

Lesley Gibbons

From: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>
Sent: July 3, 2024 11:41 AM
To: Shannon Duong
Subject: Bylaw Referrals - F2024.012-ZONE (Faulder) and D2024.011-ZONE (Heritage Hills/Vintage Views)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Shannon,

This email is to respond to two Bylaw Referrals: F2024.012-ZONE (Faulder) and D2024.011-ZONE (Heritage Hills/Vintage Views). My understanding is that both of these areas are adjacent to, but outside of the ALR and the proposals are for time extensions to the SSMUH Compliance Deadline in order to retain the existing residential density at 1 dwelling per parcel (in the case of Faulder) or reduce it to 1 dwelling per parcel (in the case of Heritage Hills/Vintage Views). ALC staff have no concerns about maintaining/reducing these residential densities adjacent to ALR lands.

If you have any questions, please let me know.



Michael McBurnie (he/him)
Regional Planner, North and Kootenay regions
Agricultural Land Commission
ALC.Referrals@gov.bc.ca | 236-468-3246

From: Shannon Duong <sduong@rdos.bc.ca>
Sent: Monday, June 24, 2024 2:25 PM
To: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>; XT:Summerland, District ENV:IN <info@summerland.ca>
Subject: Bylaw Referral - RDOS File No. F2024.012-ZONE - Faulder (Various Properties)

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

Re: Amendment Bylaw Nos. 2790.07, 2024 & 2800.44, 2024

Project Webpage: <https://www.rdos.bc.ca/development-services/planning/strategic-projects/ssmuh-implementation-faulder/>

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by the proposed amendment bylaws listed above.

Please find attached a referral and a link above to the draft bylaws and related documents. Please review this information and if you have any questions, please do not hesitate to contact me.

Once reviewed, if you have any comments/concerns, please forward them to planning@rdos.bc.ca by **July 24, 2024**.

Regards,



Shannon Duong, MRM • Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250-490-4384 • tf. 1.877-610-3737 • f. 250-492-0063
www.rdos.bc.ca • sduong@rdos.bc.ca

I acknowledge that I work within the traditional, unceded territory of the syilx people in the Okanagan Nation.

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From: [ALC Referrals ALC:EX](#)
To: [Shannon Duong](#)
Subject: RE: Bylaw Referral - RDOS File No. D2024.011-ZONE - Heritage Hills, Lakeshore Highlands, Vintage Views (Various Properties)
Date: Wednesday, April 16, 2025 1:58:15 PM
Attachments: [image001.png](#)

Hello Shannon,

Thank you for forwarding Bylaw Referral for Heritage Hills, Lakeshore Highlands, and Vintage Views. Based on the referral materials provided, it appears that the bylaw amendments apply to properties outside of the ALR.

Sincerely,



Claire Buchanan, MRM (she/her)
Regional Planner – Okanagan & Interior | Agricultural Land Commission
201 – 4940 Canada Way, Burnaby, BC, V5G 4K6
T 236.468.2034 | F 604.660.7033
Claire.Buchanan@gov.bc.ca | www.alc.gov.bc.ca

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From: Shannon Duong <sduong@rdos.bc.ca>
Sent: Friday, March 21, 2025 2:20 PM
To: ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>; okfallschief@gmail.com; sd67@sd67.bc.ca; Bings, Dan P WLRs:EX <Dan.Bings@gov.bc.ca>; Beckett, Matthew ENV:EX <Matthew.Beckett@gov.bc.ca>; Minister, ENV ENV:EX <ENV.Minister@gov.bc.ca>
Subject: Bylaw Referral - RDOS File No. D2024.011-ZONE - Heritage Hills, Lakeshore Highlands, Vintage Views (Various Properties)

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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: Amendment Bylaw Nos. 2603.27, 2024 & 2800.43

Project Webpage: <https://www.rdos.bc.ca/development-services/planning/strategic-projects/ssmuh-hh-lh-vv/>

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by the proposed amendment bylaws listed above.

NOTE: Some recipients may have previously received a referral in June 2024 for these amendment bylaws; however, please be advised that updates have since been made to Amendment Bylaw No. 2800.43.

Please find attached a referral and a link above to the draft bylaws and related documents. Please review this information and if you have any questions, please do not hesitate to contact me.

Once reviewed, if you have any comments/concerns, please forward them to planning@rdos.bc.ca by **April 21, 2025**.

