



**DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: 1309329 BC
Ltd. (C2026.006-
ZONE - 2800.67)
PASport File 2026-02488
Date: May 19, 2026

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

Attention: Lesley Gibbons, Planning Services Coordinator

**Re: Proposed Zoning Amendment Bylaw 2800.67, 2026 for:
Lot 836, District Lot 2450s, SDYD, Plan KAP6070
146 Willow Court, Oliver, BC**

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

If you have any questions please feel free to call Penticton Development Services at (250) 712-3660.

Yours truly,

Rob Bitte
Development Officer

Local District Address

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

Feedback Form

Regional District of Okanagan-Similkameen

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

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen FILE NO.: C2026.006 -ZONE

FROM: Name: M Keller
(please print)

Street Address:

Date: MAY 19, 2026

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2800.67
146 Willow Court — Lot 836, Plan KAP6070, District Lot 2450S, SDYD

My comments / concerns are:

I do support the proposed rezoning of the subject parcel.

☒ I do not support the proposed rezoning of the subject parcel.

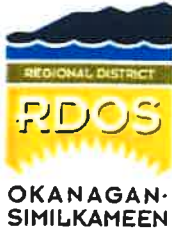
Please provide any comments you wish the Board to consider:

This is a mobilehome park w/ cabins used as long term rentals (not short vacation) for the past years. Current owners do not reside on premises nor in the area. Short term RV usage will increase traffic & usage of area. There are RV park already in Oliver & more economical housing is needed. Owners bought as a mobile park & should not be permitted to change usage. Services are old on site and should be addressed if the usage is permitted.

Feedback Forms must be submitted to the RDOS office prior to noon on the day of the applicable Board meeting.

All representations, including names, will be made public if and when they are included in the Board Agenda.

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.



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Regional District of Okanagan-Similkameen

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

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED
Regional District

MAY 27 2026

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan-Similkameen

FILE NO.: C2026.006 -ZONE

FROM: Name:

Joan Aiello
(please print)

Street Address:

Date:

May 26/2026

RE:

Electoral Area "C" Zoning Amendment Bylaw No. 2800.67

146 Willow Court — Lot 836, Plan KAP6070, District Lot 2450S, SDYD

My comments / concerns are:



I do support the proposed rezoning of the subject parcel.



I do not support the proposed rezoning of the subject parcel.

Please provide any comments you wish the Board to consider:

I don't agree to more short term (monthly) campsites on this property. It has been a mobile park with seniors for many years. The homes in this neighbourhood are mostly elderly seniors. I feel with temporary + younger people living here will bring safety issues to our neighbourhood. Policing is not great. We already have a Provincial Campsite on Campsite road, less than 1/4 mile? 7 houses away. Its not a large parcel of land and also developing a permanent office Building as well. This property had a fire on it just recently. It will bring transit residents.

June 3

Feedback Forms must be submitted to the RDOS office prior to noon on the day of the applicable Board meeting. All representations, including names, will be made public if and when they are included in the Board Agenda.



Feedback Form

Regional District of Okanagan-Similkameen

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

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen FILE NO.: C2026.006 -ZONE

FROM: Name: LESLEY & MICHAEL WALKER
(please print)

Street Address: [REDACTED]

Date: MAY 28 2026

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2800.67
146 Willow Court — Lot 836, Plan KAP6070, District Lot 2450S, SDYD

My comments / concerns are:

- ☒ I do support the proposed rezoning of the subject parcel.
☐ I do not support the proposed rezoning of the subject parcel.

Please provide any comments you wish the Board to consider:

DO NOT LIKE THE IDEA OF A ROAD GOING ALL THE WAY AROUND ~~THROUGH~~ THROUGH OUR PART OF THE PARK.

DO NOT LIKE TRANSIENT STAYS WOULD PREFER PERMANENT

THIS A 55+ PARK THERE WOULD BE CHILDREN AND PETS COMING ON OUR SIDE OF THE PARK.

THE OFFICE SHOULD BE AT THE TOP OF PARK NOT THE BOTTOM.

