



**DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: Mayer
(G2025.011-
ZONE - 2781.02
& 2975.01)

eDAS File #: 2025-04008

Date: August 22, 2025

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

Attention: Lesley Gibbons, Planning Services Coordinator

**Re: Proposed Zoning Amendment Bylaw 2781.02 for:
District Lot 392, SDYD, except Plan 34920
2748 River Road, Keremeos, 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



Lower Similkameen Indian Band

Mailing Address: PO Box 100 Keremeos, BC V0X 1N0

Physical Address: 1420 Hwy 3, Camston BC

Phone: 250-499-5528 Fax: (250) 499-5538

Project Name: G2025.011-ZONE

Consulting Org. Contact: Jerritt Cloney

Consulting Organization: Regional District of Okanagan Similkameen

Date Received: August 26, 2025

Project Type: Regional Districts/Municipalities

ATTENTION: Jerritt Cloney

RE: 40(forty) day extension

September 2, 2025

Thank you for the above application that was received on August 26, 2025.

This letter is to inform you that due to the current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, smelqmix (Lower Similkameen 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.

smelqmix/syilx (Okanagan Nation) Title includes the right to proactively use and manage our resources. In the Tsilqot'in, the Supreme Court of Canada emphasizes the need to seek the consent of the title-holding Aboriginal group, and warns, without consent of 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 Peoples (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.

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

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

limlɔmpt | Thank you.

Shannon Terbasket
Referrals Coordinator
Lower Similkameen Indian Band
shannon.terbasket@lsib.net
250-499-5528 ext.116

CC: Chief Keith Crow, Lower Similkameen Indian Band

CC: Kathleen Louie, Title and Rights Natural Resources Manager



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

Consulting ID:

PIB-2025-1132

Project Name

PIB-2025-1132-G2025.011-ZONE.

Consulting Organization:

Regional District of Okanagan Similkameen

9-Sep-2025 22:17 UTC

Attention: Jerritt Cloney

We are in receipt of the above referral. The proposed activity is located within syilx (Okanagan Nation) Territory.

snpink'tn (Penticton Indian Band) has now had the opportunity to review the proposed activity. At this time, the snpink'tn will be deferring further consultation and engagement to the Lower Similkameen Indian Band.

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

Invoice Number: PIB-2025-1132

Fees

Defer Admin (12%) \$ 9.60

Desktop Review (Defer) \$ 80.00

Total \$ 89.60

INVOICE AMOUNT FOR DEFERRAL REVIEW \$89.60

We accept cash and cheque via mailing as well as EMT. Our mailing address is 841 Westhills Drive Penticton BC, V2A OE8. Our EMT is PIBPayments@pib.ca.

Please have ' ATTN: Natural Resources File # PIB-2025-1132 PC:132 ' in the notes if you are using EMT or if you are using another method, please supply the referral number with it.



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

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

From: [Shannon Duong](#)
To: [Shannon Duong](#)
Subject: Re: Bylaw Referral | Zoning and OCP Amendment | Portion of 2748 River Road
Date: Wednesday, October 1, 2025 3:07:35 PM
Attachments: [image001.png](#)
[image002.png](#)

From: Keremeos Irrigation <keremeosirrigation@gmail.com>
Sent: September 12, 2025 3:35 PM
To: Jerritt Cloney <jcloney@rdos.bc.ca>
Subject: Re: Bylaw Referral | