residential Single Family One (RS1)  
(YELLOW SHADED AREA)

Subject Parcel

# OKANAGAN FALLS IRRIGATION DISTRICT

P.O. BOX 110  
OKANAGAN FALLS, B.C.  
V0H 1R0

December 21, 2017

Mr. Christopher Garrish, Planning Supervisor  
Regional District of Okanagan Similkameen  
101 Martin Street  
Penticton, BC  
V2A 5J9

**Via Email – [cgarrish@rdos.bc.ca](mailto:cgarrish@rdos.bc.ca)**

Dear Mr. Garrish:

**Re: Industrial Zone Update – 1704 Oliver Ranch Road, Okanagan Falls, BC**

Our office is in receipt of your letter dated December 5, 2017 regarding the proposed zoning changes.

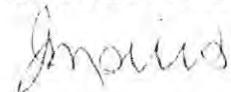
At the 1704 Oliver Ranch Road site the Okanagan Falls Irrigation District has a water well that serves the residents in the upper zone of the District.

The District is concerned with any changes in zoning that could impact the aquifer and with any permitted uses not listed.

Thank you for your consideration.

Sincerely,

OKANAGAN FALLS IRRIGATION DISTRICT



Judy Morris  
Manager





DEVELOPMENT APPROVALS  
PRELIMINARY BYLAW  
COMMUNICATION

Your File #: X2017.129-ZONE  
Industrial Review  
Zone

eDAS File #: 2018-01009

Date: February 27, 2018

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Text Amendment Bylaw for:  
Okanagan Electoral Area**

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

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

Yours truly,

Rob Bitte  
District Development Technician

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



P.O. Box 1199  
 34449 91<sup>st</sup> Street  
 Oliver, British Columbia V0H 1T0  
 Telephone (250) 498-6688  
 Fax Line (250) 498-3033

Regional District of Okanagan- Similkameen  
 101 Martin Street  
 Penticton, B.C. V2A 5J9

February 9, 2018

Dear Mr. Chris Garrish, Planning Supervisor

Re: Industrial Zoning Update  
 6886 Highway 97 (Lots 1, Plan KAP17547, D.L. 24505 S.D.Y.D., Portion lot 53)

In response to your letter of December 5, 2017, we do not have any objections to the rezoning of the above property. The changes that are outlined under Proposed General Industrial (1) zone with the permitted uses meet with our approval as long as the proposed changes do not change between now and when the bylaw is passed by the Board. If there are changes I assume I will be notified by your office. I look forward the further correspondence from your office keeping me updated.

\_\_\_\_\_  
 William (Bill) Ross, agent



**Lauri Feindell**

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**To:** Christopher Garrish  
**Subject:** RE: Proposed Zoning bylaw Amendment, 2453.34 (X2017.129-ZONE)

**From:** Karen Knelsen [<mailto:karenknelsen@gmail.com>]  
**Sent:** March 6, 2018 9:10 AM  
**To:** Christopher Garrish <[cgarrish@rdos.bc.ca](mailto:cgarrish@rdos.bc.ca)>  
**Subject:** RE: Proposed Zoning bylaw Amendment, 2453.34 (X2017.129-ZONE)

Hi Chris! Oh my goodness I'm so sorry for my tardiness in following up with you in this matter! I don't see any objection to the RS1 amendment for our property. Do you need me to print off another one of those forms and send it back to you?

Warmly,

Karen Sterling

Sent from [Mail](#) for Windows 10

# ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 15, 2018

**RE:** Official Community Plan & Zoning Bylaw Amendments – Electoral Areas “D-2” & “E”  
Small Holdings One (SH1) Zone Review

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## Administrative Recommendation:

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

**AND THAT** the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated March 15, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

**AND THAT**, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2797, 2018, in conjunction with its Financial and applicable Waste Management Plans;

**AND THAT** the holding of a public hearing be scheduled for the Regional District Board meeting of April 5, 2018;

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

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## Purpose:

Amendment Bylaw No. 2797 seeks to amend the Electoral Area “D-2” and “E” Official Community Plan and Zoning Bylaws in order to consolidate the Small Holdings One (SH1) Zone with the Large Holdings One (LH1) Zone. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

## Background:

At its meeting of October 16, 2008, the Board considered an [Administrative Report](#) proposing the creation of a single Electoral Area Zoning Bylaw and directed staff to investigate the preparation of such a bylaw. The 2017 Business Plan includes a direction to ensure “all existing bylaws and policies are kept in a current and useful form ...”

In anticipation of bringing forward a draft zoning bylaw for consideration by the Board, a series of draft amendments (by zone category) will be presented over the coming months intended to update various zones and facilitate their eventual consolidation in a new bylaw.

At its meeting of January 18, 2018, the Planning and Development (P&D) Committee of the Board resolved that staff be directed to initiate the Small Holdings One (SH1) Zone Review Amendment Bylaw No. 2797, 2018.

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**Referrals:**

Approval from the Ministry of Transportation and Infrastructure (MoTI) will be required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway.

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 53 & 67 have been made aware of the proposed amendment bylaw.

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

**Public Process:**

On January 18, 2018, the Regional District sent letters to all registered property owners with land zoned SH1 advising of the proposed changes to the land use bylaws and seeking feedback. Approximately six (6) feedback forms were returned and are included as a separate item on the Board Agenda.

Administration recommends that the written notification of affected property owners as well as formal referral to the agencies listed at Attachment No.1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, this process is seen to be sufficient early and does not need to have further ongoing consultation.

Agency comments have been received from the Ministry of Transportation and Infrastructure (MoTI), Interior Health Authority (IHA) and the Ministry of Forests, Lands and Natural Resource Operations (Ecosystem Section) and these are included as a separate item on the Board Agenda.

**Analysis:**

In light of the substantial similarities that exist between the SH1 and LH1 Zones in Electoral Area "D-2" & "E" zoning bylaws, Administration considers there to be merit in consolidating these into the LH1 Zone found in the respective Electoral Area zoning bylaw.

To facilitate this consolidation in Electoral Area "E", Administration is also proposing to re-draft the objectives and policies of the Rural Holdings section of the OCP Bylaw.

Due to the specific policy statements that exist within the Electoral Area "D-2" OCP Bylaw regarding maximum density in the Upper Carmi area (i.e. one dwelling unit per parcel), Administration is further proposing to apply a site specific provision in order to maintain this regulation (i.e. by excluding accessory dwellings as a permitted accessory use).

Similarly, it is also being proposed to maintain the current range of permitted uses in the Upper Carmi area through this site specific provision so that uses normally associated with the LH1 Zone (i.e. "kennels") are not permitted.

As a result of the feedback received from residents of Upper Carmi, it is also being proposed that the site specific provision remove the 75% parcel coverage allowance for greenhouses.

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The amendment bylaw is also proposing to amend the zoning on a number of properties that are approximately 1.0 ha in area from SH1 to Small Holdings Three (SH3). The full listing of affected properties and the proposed replacement zones and OCP designations can be found in the amendment bylaws attached with this report.

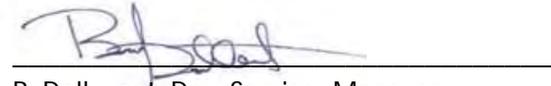
**Alternatives:**

THAT the Board of Directors deny first reading of Amendment Bylaw No. 2797, 2018.

**Respectfully submitted:**

  
C. Garrish, Planning Supervisor

**Endorsed by:**

  
B. Dollevoet, 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**, regarding Amendment Bylaw No. 2797:

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

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2797, 2018**

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**A Bylaw to amend the Electoral Areas "D-2" & "E"  
Regional District of Okanagan-Similkameen Official Community Plan Bylaws & Zoning Bylaws**

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

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Small Holdings One (SH1) Zone Review Amendment Bylaw No. 2797, 2018."

**Electoral Area "D-2"**

2. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing the land use designation on:
  - i) the land shown shaded yellow on Schedule 'A-1', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).
  - ii) the land described as Lot B, Plan KAP72393, District Lot 2710, SDYD (2027 Carmi Road), shown shaded yellow on Schedule 'B-1', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).
  - iii) an approximately 7.5 hectare part of the land described as Lot B, Plan KAP44059, District Lot 292, SDYD (2170 Highway 97), shown shaded yellow on Schedule 'C-1', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).
3. The "Regional District Okanagan-Similkameen, Electoral Area "D-2" Zoning Bylaw No. 2455, 2008" is amended by:
  - i) removing the reference to "Small Holdings One Zone SH1" under Section 5.1 (Zoning Districts).

- ii) replacing the fifth line in the second column of Table 7.9 (Screening and Landscaping Requirements) under Section 7.0 (General Regulations) in its entirety with the following:
  - Across a highway from any zone except RA, AG1, AG3, LH1, LH2, I2 or I4.
- iii) replacing the sixth line in the second column of Table 7.9 (Screening and Landscaping Requirements) under Section 7.0 (General Regulations) in its entirety with the following:
  - Abuts any zone except RA, AG1, AG3, LH1, LH2, I2 or I4.
- iv) replacing Section 10.5 (Small Holdings One (SH1) Zone) under Section 10.0 (Rural Zones) in its entirety with the following:
  - 10.5     *deleted.***
- v) adding a new Section 17.4.2 under Section 17.4 (Site Specific Large Holdings One (LH1s) Provisions) to read as follows:
  - .2 in the case of land described as Lot B, Plan KAP72393, District Lot 2710, SDYD, and shown shaded yellow on Figure 17.4.2:
    - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 10.4.1:
      - i) kennel, which is defined as meaning the care of no more than fifteen (15) dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment.
    - b) despite Section 10.4.6, the minimum setback for buildings, structures and areas utilized in association with a kennel from all parcel lines shall be 30.0 metres.
    - c) the gross floor area of a building or structure used in association with a kennel shall not exceed 90 m<sup>2</sup>.

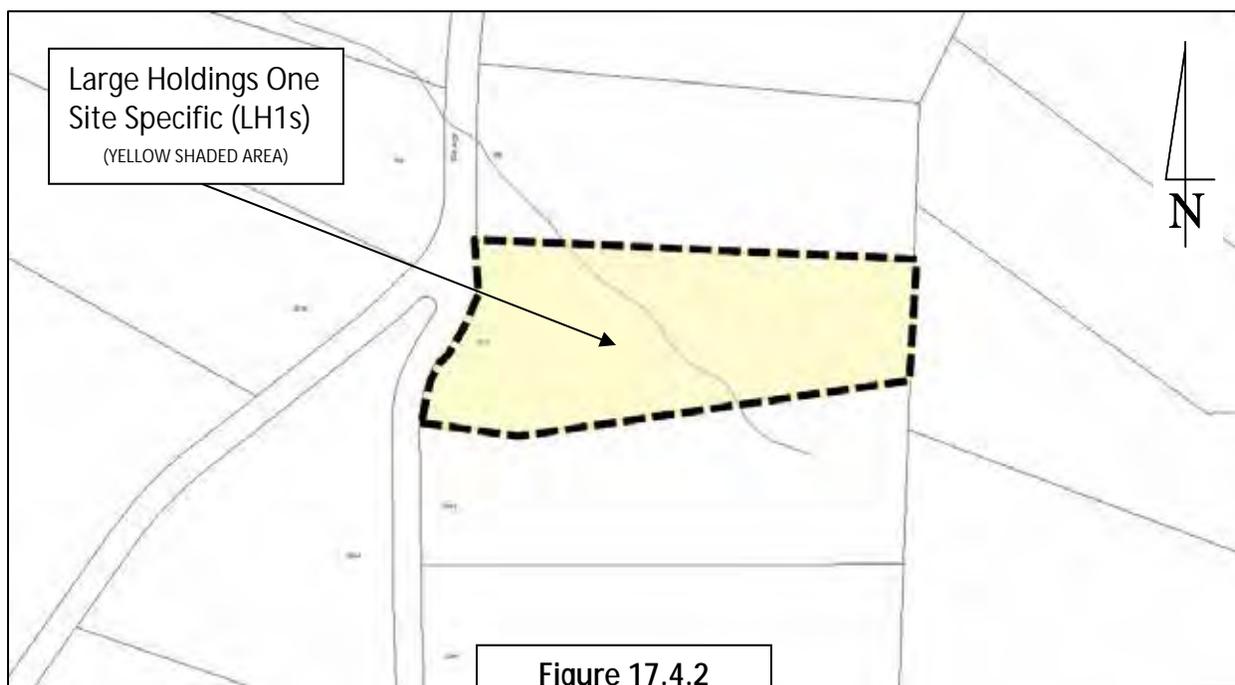


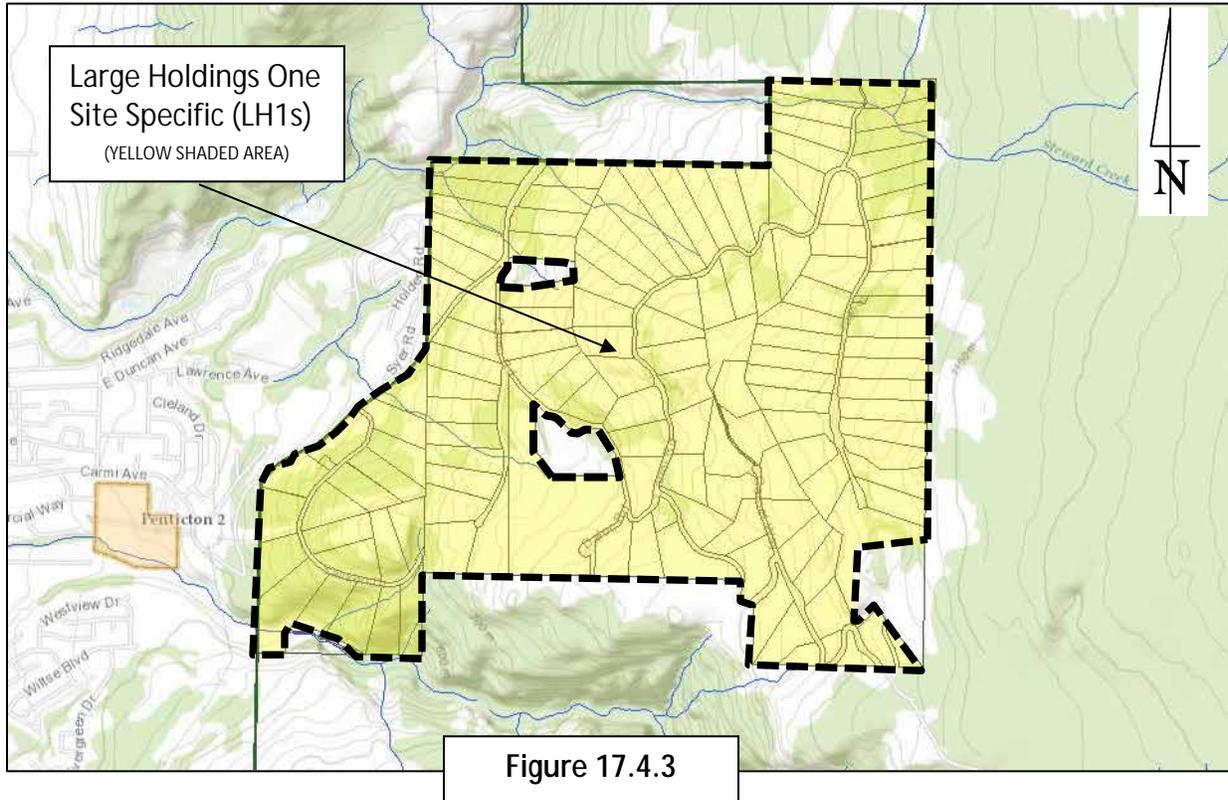
Figure 17.4.2

vi) adding a new Section 17.4.3 under Section 17.4 (Site Specific Large Holdings One (LH1s) Provisions) to read as follows:

.3 in the case of land shown shaded yellow on Figure 17.4.3:

- a) the following principal uses and no others shall be permitted on the land:
  - i) agriculture, subject to Section 7.23;
  - ii) charitable, fraternal or philanthropic institution;
  - iii) forestry;
  - iv) single detached dwelling or mobile home;
  - v) veterinary establishment;
- b) the following accessory uses and no others shall be permitted on the land:
  - i) bed and breakfast operation, subject to Section 7.19;
  - ii) home industries, subject to Section 7.18;
  - iii) home occupations, subject to Section 7.17;
  - iv) secondary suite, subject to Section 7.12;
  - v) retail sales of farm and off-farm products, subject to Section 7.24;
  - vi) accessory buildings and structures, subject to Section 7.13.
- c) despite Section 10.4.5, the maximum number of dwellings permitted per parcel shall be as follows:
  - i) one (1) principal dwelling; and

- ii) one (1) secondary suite.
- d) despite Section 10.4.8, the maximum parcel coverage for greenhouse uses shall be 10%.



- vii) replacing Section 17.5 (Site Specific Small Holdings One (SH1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

**17.5** *deleted.*

4. The Official Zoning Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on:
  - i) the land shown shaded yellow on Schedule 'A-2', which forms part of this Bylaw, from Small Holdings One (SH1) to Large Holdings One Site Specific (LH1s).
  - ii) the land described as Lot B, Plan KAP72393, District Lot 2710, SDYD (2027 Carmi Road), shown shaded yellow on Schedule 'B-2', which forms part of this Bylaw, from Small Holdings One Site Specific (SH1s) to Large Holdings One Site Specific (LH1s).
  - iii) an approximately 7.5 hectare part of the land described as Lot B, Plan KAP44059, District Lot 292, SDYD (2170 Highway 97), shown shaded yellow on Schedule 'C-2', which forms part of this Bylaw, from Small Holdings One (SH1) to Large Holdings One (LH1).

Electoral Area "E"

5. The "Regional District Okanagan-Similkameen, Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008" is amended by:
- i) replacing Section 10.0 (Rural Zones) in its entirety with the following:

## **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 4.0 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 generally 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 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 Protects and conserves agriculturally productive land, and environmentally sensitive areas within designated Small Holdings and Large Holdings areas.
- .6 Should work collaboratively with the Subdivision Approving Authority to ensure that rural developments and subdivisions allow for public access to Crown land.
- .7 Encourages voluntary environmental stewardship on private lands within Small and Large Holdings areas.

- .8 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .9 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighborhood residential needs and other land use needs can be addressed.
- .10 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit for rezoning. 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 for use as a vacation rental complies with the BC Building Code; and
  - e) Benefits that such accommodation may provide to the community.

#### **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 agriculture, ranching, grazing, keeping of livestock, veterinary establishments, kennels, 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 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

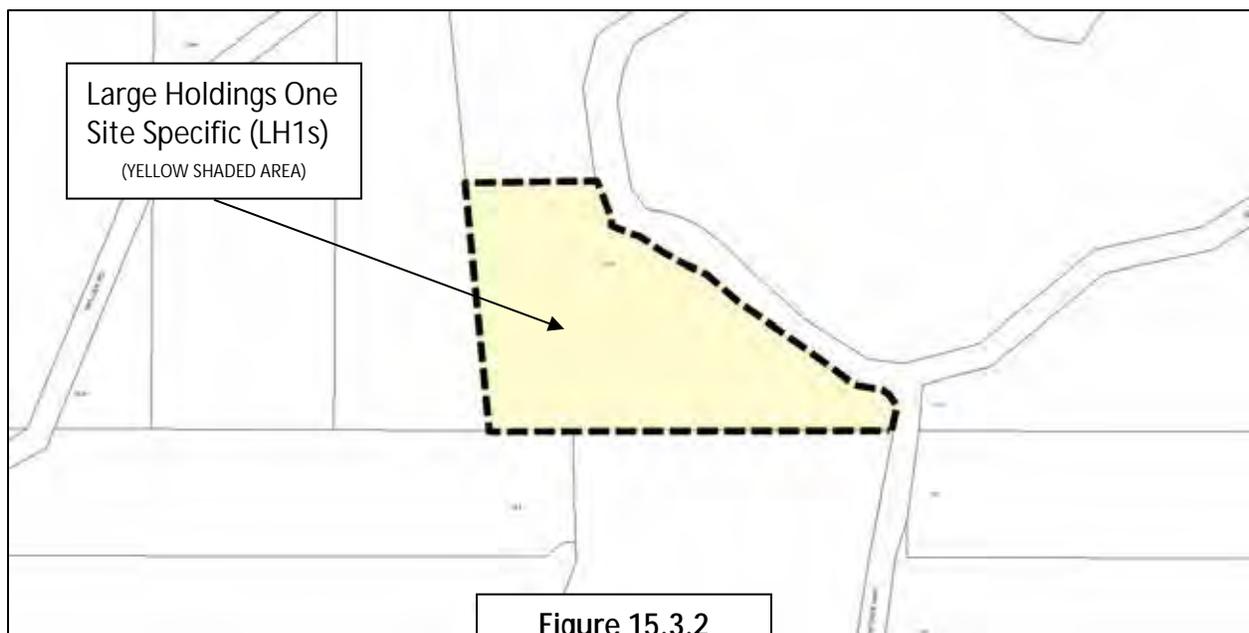
residential, hobby farming, limited agriculture and others uses that fit within the rural character of the surrounding area.

- .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.

6. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, is amended by changing the land use designation on:
  - i) an approximately 2.1 hectare part of the land described as Lot 1, Plan KAP15856, District Lot 2551, SDYD, Except Plan 35480 (1225 Spiller Road), and shown shaded yellow on Schedule 'D-1', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH);
  - ii) the land described as Lots 1-3, Plan KAS2440, District Lot 3314, SDYD (4052, 4074 & 4086 Hook Place), and shown shaded yellow on Schedule 'G-1', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH); and
  - iii) the land described as Lot 1, Plan KAP61111, SDYD, District Lot 156 3314 (4290 North Naramata Road); Lot A, Plan KAP61979, SDYD, District Lot 156 3314 (4230 North Naramata Road) and an approximately 2,460 m<sup>2</sup> area of Plan KAP497A, District Lot 156, SDYD, Parcel A, Portion OF LOT B PL 706, Except Plan KAP57361 KAP62873, and shown shaded yellow on Schedule 'H-1', which forms part of this Bylaw, from Agriculture (AG) to Small Holdings (SH).
7. The "Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:
  - i) removing the reference to "Small Holdings One Zone SH1" under Section 5.1 (Zoning Districts).
  - ii) replacing Section 10.4 (Small Holdings One (SH1) Zone) under Section 10.0 (Rural Zones) in its entirety with the following:

**10.4        *deleted.***
  - iii) adding a new Section 15.3.2 under Section 15.3 (Site Specific Large Holdings One (LH1s) Provisions) to read as follows:
    - .2 In the case of land described as Lot 2, Plan KAP86176, District Lot 2551, SDYD (1278 Spiller Road), and shown hatched on Figure 15.3.2:
      - i) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 10.3.1:
        - a) vacation rental, subject to the following regulations:

- .1 no more than three (3) dwelling units may be used for the purposes of a vacation rental;
- .2 the maximum floor area of a dwelling unit used for a vacation rental shall not exceed 112.0 m<sup>2</sup>;
- .3 the units are fully contained within one building which includes the principal dwelling unit on the parcel;
- .4 no more than six (6) patrons shall be accommodated within each dwelling unit used for a vacation rental use;
- .5 cooking facilities may be provided for within the dwelling unit used for a vacation rental use;
- .6 no patron shall stay within the same each dwelling unit used for a vacation rental use for more than thirty (30) days in a calendar year; and
- .7 only the permanent residents or permanent occupants of the principal dwelling unit may carry on the vacation rental on the site.



- iv) replacing Section 15.4 (Site Specific Small Holdings One (SH1s) Provisions) under Section 15.0 (Site Specific Designations) in its entirety with the following:

**15.4** *deleted.*

8. The Official Zoning Map, being Schedule '2' of the Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on:
  - i) an approximately 2.1 hectare part of the land described as Lot 1, Plan KAP15856, District Lot 2551, SDYD, Except Plan 35480 (1225 Spiller Road), and shown shaded

yellow on Schedule 'D-2', which forms part of this Bylaw, from Small Holdings One Site Specific (SH1s) to Small Holdings Three (SH3).

- ii) the land described as Lot 2, Plan KAP86176, District Lot 2551, SDYD (1278 Spiller Road), and shown shaded yellow on Schedule 'E-1', which forms part of this Bylaw, from Small Holdings One Site Specific (SH1s) to Large Holdings One Site Specific (LH1s).
- iii) the land shown shaded yellow on Schedule 'F-1', which forms part of this Bylaw, from Small Holdings One (SH1) to Large Holdings One (LH1).
- iv) the land described as Lots 1-3, Plan KAS2440, District Lot 3314, SDYD (4052, 4074 & 4086 Hook Place), and shown shaded yellow on Schedule 'G-2', which forms part of this Bylaw, from Small Holdings One (SH1) to Small Holdings Three (SH3).
- v) the land described as Lot 1, Plan KAP61111, SDYD, District Lot 156 3314 (4290 North Naramata Road); Lot A, Plan KAP61979, SDYD, District Lot 156 3314 (4230 North Naramata Road) and an approximately 2,460 m<sup>2</sup> area of Plan KAP497A, District Lot 156, SDYD, Parcel A, Portion OF LOT B PL 706, Except Plan KAP57361 KAP62873, and shown shaded yellow on Schedule 'H-2', which forms part of this Bylaw, from Agriculture One (AG1) to Small Holdings Three (SH3).
- vi) the land described as Plan KAP4945B, Block A, District Lot 3314, SDYD (4460 North Naramata Road); Lots 4-5, Plan KAS2440, District Lot 156, 3314, SDYD (4036 & 4040 Hook Place) and an approximately 0.65 hectare part of Plan KAP497A, District Lot 156, SDYD, Parcel A, Portion of Lot B, Plan 706, Except Plan KAP57361 KAP62873, and shown shaded yellow on Schedule 'I-1', which forms part of this Bylaw, from Small Holdings One (SH1) to Large Holdings One (LH1).
- vii) an approximately 0.97 hectare part of the land described as Lot 2, Plan KAP27775, District Lot 211, SDYD, Except Plan 28750 (4765 Mill Road), and shown shaded yellow on Schedule 'J-1', which forms part of this Bylaw, from Small Holdings One (SH1) to Small Holdings Three (SH3).

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

PUBLIC HEARING HELD this \_\_\_\_ day of \_\_\_\_\_, 2018.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2018.

I hereby certify the foregoing to be a true and correct copy of the " Regional District of Okanagan-Similkameen Small Holdings Update Amendment Bylaw No. 2797, 2018" as read a Third time by the Regional Board on this \_\_\_\_ day of \_\_\_\_, 2018.

Dated at Penticton, BC this \_\_ day of \_\_\_\_, 2018.

\_\_\_\_\_  
Corporate Officer

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

\_\_\_\_\_  
For the Minister of Transportation & Infrastructure

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Chief Administrative Officer

# Regional District of Okanagan-Similkameen

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

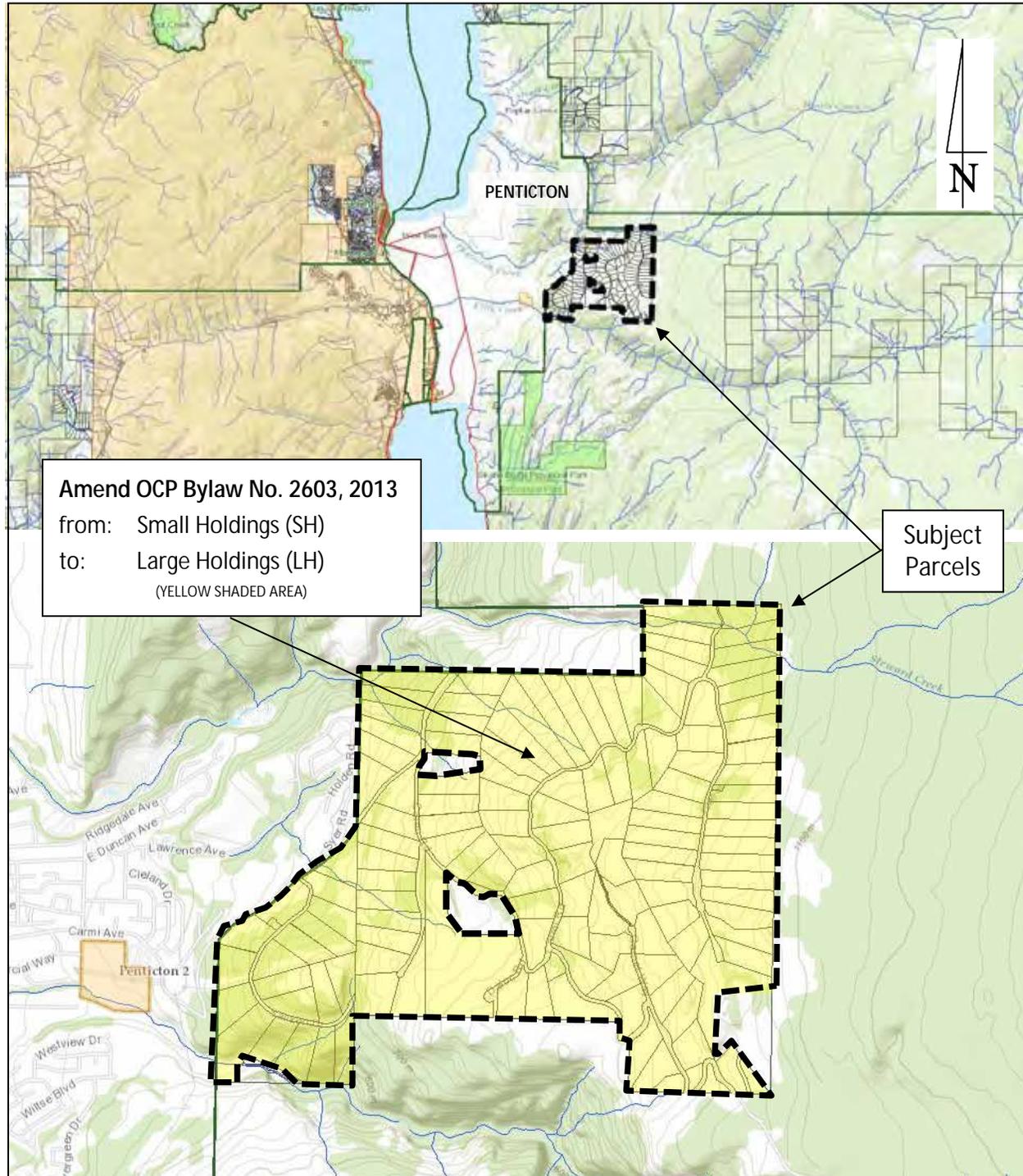
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'A-1'



# Regional District of Okanagan-Similkameen

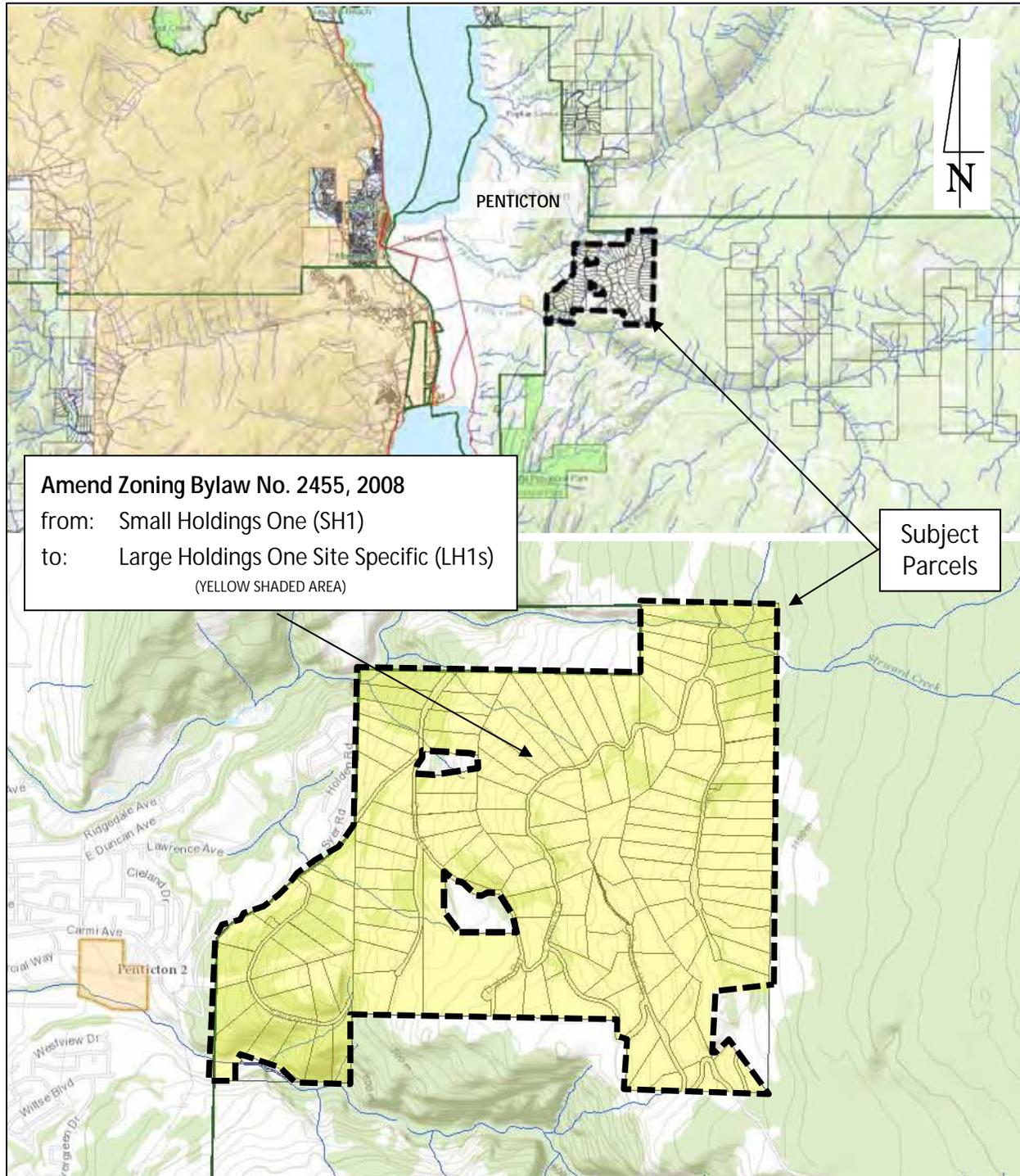
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Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'A-2'



# Regional District of Okanagan-Similkameen

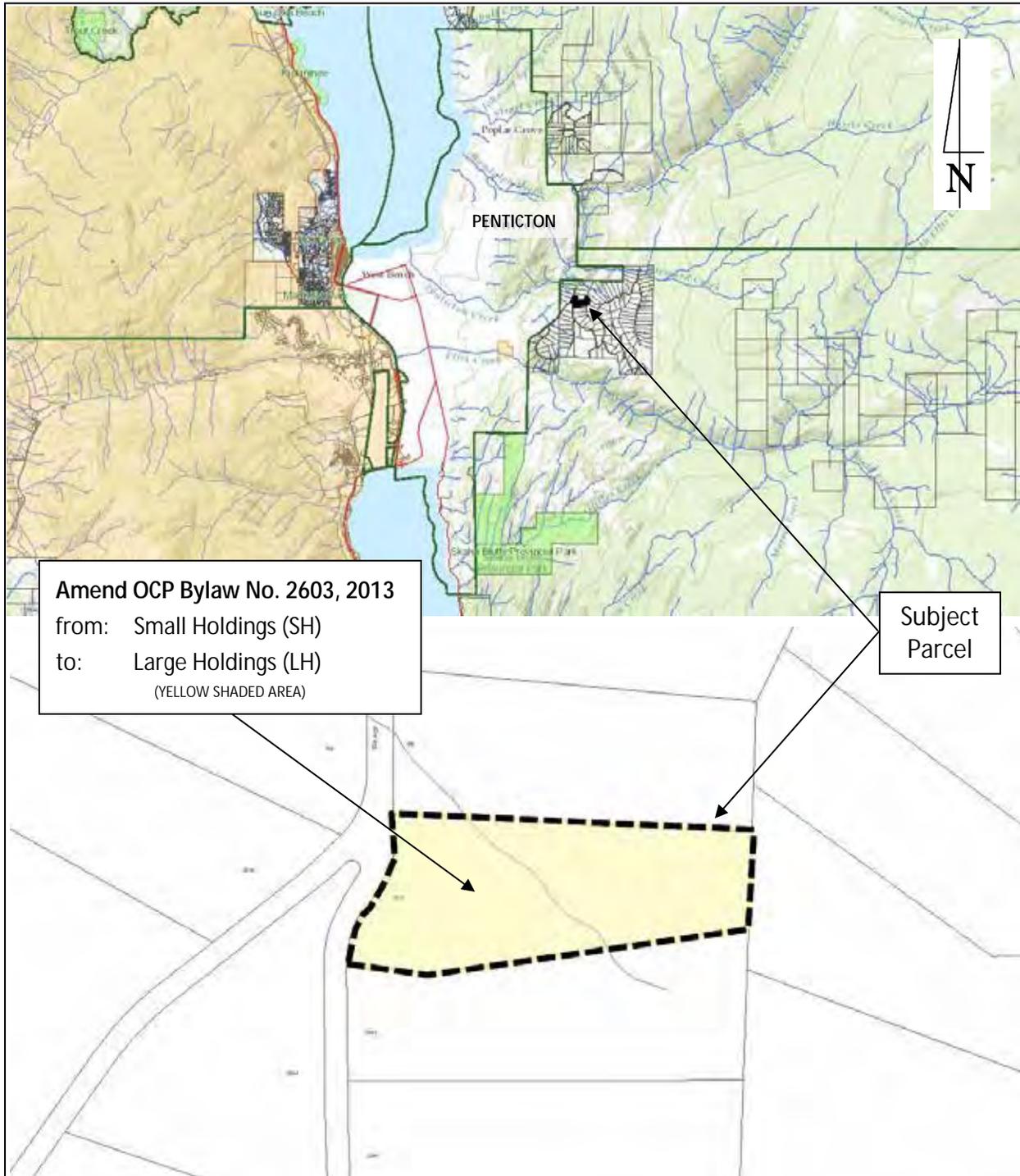
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'B-1'



# Regional District of Okanagan-Similkameen

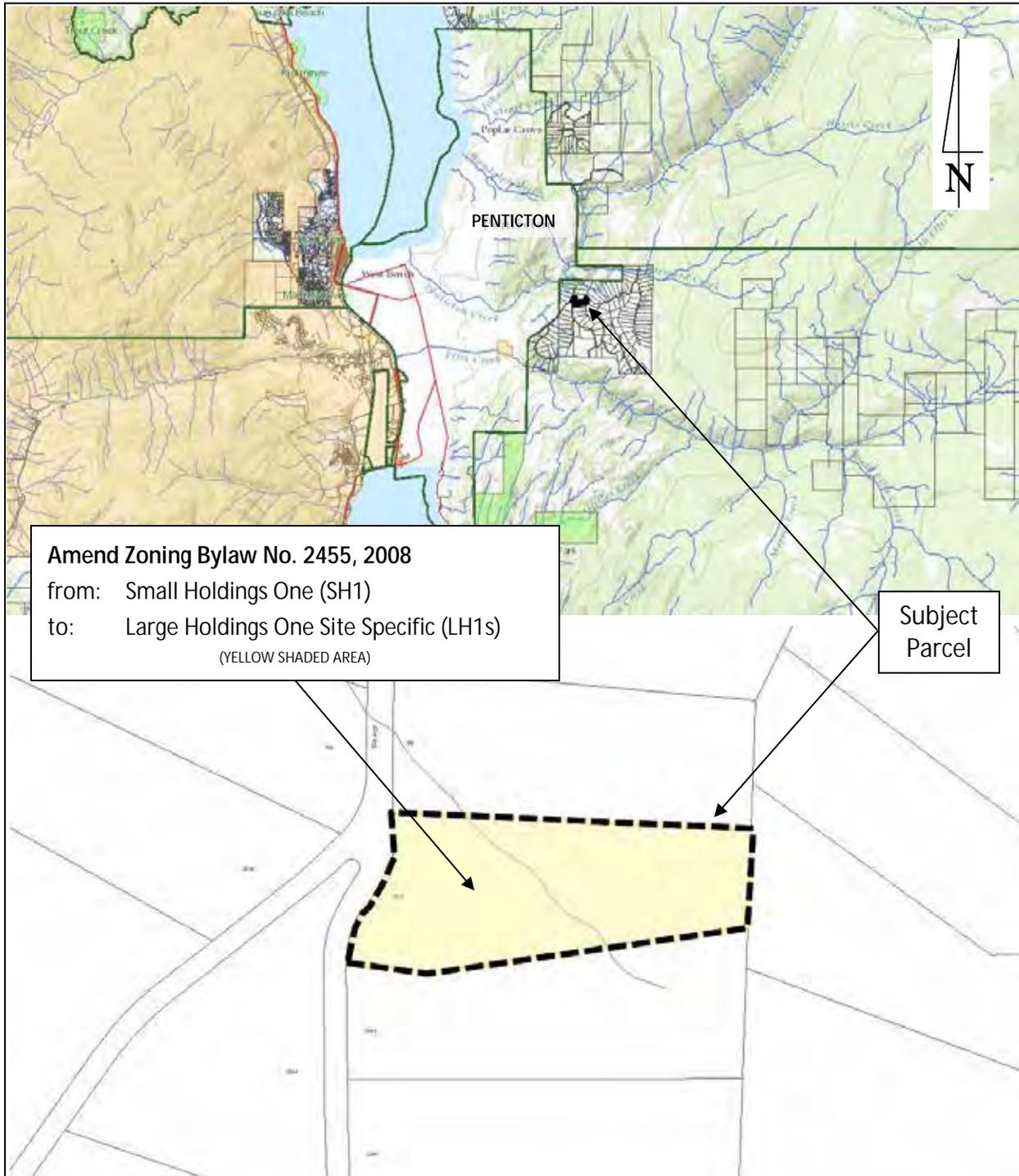
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Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'B-2'



