

Lauri Feindell

Subject: FW: TUP Referral - Residential use of an RV - 5622 Sawmill Road | File No. C2024.005-TUP - Fortis Property Referral #2024-261

From: Referrals <Referrals@fortisbc.com>

Sent: February 29, 2024 1:39 PM

To: Planning <planning@rdos.bc.ca>

Subject: TUP Referral - Residential use of an RV - 5622 Sawmill Road | File No. C2024.005-TUP - Fortis Property Referral #2024-261

Fortis Property Referral #2024-261

Hello,

Please be advised FortisBC Energy Inc. (Gas) has no concerns as we have no gas in this area.

Thank you,

Liz Dell

Lands Department, Property Services Assistant

16705 Fraser Highway | Surrey BC V4N 0E8

P: 778-578-8038 / referrals@fortisbc.com



Thank you.

Lauri Feindell

Subject: FW: TUP Referral - Residential use of an RV - 5622 Sawmill Road | File No. C2024.005-TUP

From: Fox, Alison AF:EX <Alison.Fox@gov.bc.ca>

Sent: March 5, 2024 10:51 AM

To: Ben Kent <bkent@rdos.bc.ca>

Cc: Hainstock, Lindsay AF:EX <Lindsay.Hainstock@gov.bc.ca>; Buchanan, Claire ALC:EX <Claire.Buchanan@gov.bc.ca>; ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>

Subject: RE: TUP Referral - Residential use of an RV - 5622 Sawmill Road | File No. C2024.005-TUP

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Hi Ben,

As we just discussed on the phone, given that the current use of the parcel for RV storage does not have approval of the ALC, nor has an application been submitted to ALC for this use, and the rationale for the proposed TUP is to provide a caretaker residence and security for the RV storage, Ministry staff will refrain from commenting on the proposed TUP until the use has received ALC approval. Ministry staff are happy to review and provide comments on the ALC application should it be submitted.

Thank you for the opportunity to review this application.

Alison

Alison Fox, P.Ag.
Land Use Agrologist
Strengthening Farming Program
BC Ministry of Agriculture and Food
778 666-0566
Alison.Fox@gov.bc.ca

Ministry Mission: World leading stewardship of land, farm and food systems for the health and prosperity of British Columbians

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March 27, 2024

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

Sent via email: planning@rdos.bc.ca

Dear Ben Kent:

File Number: C2024.005-TUP

Thank you for the opportunity to provide comments for the Board and staff consideration for a Temporary Use Permit to allow for the residential use of a recreational vehicle at 5622 Sawmill Road. My understanding is the parcel is serviced by a private well and onsite sewage system.

This referral has been reviewed from a Healthy Community Development perspective and the following is for your consideration.

Balancing Aspects of Healthy Housing

Housing is a key determinant of health. It has significant influence on our physical and mental health, social well-being and indirectly influences many other determinants of health. Healthy housing is attainable, safe from hazards, appropriate and in a location that meets our needs and supports health and well-being ([Healthy Built Environment Linkages Toolkit, 2018](#)).

Health and Safety Risks of Residential Use of RVs

We understand that most recreational vehicles are not intended, designed or constructed as a permanent form of housing; they also may be susceptible to potential health and safety hazards. The [TNRD info sheet about RV dwelling](#) explains this difference. The more time a person spends in the RV environment the higher the chances of being exposed to a hazard(s), which significantly increases the risk of harm or poor health outcome. The following are examples of potential hazards associated with RVs:

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dákelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

- Gastro-intestinal illness due to unsafe drinking water, improper/inadequate (warm) food storage, or cross-contamination from touching sewage/wastewater on the ground or while servicing holding tanks;
- Burns, physical trauma or death from fire and carbon monoxide and propane poisoning, especially while using heating, electrical and cooking appliances;
- Mental health impacts or physical trauma or death from exposure to extreme heat or cold.