Regards,



OKANAGAN-
SIMILKAMEEN

Shannon Duong, MRM • Planner II

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

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****Please note that my days of work are Tuesday through Friday. Urgent queries should be directed to planning@rdos.bc.ca****

**** Upcoming Out-of-Office Notice: I will be out of the office on March 24th, and between March 26th – April 1st ****

I acknowledge that I work within the traditional, unceded territory of the syilx people in the Okanagan Nation.

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From: [sue farbas](#)
To: [Shannon Duong](#)
Subject: Project # D 2024. 011 -zone
Date: Sunday, February 16, 2025 3:11:56 PM

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Hi Shannon

I attended on line the public information meeting re - proposed rezoning of parcels within Lakeshore water works service area .

Please do not change the rezoning to exclude short term rentals in our area

I live in Heritage Hills and we have a suite in our lower level of our home that would help with income if we were able to have a short term rental.

Also in light of what may possibly happen if the RDOS does acquire the Lakeshore water works and in loo of large increases in our taxes we need the ability to have additional income .

We are seniors and are on a fixed budget ,thanks for a great presentation but I am totally against you limiting our ability to be able to have additional income in the form of us being able to have short term rentals

Thank you
Sue Farbas

Sent from my iPad

From: [Lauren Lachlan](#)
To: [Planning](#)
Subject: Bylaw No. 2603.27 and 2800.43 - No to these bylaws
Date: Thursday, February 13, 2025 1:38:06 PM

Good afternoon,

My name is Lauren Lachlan, and I am a resident of RDOS Area D (Heritage Hills).

I want to voice my concerns over the newly proposed bylaw changes for Heritage Hills (Bylaw No. 2603.27 and 2800.43).

This will make it more difficult to address the increased cost of living - by removing the right to have a tenant, it is completely overwhelming knowing that there is a high likelihood that the same area will be footing a MASSIVE water and sewer bill for the next 30 plus years.

I don't know how anyone is expected to cover these additional costs (through ZERO fault of our own - this falls on the government who did not oversee any of the private systems) and now add insult to injury by saying people can't even rent out their basement to help cover these costs.

We also have a housing crisis in BC, we need to increase available homes for tenants...not decrease.

The people of Heritage Hills have spoken about this and many people in our community feel that this timing is unethical, as a push to encourage 'yes' votes on April 12th.

I appreciate your time and consideration of my comments.

Lauren Lachlan
[REDACTED]



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

FN ID: L-250408

Consulting ID: D2024.011-ZONE

Project Name

L-250408-D2024.011-ZONE (Zoning/OCP Bylaw Amendments).

Consulting Organization:

Regional District of Okanagan Similkameen

8-Apr-2025 14:18 PDT

Attention: Shannon Duong

RE: 40 (forty) day extension

Thank you for the above application that was received on 20-Mar-2025.

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, snpink'tn (Penticton Indian Band) will be able to ensure that an informed review process will occur. We are setting the new timeline to be 40 days from the existing timeline.

syilx (Okanagan Nation) Title includes snpink'tn right to proactively use and manage our resources. In Tsilhqot'in, the Supreme Court of Canada emphasizes the need to seek the consent of the title-holding Aboriginal group, and warns, without consent for a project, the proponent risks having the project cancelled. The obligation to seek free, prior and informed consent is further required by the United Nations Declaration on the Rights of Indigenous People (UNDRIP). UNDRIP requires that Indigenous peoples shall be consulted and cooperated with in good faith in order to obtain their free and informed consent prior to the approval of any project affecting their lands or territories and other resources, particularly in connection with the development, utilization or exploitation of mineral, water or other resources.



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
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Fax: 250-493-2882

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

I appreciate your co-operation.

limlæmt,

Caroline Stewart
Office Administrator
snpink'tn (Penticton Indian Band)
Natural Resources
email: cstewart@pib.ca
office: 250-492-0411 Ext: 241
address: 841 Westhills Drive
Penticton, British Columbia
Canada V2A 0E8



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D2024.011-ZONE

Project Name

L-250408-D2024.011-ZONE (Zoning/OCP Bylaw Amendments).

Consulting Organization:

Regional District of Okanagan Similkameen

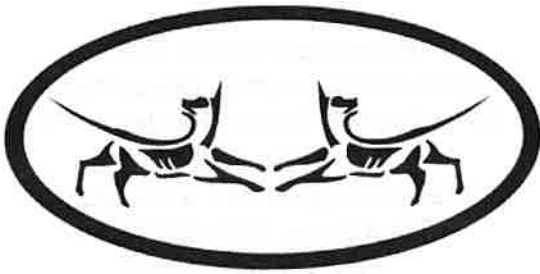
8-Apr-2025 14:17 PDT

Attention: Shannon Duong

We are in receipt of the above referral. This proposed activity is within the snpink'tn (PIB) Area of Interest within the Okanagan Nation's Territory, and the lands and resources are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right 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.

snpink'tn (PIB) has specific referral processing requirements for both government and proponents which are integral to the exercise of our management right and to ensuring that the Crown can meet its duty to consult and accommodate our rights, including our Aboriginal title and management rights. According to this process, proponents are required to pay a \$500 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



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Natural Resources Department
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Telephone: 250-492-0411
Fax: 250-493-2882

it is only with payment that proper consultation can begin and the proposed activity/development can be reviewed.