# Regional District of Okanagan-Similkameen

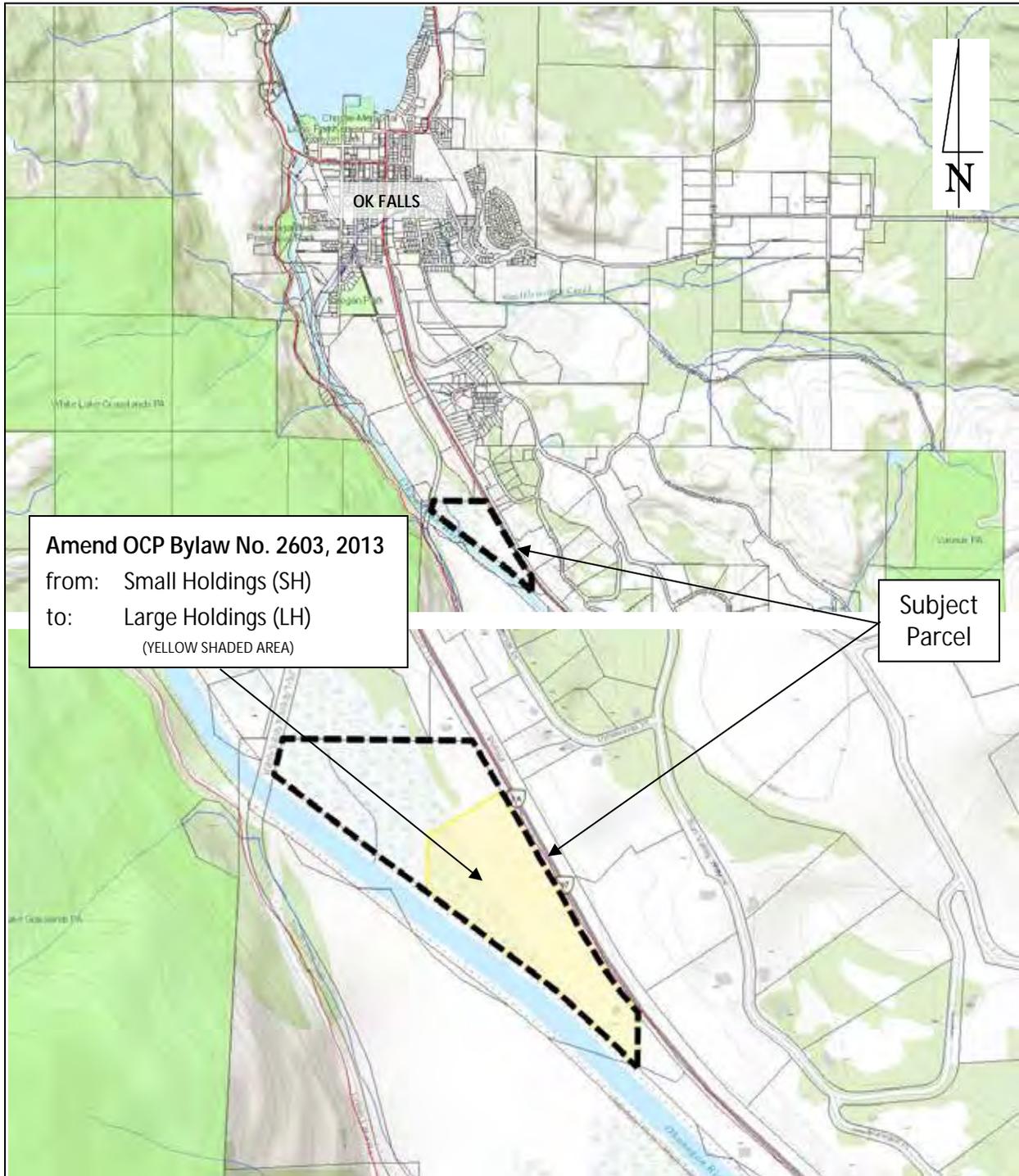
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'C-1'



# Regional District of Okanagan-Similkameen

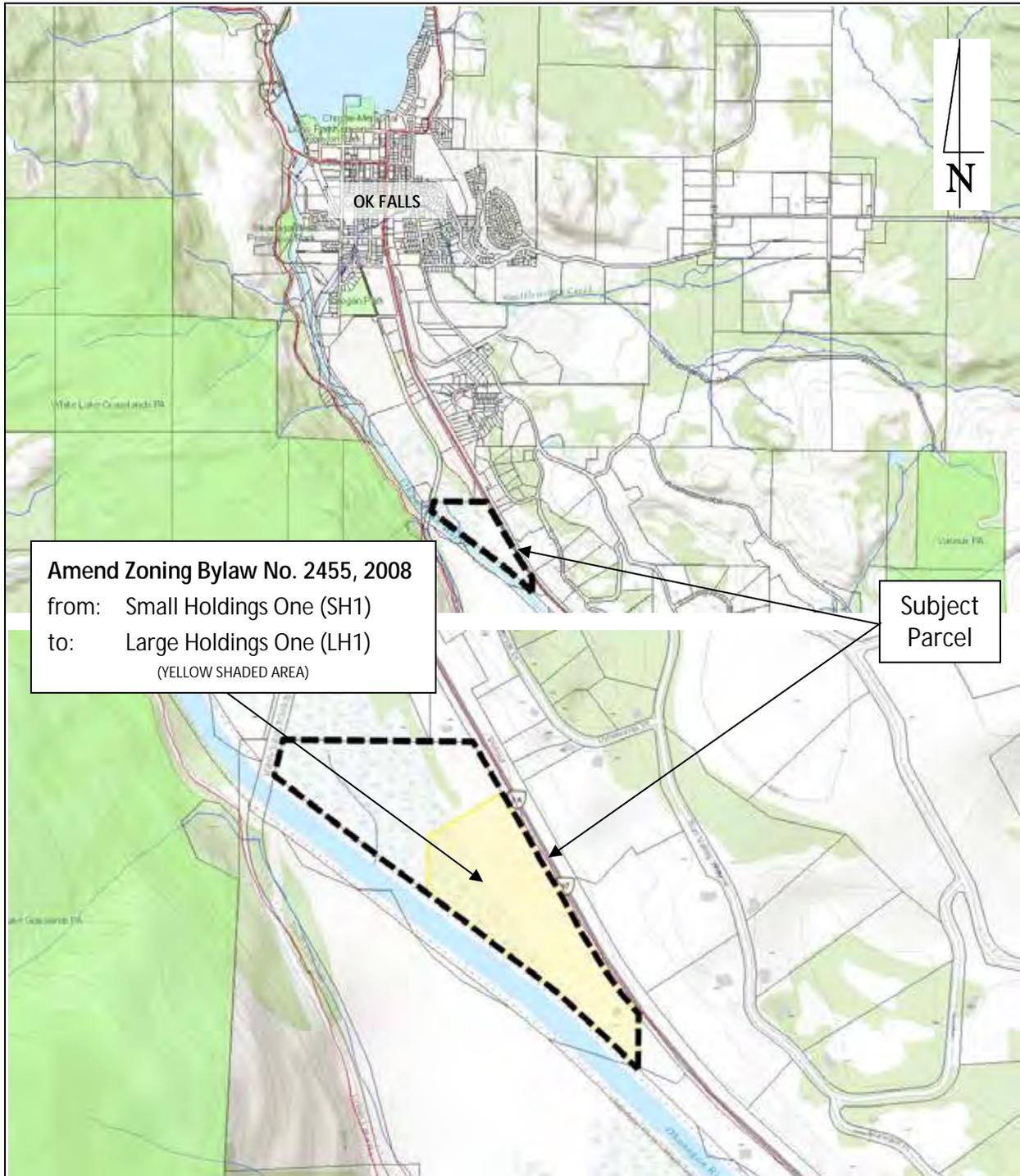
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'C-2'



# Regional District of Okanagan-Similkameen

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

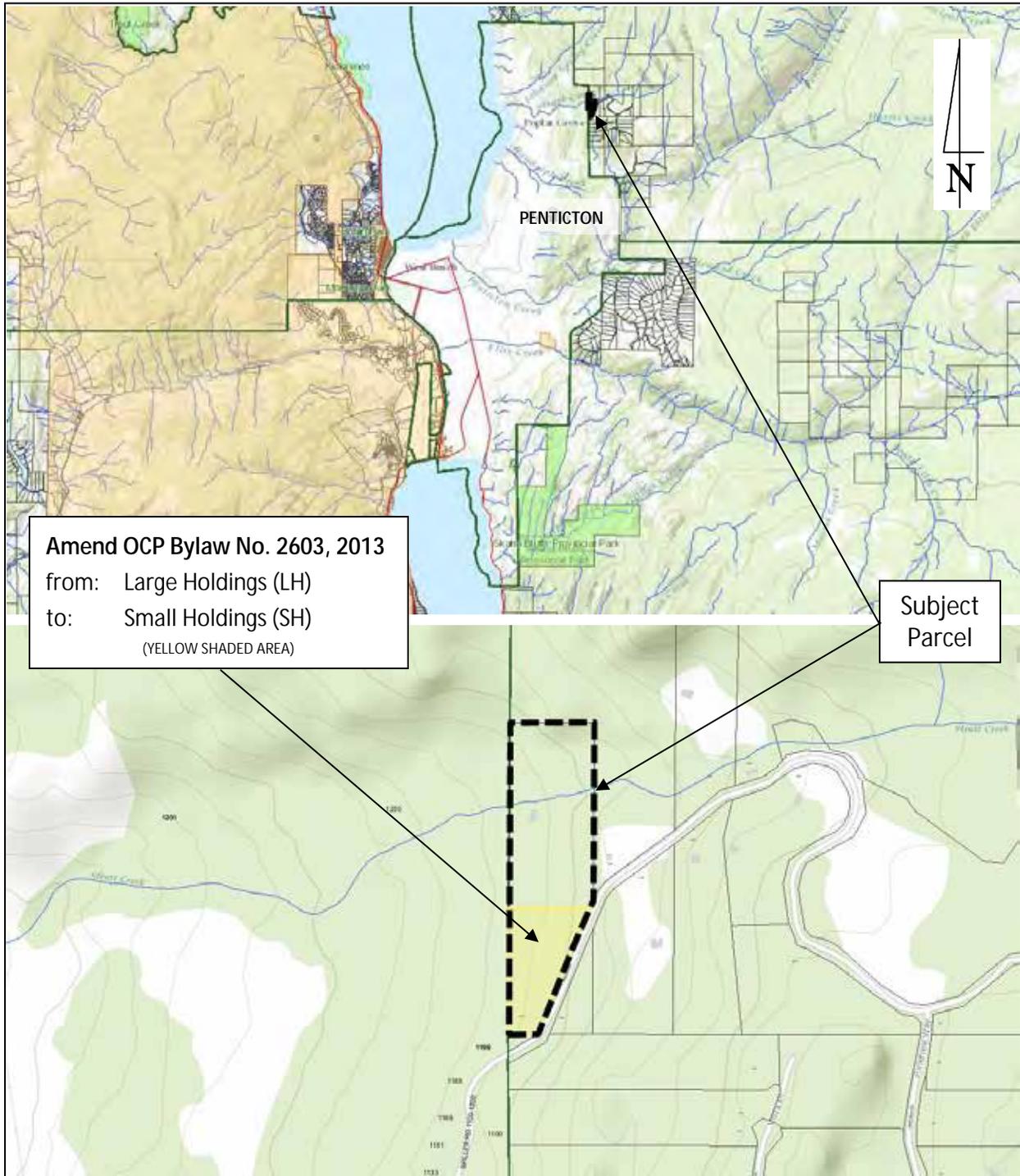
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'D-1'



# Regional District of Okanagan-Similkameen

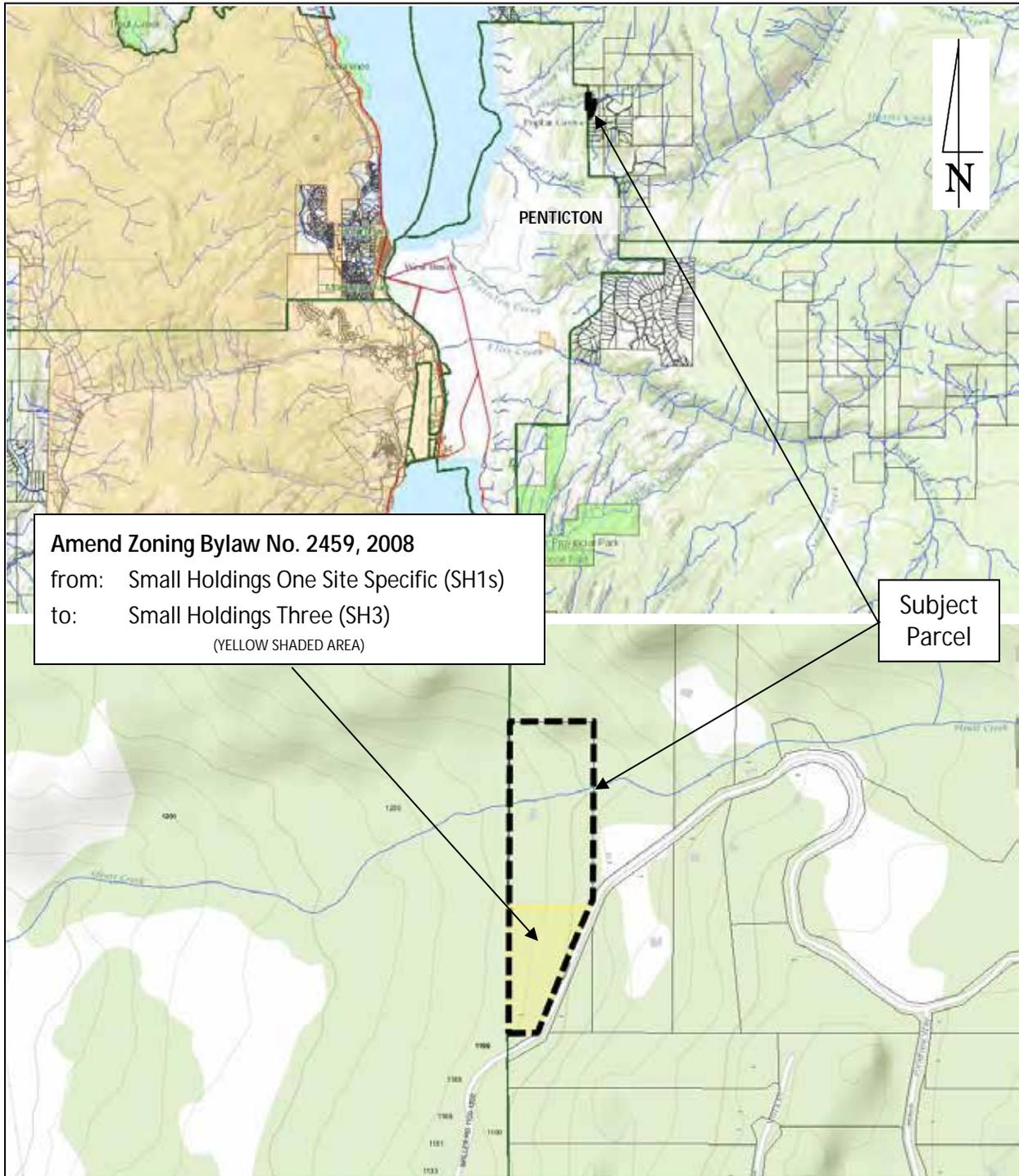
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'D-21'



# Regional District of Okanagan-Similkameen

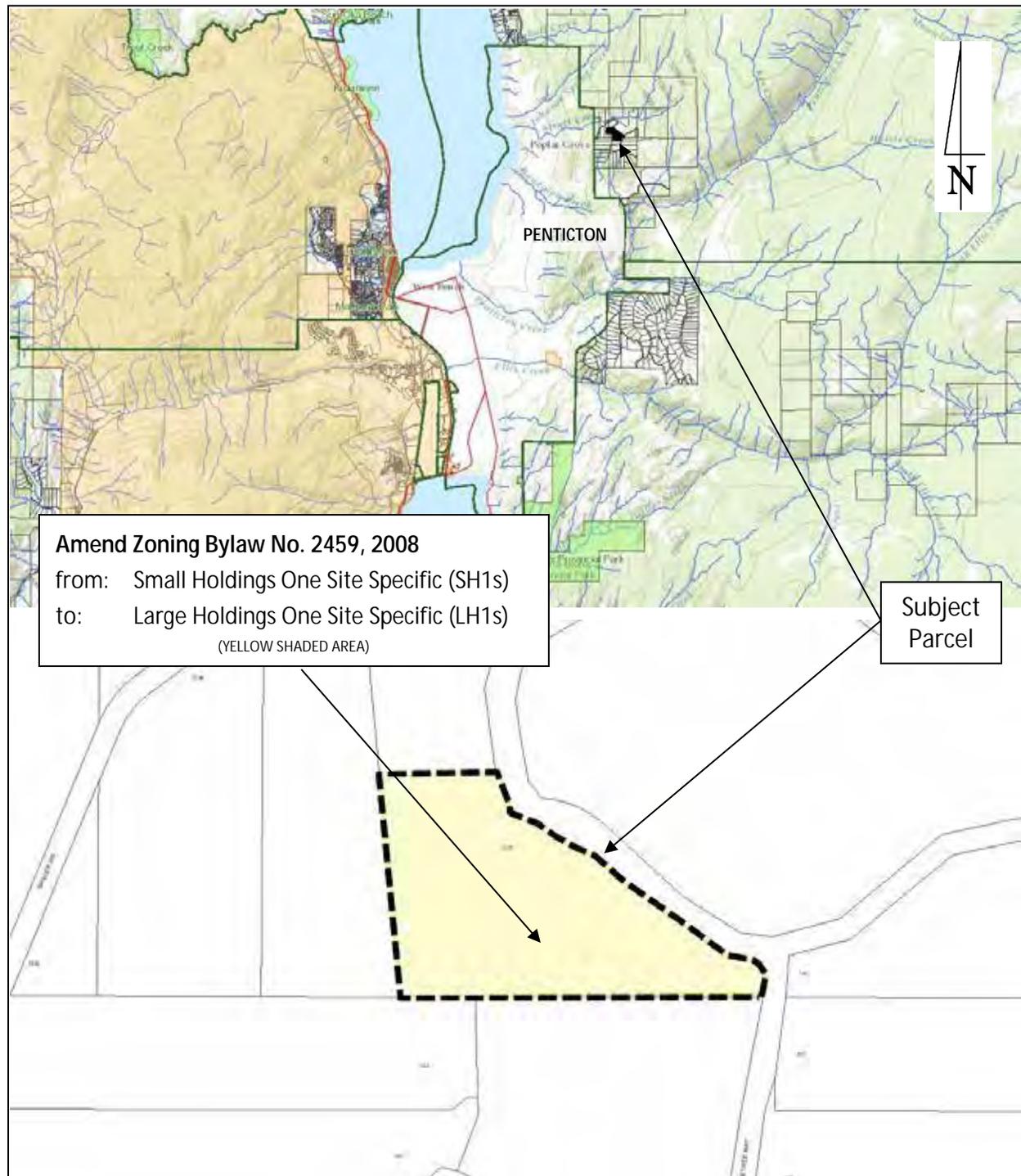
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-1'



# Regional District of Okanagan-Similkameen

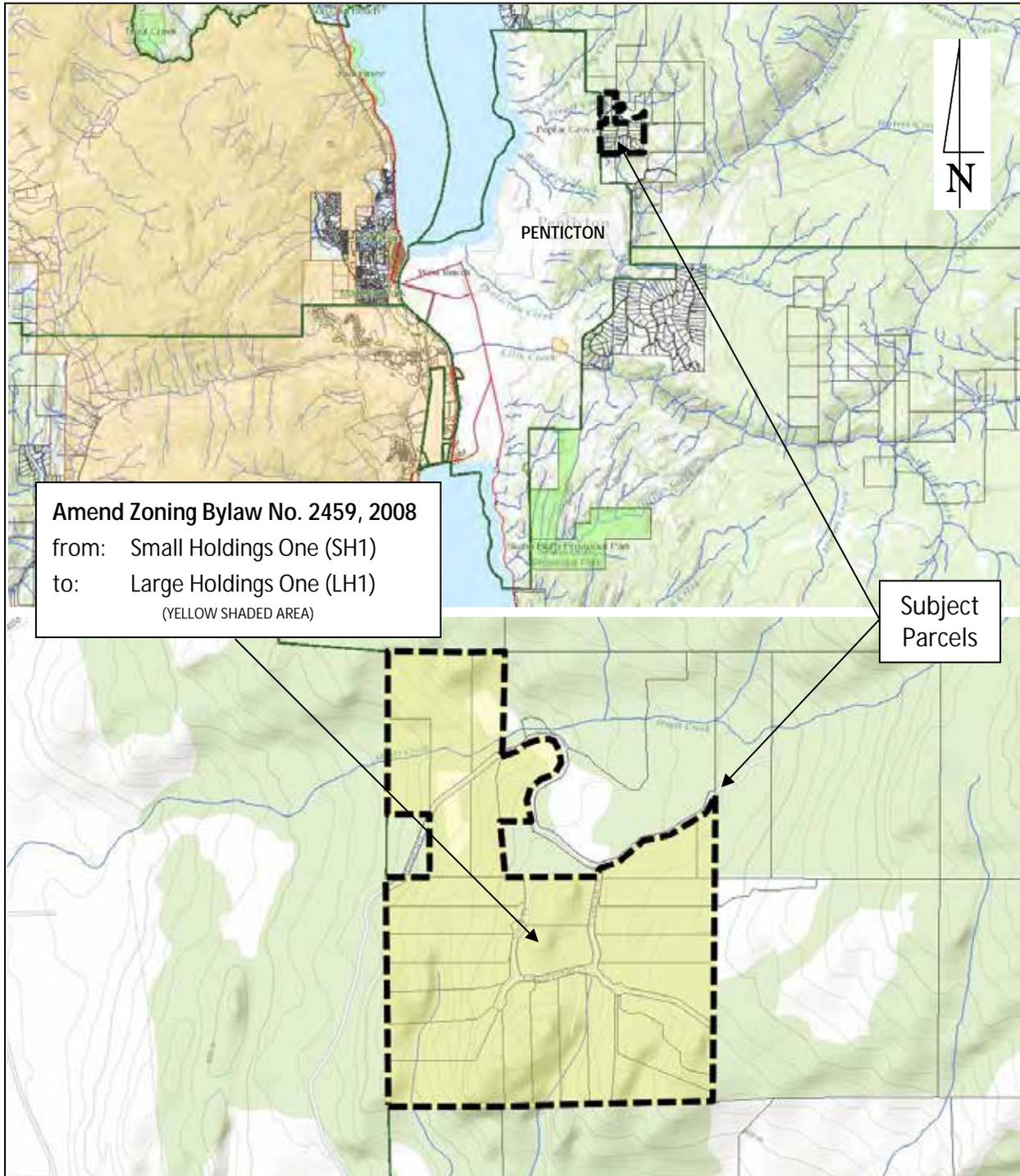
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'F-1'