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Lesley Gibbons

From: Suzanne Olson [REDACTED]
Sent: May 31, 2026 4:15 PM
To: Planning
Subject: Re: Electoral Area "C" Zoning Amendment Bylaw No. 2800.67 146 Willow Court — Lot 836, Plan KAP6070, District Lot 2450S, SDYD

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Sorry my selection should have been in the "I do not support the rezoning proposal"

Suzanne and David olson

On Fri, May 29, 2026, 6:22 p.m. Suzanne Olson [REDACTED] wrote:
Please find attached my feedback form regarding the above zoning amendment

Suzanne and David Olson
[REDACTED]



Feedback Form

Regional District of Okanagan-Similkameen

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

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen

FILE NO.: C2026.006 -ZONE

FROM: Name: _____ Suzanne and David

Olson _____
(please print)

Street Address: _____

Date: _____ May 29,
2026 _____

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2800.67
146 Willow Court — Lot 836, Plan KAP6070, District Lot 2450S, SDYD

My comments / concerns are:

- ☒ I do support the proposed rezoning of the subject parcel.
☐ I do not support the proposed rezoning of the subject parcel.

Please provide any comments you wish the Board to consider:

We are a small, quiet, safe and secure 55+ mobile home park where often
_____ because we all watch out for each other and don't worry.

Looking at the paperwork this RV Park they want to put in is going to allow anyone to stay
there.. Which means we will

Have to put up with kids, possibly transients among others. Our security will be at risk. On
Top of that we will be subject to Motorhomes and travel trailers going up and down our quiet
street all the time.

There is no mention if they are going to put up a privacy fence behind our homes.. From the
map it looks very much like they will be taking away some of our small back yard spaces in
order to make the road for some of the RV's to pull in which is right close to our homes. We are
concerned about the well water, sewer systems and electricity being over whelmed by the use
the 16 motor homes in addition to our own homes. In regards to the RV park itself since our
side is 55+ why not make the RV park 55+ also. ? that aspect is becoming more and more

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Trouble late at night. These are all legitimate concerns and they need to be addressed. There is not one tenant in this mobile home park that wants this RV park to happen

All representations, including names, will be made public if and when they are included in the Board Agenda.



Feedback Form

Regional District of Okanagan-Similkameen

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

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED
Regional District

JUN 26 2026

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan-Similkameen

FILE NO.: C2026.006 -ZONE

FROM: Name:

Hans Hartmann

(please print)

Street Address:

Date:

May 29 / 2026

RE:

Electoral Area "C" Zoning Amendment Bylaw No. 2800.67

146 Willow Court — Lot 836, Plan KAP6070, District Lot 2450S, SDYD

My comments / concerns are:

Phone:

☐

I do support the proposed rezoning of the subject parcel.

☒

I do not support the proposed rezoning of the subject parcel.

Please provide any comments you wish the Board to consider:

I would just like to voice my opinion on this matter. The owners are always absent and do not put any effort to make improvements or upkeep. They do respond to emergencies such as sewer back up or leak. Lately they finally cut down dead trees that posed as a fire hazard. We had a recent fire with old cedar trees. But no it is a bad idea to give them any expansion to their plans. Thanks

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Feedback Form

Regional District of Okanagan-Similkameen

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

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen

FILE NO.: C2026.006 -ZONE

FROM: Name:

TIM PETERS / CATHY MELO
(please print)

Street Address:

[REDACTED]

Date:

JUNE 2/2026

RE:

Electoral Area "C" Zoning Amendment Bylaw No. 2800.67

146 Willow Court — Lot 836, Plan KAP6070, District Lot 24505, SDYD

My comments / concerns are:

☐

I do support the proposed rezoning of the subject parcel.

☒

I do not support the proposed rezoning of the subject parcel.

Please provide any comments you wish the Board to consider:

- THE DTG DEVELOPMENTS MAP DOES NOT SHOW OUR CURRENT OUTBUILDING, SHEDS, DECKS, OR LANDSCAPING FEATURES THAT WERE ON THE PROPERTY WHEN WE PURCHASED (2021) OR ADDED SINCE, ALL WITH THE APPROVAL FROM PRIOR AND/OR CURRENT OWNERS AND/OR PARK MANAGERS.
- THERE HAS BEEN ZERO COMMUNICATIONS, AGREEMENTS, OR FINANCIAL COMMITMENT TO RELOCATE OUR PROPERTY AS WOULD BE REQUIRED.
- THE RV CAMPGROUND SHOULD HAVE ITS OWN ENTRY/EXIT. THE USE OF THE MHP ASPHALT ROAD FOR ENTRY/EXIT TO THE CAMPGROUND WOULD SERIOUSLY AFFECT OUR RIGHT TO QUIET REASONABLE ENJOYMENT OF OUR PROPERTY.
- CONTRARY TO THE PROPOSAL, THERE WOULD BE MATURE TREES, SHRUBS AND FRUIT BEARING TREES REMOVED.
- THERE IS NOTHING PROPOSED TO PROTECT THE PRIVACY AND LIABILITY OF THE MHP OWNERS BY WAY OF SECURITY / PRIVACY FENCING BETWEEN THE ZONES.