Invoice Number: D2024.011-ZONE

Referrals Processing Fee

Sub Total \$ 500.00

Tax \$ 0.00

Total \$ \$500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

We accept cash and cheque via mailing as well as EMT. Our mailing address is 841 Westhills Drive Penticton BC, V2A 0E8. Our EMT is PIBPayments@pib.ca.

Please have 'ATTN: Natural Resources File # [insert invoice number] PC:132 ' in the notes if you are using EMT or if you are using another method, please supply the referral number with it.

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

If the proposed activity requires a more in-depth review, snpink'tn (PIB) 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 snpink'tn (PIB) Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

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

limlæmt,



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Maryssa Bonneau
Referrals Coordinator
snpink'tn (Penticton Indian Band)
Natural Resources
email: mbonneau@pib.ca
office: 250-492-0411
cell: 250-486-3241
address: 841 Westhills Drive
Penticton, British Columbia
Canada V2A 0E8

From: [Ethan Ribalkin](#)
To: [Planning](#)
Cc: [Shannon Duong](#); [Lauren Lachlan](#)
Subject: RDOS: Bylaw No. 2603.27 and 2800.43 - Heritage Hills Zoning & OCP Bylaws - Community Concern
Date: Wednesday, February 12, 2025 12:30:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[2024 Mortgage Year in Review - Ethan Ribalkin, Mortgage Broker, Ethan@WeMortgageCanada.ca.pdf](#)

Hello,

My name is Ethan Ribalkin and I live in Heritage Hills. Shannon Duong, did a great job of presenting to our community in regards to proposed bylaw changes 2603.37 and 2800.43. We are thankful for her efforts.

If approved, our community will be unable to have the following:

Small Holdings Heritage Hills & Lakeshore Highlands (SH7)	Low Density Residential Vintage Views (R56)
Principal Uses: Single detached dwelling Accessory Uses: Accessory building/structure Accessory-dwelling Bed-and-breakfast operation Home occupation Secondary Suite One (1) principal dwelling unit; and, One (1) secondary suite or one (1) accessory dwelling	Principal Uses: Single detached dwelling Accessory Uses: Accessory building/structure Accessory-dwelling Bed-and-breakfast operation Home occupation Secondary Suite One (1) principal dwelling unit; and, One (1) secondary suite or one (1) accessory dwelling a single detached dwelling shall be connected to a community sewer system and community water system

Shannon Duong has advised the following:

"To be clear, if the proposed zoning amendment bylaw is adopted, a secondary suite cannot be constructed even if the existing single detached dwelling is connected to a septic system."

I greatly encourage the RDOS to not proceed with these bylaw changes. It is important that people in our community – low to middle class income earners, retirees on fixed income, etc. – have the right and ability to have suite income.

As a Mortgage Broker, I receive a lot of financial statements from clients – income, debt, cash flow analysis, etc. A lot of people are struggling with higher interest rates, increased property taxes, gas bills going up, etc. You name the commodity, and it is far more expensive today than 5 years ago, exceeding economic norms of inflation. This may get worse with the current economic climate. Many of my clients are often utilizing rental income not necessarily for massive profits, but to make ends meet. A lot of people have seen their mortgage payment increase by over \$1000 or more. Incomes have not risen to cover these extra expenses in most cases.

It is vitally important that people in my community can have a basement suite. It also does not make any logical sense that those on their own septic – who are not even connected to the wastewater system – would have legal limitations towards a suite. This feels like a push towards a "yes" vote in upcoming referendum and very unethical.