# Regional District of Okanagan-Similkameen

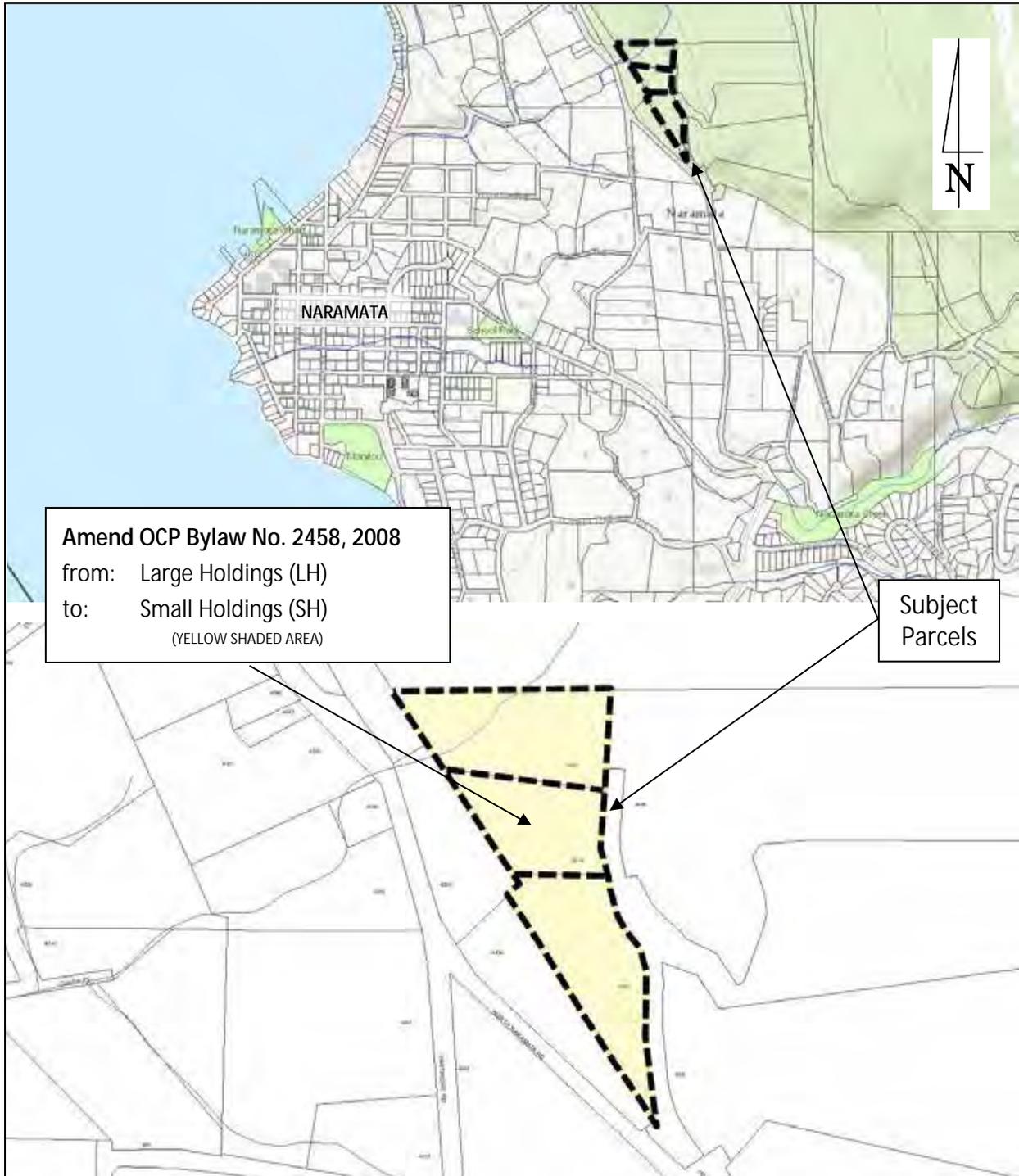
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'G-1'



# Regional District of Okanagan-Similkameen

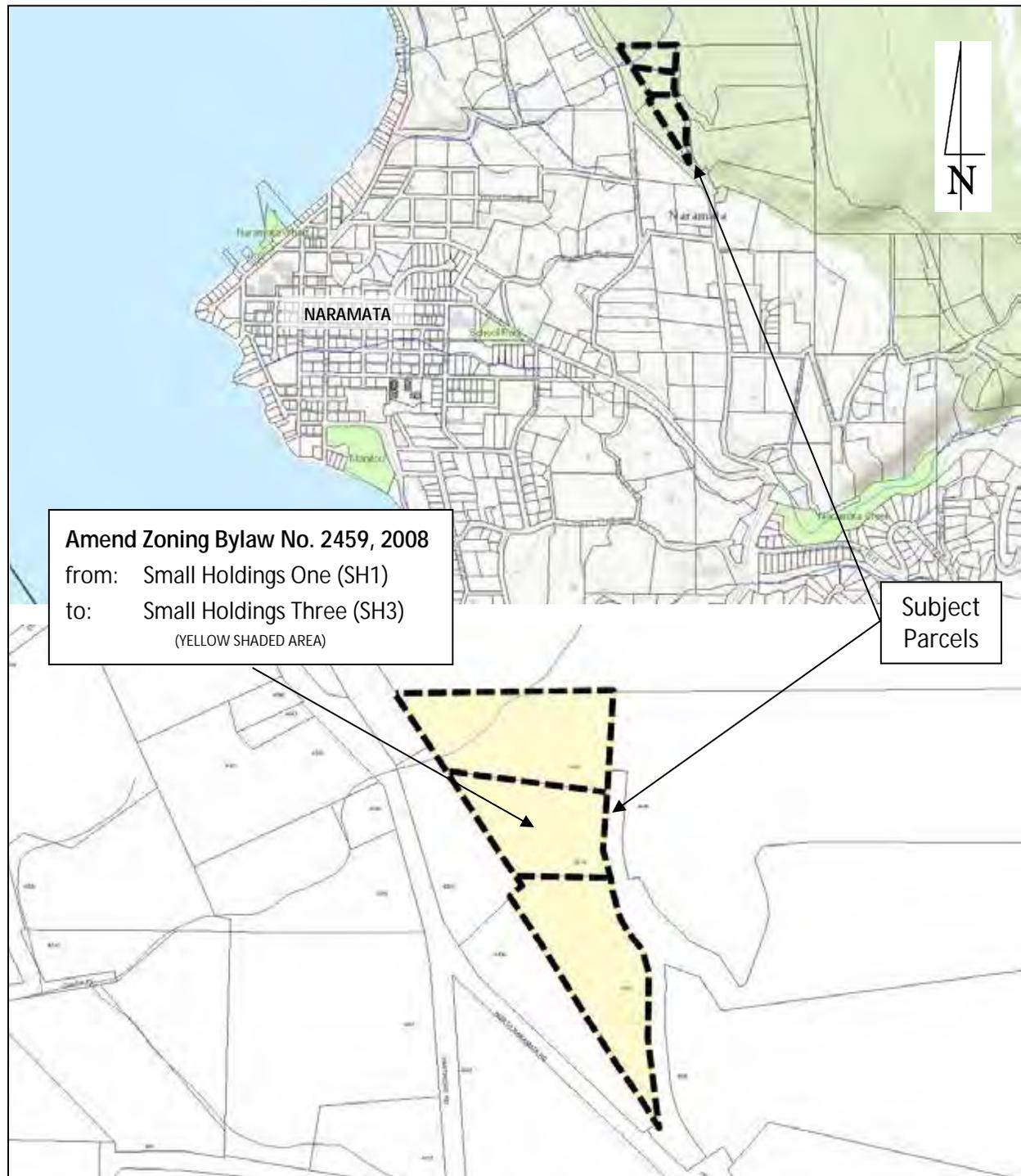
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'G-2'



# Regional District of Okanagan-Similkameen

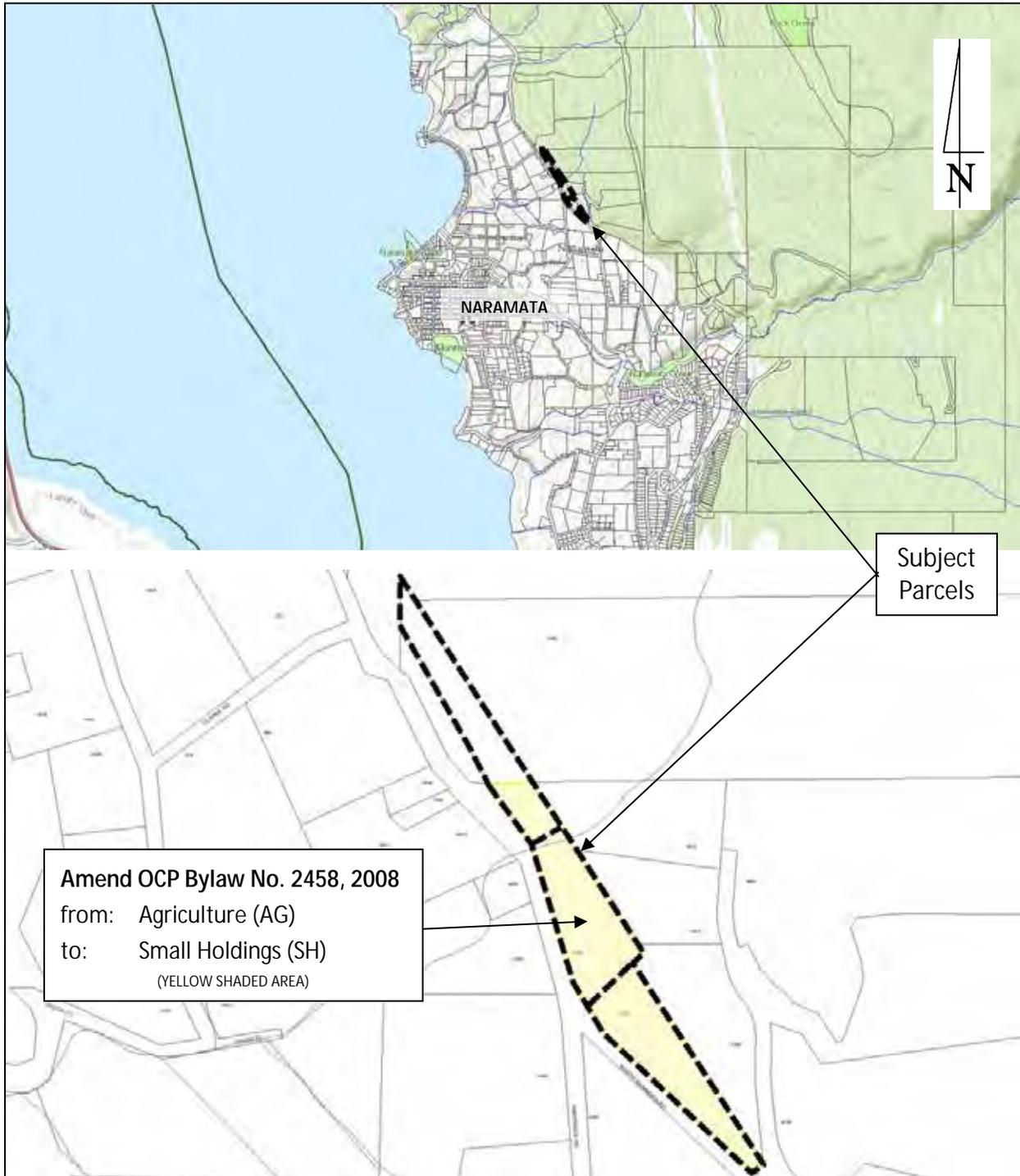
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'H-1'



# Regional District of Okanagan-Similkameen

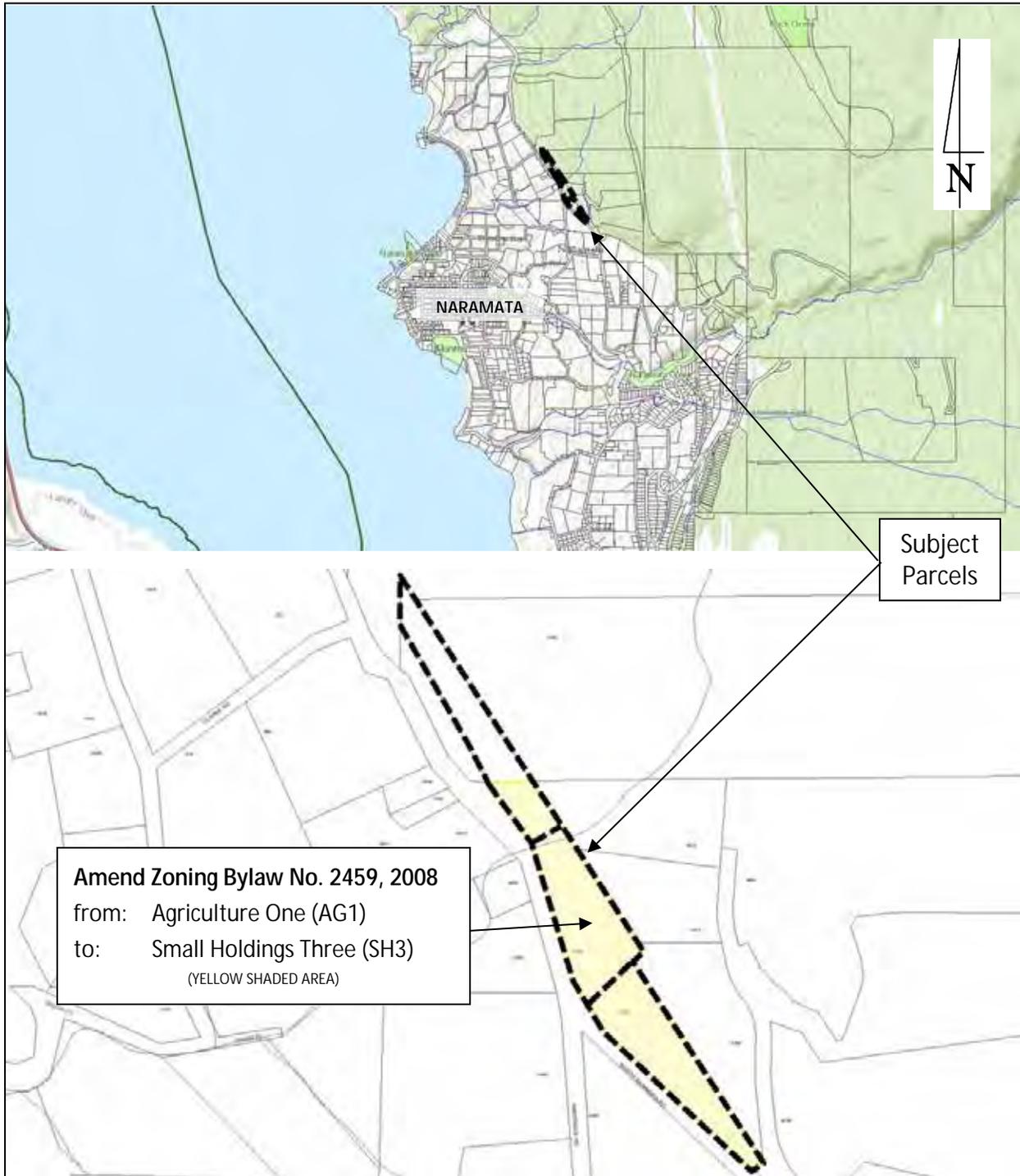
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'H-2'



# Regional District of Okanagan-Similkameen

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

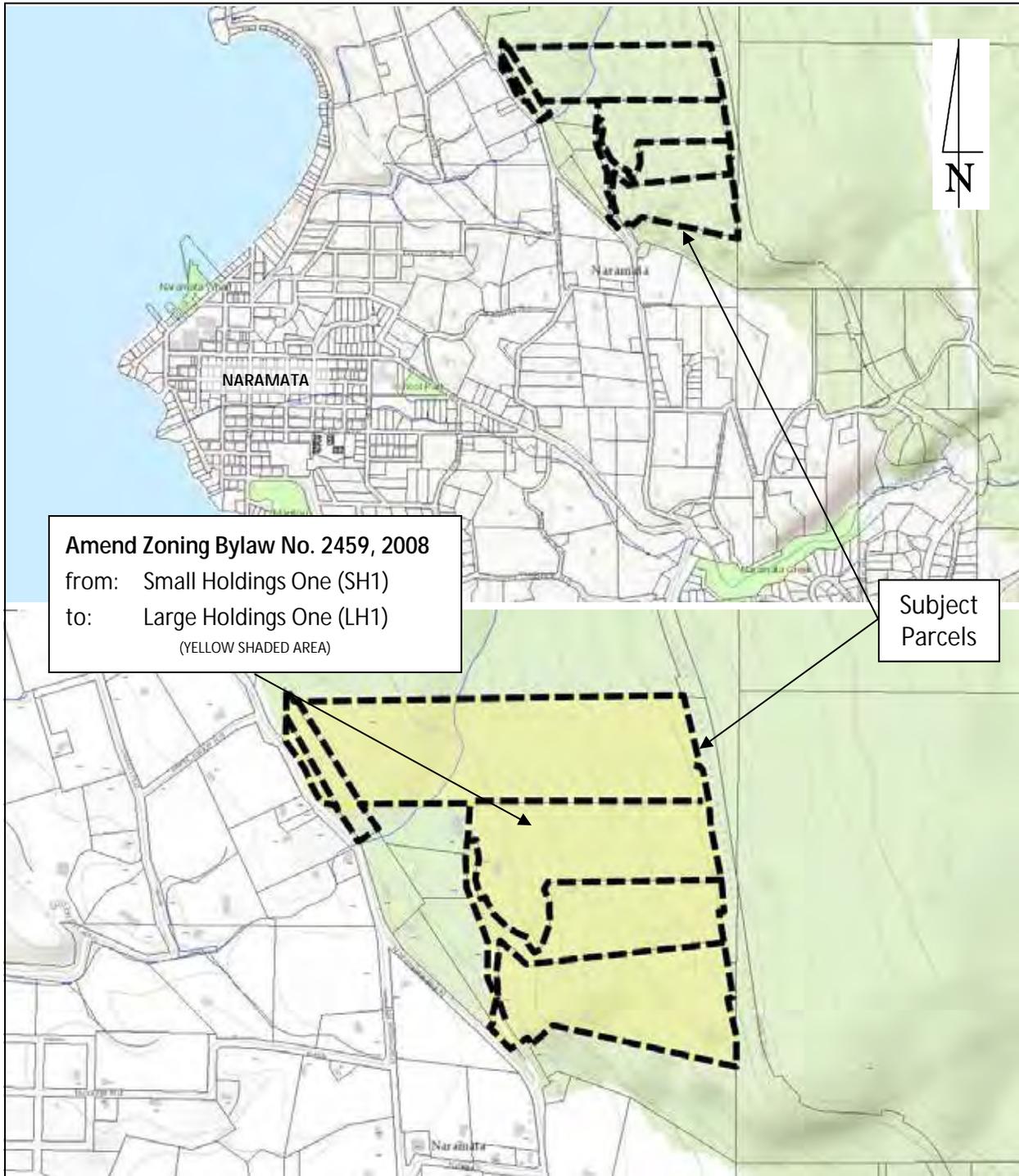
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'I-1'