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Archived: June 3, 2026 4:41:25 PM

From: [Debbie Purchase](#)

Sent: June 2, 2026 7:03:26 PM

To: [Planning](#)

Subject: Feedback Form C2026.006-ZONE

Sensitivity: Normal

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 **Feedback Form**
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen FILE NO.: C2026.006-ZONE

FROM: Name: Debbie Purchase
(please print)

Street Address: [REDACTED]

Date: June 1/2026

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2800.67
146 Willow Court — Lot B36, Plan KAP6070, District Lot 24505, SDYD

My comments / concerns are:

☐ I do support the proposed rezoning of the subject parcel.

☒ I do not support the proposed rezoning of the subject parcel.

Please provide any comments you wish the Board to consider:

I bought here a year ago. A beautiful area, quiet, friendly, etc. age 55 plus. Lots of questions, & concerns. Sewer, electrical & water system. The size of the new lots, Daily traffic, increase of pets, children in area, noise level, is there 24 hr security, will the area be divided by a large fence, how much of our back yard is going to be taken away. Noise of diesel trucks, size of trucks & weight driving over septic tank & septic field. No maintenance on grounds now, what kind of maintenance & keep up in the future. So many people coming and going our 55+ plus neighborhood and our enjoyment of peace & quiet is being compromised,

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Sent from my iPhone

Archived: June 3, 2026 4:39:16 PM

From: Jacque Endreny

Sent: June 3, 2026 3:30:31 PM

To: Planning

Subject: Bylaw no 2800.67

Response requested: Yes

Sensitivity: Normal

Archived: June 3, 2026 4:39:16 PM

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Our main concerns about the proposed campground is security. Lots of people camping keep late hrs and wondering into the trailer park at all hrs of the night this is a seniors park

Archived: June 3, 2026 4:40:27 PM

From: [REDACTED]

Sent: June 3, 2026 1:48:47 PM

To: [Mariane Frizzi](#)

Subject: RE: 146 Willow Court Oliver

Response requested: Yes

Sensitivity: Normal

TO: Regional District of Okanagan-Similkameen FILE NO.: C2026.006 -ZONE

FROM: Name: _____ Bob Forsyth _____
(please print)

Street Address: _____

Date: _____ June 03 2026 _____

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2800.67
146 Willow Court — Lot 836, Plan KAP6070, District Lot 2450S, SDYD

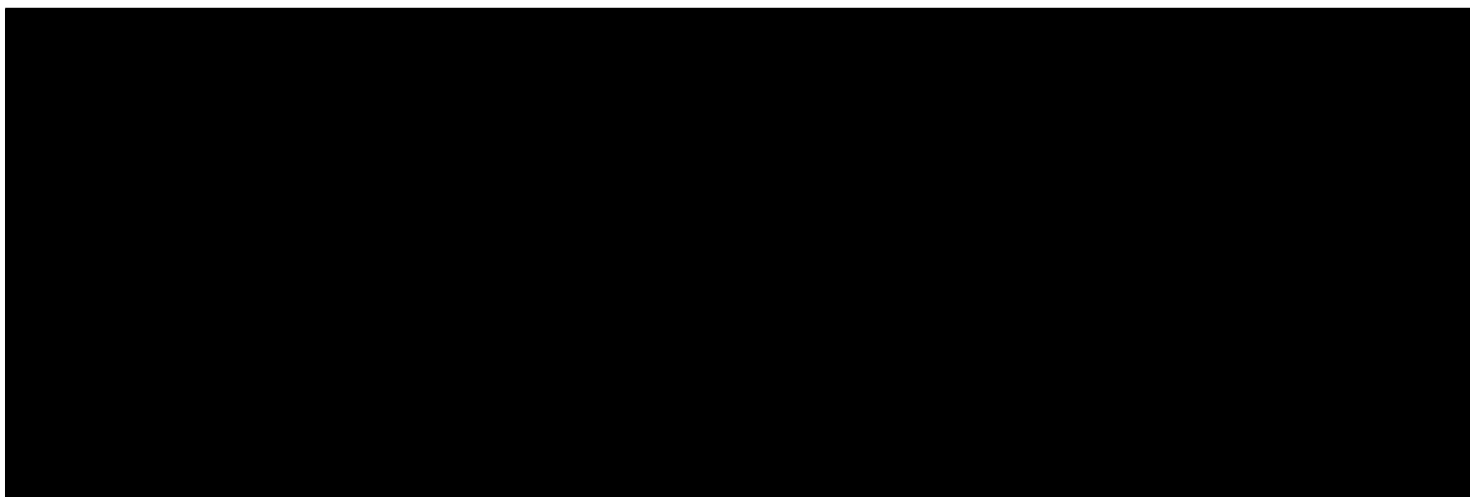
My comments / concerns are:

I do support the proposed rezoning of the subject parcel.