Do the right thing – allow people in Heritage Hills and neighbouring communities to make ends meet and providing affordable housing during a national housing crisis. We need to be promoting more suites for tenants, not removing them. This helps both the landlords to afford the increasing costs of living and provides more options for those renting. A few slides from my business for reference (attached):

Category	2022 Vacancy Rate	2023 Vacancy Rate	2024 Vacancy Rate
National	1.5%	1.5%	1.5%
Vancouver	5.7%	5.7%	5.7%
BC Urban Centers	2.2% - 2.75%	2.2% - 2.75%	2.2% - 2.75%

MAY 2024: B.C. Launches 3-year program to increase secondary suites amid housing crisis

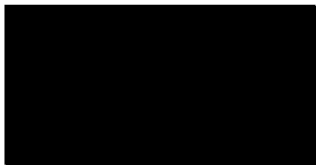
Premier David Eby officially launched the \$40-million program Thursday near a hardware store in Greater Victoria. Housing Minister Ravi Kahlon and Children and Family Minister Grace Lore, MLA for Victoria-Beacon Hill joined him in the announcement.

They must rent out those units for five years at rates **40 per cent below market rates** to see the loan forgiven.

https://www.to6virbs.com/news/bc-launches-a-year-program-to-increase-secondary-servers-and-housing-7782947?utm_source=feed&utm_medium=email&utm_campaign=TeddyInc

Thank you for reading. Please confirm receipt of this email.





From: [Jill Rowland](#)
To: [Shannon Duong](#); [Matt Taylor](#)
Cc: [jimrowland](#); [Utilities E-Box: Planning](#); [Roly russell mla](#); [Jim Zaffino](#)
Subject: Re: (SSMUH) Implementation Extension Request - Vintage Views Development - Chadwell Place
Date: Sunday, March 16, 2025 2:42:26 PM
Attachments: [image001.png](#)

Good afternoon,

Thank you for the opportunity to review the amended bylaw 2800.43, 2025 and, much to our dismay, we are disappointed to see that it continues to exclude secondary suites.



We understand the need to develop regulations that limit growth and contribute to the water and waste water management issues at Vintage Views Development. It is clear from Ecora's design briefs that the proposed upgrades to both systems take into account the existing RS2 zoning inclusive of secondary suites and we have full confidence in the analysis and recommendations undertaken by their professional Engineers. We have supported the improvements and associated costs on that basis.

The PPO restricting new dwelling construction until such a time as the increased capacities are realized and Provincial standards are met makes perfect sense. What does not make sense however is the downzoning to exclude secondary suites, particularly for unbuilt lots. Those owners (which includes us) should be afforded the same opportunity as those who have already constructed dwellings on their lots. As you are aware we purchased our property as it enables the construction of a suite which will allow our parent to age in place and receive the care she needs from us. We will likely find ourselves in the same circumstance some day. Other owners in Vintage Views Development have had that opportunity to consider their needs and have constructed homes accordingly. I can see how a downzoning and eliminating suites for those properties makes sense at this time. They have had their opportunity and built what works for them. We deserve the same opportunity and request that the zoning for the remaining undeveloped lots (15 properties) be amended to permit the construction of secondary suites. Given the PPO, there would be no increased demands on the water and wastewater services until the proposed improvements have been carried out which, according to the reports, will have sufficient capacity for the current zoning.

It remains unclear to us how the proposed rezoning is a step toward meeting the Provincial housing goal of providing additional housing and how the SSMUH initiative will be accommodated. Your insights would be helpful rather than seeking clarification from Province. We would like the opportunity to discuss this with you further. Please let us know when you are available for a phone conversation.

Kind Regards,

Jill and Jim Rowland


From: "Shannon Duong" <sduong@rdos.bc.ca>
To: "Jill Rowland" 
Cc: "jimrowland" 
Sent: Friday, March 14, 2025 3:56:00 PM

Subject: RE: (SSMUH) Implementation Extension Request - Vintage Views Development - Chadwell Place

Good afternoon,

As per my previous email, please be advised that an updated version of proposed Amendment Bylaw No. 2800.43 has been uploaded to the [project webpage](#).

Additional information has also been posted to the webpage which provides a summary of the proposed amendments.

Should you have any questions, or wish to update your previously submitted feedback, please let me know.

Regards,



OKANAGAN-SIMILKAMEEN Shannon Duong, MRM • Planner II

Regional District of Okanagan-Similkameen
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****Please note that my days of work are Tuesday through Friday. Urgent queries should be directed to planning@rdos.bc.ca****

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From: Jill Rowland [REDACTED]
Sent: Monday, February 17, 2025 12:53 PM
To: Shannon Duong <sduong@rdos.bc.ca>; Matt Taylor <mtaylor@rdos.bc.ca>; Utilities E-Box <utilities@rdos.bc.ca>; Planning <planning@rdos.bc.ca>
Cc: jimrowland [REDACTED]; Roly russell mla <Roly.russell.mla@leg.bc.ca>; Jim Zaffino <jzaffino@rdos.bc.ca>
Subject: (SSMUH) Implementation Extension Request - Vintage Views Development - Chadwell Place

Good morning,

Further to the Public Information Webex meeting on February 5 at 7 p.m., held by Shannon Duong and Matt Taylor, we have comments and questions concerning this extension request and the impact this has on the Vintage Views Development, in particular Chadwell Place. We have emailed, phoned and messaged our Area "D" Director with no response.