# Regional District of Okanagan-Similkameen

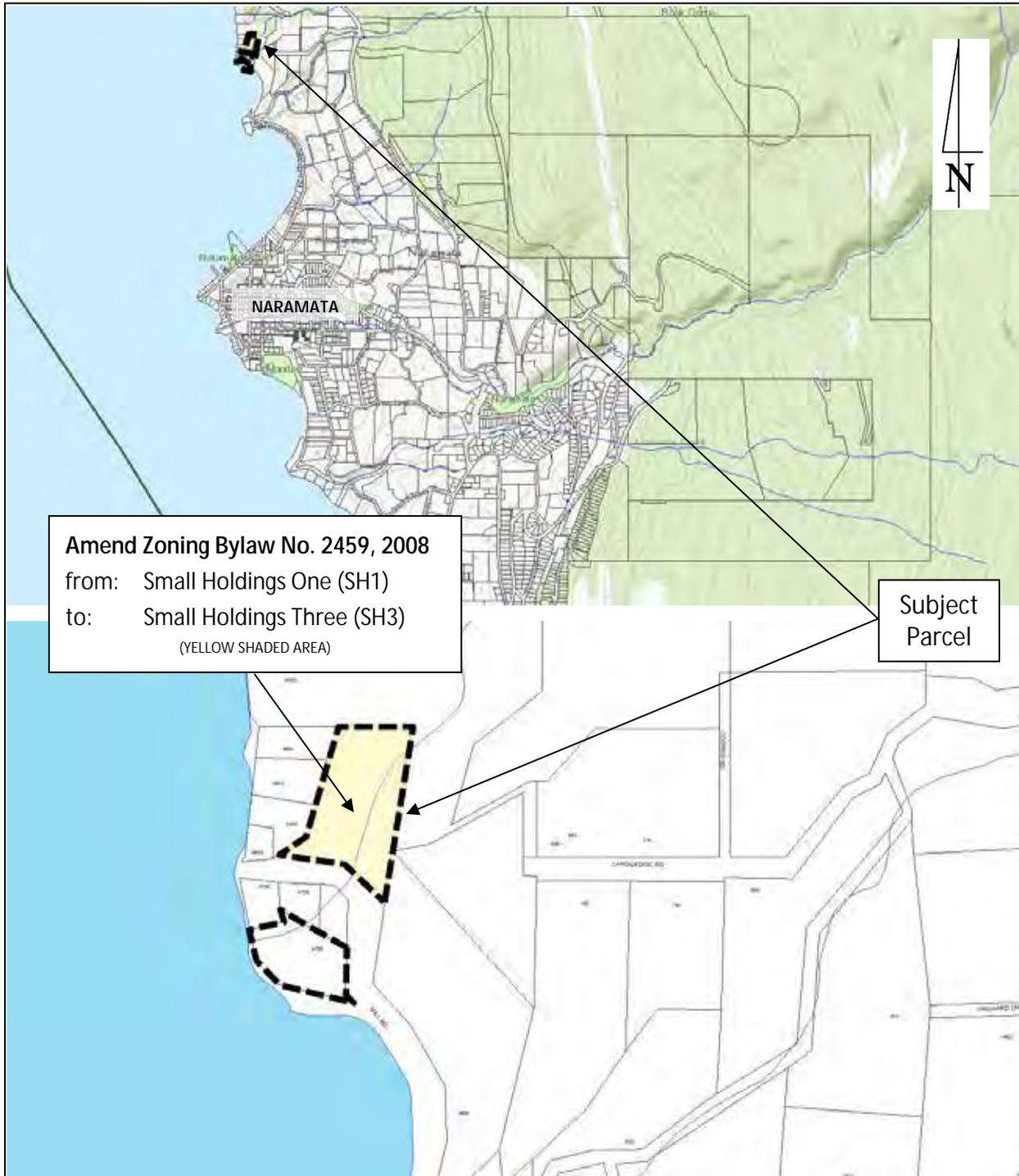
101 Martin St, Penticton, BC, V2A-5J9  
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'J-1'





February 19, 2018

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

Dear Christopher Garrish,

**RE. File Number: X2018.003-ZONE**

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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, you are welcome to contact me directly at 250-549-5758.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Rimell".

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C)  
Environmental Health Officer  
Healthy Communities Team



DEVELOPMENT APPROVALS  
PRELIMINARY BYLAW  
COMMUNICATION

Your File #: X2018.003-  
ZONE SH1  
Zones

eDAS File #: 2018-00373

Date: January 22, 2018

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

Attention: Lauri Feindell

Re: **Proposed Text Amendment Bylaw for:**  
**Parts of Electoral Area D and Electoral Area E**

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

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

Yours truly,

Rob Bitte  
District Development Technician

Local District Address

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

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





March 1, 2018

File: 58000-20/2018010  
Your File: X2018.003-ZONE

Regional District of Okanagan –Similkameen  
101 Martin Street  
Penticton B.C. V2A 5J9

Attention: Christopher Garrish

Re: Bylaw referral: Amendments to Electoral Area “D-2” OCP Bylaw No. 2603, 2013 & zoning Bylaw No. 2455, 2008 and Electoral Area “E” OCP Bylaw No. 2458, 2008 & Zoning Bylaw No. 2459, 2008 to consolidate Small Holdings One with Large Holdings One Zone

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

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

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

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

Yours truly,

Brian Robertson  
Ecosystems Officer

BR/cl



## Lauri Feindell

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**From:** Lesley Chapman  
**Sent:** February 1, 2018 8:07 PM  
**To:** Christopher Garrish  
**Subject:** Small Holdings One (SH1) Zone Review, Upper Carmi area feedback  
**Attachments:** Carmi Schedule of Restrictions 2017.pdf

Christopher:

I am writing in response to a letter dated January 18, 2018 from the RDOS regarding the proposed change from SH1 zoning to LH1S zoning for Upper Carmi. I was unable to find the feedback form on the website that is referred to in the letter, so please consider this email as feedback. Could you confirm receipt of this email please.

I am one of the shareholders of ARA Holdings Ltd., which developed Garnet Way and still owns 5 lots on Garnet Way and one lot on Upper Carmi Rd. The shareholders agree with my following comments.

Our main concern is the proposal to allow mobile homes. This will bring down the quality of homes in the Upper Carmi area. Most of the existing homes are high-end residences, and to allow mobile homes amongst them goes against the look and feel of the area. Mobile homes will also reduce the tax base compared to standard or modular construction.

We recently created a building scheme that specifically disallows mobile homes on the lots we own, which was registered on title before any lots were sold (see attached). The intent of our building scheme is to maintain the area as a quality neighbourhood, and minimize the potential for any lots to look like 'trailer trash'.

We would like to see the replacement of 'mobile' homes with 'new modular' homes in the new regulations. This to ensure no cheap-looking used modular homes as well as no mobile homes are moved to Upper Carmi.

Additionally, the allowance on acreages greater than 2.0 ha of 75% Maximum Parcel Coverage for greenhouse uses is concerning. This could result in large agricultural operations, which goes against the look and feel of the existing residential neighbourhood and would require a significant amount of water. Water should be conserved in Upper Carmi, as the aquifers have not been mapped for their underground reserves and productivity. Heavy water use for agriculture could result in a water shortage for residences drawing from the same aquifer.

Numerous lots do not yet have wells on them on Garnet Way and Upper Carmi, and there needs to be enough capacity reserved for residential use on these lots before allowing greenhouse and other irrigation.

Thank you for considering these issues.

Sincerely,  
Lesley Chapman





RDOS

OKANAGAN-SIMILKAMEEN

# Feedback Form

Regional District of Okanagan Similkameen

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

Tel: 250-492-0237 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen FILE NO.: X2018.003-ZONE  
 FROM: Name: Dr. Alex Juhasz, Ms Geraldine Shockey  
 (please print)  
 Street Address: 123 (&111) Saliken Drive  
 Tel/Email: \_\_\_\_\_

RE: Electoral Area "D-2" & "E" Zoning Amendment Bylaw No. 2797  
 Small Holdings One (SH1) Zone Review

My comments / concerns are:

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

Written submissions will be considered by the  
 Regional District Board prior to 1<sup>st</sup> reading of Amendment Bylaw No. 2797.

See attached sheet

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Feedback Forms must be completed and returned to the Regional District  
no later than Friday February 28, 2018



Addendum:

RDOS File NO: X2018.003-ZONE

**RE: Electoral Area “D-2” & “E” Zoning Amendment Bylaw No. 2797 Small Holdings One (SH1) Zone Review**

WRITTEN SUBMISSION REGARDING PRIOR TO 1<sup>ST</sup> READING OF AMENDMENT BYLAW NO 2797.

From Dr. Alex Juhasz and Ms. Geraldine Shockey.

We do not support the amendments to the zoning Bylaw 2797 for the following reasons.

1. It is not logical to increase the amount – effectively doubling – dwellings when water is scarce, natural and anthropogenic fire risk is increasing especially in the absence of any effective fire protection. Also, the wildfire risk emanating from the Ellis Creek/MCTAGGART-COWAN/NSƏK’ŁNIW’T WILDLIFE MANAGEMENT AREA is also a real threat to D-2, a danger that worsens with each consecutive year of prolonged and intense droughts. More lives and property would be a risk if a wildfire propagated through this area as compared to the Garnet Fire of 1994.

2. The potential huge increase in industrial greenhouse operations the amendment would allow will have huge negative impact on the shared aquifer(s).

First contrary to Mr. Christopher Garish’s unfounded belief, greenhouses CAN be built on slopes (see photographs below). Further, there are a lot of areas – benches and natural terraces and minimal slopes in D-2 that could house greenhouses. In addition, there is nothing bulldozers, other heavy machinery and dynamite can’t level; and the bylaws as we understand them, all the above can be used without permits, therefore without RDOS oversight. Also keep in mind The City of Penticton are in the final stages of building a water storage tank on Carmi Road where the slope was greater than 30 degrees in solid rock – The City just removed the rock with heavy machinery, no big deal. A similar thing is not inconceivable with greenhouses in D-2. Moreover, Mr. Garish’s apparent belief that the D-2’s topography is not conducive to greenhouse so ‘we’ should not be concerned about it, even if the amended bylaws would allow greenhouses because no-one would build them anyway, is unfounded, misleading and flippantly dismisses reality. In other words, the topography would not be a deterrent to the construction of industrial greenhouse operations as Mr. Garish suggests.

Second, the affect of greenhouses on shared aquifers is a vast unknown issue and an important issue that cannot be ignored by The Board. The cash-crops grown in these industrial greenhouses would stress the shared aquifers in this area known

for its scarcity of water. Industrial greenhouse operations – potentially occupying 50-75% of the footprint of lot would without doubt strain shared aquifers potentially having a devastating impact on contiguous and non-contiguous neighbour domestic wells as well as on the delicate ecosystems comprising Upper Carmi. Who going to liable if a well on a shared aquifer goes dry? The owner/corporation of the industrial greenhouse operation? The RDOS because the RDOS, through its bylaws, allowed the development of the industrial greenhouse? Is the neighbour family whose well goes dry just sh-t-out-of-luck? They will have to either haul water from Penticton or sell their home at a loss. Either scenario, that family will bear the financial burden and not the owner of the industrial greenhouse operation nor the RDOS. I feel The Board will need to deeply and expansively explore this issue of the negative impacts on families on shared aquifers by industrial greenhouse operations. In summary, we also do not support the amendments because it would have a negative impact on the shared aquifers via the industrial greenhouses the bylaws would allow. We don't want our well to go dry because of an industrial greenhouse operation. Moreover, we don't want the RDOS Board to give the industrial greenhouse operators the opportunity to potentially run our or other families' well dry.

3. Harmonizing bylaws is a reasonable matter to consider. However, transposing one region's bylaw to another as if two regions are similar when they are not -- D-2 is not like other regions in the RDOS – harmonization is not reasonable. Case in point as discussed above: where industrial greenhouses may work in one region will not likely work – unless an independent hydrological study confirms there is enough ground water to allow industrial and domestic uses simultaneously – in Upper Carmi because of the scarcity of groundwater, an indisputable fact almost everyone is aware of.

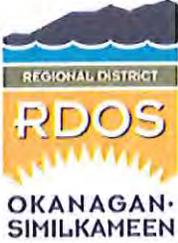
Thank you for including our thoughts in your discussions on this matter. Please do not hesitate to contact us for further discussion.

Sincerely,

Alex Juhasz, PhD, DVM, OLY, Geraldine Shockey

Photos of industrial greenhouse operations on slopes:





# Feedback Form

Regional District of Okanagan Similkameen

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

Tel: 250-492-0237 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

TO: Regional District of Okanagan Similkameen

FILE NO.: X2018.003-ZONE

FROM: Name:

KARL & ANGELA PRAMBERGER

(please print)

Street Address:

134 SALIKEN DR., PENTICTON, B.C., V2A 8V6

Tel/Email:

\_\_\_\_\_

RE:

Electoral Area "D-2" & "E" Zoning Amendment Bylaw No. 2797  
Small Holdings One (SH1) Zone Review

My comments / concerns are:

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

Written submissions will be considered by the  
Regional District Board prior to 1<sup>st</sup> reading of Amendment Bylaw No. 2797.

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Feedback Forms must be completed and returned to the Regional District  
no later than Friday February 28, 2018

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



## Lauri Feindell

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**From:** JH Lawrence >  
**Sent:** February 28, 2018 1:46 PM  
**To:** Planning  
**Subject:** RE: file X2018.003-ZONE Greenhouse line item

To Whom it May Concern,

I would like to express my whole-hearted opposition to the proposed change to the SH1 zoning in the Upper Carmi Area that would allow 75% parcel coverage with greenhouses in this area.

Greenhouse development of this magnitude would significantly, and negatively, impact the character of Upper Carmi as a country residential neighbourhood and is a direct threat to the sensitive ecosystem that exists here. Not two years ago the RDOS implemented bylaws more stringent Environmental and Engineering Assessment requirements for any proposed developments in the Upper Carmi (and other) areas and the allowance of commercial greenhouse operations flies in the face of the apparent intention of protecting our natural environment. Allowing 75% of a parcel worth of vegetation to be scraped off and replaced with an enormous, light-producing facility is flagrantly hypocritical.

Large commercial greenhouses would also be a massive draw on the aquifer that residents of Upper Carmi depend on for residential water and would put tremendous stress on the current sustainable water source that services us. Residents living on Saliken Road are well aware of what water scarcity can look like and residents of the remainder of Upper Carmi are already very water conscious on their own accord – a product of living in the Okanagan as well as being aware that wells can run dry if not managed appropriately.

Please remove the line item allowing 75% greenhouse coverage of parcels from your zoning amalgamation, change the line to include greenhouses in line with residential use in Upper Carmi or exclude the Upper Carmi area from this zoning change altogether.

Hailey Lawrence

128 Bear End Road  
Penticton, BC  
V2A 8V6



**Lauri Feindell**

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**From:** Jerome Lawrence  
**Sent:** February 28, 2018 8:25 PM  
**To:** Planning  
**Subject:** File: X2018.003-Zone

To whom it may concern

I am a resident on Bear End Rd of the Upper Carmi.

I am Not in favour of proposed changes to the current SH1.

I request you remove the line that allows 75% parcel coverage for greenhouse.

Also the reduction in coverage for dwellings.

Jeremy Lawrence 128 Bear End Rd.

Sent from my iPhone





# Feedback Form

OKANAGAN  
SIMILKAMEEN

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

TO: Regional District of Okanagan Similkameen FILE NO.: X2018.003-ZONE

FROM: Name: Nola and Paul Beard  
(please print)

Street Address: 113 Daloc Road, Penticton, BC, V2A 8V6

Tel/Email: \_\_\_\_\_

RE: Electoral Area "D-2" & "E" Zoning Amendment Bylaw No. 2797  
Small Holdings One (SH1) Zone Review

My comments / concerns are:

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

Written submissions will be considered by the  
Regional District Board prior to 1<sup>st</sup> reading of Amendment Bylaw No. 2797.

We are agreeable with the proposed zoning changes for the currently-SH1-zoned D2 properties, subject to the following changes: Do not permit allowable parcel coverage to exceed the proposed 10% - remove " and 75% for greenhouses "

- RDOS' stated intent with these changes is not to significantly change the zoning for these properties, with this exercise yet keeping the above, proposed text, would do exactly that.

- Coverage of greater than 10% of any property in this area is counter to maintaining the area's character and environmental integrity.

- Greenhouses, in particular, pose significant character, environmental, and livability threats. They emit significant light pollution. And, intensive growing would require water volumes that could well exceed what the aquifer can support, to the detriment of other residents in the area. No single property should be able to compromise water access for others, or utilize water in a significantly disproportionate way.

- In addition to other crops, with the anticipated significant marijuana cultivation growth in coming years, the above would be a real risk to the character, environmental integrity, and livability due to water diversion to such facilities, in the area

The area is already facing this issue, and we would be happy to speak to planning staff and elected officials about it.

Feedback Forms must be completed and returned to the Regional District  
no later than Friday February 28, 2018



**From:** Vendela  
**To:** [Christopher Garrish](#)  
**Subject:** Upper Carmi  
**Date:** February 3, 2018 9:53:45 PM

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Hi Christopher,

Thank you for sending out the memo regarding the upper Carmi area and the SH1 review. My husband and I own 103 Garnet way.

I am in favour of the change to LH1 zoning. I would like to see all of the LH1 zonings be applied. Secondary dwellings would definitely be something I would love to see as a permitted use of our property as this would be really helpful down the road if one of our children would like to live on our large property.

Thank you

Vendela Villanueva

## ADMINISTRATIVE REPORT

**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 15, 2018

**RE:** Willowbrook Water Advisory Committee Establishment

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### Administrative Recommendation:

**THAT** the Board of Directors adopt the Terms of Reference for the Willowbrook Water Advisory Committee.

**FURTHER THAT** the Board of Directors appoint the following individuals to the Willowbrook Water Advisory Committee as of March 15, 2018:

- Geoff Neily
- Eric Berg
- Michelle Weisheit
- June Reynolds
- Dave Holtjer
- Brad Fossett
- Lionel Trudel
- Lukas Toth
- Richard Thom
- Jim Stanley

### Purpose:

To establish a Willowbrook Water Advisory Committee and appoint members to advise the Board of Directors on matters relating to the Willowbrook Water System, established by Bylaw No. 2709, 2015.

### Reference:

Willowbrook Water Advisory Committee Terms of Reference (February 26, 2018)

### Business Plan Objective:

KSD 2 – Focus on the Customer Experience

Goal 2.2 – To Meet Public Needs through the Continuous Improvement of Key Services

Objective 2.2.1 – By continuously improving bylaws, policy and process within the organization

**Background:**

The Willowbrook Water System transitioned to RDOS ownership and operation on June 1, 2016.

RDOS staff attended a budget presentation in Willowbrook on January 29, 2018. The purpose of the meeting was to consult with local area residents regarding the draft 2018 RDOS Budget which included a significant increase to the utility rates for the Willowbrook Water System. During the meeting it was indicated by some residents that there was an expectation that an advisory committee was to have been formed when the RDOS took over the system. Director Schafer supported the idea of establishing an advisory committee.

Following the budget meeting, the names of individuals interested in being appointed to the advisory committee were forwarded to Director Schafer for consideration. In addition, a Terms of Reference document was drafted using the Narmata Water Advisory Committee Terms of Reference as a template. The draft document was circulated to the potential members of the advisory committee for review and confirmation of continued interest in being appointed to the committee.

**Analysis:**

In accordance with the Terms of Reference, the Willowbrook Water Advisory Committee shall consist of a minimum of five and a maximum of eleven voting members, and the Area Director, who shall be a non-voting member. The Regional District expects to appoint individuals who will work together to provide recommendations for a common approach to the issues pertaining to the water system.

**Alternatives:**

1. That the Board of Directors not form the Willowbrook Water Advisory Committee.
2. That the Board of Directors amend the Terms of Reference and the appointment of committee members.
3. THAT the Board of Directors defer the approval of the Terms of Reference and appointment of committee members for future consideration.

**Communication Strategy:**

Should the Board approve the formation of the Willowbrook Water Advisory Committee, notice will be provided to the Willowbrook water users.

**Respectfully submitted:**

*"Janine Dougall"*

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J. Dougall, Public Works Manager



# WILLOWBROOK WATER ADVISORY COMMITTEE

## TERMS OF REFERENCE

February 26, 2018

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The Willowbrook Water Advisory Committee is a Select Committee and shall advise the Board of Directors of the Regional District of Okanagan-Similkameen on matters relating to the Willowbrook Water System Local Service, established by Bylaw No. 2709, 2015.

### 1.0 DEFINITIONS

In this Terms of Reference:

**"Area Director"** means the person elected as the local Electoral Area Director for Area "C" of the Regional District of Okanagan-Similkameen, or their Alternate.

**"Board"** means the Board of Directors of the Regional District of Okanagan-Similkameen.

**"CAO"** means the Chief Administrative Officer of the Regional District appointed by the Board.

**"Committee"** means the Willowbrook Water Advisory Committee as appointed by the Board for a specific service.

**"Regional District"** means the Corporation of the Regional District of Okanagan-Similkameen.

**"Service Area"** means the geographic boundaries of a specific Water Service.

### 2.0 MEMBERSHIP

2.1 The Committee shall consist of a minimum of five (5) and a maximum of eleven (11) voting members, and the Area Director, who shall be a non-voting member. All voting members will have one vote.