Mitigating Health and Safety Risks:

We strongly encourage the RDOS and individuals considering using an RV as a housing option to take actions to mitigate all risks; that is, reduce these hazards and the likelihood they could occur. Some examples are:

- Providing information/being aware of the hazards
- Creating/routinely using a safety checklist to ensure all systems are operating properly, such as electrical, heating/cooling and propane systems; and
- Creating a condition of permit/regularly testing the RV unit has two operable emergency exists, and fire, carbon monoxide and propane gas monitors.

Under Section 7 of the [BC Health Hazards Regulation](#) (B.C. Reg. 216/), a landlord must provide tenants with potable water for domestic purposes, a minimum of 11 m³ of airspace per tenant and a window that can be opened. With that being said, we recognize that balancing the health outcomes and health risks of housing is important and I have no overall objections to residential use of a RV temporarily with the condition the landlord achieves the *Health Hazards Regulation* requirements. However, as the TUP is for 3 years and if this business operation will continue past the 3 years, I strongly encourage a more safe housing option be found.

We are committed to collaborating with the RDOS to support healthy community planning. Should you have any questions please don't hesitate to call me at 250-540-8380.

Sincerely,



Janelle Rimell
Environmental Health Officer
Healthy Communities, Healthy Families

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

Resources:

TNRD Info Sheets about RV Dwelling and 'Tiny House' Use

<https://tnrd.civicweb.net/filepro/documents/165703/>

Windsor, Ontario Fire Department, Recreational Vehicle (RV) Fire Safety Guidelines

<https://www.windsorfire.com/recreational-vehicle-rv-fire-safety-guidelines/>

Technical Safety BC, On the road again: Keeping your RV safe

<https://blog.technicalsaftybc.ca/road-again-keeping-your-rv-safe>

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: April 1, 2024 1:05 PM
To: Planning
Subject: Sawmill Rd, 5622, RDOS (C2024.005-TUP)

Some people who received this message don't often get email from steven.danielson@fortisbc.com. [Learn why this is important](#)

With respect to the above noted file,

Land Rights Comments

- There are no immediate concerns or requests for additional land rights, however there may be additional land rights requested stemming from changes to the existing FortisBC Electric ("FBC(E)") services, if required.

Operational & Design Comments

- There are FortisBC Electric ("FBC(E)") primary distribution facilities along Sawmill Road and Road 1.
- All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.
- The applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.
- For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- [FortisBC Total Connected Load Form](#)
- Other technical information relative to electrical servicing

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

<http://www.fortisbc.com/InstallGuide>

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

Best Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.
2850 Benvoulin Rd

Kelowna, BC V1W 2E3
Mobile: 250.681.3365
Fax: 1.866.636.6171
FBCLands@fortisbc.com



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Lauri Feindell

Subject: FW: TUP Referral - Residential use of an RV - 5622 Sawmill Road | File No. C2024.005-TUP
Attachments: Referral Sheet C2024.005-TUP.pdf

From: Collins, Martin ALC:EX <Martin.Collins@gov.bc.ca>
Sent: April 30, 2024 3:57 PM
To: Ben Kent <bkent@rdos.bc.ca>
Subject: FW: TUP Referral - Residential use of an RV - 5622 Sawmill Road | File No. C2024.005-TUP

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As noted in the 2023 ALC resolution, there is no objection to residential uses on the Property consistent with the ALC regulation(s) for residential uses.

That said, as the purpose of the TUP is to permit a caretaker to oversee an illegal “storage” use of the property, the ALC does not support the issuance of a TUP at this time.

ALC Compliance and Enforcement actions may be undertaken to ensure the activities on the Property are consistent with ALC regulations and decisions.

Regards



Martin Collins,
Regional Planner | Agricultural Land Commission
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6
T 604-953-6673 |
www.alc.gov.bc.ca

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From: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>
Sent: Tuesday, April 30, 2024 3:49 PM
To: Collins, Martin ALC:EX <Martin.Collins@gov.bc.ca>
Subject: FW: TUP Referral - Residential use of an RV - 5622 Sawmill Road | File No. C2024.005-TUP

Hi Martin,

Would you be able to review this TUP referral for RDOS? I have tagged it for you in the inbox as well.

Thank you,