As a vacant lot owner on Chadwell Place, we did not receive sufficient notice for this public meeting. Our letter was received in the mail on the day of the meeting. In addition, the information provided in the letter was incorrect, the zoning amendment was noted as an RS2 to an RS4, which in actuality it was an RS6. This did not allow for attendees to properly prepare for this meeting.

The request for a "time-based extension" for the SSMUH Implementation is based upon the circumstance *"the local government is in the process of upgrading infrastructure that services the specific area or specific lots for which the extension is being requested"*. RDOS current position *"At this time, the Vintage Views System remains privately held and is not owned or operated by the Regional District"*. These two statements are in contradiction to the circumstance noted as the RDOS is not upgrading infrastructure that it currently does not own or operate.

The current RS2 zoning of 1 principal dwelling unit and +1 secondary suite or +1 accessory dwelling complies with the SSMUH requirement of minimum of 1 secondary suite and/or 1 accessory dwelling. An RS6 low-density zoning restricts secondary suites. By re-zoning from an RS2 to an RS6, this is in contradiction to the Province's SSMUH policy and will further exacerbate the housing crisis.

It is noted that *"in recognition of existing infrastructure concerns"*, *"the Regional District Board directed that an amendment to the zoning of parcels at Heritage Hills, Lakeshore Highlands and Vintage Views be initiated in order to reduce permitted densities"*. Currently there is a Pollution Prevention Order (PPO) in place for the Vintage Views Development, in particular Chadwell Place. This order restricts any new Building Permits that would connect to the Wastewater System, effectively reducing permitted densities. There are currently 97 wastewater connections with an additional 15 vacant lots restricted by the PPO and no Building Permit. Why is there a need to re-zone when there is already a restriction for building on the 15 vacant lots?

Ecora's Vintage Views Wastewater System Assessment Report from February 2024 would have considered the wastewater system's capacity to comply with the existing RS2 zoning. Is there a lack of confidence that the engineered upgrades will not meet the requirements of RS2 zoning and therefore the remaining vacant lots will be restricted to comply with RS6 zoning, essentially restricting secondary suites (permitted density)? Further, will the upgrades based on Ecora's report meet the Province's SSMUH requirements?

We purchased our property on Chadwell Place in October 2020 knowing that this was zoned as RS2, which would permit a secondary suite. This was a major factor in our purchase as we have a dependent family member who lives with us in a secondary suite. We had building plans prepared to include a secondary suite, deposit in place with our Contractor, and then the PPO was issued, restricting us for applying for a building permit. As years have passed and we wait for the outcome of the Referendum Vote on April 12, 2025 and the potential upgrades to be completed to the systems by the RDOS, this has had a significant negative financial impact to us. Now with the suggested Bylaw rezoning from RS2 to RS6, this would further restrict the permit of the home we planned to build for our family, forcing us to sell our property. Downsizing the zoning could lower selling prices and restrict potential buyers, leading to further negative financial impact.

In Summary, we oppose the potential Bylaw rezoning from RS2 to RS6 based on the limitation of a permitted secondary suite, which is also in contradiction to the Province's SSMUH policy. We ask that consideration be given to vacant lot owners who have been affected by the PPO and no building permit order, that they would remain under the current RS2 zoning.

We would like to discuss further with the RDOS and the Province. You can reach us by telephone, [REDACTED]

Regards,

From: [Matt Simard](#)
To: [Planning](#)
Subject: Heritage Hills - Bylaw No. 2603.27 and 2800.43
Date: Thursday, February 13, 2025 1:11:29 PM

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

Hi there,

My name is Matthew Simard, and I am a resident of RDOS Area D (Address [REDACTED]).

I was recently made aware of the proposed bylaw changes for Heritage Hills (Bylaw No. 2603.27 and 2800.43).

I firmly oppose these changes. The RDOS must take a proactive approach to addressing the affordability crisis in our communities, and removing the option for secondary suites directly contradicts this goal.

Additionally, as the chair of the Advisory Planning Committee for Area D, I feel obligated to voice my concerns about these bylaws, as they conflict with the needs and priorities expressed by the community.

I appreciate your time and consideration of my comments.

--

My best,

Matthew Simard
[REDACTED]