2.2 The voting members must be ratepayers within the Service Area as a condition of eligibility for membership.

2.3 The Regional District shall place an invitation in a locally circulated established

newspaper or publication in November, inviting those interested to apply to serve on the Committee.

- 2.4 The Area Director shall review all applications and will then recommend to the Board, the names of individuals for appointment to the Committee.
- 2.5 In the event that insufficient nominations are received upon recommendation of the Director, the Board in their unfettered discretion may appoint the appropriate number of members to the Committee.
- 2.6 The term of office of each member shall be for a period of two (2) years.
- 2.7 Any appointed member who is absent from two consecutive meetings of a Committee without leave of absence from the Committee, or without reason satisfactory to the Board, shall cease to be a member of the Committee. A member removed from his or her position pursuant to this section shall not be eligible for appointment to the Committee until the date that his or her term would have expired, but for such removal.
- 2.8 The Board, upon a vacancy arising from any cause, shall appoint a new member who shall serve for the unexpired portion of the term vacated, upon recommendation of the Area Director.
- 2.9 If more than half of the minimum appointed member positions are vacant at any one time, the Regional District shall follow the procedure outlined in sections 2.4, 2.5 and 2.6 of the Terms of Reference in order to appoint persons to fill those vacancies. The Committee may use a regular scheduled meeting in place of the Annual General Meeting, if the vacancies occur more than two months prior to the Annual General Meeting.
- 2.10 Any member appointed to the Committee pursuant to section 2.9 of the Terms of Reference shall serve, and enjoy full rights and privileges of a member, for the duration of the term of office of the person originally holding the vacated member position.
- 2.11 Each retiring member of the Committee shall be eligible for reappointment.
- 2.13 No member of the Committee shall receive any remuneration for their service; however, members of the Committee shall be entitled to be reimbursed expenses in accordance with any applicable Regional District remuneration bylaw.
- 2.14 All members of the Committee serve at the pleasure of the Board.

### **3.0 QUALIFICATIONS**

- 3.1 The Regional District expects to appoint individuals who will work together to provide recommendations for a common approach to the issues pertaining to the water system.

3.2 Members shall be chosen for their knowledge of governance, experience working on committees, dedication to the community and commitment to the mandate of the Committee.

#### 4.0 HOLDING OF MEETINGS – QUORUM, VOTING & CONDUCT

4.1 The first meeting of each calendar year, to be held on the second Tuesday in January, shall be the Annual General Meeting for the Committee.

4.2 The members of the Committee shall, at the Annual General Meeting, elect one member from among themselves to be Chair and, so long as duly appointed to the Committee by the Board of Directors, that person shall conduct the meetings of the Committee until the next Annual General Meeting. The Area Director, or their designate, shall Chair the Committee AGM until a Chair is elected. Elections are to be conducted in accordance with the [Regional District Procedure Bylaw](#).

4.3 If the Chair is absent from a meeting of the Committee, those members present at the meeting shall appoint an Acting Chair who shall fulfill the duties of the position at that meeting.

4.4 If at any time prior to the next Annual General Meeting, the Chair ceases to be a member or resigns as Chair, the remaining members of the Committee shall elect, at the next meeting of the Committee, a replacement Chair who shall serve in that capacity until the next Annual General Meeting.

4.5 The Committee may meet as required, but should structure its activities to meet at least 4 times per year at a predetermined and consistent time. The Chair or any two members may summon a meeting of the Committee by giving at least seven (7) days' notice in writing, via regular or electronic mail to each member, stating the time, place and purpose for which the meeting being is called.

4.6 Meeting Agendas are set by the Committee Chair in consultation with the Area Director, and must be provided to the Manager of Public Works one week prior to the meeting, for posting on the Regional District website.

4.7 A delegation shall only address the committee during a meeting if that person is providing a report or presentation that has been scheduled to the agenda for the meeting, or if the committee has passed a resolution by 2/3 member vote to hear from that person at that time

4.8 It is expected that at no time would the meeting or part of a meeting be authorized to be closed to the public under the *Community Charter*. All meetings of the Committee must be open to the public unless specific circumstances require a closed meeting.

- 4.9 If the Committee determines that a closed meeting is required to be held by the Committee, confirmation from the CAO as to what section under the *Community Charter* the meeting should be held is required prior to the meeting. In such circumstance, members must keep in confidence any information considered in any part of said meeting until such time as the information is released to the public as lawfully authorized or required.
- 4.10 A quorum of the Committee shall be 3 voting members.
- 4.11 All questions before the Committee at the meeting shall be decided by a majority vote.
- 4.12 Except as otherwise provided in this Terms of Reference, the Committee shall conduct their meetings in accordance with the [Regional District Procedure Bylaw](#).
- 4.13 No act or other proceeding of the Committee shall be valid unless it is authorized by recommendation at a meeting of the Committee and a resolution of the Board in accordance with section 6 of the Terms of Reference.

## **5. ADMINISTRATION**

- 5.1 The CAO shall provide technical support to the Committee.
- 5.2 The minutes of the proceedings of all meetings of the Committee shall be recorded legibly and, without delay, a copy of said minutes shall be forwarded to the Manager of Public Works for information and filing at the Regional District Corporate Office. All minutes will be posted on the Regional District website. Minute takers will be provided training on Regional District standard minute taking procedures.
- 5.3 All records shall be kept in accordance with the Regional District records management policy and all records are subject to Freedom of Information and Protection of Privacy Act (FIPPA) legislation. All records must be provided to the FIPPA Head upon request. All Committee members shall receive an orientation on Regional District records and FIPPA at the beginning of their term.

## **6. AUTHORITIES, RESPONSIBILITIES AND DUTIES**

- 6.1 The Committee shall be advisory to the Board and shall provide recommendations on all matters referred by the Board or Electoral Area Director, relating to the Willowbrook Water System Local Service, established by Bylaw No. 2709, 2015 of relevance and interest to the citizens of Willowbrook.
- 6.2 The Committee shall consider and form recommendations to the Board regarding proposed capital upgrades, asset management, source water management and protection, drinking water management and public awareness and communications.

- 6.3 The Committee shall review annual budgets, water rates and fees and charges.
- 6.4 The Manager of Public Works shall be the administrative contact to the Committee and will provide semi-annually operational status reports.

## ADMINISTRATIVE REPORT

**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 15, 2018

**RE:** Bylaw 2792, a bylaw to regulate the administration and operation of Fire Departments

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### Administrative Recommendation:

**RECOMMENDATION 1** (Unweighted Corporate Vote – Simple Majority)

THAT Anarchist Mountain Volunteer Fire Department Establishment Bylaw No. 2335, 2005 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

THAT Kaleden Volunteer Fire Department Establishment No. 1572, 1995 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

THAT Naramata Fire Department Establishment Bylaw No. 1652, 1995 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

THAT Okanagan Falls Volunteer Fire Department Establishment Bylaw No. 1571, 1995 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

THAT Tulameen & District Fire Department Establishment Bylaw No. 1580, 1995 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

THAT Willowbrook Volunteer Fire Department Establishment Bylaw No. 1579, 1995 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

**RECOMMENDATION 2** (Weighted Participant Vote – Majority) (participants: Keremeos, Areas “B” and “G”)

THAT Keremeos & District Volunteer Fire Department Establishment Bylaw No. 2094, 2001 be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

**RECOMMENDATION 3** (Weighted Participant Vote – 2/3 Majority) (participants: Electoral Areas “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H” and the Village of Keremeos)

THAT Regional Fire Services Bylaw No. 2792, 2017 be read a first, second and third time and be adopted.

**Reference:**

Bylaw 2566, 2011

**Background:**

Bylaw No. 2566, passed in 2011, is the current “operational” bylaw for our seven Fire Departments. Bylaw 2792 has been drafted to address weaknesses pointed out in the 2017 Fire Services Master Plan. The Bylaw was tabled at the Protective Services Committee on December 7, 2017 and referred back to Administration for circulation to the Fire Chiefs for comment. It was tabled again on January 18<sup>th</sup> at Committee, with all fire chief, consultant and staff comments, then forwarded to the Board on February 1<sup>st</sup> for debate. The Bylaw was then referred to the March 15<sup>th</sup> meeting with direction to conduct further consultation with the Fire Chiefs.

At a Regional Fire Chiefs meeting March 3<sup>rd</sup>, the following points/issues were addressed:

- All 7 Fire Departments were represented.
- We reviewed the rationale for the development of 2792 based on issues identified in the Master Plan and the seeming non-compliance with various legislation or regulations
- We went through Bylaw 2792 page by page and discussed all issues arising
- The general intent of 2792 is to place operation of the Fire Department with the Fire Chief and the operation of the Fire Service (all 7 Departments) with the Regional District.
- The Dangerous Goods definition was expanded to include hazardous materials.
- Additional information was provided to the Chiefs regarding the term “Designated Officer”, which is attached to Bylaw 2793, being the bylaw for the establishment of officers and delegation of authority. The Bylaw refers throughout to the “CAO or designate”.
- We talked about use of the word ‘volunteer/employee/worker” in the Bylaw. Bylaw 2792 is a regulatory bylaw and doesn’t contemplate member status at all. Our Officers and Fire Fighters receive a salary and hourly wage. They’re served with a T4 slip annually and in legislation they’re an “employee”. For perceptual reasons, the Departments would prefer to be recognized as volunteers. The issue comes up because the previous bylaws referred to the departments as volunteer and we’re repealing those.
- We talked about various operational issues, such as the records management software, the training program/provider, communication, lines of authority, Metc.

**Alternatives:**

1. Status Quo
2. Adopt Bylaw 2792
3. Refer 2792 back to Administration for further amendment

**Analysis:**

Since Bylaw 2566, our current regulatory bylaw, was passed in 2011 the Office of the Fire Commissioner has introduced new training standards in the form of the Playbook, and a new *Fire Safety Act* may soon be coming into force. The 2017 Fire Services Master Plan recommended that Bylaw 2566 should be revised and updated, both to address these regulatory changes as well as to reflect recommendations in the report.

Bylaw 2792 endeavours to address not only the changing legislation but also the recommendations out of the 2017 Fire Services Master Plan, including, but not limited to:

- The direct reporting lines of the Fire Chiefs
- The names of each of the Departments should be corrected
- Clarifies the language which authorizes an incident commander to deal with a matter outside of the Department's service area and provides additional flexibility
- The new *Fire Safety Act*, when in force, may cause an amendment to Section 33, which grants a Fire Chief the power to order an evacuation in response to an Incident. The new Act carries broader powers for evacuation power.
- Department members are recognized as "employees" of the RDOS for the purposes of section 738 of the *Local Government Act*.
- 2792 addresses indemnification for Fire Department employees the same as other RDOS employees and officers.
- The Bylaw delegates authority to the CAO to authorize what functions each Department is authorized to provide. This will be done in conjunction with the Budget process.
- Sections 30 – 33 authorize Fire Chiefs to deal with immediate hazards that are identified within their respective fire service areas. These sections will need to be reviewed against the new fire inspection regime and authorities which is to be implemented through the new *Fire Safety Act*.
- We specifically address the training requirements imposed by the Playbook, standardization and support for records management.
- It more clearly addresses the incident command system.

**REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN  
BYLAW NO. 2792, 2017**

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A bylaw to provide for the administration and operation of fire departments and for the prevention of fires, the prevention of the spread of fire, and for the preservation of life and property within the Regional District of Okanagan-Similkameen.

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WHEREAS the Local Government Act enables regional districts to establish and operate services for the benefit of service area residents; and

WHEREAS the Regional District of Okanagan-Similkameen has established various service areas or specified areas for the purpose of providing Fire Protection and other emergency response; and

WHEREAS the Board deems it expedient to regulate the operation of the Fire Departments in connection with the provision of Fire Protection and emergency services within the Regional District of Okanagan-Similkameen; and,

WHEREAS the RDOS deems it beneficial to take advantage of the knowledge and experience available in our Fire Services, the Designated Officer will consult with the Fire Chiefs in the development, revision or implementation of material policies or programs affecting the Fire Service, including but not limited to; budget, training, operational guidelines, apparatus or major equipment procurement, standards and legislative compliance;

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

**Citation**

1. This bylaw may be cited as the "**Regional Fire-Rescue Services Bylaw No. 2792, 2017**".

**Definitions**

2. In this bylaw, including in the recitals hereto, unless the context otherwise requires, the following bolded terms have the following respective meanings:
  - (a) "**Auto Extrication Services**" means a rescue service using various methods and equipment to extricate a trapped victim from a vehicle following a motor vehicle or industrial incident;
  - (b) "**Board**" means the Board of Directors of the RDOS;
  - (c) "**CAO**" means the Chief Administrative Officer for the RDOS, or a designated representative;
  - (d) "**Dangerous Goods**" means any product, substance or organism which is of highly combustible and flammable, or explosive nature, all as set out in the Transport of Dangerous Goods Act, RSBC 1996, c. 458, or any other material which, because of its toxic or other inherent characteristics constitutes a fire hazard or a hazard to life, safety or health.
  - (e) "**Designated Officer**" means an employee of the RDOS designated in writing by the CAO to administer this bylaw, or sections of this bylaw;
  - (f) "**Emergency Equipment**" means any vehicle, firefighting apparatus, tools or equipment acquired for use by a Fire Department;

- (g) **“Emergency Medical First Responder Program”** means a program operated by a Fire Department through which one or more of its Members, trained by a recognized accredited agency and licensed by the BC Ministry of Health – Emergency Medical Assistant Licensing Branch, provides emergency and/or ancillary health services as defined in the Emergency Health Services Act;
- (h) **“Emergency Program Act”** means the Emergency Program Act, RSBC 1996, c. 111;
- (i) **“Fire Chief”** means the officer in charge of a Fire Department as appointed by the CAO from time to time, or his designate,
- (j) **“Fire Department”** means the established fire department for a given Fire Protection Service Area;
- (k) **“Fire Protection”** means all aspects of fire safety including, but not limited to: fire prevention, fire suppression, pre-fire or pre- emergency planning, fire investigation, fire recovery, public education and information, and fire administration
- (l) **“Fire Protection Service Area”** means each service area as established by the relevant Service Establishment Bylaw of the RDOS, as amended from time to time;
- (m) **“Fire Service”** means, collectively, each Fire Department that has been, or which may be, established by the RDOS in each Fire Protection Service Area;
- (n) **“Fire Services Act”** means the *Fire Services Act*, R.S.B.C. 1996, c. 144;
- (o) **“Functions”** means specific services delivered by individual Fire Departments including, but not limited to: fire suppression, Auto Extrication, Emergency Medical First Responder Programs, Fire inspections and Rescue.
- (p) **“Hazardous Materials Event”** means an Incident involving any material, good or substance which poses a significant or material risk to the public, emergency responders, property or the environment, including any “dangerous goods”, as that term is defined in the Transport of Dangerous Goods Act, 1992 (Can.) or “hazardous waste” as that term is defined in the Hazardous Waste Regulation, B.C. Reg. 243/2016 (as amended).
- (q) **“Incident”** means a situation to which a Fire Department has responded or would ordinarily respond, including but not limited to:
- where a fire or explosion has occurred, or has the potential of being imminent;
  - a motor vehicle or other transportation incident;
  - where Dangerous Goods and/or Hazardous Materials may reasonably be expected to present a danger to persons, property or the environment; and,
  - other classes of emergencies as designated herein;
- (r) **“IC”** means the incident commander, being the Member on scene designated to be in charge of an Incident in accordance with the Operational Guidelines;

- (s) “**ICS**” means Incident Command System, being a standardized at-scene emergency management concept specifically designed to allow its user(s) to adopt an integrated organizational structure equal to the complexity and demands of single or multiple incidents, without being hindered by jurisdictional boundaries;
- (t) “**Local Government Act**” means the *Local Government Act*, R.S.B.C. 2015, c. 1 and, where relevant, includes any predecessor statutes;
- (u) “**Member**” means, subject to applicable RDOS policy and guidelines, any person appointed by the Fire Chief as a member of a Fire Department and includes without limitations the Officers, firefighters, and administrative staff of the Fire Department;
- (v) “**Officer**” means, subject to applicable RDOS policy and guidelines, a Member appointed by the Fire Chief as an officer of the Fire Department, but nothing in this bylaw makes such persons officers for the purposes of s. 233 of the Local Government Act;
- (w) “**Operational Guidelines**” means the operational guidelines developed in accordance with this bylaw, applicable to the operations and emergency responses of each Fire Department;
- (x) “**Playbook**” means the mandatory minimum training standards set under paragraph 3(3)(b) of the *Fire Services Act* by the Office of the Fire Commissioner and approved by the Attorney General, entitled *British Columbia Fire Service Minimum Training Standards: Structure Firefighters – Competency and Training Playbook*, as same may be amended, revised or replaced from time to time;
- (y) “**Rescue**” means any situation where a person or persons are saved by quick and forceful action from immediate or threatened danger such as death or injury;
- (z) “**RDOS**” means the Regional District of Okanagan-Similkameen;
- (aa) “**Service Establishment Bylaw**” means, in respect of each Fire Protection Service Area and related Fire Department, the service establishment or specified area bylaw, or Supplementary Letters Patent, as the case may be, which creates the relevant service area and authorizes the provision of fire protection and emergency response services;
- (ab) “**Service Level**” means, in relation to each Fire Department, the service level, as contemplated by the Playbook, which each Fire Department is authorized to provide by the RDOS as the Authority Having Jurisdiction, as that term is defined in the Playbook;
- (ac) “**Workers Compensation Act**” means the Workers Compensation Act, R.S.B.C. 1996, c. 492, as amended or re-enacted from time to time, including all regulations thereto.

## Interpretation

- 3. In this bylaw:
  - (a) wherever the singular or the masculine is used in this bylaw, the same shall be deemed to include the plural or the feminine or the body politic or corporate where the context or the bylaw requires; and

- (b) any reference in this bylaw to a statute, regulation, ministerial order or other bylaw, means such statute, regulation, ministerial order or other bylaw as updated, amended, revised or replaced, unless otherwise specifically noted.
4. This bylaw does not contemplate or extend in its purpose, to any of the following:
- (a) the protection of any person from economic loss;
  - (b) a guarantee or warranty by the RDOS or any of its agents, as to the service level expectations of any Fire Department under this bylaw, or any other applicable codes, enactments, agreements or standards; or
  - (c) providing to any person a warranty with respect to the Functions of any Fire Department or with respect to the certainty of timely responses. The list of Functions does not, of itself, mean that each Fire Department provides such services or will, in relation to any particular Incident, be able to deliver such services.
5. In relation to the exercise of operational authorities or powers by the Fire Department at or in connection with an Incident, any reference in this bylaw to the Fire Chief or IC includes any Member designated by the Fire Chief or IC, as the case may be.

#### **Designated Officer**

6. The operation of the Fire Service shall be administered and overseen by the Designated Officer.
7. The Designated Officer shall manage the Fire Service subject to the provisions of this bylaw, any policies of the Board and the direction of the CAO.

#### **Fire Department Continuation**

8. This bylaw applies to the Fire Services listed in Schedule A (as same may be amended from time to time), each of which has been established by the RDOS under and in accordance with the Local Government Act. The Fire Departments identified in Schedule A that have been established to provide Fire Protection and other emergency response functions under the Service Establishment Bylaws are hereby continued, and shall be known by the names set forth in Schedule A.

#### **Limits of Jurisdiction**

9. The jurisdiction of each Fire Department, and powers granted to such Fire Department and its Fire Chief and Members under this bylaw, are restricted to the boundaries of the Fire Department's particular Fire Protection Service Area. A Fire Department shall not respond to any calls for Incident response under this bylaw outside of the boundaries of its Fire Protection Service Area except as follows:
- (a) when, in the opinion of the ~~IG~~**Fire Chief**, an Incident that occurred in the Fire Protection Service Area has spread outside such area, or which has started outside the Fire Protection Service Area but is considered to be a threat to persons or property within the Fire Protection Service Area; or

- (b) when a mutual or automatic aid agreement is in place permitting assistance to be provided, in which case, the response shall be restricted to the area covered by the mutual or automatic aid agreement; or
  - (c) in accordance with the terms of a fire service agreement with a municipality, another regional district, an improvement district, a First Nations band or other person; or
  - (d) when there is a conscription of apparatus and personnel during declaration of a provincial or local emergency under the Emergency Program Act; or
  - (e) when authorized to leave the Fire Protection Service Area under a task number or authorization provided by Emergency Management British Columbia, or at the direction or request of the Wildfire Service in connection with a wildfire or interface fire; or
  - (f) when authorized by the Designated Officer or CAO.
10. A Fire Department providing mutual aid or automatic aid to another Fire Department has the operational powers and authorities provided in this bylaw. Where a fire department (an “External Department”), which is not governed or established under this bylaw, provides emergency response services within a Fire Protection Service Area under a mutual aid or automatic aid agreement with the RDOS, the External Department, in relation to any particular Incident:
- (a) shall be authorized to exercise the powers and authorities specified in the relevant mutual aid agreement or automatic aid agreement, as the case may be; or
  - (b) where the relevant mutual aid agreement or automatic aid agreement does not expressly address the issue of powers and authority, shall be entitled to exercise the same powers and authority as a Fire Department under this Bylaw.