I do not support the proposed rezoning of the subject parcel.

Please provide any comments you wish the Board to consider:

I live near this area and I don't think this is a good idea because there is already enough traffic in this area and there have already been many accidents on Tuc El Nuat and Hwy 97, happen a few a month in that area. Also, I think they are building too close to the river and that is also worrisome. And of course, there is much more of a risk of fires with overnight tourists who either don't know or care about how dry the conditions are in the summer around here. I can't attend the meeting but this is my two cents on this matter. Between the winery across the street and this new proposed development, this is too much traffic for this area!



Archived: June 12, 2026 4:12:02 PM

From: [Arch Data Request FOREX](#)

Sent: June 12, 2026 3:35:38 PM

To: [Mariane Frizzi](#)

Subject: RE: Bylaw Referral - Zoning Amendment - 146 Willow Court (C2026.006-ZONE)

Response requested: Yes

Sensitivity: Normal

 You don't often get email from archdatarequest@gov.bc.ca. [Learn why this is important](#)

Hello Mariane,

Thank you for your referral regarding 146 Willow Court, PID 006773383, LOT 836 DISTRICT LOT 2450S SIMILKAMEEN DIVISION YALE DISTRICT PLAN 6070. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

However, given the lot's proximity to waterfront, archaeological potential modelling for the area (the purple covering everything in the screenshot below indicates high potential), and the proximity to a previously recorded archaeological site, there is high potential for previously unidentified archaeological deposits to exist on the property.

Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites and their results may be refined through further assessment. The purple areas shown in the screenshot below indicate high potential for previously unidentified archaeological deposits.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned on the subject property, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

If there are no plans for land-altering activities on the property, no action needs to be taken at this time.

Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 20 to 40 weeks; the permit application process includes referral to First Nations and subsequent engagement.

- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Kind regards,
Jen





Please note that subject lot boundaries (yellow) and areas of archaeological potential (purple) indicated on the enclosed screenshots are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change. If you are experiencing difficulties viewing the layers in the above screenshots, please contact us.



Archaeology Branch | Ministry of Forests

Email: ArchDataRequest@gov.bc.ca

Phone: 1-250-953-3334

PO Box 9816 Stn Prov. Gov't, Victoria BC V8W 9W3

Visit our website at: www.gov.bc.ca/archaeology

From: Archaeology FOR:EX <Archaeology@gov.bc.ca>

Sent: May 15, 2026 11:35 A.M.

To: Arch Data Request FOR:EX <ArchDataRequest@gov.bc.ca>

Subject: FW: Bylaw Referral - Zoning Amendment - 146 Willow Court (C2026.006-ZONE)

Hi Arch Data Team,

Forwarding this your way re: bylaw referral

Thank you,

Chelsea Peltier (she/her)



Program Assistant
[Archaeology Branch](#)
Ministry of Forests | Provincial Operations Division
chelsea.peltier@gov.bc.ca

From: Mariane Frizzi <mfrizzi@rdos.bc.ca>

Sent: May 15, 2026 11:14 AM

To: Tony Iannella <tiannella@rdos.bc.ca>; ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>; XT:Oliver, Town ENV:IN <admin@oliver.ca>; Archaeology FOR:EX <Archaeology@gov.bc.ca>; Bitte, Rob TT:EX <Rob.Bitte@gov.bc.ca>; referrals@oib.ca; rsonsall@sd53.bc.ca; Minister, WLRS WLRS:EX <WLRS.Minister@gov.bc.ca>

Subject: Bylaw Referral - Zoning Amendment - 146 Willow Court (C2026.006-ZONE)

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[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Re: Electoral Area "C" Zoning Amendment Bylaw
146 Willow Court, Oliver

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-c/c2026-006-zone>

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by a rezoning application.

Please find a referral for a Zoning Amendment Bylaw and a link to the application and related documents. Please review and if you have any questions, please do not hesitate to contact me.

Once reviewed if you have any comments/concerns, please forward to planning@rdos.bc.ca before June 15, 2026.

Kind Regards,



OKANAGAN-SIMILKAMEEN Mariane Frizzi, MCP • Planning Technician

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250-490-4108 Ext: 4156 • tf. 1.877-610-3737 Ext: 4156 • f. 250-492-0063

<https://www.rdos.bc.ca/> • mfrizzi@rdos.bc.ca

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