### **Administration and Operation of the Fire Service**

11. The Board shall designate, by policy, the Service Level for each Fire Department in accordance with the Playbook. The Board may revise, amend or change the Service Level of any Fire Department by revision to the relevant policy, and may provide in such policy that the Service Level may be temporarily restricted or changed by the CAO where appropriate to do so.
12. Subject to any necessary budget approvals or directions from the Board, and subject to reporting on same to the Board, the CAO may establish, add to, change or restrict the authorized Functions for any Fire Department, provided that each Fire Department shall always provide Fire Protection services. The Functions currently approved for each Fire Department are set out in Schedule B, but may be amended by the CAO in accordance with this section.
13. The Designated Officer is authorized to establish an appropriate training program for the Fire Service and ensure Members are qualified to safely perform the scope of work authorized by this bylaw and Functions to be performed by each Fire Department. The training program shall comply with the requirements of the Playbook and the *Workers Compensation Act*, and

shall be appropriate to the chosen Service Level and authorized Functions of each Fire Department.

14. The Designated Officer is authorized to design and implement standards for the Fire Service with regard to Emergency Equipment, Fire Protection, Emergency Medical First Responder Programs and other authorized Functions.
15. The Designated Officer shall develop a set of Operational Guidelines which cover the authorized Functions of each Fire Department, including matters such as:
  - (a) minimum training and proficiency requirements for each position within the Fire Departments (including for Fire Chief and Officer positions);
  - (b) an incident command system compliant with the current version of the British Columbia Emergency Management System, including a process for determining which Member at an Incident will be considered the IC;
  - (c) all necessary guidelines for principal or expected emergency response activities, including, where relevant, IC assessment and size up before entry is conducted in a burning building or structure;
  - (d) the management of mutual and automatic aid responses and other extra-jurisdictional responses;
  - (e) any matters required by the *Workers Compensation Act* or the Playbook to be covered by such Operational Guidelines; and
  - (f) such other matters as the Designated Officer and Fire Chiefs may consider appropriate or necessary for the proper operation and administration of the Fire Departments.
16. The Designated Officer shall, with the assistance of the Fire Chiefs and Fire Departments, develop and implement compliant occupational health and safety programs, including covering matters such as joint committees and worker representative systems, use of self-contained breathing apparatus and workplace hazardous materials information systems.
17. The Fire Chiefs shall report to the Designated Officer on the state of operations of their respective Fire Departments, with such frequency and containing such detail as may be considered by the Designated Officer as necessary or appropriate. The CAO shall be responsible for reporting regularly (and, in any event, not less than annually) to the Board regarding the Fire Service, including on operational issues, administrative and financial matters, and the state of each Department's statutory and regulatory compliance.
18. Notwithstanding the Service Level or authorized Functions approved for any of the Fire Departments, in relation to any particular Incident response, each Fire Department shall undertake only those emergency response activities for which it's responding Members are properly trained and equipped. The IC may, in his or her sole discretion, restrict or terminate emergency response activities in any circumstances where the Incident is considered to exceed the training or capabilities of the responding Members, or Emergency Equipment available to them

## Authority of the Fire Chief and IC

19. The Fire Chief shall be appointed by the CAO in accordance with RDOS policies and requirements and, once appointed, shall have operational responsibility and authority over the Fire Department, subject to the administrative direction and control of the Designated Officer. For certainty, the individuals who are Fire Chiefs as at the date this bylaw comes into force, are confirmed and ratified in their respective positions.
20. Without limiting section 19 hereof, the Fire Chief of each Fire Department shall be responsible for:
  - (a) implementing or managing all necessary training programs and occupational health and safety programs for the particular Fire Department which, in each case, meets all statutory and regulatory requirements, including those required by the Playbook and the *Workers Compensation Act* and regulations made thereunder;
  - (b) ensuring that the particular Fire Department maintains all required records, including those relating to training and occupational health and safety matters;
  - (c) developing, in consultation with the Designated Officer, the annual budget and five-year financial plan for the particular Fire Department in accordance with, and subject to the guidelines established by, the CAO and subject to approval by Board;
  - (d) enquiring into, investigating and recording the cause of all fires in the particular Fire Protection Service Area in accordance with the *Fire Services Act* ~~or as otherwise deemed appropriate by the Fire Chief or directed by the Designated Officer;~~
  - (e) care, custody and control of all assets, Emergency Equipment, buildings, and other equipment in the care and control of the particular Fire Department.
21. The Fire Chief shall follow all applicable bylaws, policies, regulations and procedures of the RDOS.
22. The Fire Chief is authorized to recruit Members to the Fire Department and to appoint Officers in accordance with the RDOS Fire Department structure. Officers must be appointed through open competition and in accordance with the specifications in the job description, including the proficiency and training requirements specified for such position in accordance with section 15(a) hereof.
23. The CAO may request that a Fire Chief be designated by the Fire Commissioner as the local assistant to the Fire Commissioner ("LAFC") under the *Fire Services Act*. Upon such designation, the Fire Chief is responsible for carrying out the functions and fulfilling the responsibilities of an LAFC as provided in the *Fire Services Act*.
24. The ~~Fire Chief~~ IC shall have control, direction and management of all Emergency Equipment and Fire Departments assigned to an Incident.
25. An IC may direct one or more properly trained Members to undertake traffic control at or near an Incident. Traffic control measures shall conform to the requirements of the Ministry of Transportation and Infrastructure, WorkSafe BC and the Operational Guidelines. An IC may request that the RCMP undertake traffic control where the IC considers it appropriate.

~~25-26.~~ In connection with an Incident, the IC, or any Member under the direction of the IC, is authorized to take measures to prevent and suppress fires, or to mitigate the Incident. The IC is empowered to cause any building, structure or thing to be pulled down, demolished or otherwise removed if he deems it necessary to prevent the spread of fire to other buildings, structures or things or otherwise necessary to mitigate an Incident.

~~26-27.~~ The IC, together with Members and Emergency Equipment, may enter at any time, buildings, premises, structures or property in connection with an Incident.

~~27-28.~~ A Fire Department may, at any time enter, remain on, or pass through or over buildings, premises, structures or property to gain access to or to protect any person or property in connection with an Incident.

~~28-29.~~ Each Member shall be considered a "local public officer" of the RDOS within the meaning of that term in section 738 of the *Local Government Act*, as either a volunteer firefighter of the RDOS or an employee of the RDOS, as applicable in the circumstances.

~~29-30.~~ Members and former Members of each Fire Department, in relation to the performance of their duties as contemplated by this bylaw, are deemed to be covered by the provisions of the current version of the *Regional District of Okanagan-Similkameen Public Officers Indemnification Authorization Bylaw*.

### **Correction of Immediate Hazards**

~~30-31.~~ Whenever the Fire Chief finds combustible or explosive material, flammable liquids or hazardous chemicals being used, stored or kept in such a manner as to constitute a threat to persons or property, the Fire Chief may, verbally or in writing, order the owner, tenant, occupant or agent responsible to remove the combustible or explosive material, flammable liquid, or hazardous chemical immediately from the building or premises.

~~31-32.~~ Whenever the Fire Chief finds a building, structure or premise or part thereof which is unoccupied and which, in the opinion of the Fire Chief, is not being kept in a safe condition to guard against fire or the risk of fire or other dangerous risk or accident, the Fire Chief may order the owner, tenant, occupant or agent responsible to remedy the dangerous condition and to secure the building, structure or premise or part thereof in such a manner as to prevent any unauthorized use by any person while it is unoccupied.

~~32-33.~~ In the event of an immediate hazard, if the owner, tenant, occupant or agent responsible refuses or neglects to comply with the order of the Fire Chief to remedy the hazardous condition, or if the owner, tenant, occupant or agent responsible for the building or area cannot be located, the Fire Chief may take such action as is appropriate, without notice and at the expense of the owner, and the RDOS shall recover the expense thereof with costs, in a like manner as property taxes.

~~33-34.~~ Without limiting the generality of the foregoing, when immediate measures must be taken to avoid imminent danger of fire or risk of accident, the Fire Chief may cause the evacuation of any building or area, he may order that the building or area remain evacuated until the hazard is removed, and the Fire Chief may direct the RCMP and other municipal officials to assist in this regard.

## Offences

- 34-35. No person at an Incident shall obstruct, hinder or delay a Member or other person assisting or acting under the direction of the IC.
- 35-36. No person shall drive any vehicle over any Emergency Equipment, including fire hose, without the permission of the IC.
- 36-37. No person shall obstruct or otherwise interfere with access roads or streets or other approaches to any Incident, fire hydrant, cistern, or any connections provided to a fire main, pipe, standpipe, sprinkler system or any body of water designated for firefighting purposes.
- 37-38. No person shall damage or destroy, or obstruct, impede or hinder the operation of any emergency equipment.
- 38-39. No person shall falsely represent himself as a Fire Department Officer or Member.
- 39-40. No person shall enter the boundaries or limits of an area prescribed as off limits to persons not authorized to enter by the Fire Chief or IC.

## Bylaw Enforcement

- 40-41. The Designated Officer may enforce this bylaw within any Fire Protection Service Area in the RDOS. In relation to any particular Fire Protection Service Area, the Fire Chief in such area shall be responsible for the enforcement of the provisions of this bylaw. Subject to the Operational Guidelines and any direction from the Designated Officer, the Fire Chief may designate other Members to enforce this bylaw or any portion thereof.
- 41-42. Any person authorized to enforce this bylaw in a particular Fire Protection Service Area, may inspect any building or premises in such area for compliance with the requirements of this bylaw. In relation to any entry onto property or into premises, other than in connection with an Incident, the entry shall be made subject to and in accordance with:
- (a) the provisions of section 16 of the Community Charter SBC, 2003, c. 26; and/or
  - (b) the provisions of the Fire Services Act and the regulations made thereunder,
  - (c) as determined to be appropriate in circumstances by the Fire Chief or his designate.
- 42-43. The Fire Chief may order any person who contravenes this bylaw to take such measures as are specified in the order to forthwith remedy the non-compliance with this bylaw.
- 43-44. The Fire Department is not required to provide an authorized Function if, in the absolute discretion of the Fire Chief or IC, there is insufficient apparatus and/or trained Members to deliver such authorized Function safely in accordance with applicable standards, including those set out in the Fire Services Act and Workers Compensation Act.
- 44-45. A person who commits an offense may, in addition to any other penalty, be removed from the scene of an incident by a peace officer, Fire Chief or IC.

## Information in an Order

~~45-46.~~ An order issued pursuant to this bylaw shall contain at least the following information:

- (a) The name and address of the person upon whom the order is served;
- (b) The day on which the offence is alleged to have been committed;
- (c) The address of the premises under consideration;
- (d) Reasonable particulars of this bylaw with respect to which the noncompliance is alleged;
- (e) A requirement that the person served shall remedy the non-compliance; and
- (f) A prescribed time frame during which the non-compliance must be remedied.

## Right to Appeal

~~46-47.~~ All orders may be appealed to the CAO, provided that any such appeal must be made within 15 days of receipt of such order.

## Penalties

~~47-48.~~ Every person commits an offence who:

- (a) Fails to comply with an order issued pursuant to this bylaw; or,
- (b) Fails to provide information or assistance as required by this bylaw; or,
- (c) Knowingly states anything false in information delivered or furnished to the Fire Chief or any Member of the Fire Department in relation to a matter governed or covered by this bylaw; or,
- (d) Obstructs or interferes with an inspection under this bylaw.

~~48-49.~~ Nothing in this bylaw shall restrict the RDOS from utilizing any other remedy that would otherwise be available to the RDOS at law.

~~49-50.~~ Each day's continuance of an offence under this bylaw constitutes a new and distinct offence.

~~50-51.~~ A person commits an offence who violates any provision of this bylaw and shall be liable, on conviction:

- (a) to a fine in the maximum amount of Ten Thousand Dollars (\$10,000.00) or to imprisonment; for no more than Six (6) months, or both; and
- (b) in case of a continuing offence, to a further penalty for each day during which the offence continues as provided by the Offence Act, BSBC 1996, c. 338.

The penalties hereunder shall be in addition to and in substitution for any other penalty or remedy available under this bylaw, the Local Government Act, other Bylaw of the RDOS, the Fire Services Act, the Wildfire Act, SBC 2004, c. 31 or law.

51-52. Notwithstanding any section of this bylaw, where a person upon whom an order has been served fails to comply with the order and has not appealed from the order, or has appealed from the order and a decision has been rendered against him, the Board may take the necessary action to perform the work required by the order, and the Board may recover the expenses thereof with costs, in a like manner as property taxes pursuant to the provisions of section 399 of the Local Government Act.

### **Severability**

52-53. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the portion so severed.

### **Superiority Clause**

53-54. Wherever this bylaw sets out regulations with respect to Fire Departments and other such RDOS bylaws contain similar or contradicting regulations, this Bylaw is deemed to prevail.

### **Coming into Force**

54-55. This bylaw shall come into full force and effect upon final passage thereof

### **Repeal of Bylaws**

55-56. Upon this bylaw coming into force, the following bylaws, including all amendments thereto, are hereby repealed:

- a. Emergency Services Bylaw No. 2566, 2011;
- b. Anarchist Mountain Volunteer Fire Department Establishment Bylaw No. 2335, 2005, and all amendments thereto;
- c. Kaleden Volunteer Fire Department Establishment Bylaw No. 1572, 1995 and all amendments thereto;
- d. Keremeos & District Volunteer Fire Department Establishment Bylaw No 2094, 2001 and all amendments thereto;
- e. Naramata Fire Department Establishment Bylaw No. 1652, 1995 and all amendments thereto;
- f. Okanagan Falls Volunteer Fire Department Establishment Bylaw No. 1571, 1995 and all amendments thereto;
- g. Tulameen & District Fire Department Establishment Bylaw No. 1580, 1995 and all amendments thereto; and,
- h. Willowbrook Volunteer Fire Department Establishment Bylaw No. 1579, 1995 and all amendments thereto.



Regional District of Okanagan Similkameen

Bylaw No. 2792, 2017

Schedule "A"

**Fire Protection Services**

As at the date this bylaw was adopted, the following Fire Protection Service Areas have been established by the RDOS and served by the corresponding Fire Departments listed below:

<b>Fire Services Establishment</b>	<b>Fire Department</b>
Bylaw 2334	Anarchist Mountain Fire Department
Bylaw 1238	Kaleden Fire Department
Bylaw 2178	Keremeos Fire Department
Bylaw 1619	Naramata Fire Department
Bylaw 1310	Okanagan Falls Fire Department
Bylaw 1574	Tulameen Fire Department
Bylaw 1388	Willowbrook Fire Department
Bylaw 1125	Provision of Fire Protection and Fire Regulation Enforcement within Service Areas within Electoral Areas D and F
Bylaw 1197	Provision of a fire prevention and suppression service within a portion of Electoral Area 'H'

The RDOS may establish or create additional Fire Protection Service Areas from time to time. Upon their creation and the establishment of the corresponding Fire Department, the Fire Service shall be deemed to be added to this Schedule A, and the Fire Department and Fire Protection Service Area covered by this bylaw.

The assistance to be provided by each Fire Department is restricted to the Service Level which each Fire Department has been authorized and individual Members are restricted to undertaking those functions and activities for which they have been trained.

Regional District of Okanagan Similkameen

Bylaw No. 2792, 2017

Schedule "B"

Subject to sections 11, 12 and 18 of this bylaw, the following Fire Departments are authorized to provide the following Functions in accordance with this bylaw:

**Fire Suppression**

All Fire Departments

**Auto Extrication**

Anarchist Mountain Fire Department  
Kaleden Fire Department  
Naramata Fire Department  
Okanagan Falls Fire Department  
Keremeos and District Fire Department  
Areas D & F  
Area H

**Emergency Medical First Responder**

Anarchist Mountain Fire Department  
Kaleden Fire Department  
Naramata Fire Department  
Okanagan Falls Fire Department  
Areas D & F  
Area H

**Fire Inspection**

Okanagan Falls Fire Department  
Keremeos and District Fire Department

**Still Water Rescue**

Naramata Fire Department  
Kaleden Fire Department  
Okanagan Falls Fire Department

**Low Angle Rescue**

Anarchist Mountain Fire Department  
Kaleden Fire Department  
Keremeos and District Fire Department  
Naramata Fire Department  
Okanagan Falls Fire Department

**Repeal of multiple Bylaws with more than one voting type– resolutions on motions below attach to and form part of Bylaw No. 2792, 2017 upon its adoption.**

**Anarchist Mountain** (Unweighted Corporate Vote – Simple Majority)

THAT [Anarchist Mountain Volunteer Fire Department Establishment Bylaw No. 2335, 2005](#) be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

*Rationale and Authority: Bylaw No 2335 was read and adopted with an unweighted corporate vote. As well, the service has only one participant. s. 207(5) is the authority for rescinding this bylaw.*

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**Kaleden** (Unweighted Corporate Vote – Simple Majority)

THAT [Kaleden Volunteer Fire Department Establishment No. 1572, 1995](#) be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

*Rationale and Authority: Bylaw No 1572 was read and adopted with an unweighted corporate vote. As well, the service has only one participant. s. 207(5) is the authority for rescinding this bylaw.*

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**Keremeos & District** (Weighted Participant Vote – Majority)

THAT [Keremeos & District Volunteer Fire Department Establishment Bylaw No. 2094, 2001](#) be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

*Rationale and Authority: Bylaw No. 2094 was established with an unknown vote. There are three participants; therefore, s. 209 is the authority for rescinding this bylaw.*

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**Naramata** (Unweighted Corporate Vote – Simple Majority)

THAT [Naramata Fire Department Establishment Bylaw No. 1652, 1995](#) be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

*Rationale and Authority: Bylaw No. 1652 was read and adopted with an unweighted corporate vote. As well, the service has only one participant. s. 207(5) is the authority for rescinding this bylaw.*

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**Okanagan Falls** (Unweighted Corporate Vote – Simple Majority)

THAT [Okanagan Falls Volunteer Fire Department Establishment Bylaw No. 1571, 1995](#) be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

*Rationale and Authority: Bylaw No. 1571 was read and adopted with an unweighted corporate vote. As well, the service has only one participant. s. 207(5) is the authority for rescinding this bylaw.*

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**Tulameen** (Unweighted Corporate Vote – Simple Majority)

THAT [Tulameen & District Fire Department Establishment Bylaw No. 1580, 1995](#) be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

*Rationale and Authority: Bylaw No. 1580 was read and adopted with an unweighted corporate vote. As well, the service has only one participant. s. 207(5) is the authority for rescinding this bylaw.*

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**Willowbrook** (Weighted Participant Vote – Majority unless only one participant voting)

THAT [Willowbrook Volunteer Fire Department Establishment Bylaw No. 1579, 1995](#) be rescinded and replaced with Regional Fire Services Bylaw No. 2792, 2017.

*Rationale and Authority: Bylaw No. 1579 was read and adopted with an unknown vote. The service has two participants; therefore s. 209 is the authority for rescinding this bylaw.*

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**Bylaw 2792** (Weighted Participant Vote - 2/3 Majority) Participants are Electoral Areas "A", "B", "C", "D", "E", "F", "G", "H" and the Village of Keremeos

THAT Regional Fire Services Bylaw No. 2792, 2017 be read a first, second and third time and be adopted

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### **General rules: voting on resolutions and bylaws**

- 207** (1) A resolution or the reading, adoption, amendment or repeal of a regional district bylaw must be decided by
- (a) a majority of the votes cast, and
  - (b) voting in accordance with this Division.
- (2) Each director who
- (a) is present at the time of a vote, and
  - (b) is entitled to vote on the matter must vote on the matter and must cast all available votes for the same objective.
- (3) If a director who is entitled to vote does not indicate how he or she votes, the director is deemed to have voted in the affirmative.
- (4) If the votes on a question, including the vote of the person presiding, are equal, the question is defeated.
- (5) If, except for this subsection, only one director would be entitled to vote, each director who is present
- (a) is entitled to vote, and
  - (b) has one vote.

### **General rule: each director has one vote**

- 208** (1) In relation to voting on a resolution or the reading, adoption, amendment or repeal of a bylaw, each director who is present
- (a) is entitled to vote, and
  - (b) has one vote.

### **Special rule: weighted voting on the administration and operation of services**

- 209** (1) On all resolutions and every reading and the adoption, amendment or repeal of all bylaws respecting the administration and operation of a service, other than the service referred to in section 338 (2) (a) [*general administration*], each director who is present and who represents a participating area for the service
- (a) is entitled to vote, and
  - (b) subject to the establishing bylaw for the service, has the number of votes assigned to that director under section 196 (2) [*weighted votes for municipalities and electoral areas*].
- (2) Without limiting subsection (1), voting on the following matters must be in accordance with that subsection:

- (a) bylaws imposing fees or charges;
- (b) bylaws under section 388 (2) [*parcel tax collection in electoral areas*] providing for the preparation of an assessment roll;
- (c) bylaws exercising a regulatory authority, other than bylaws exercising a regulatory authority in relation to a regulatory service.

## ADMINISTRATIVE REPORT

**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 15, 2018

**RE:** Election Procedure Amendment Bylaw No. 2798.01

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### Administrative Recommendation:

**THAT Bylaw No. 2798.01 Regional District of Okanagan-Similkameen Election Procedure Amendment Bylaw be read a first, second and third time, and be adopted.**

### Purpose:

Administration is recommending an amendment to the Election Procedure bylaw to allow for additional advance voting opportunities to align with the number of voting opportunities provided by member municipalities which the Regional District may contract with for the conduct of elections.

### Reference:

[Bylaw No. 2798](#) Election Procedure Bylaw  
*Local Government Act*, Part 3 Electors and Elections

### Business Plan Objective:

- 2.2.1 Continuously improving bylaws, policy and process within the organization
- 4.2.2 Conduct a legislatively compliant General Local Election

### Background:

The Regional District of Okanagan-Similkameen Election Procedure Bylaw sets out the requirements with respect to conducting elections and assent voting opportunities with the Regional District.

The current Election Procedure Bylaw was adopted January 18, 2018.

### Analysis:

The Regional District would like to contract some of our member municipalities to run some of our election polling. Such partnerships bring an economy of scale. However, where our election procedure bylaws differ, there is a potential for confusion amongst the voting public. Specifically, our current Election Procedure bylaw does not allow for two advance polls when the population of the electoral area is less than 5,000. The proposed amendments to the bylaw will allow for

consistent voting days and voting hours for both electoral area voters and municipal voters at polls run by a contracted municipality.

**Alternatives:**

THAT Bylaw No. 2798 Election Procedure Bylaw not be amended at this time.

**Communication Strategy:**

The Election Procedure Bylaw, including any amendments, is available on the RDOS website.

**Respectfully submitted:**

**Endorsed by:**

*"Gillian Cramm"*

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G. Cramm, Administrative Assistant

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C. Malden, Manager of Legislative Services

# REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

## BYLAW NO. 2798.01, 2018

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### A bylaw to amend Regional District of Okanagan-Similkameen Election Procedure Bylaw No. 2798, 2018.

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

#### 1. CITATION

This Bylaw may be cited for all purposes as "Regional District of Okanagan-Similkameen Election Procedure Amendment Bylaw No. 2798.01, 2018."

#### 2. Bylaw No. 2798 is amended as follows:

2.1 Section 5 Advance Voting Opportunities is deleted in its entirety and replaced with a new Section 5 Required Advance Voting Opportunities:

5.1 At least two required advance voting opportunities shall be held for an election by voting,

- a. one on the 10<sup>th</sup> day before general voting day, and
- b. the other on the 7<sup>th</sup> day before general voting day.

5.2 As an exception to section 5.1 of this bylaw, and in accordance with Section 107(2) of the *Local Government Act*, the additional voting opportunity under 5.1.b. shall not be held for those Electoral Areas within the Regional District with a population of less than 5,000.

2.2 Add the following as Section 6 Additional Advance Voting Opportunities

6.1 Notwithstanding section 5.2 of this bylaw, and in accordance with Section 108 of the *Local Government Act*, the Chief Election Officer is authorized to establish dates for additional voting opportunities in advance of general voting day, and designate the voting places and set the voting hours for these voting opportunities to allow for aligning voting opportunities with those of contracted municipalities.

2.3 Renumbering subsequent sections of the bylaw.



**READ A FIRST, SECOND AND THIRD TIME** this \_\_ day of \_\_, 2018.

**ADOPTED** this \_\_ day of \_\_, 2018.

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Corporate Officer

## ADMINISTRATIVE REPORT

**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** March 15, 2018  
**RE:** Delegation Policy revision

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### Administrative Recommendation:

**THAT the Board of Directors adopt the amended Board and Committee Delegation Policy, attached to the March 15, 2018 report from the Chief Administrative Officer.**

### Purpose:

Administration is recommending some minor revisions to the Board and Committee Delegation Policy in order to reflect current practice and the preferred form of address by delegations appearing before the Board of Directors and Board Committees.

### Reference:

Draft revised Board and Committee Delegation Policy (clean)  
Draft revised Board and Committee Delegation Policy (mark up)

### Background:

The Board and Committee Delegation Policy was adopted in 2013 after the delegation process was removed from the Board Procedure Bylaw.

### Analysis:

A review of the Board and Committee Delegation Policy identified a several sections that require updating to reflect current practice:

- Change reference from "Office of the Chief Administrative Officer" to "Corporate Officer";
- Remove "Mr./Madam" in reference to addressing the Chair;
- Clarify the direction of comments from a delegation to the Chair, not to individual Board members or staff;
- Remove deadline by which petitions must be received by the Corporate Officer in order to be presented to the Board of Directors.

### Alternatives:

1. THAT the Board and Committee Delegation policy not be revised.
2. THAT the Board and Committee Delegation policy be revised as directed.

**Communication Strategy:**

All Board policies are available to the public through the RDOS website, and provided to those requesting to appear as a delegation to a Board or Committee meeting. Additionally, staff is advised of any changes to Board policy.

**Respectfully submitted:**

**Endorsed by:**

*"Gillian Cramm"*

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G. Cramm, Administrative Assistant

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C. Malden, Manager of Legislative Services

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

- POLICY:** Board and Committee Delegation Policy
- AUTHORITY:** Board Resolution No. **B72/13** dated February 21, 2013.
- AMENDED:** Board Resolution No. **B222/13** dated July 4, 2013<sup>1</sup>  
Administrative Review June 2015
- AMENDED:** Board Resolution dated \_\_\_\_\_

**POLICY STATEMENT**

The Regional District believes in providing full public access whenever possible and encourages open communication while acknowledging the need to conduct business in a professional, efficient manner in compliance with the Procedures Bylaw.

**PURPOSE**

To regulate the process for dealing with requests to appear before the Board and Committee.

**PROCEDURES**

An individual or group of people who wish to appear as a delegation to the Regional Board, shall request the same through the Corporate Officer and will be requested to complete the "Delegation Request Form".

Upon completion of the 'Delegation Request' form, the request shall be reviewed by the Corporate Officer and one or more of the following actions shall be recommended:

- (a) that the request be referred to the appropriate Regional District staff member or department, if the request is operational in nature;
- (b) that the request be referred to a Regional Board committee or advisory body;
- (c) that the request be submitted for agenda review and, if appropriate, the delegation be scheduled to appear at the next available meeting. The number of presentations at a Board meeting may be limited to ensure that timelines are adhered to and the meeting is not overwhelmed by lengthy presentations.

**Delegation Protocol**

- (a) Time Limits:  
Unless otherwise directed by the Chair, a delegation shall be limited to 10 minutes to make his or her presentation to the Regional Board, but may be asked to take additional time to respond to questions.
- (b) Opportunity for Questions:  
Upon being recognised, a board member may direct questions to a delegate or to administration, but at no time shall a board member, a delegation or administration enter into a debate during the delegation section of the agenda.

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(c) Forms of Address:

Persons or delegations addressing the board shall:

- (1) state their name and the purpose of their presentation;
- (2) address the Chair as "Chair <.....>";
- (3) Not address the Regional Board or staff directly, but address all comments to the Chair;
- (4) refer to Directors as "Director <.....>".

## Petitions

- (a) Any person wishing to present a petition at a regular meeting shall inform the Corporate Officer of the:
- (i) subject of the petition; and,
  - (ii) name and address of each person who has signed the petition;

## Board Initiated Presentations

Where the Board has invited an individual or group to make a presentation to the Board on a matter in which the Board has an interest, there shall be:

- (a) No set time limit. Presenters will be requested to limit their presentation as much as possible to ensure the efficiency of the Board meeting.
- (b) No limit on the number of presentations. Staff will strive to ensure that meetings are not overwhelmed by a large number of lengthy presentations.

## General Guidelines

- (a) A delegation shall not be received unscheduled at a meeting unless the Regional Board passes a resolution by a 2/3 vote to hear from that delegation at that time.
- (b) A delegation shall only be scheduled at a meeting to address issues otherwise already scheduled on that agenda for decision by the Board
- (c) At no time will a delegation be allowed for the purpose of promoting an individual business.
- (d) At no time will a delegation be allowed for the purpose of discussing a matter to be dealt with as a grievance under a collective agreement.
- (e) The Policy does not apply to public hearings conducted by the Regional Board, pursuant to the *Local Government Act*.
- (f) At the Board's discretion, a delegation may be allowed to appear before the Board to provide information regarding a bylaw for which a Public Hearing has been held, or where a Public Hearing is required under an enactment as a prerequisite to the adoption of the bylaw.<sup>1</sup>
- (g) Requests dealing with a matter that is outside the jurisdiction of the Regional District of Okanagan-Similkameen shall be refused.

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

- POLICY:** Board and Committee Delegation Policy
- AUTHORITY:** Board Resolution No. **B72/13** dated February 21, 2013.
- AMENDED:** Board Resolution No. **B222/13** dated July 4, 2013<sup>1</sup>  
Administrative Review June 2015
- AMENDED:** Board Resolution dated \_\_\_\_\_

**POLICY STATEMENT**

The Regional District believes in providing full public access whenever possible and encourages open communication while acknowledging the need to conduct business in a professional, efficient manner in compliance with the Procedures Bylaw.

**PURPOSE**

To regulate the process for dealing with requests to appear before the Board and Committee.

**PROCEDURES**

An individual or group of people who wish to appear as a delegation to the Regional Board, shall request the same through the ~~Office of the Chief Administrative~~Corporate Officer and will be requested to complete the "Delegation Request Form".

Upon completion of the 'Delegation Request' form, the request shall be reviewed by the ~~Office of the Chief Administrative~~Corporate Officer and one or more of the following actions shall be recommended ~~to the Chief Administrative Officer:~~

- (a) that the request be referred to the appropriate Regional District staff member or department, if the request is operational in nature;
- (b) that the request be referred to a Regional Board committee or advisory body;
- (c) that the request be submitted for agenda review and, if appropriate, the delegation be scheduled to appear at the next available meeting. The number of presentations at a Board meeting may be limited to ensure that timelines are adhered to and the meeting is not overwhelmed by lengthy presentations.

**Delegation Protocol**

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Upon being recognised, a board member may direct questions to a delegate or to administration, but at no time shall a board member, a delegation or administration enter into a debate during the delegation section of the agenda.

(c) Forms of Address:

Persons or delegations addressing the board shall:

- (1) state their name and the purpose of their presentation;
- (2) address the Chair as "~~Mr./Madam Chair~~ or "Chair <.....>";
- (3) Not address the Regional Board or staff directly, but address all comments to through the Chair;
- (4) address refer to Directors as "Director <.....>".

## Petitions

(a) Any person wishing to present a petition at a regular meeting shall inform the ~~Office of the~~ CAO/Corporate Officer of the:

- (i) subject of the petition; and,
- (ii) name and address of each person who has signed the petition;

~~and must ensure that the petition is received by 12:00 noon on the Tuesday of the week prior to the meeting.~~

## Board Initiated Presentations

Where the Board has invited an individual or group to make a presentation to the Board on a matter in which the Board has an interest, there shall be:

- (a) No set time limit. Presenters will be requested to limit their presentation as much as possible to ensure the efficiency of the Board meeting.
- (b) No limit on the number of presentations. Staff will strive to ensure that meetings are not overwhelmed by a large number of lengthy presentations.

## General Guidelines

(a) A delegation shall not be received unscheduled at a meeting unless the Regional Board passes a resolution by a 2/3 vote to hear from that delegation at that time.

(b) A delegation shall only be scheduled at a meeting to address issues otherwise already scheduled on that agenda for decision by the Board.

~~(b)~~(c) At no time will a delegation be allowed for the purpose of promoting an individual business.

~~(c)~~(d) At no time will a delegation be allowed for the purpose of discussing a matter to be dealt with as a grievance under a collective agreement.

~~(d)~~(e) The Policy does not apply to public hearings conducted by the Regional Board, pursuant to the *Local Government Act*.

~~(e)~~(f) At the Board's discretion, a delegation may be allowed to appear before the Board to provide information regarding a bylaw for which a Public Hearing has been held, or where a Public Hearing is required under an enactment as a prerequisite to the adoption of the bylaw.<sup>1</sup>

~~(f)~~(g) Requests dealing with a matter that is outside the jurisdiction of the Regional District of Okanagan-Similkameen shall be refused.

## ADMINISTRATIVE REPORT

**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** March 15, 2018

**RE:** Request for Transfer of Trademark

---

### Administrative Recommendation:

**THAT the Board of Directors approve the transfer of the Trademark "Wine Capital of Canada" from the Regional District to the Town of Oliver.**

### Reference:

Attached correspondence from the Town of Oliver

### Background:

Prior to 2009, the Oliver and District Community Economic Development Society supplied economic development services to the Oliver area under a service agreement with the RDOS and the Town of Oliver.

In February of 2009, as a result of a review of core services, the Oliver and District Community Economic Development Society (ODCEDS) ceased operations. In accordance with the Societies Act, all assets and liabilities were transferred to the Regional District of Okanagan-Similkameen.

The Trademark "Wine Capital of Canada" which had been registered to ODCEDS, was, as part of the dissolution of the society, included in the transfer to the Regional District.

### Analysis:

In accordance with the Trademarks Act, a trademark is subject to renewal every 15 years, which would come up in 2019. A cost of \$200-\$300 is associated with renewing the trademark.

On March 6, 2018 a request was received from the Town of Oliver CAO to initiate the process to transfer the trademark from the Regional District to the Town of Oliver.

Administration recommends approval of the transfer of the trademark, which has sat dormant since the dissolution of ODCEDS.

**Alternatives:**

1. THAT the Board of Directors approve the transfer of the Trademark “Wine Capital of Canada” from the Regional District to the Town of Oliver.
2. THAT the trademark remain with the Regional District of Okanagan-Similkameen until its expiry in 2019.

**Respectfully submitted:**

*“Christy Malden”*

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C. Malden, Manager of Legislative Services



March 6, 2018

Christy Malden  
Manager of Legislative Services  
Regional District of Okanagan-Similkameen  
101 Martin Street,  
Penticton, BC V2A 5J9

Dear Christy,

**RE: Transfer of "Wine Capital of Canada" Trademark Request**

Further to our conversation, the Town of Oliver would like to initiate the transfer of the "Wine Capital of Oliver" trademark from the RDOS to the Town of Oliver. It would be appreciated if you could proceed with receiving the necessary approval from the Regional District Board of Directors to have this trademark transferred to the Town.

Thank you for your consideration of our request. Should you require any additional information please do not hesitate to contact me.

Sincerely,

Cathy Cowan,  
Chief Administrative Officer

cc: Council Reading File



**Okanagan Basin**  
WATER BOARD

**BOARD REPORT: March 8, 2018**

1450 KLO Road, Kelowna, BC V1W 3Z4

P 250.469.6271 F 250.762.7011

[www.obwb.ca](http://www.obwb.ca)

### **OBWB Directors**

**Tracy Gray - Chair,**  
Regional District of Central  
Okanagan

**Juliette Cunningham - Vice-  
Chair,** Regional District of  
North Okanagan

**Doug Dirk,** Regional District of  
North Okanagan

**Rick Fairbairn,** Regional  
District of North Okanagan

**Doug Findlater,** Regional  
District of Central Okanagan

**Cindy Fortin,** Regional District  
of Central Okanagan

**Ron Hovanes,** Regional  
District of Okanagan-  
Similkameen

**Sue McKortoff,** Regional  
District of Okanagan-  
Similkameen

**Peter Waterman,** Regional  
District of Okanagan-  
Similkameen

**Lisa Wilson,** Okanagan Nation  
Alliance

**Toby Pike,** Water Supply  
Association of B.C.

**Brian Guy,** Okanagan Water  
Stewardship Council

**The next regular meeting of the  
OBWB will be 10 a.m.  
April 3, 2018 at the Regional  
District of North Okanagan in  
Coldstream.**

## **Okanagan Basin Water Board Meeting Highlights**

**Preparations underway for Canada Water Week movie night:** The OBWB's Okanagan WaterWise is hosting a free, fun and engaging movie night to celebrate UN World Water Day and Canada Water Week on Wed. March 21, 6 - 8:30 p.m. at Rotary Centre for the Arts in Kelowna. "Shared waters. Shared conversations. ... Keeping the Okanagan River flowing" features a special Okanagan welcome from Krystal Lezard. There will be a screening of the award-winning *A River Film*. Breathtaking film footage profiles our Okanagan/Okanogan rivershed, a transboundary waterway that straddles the Canada-U.S. border, and explores the complex relationships between people, fish, upland species, the wider Columbia Basin, and how this is managed. The film will be followed by a Q&A with some of those featured in the film. Visit displays from local organizations working to protect our waters, and enjoy light refreshments. This is a free event but registration is required at <https://okwaterwise-cww2018.eventbrite.ca>.

**Toolkit for planning sustainable communities to be unveiled:** The Water Board and Fraser Basin Council are co-hosting a free webinar to introduce a new online resource with more than 60 planning guides to help build climate resilient communities. The "Getting to Know the Guides and Toolkits for Sustainable Land & Water Use Planning," webinar, on March 13, 11 am – noon, will be of interest to local government and consulting planners, engineers, biologists, environmental consultants, conservationists and electeds. Register at <http://bit.ly/2D9KMA3>.

**Feds respond to OBWB call for stronger mussel action:** The Board of Directors received a letter from Canada's Minister of Fisheries and Oceans which notes they will be meeting with the B.C. Government and other key stakeholders, including the OBWB, to discuss collaboration on zebra and quagga mussels and other invasive species. The board looks forward to continuing to work with both senior levels of government to move forward on this issue.

**Water-related event organizers reminded - Don't Move A Mussel!:** The board discussed water-related events in the Okanagan, such as fishing derbies and watercraft races, and the potential to bring in invasive species, including mussels. In several cases, the OBWB's Okanagan WaterWise program has been contacted through its [Don't Move A Mussel](#) campaign. Staff have helped event organizers coordinate with provincial authorities and provided outreach support at the event. Organizers are urged to contact the OBWB well in advance of such events at [okwaterwise@obwb.ca](mailto:okwaterwise@obwb.ca).

**State of the basin focus of upcoming webinars:** The OBWB is holding a Water Supply Webinar on April 16 and May 8 at 11 a.m. These free hour-long online meetings provide a status update on current and forecasted water supplies in the Okanagan. This is the sixth year the Water Board has hosted the event. The meetings typically include water experts from Environment and Climate Change Canada, BC River Forecast Centre, B.C. Ministry of Environment and others. Additional details to come.

**For more information, please visit: [www.OBWB.ca](http://www.OBWB.ca)**

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# SYILX WATER FORUM

## Connecting to the land

**Joins us for  
World Water Day  
March 22, 2018**

"Water movements, pathways resiliency and power teach us who we are and who we can be as people".

*Syilx Water Declaration*



When: 9:30 am - 4:30 pm  
Bus Pickup: #101-3535 Old  
Okanagan Hwy, Westbank

### HIGHLIGHTS

- Tour to nĭ<sup>w</sup>aq<sup>w</sup>a?stn (Mission Creek), kƧ cƧǎlk stim Hatchery and Syilx siw+k<sup>w</sup> (Water places)
- Shared knowledge on place names and stories  
Guest Speakers on Drinking Water
- And more!

**For more information, contact:**  
Tessa Terbasket, Coordinator  
T: 250.707.0095 ext. 209  
E: tterbasket@syilx.org

### Please join us for a one day Syilx Water Tour!

Learn from Syilx elders and gain a deeper understanding of our shared responsibility to siw+k<sup>w</sup> and the timix<sup>w</sup>

Engage in dialogue on Wetlands and Source Drinking Water conservation and protection

A hot lunch and refreshments will be provided

There are seats reserved for BRIDGES Youth!

*\*\*Please note as this is an outdoor event, dress accordingly\*\**

**\$150 Registration Fee  
Seats are limited, so register soon!**



[www.okanagannation.com](http://www.okanagannation.com)

## High Impact Leadership on Climate Action Workshop



Building on the recent success of the *Climate Leadership Institute* ([www.bcmclc.ca/CLI](http://www.bcmclc.ca/CLI)), the BC Municipal Climate Leadership Council is hosting the **High Impact Leadership on Climate Action** workshop immediately prior to the SILGA AGM & Convention on **April 24 from 1-3 pm at the Revelstoke Community Centre**. This workshop will tailor sessions from CLI for locally elected officials attending this SILGA event.

Join Travis Streb, a leadership and communications coach with High Impact Lab, for an interactive session on communicating with conviction, building support for climate action, and the need for high impact leadership.

Learn about effective programs and policies for climate change and energy action from Trish Dehnel, Senior Energy Specialist for the Regional District of Central Kootenay. Find out how BC Energy Step Code adoption, green building rebates, solar gardens, electric vehicle strategies, and community outreach programs can be adapted to communities of all sizes and locations.

Small discussion groups will focus on leadership as well as tools and next steps to help elected officials lead their community into a green future.

To register for this event, visit <https://www.civicinfo.bc.ca/event/2018/SILGA>. The workshop is free but space is limited. Please contact Janice Keyes of the Community Energy Association at [jkeyes@communityenergy.bc.ca](mailto:jkeyes@communityenergy.bc.ca) or 604-628-7076, ext. 705 for any questions about BCMCLC or the workshop.

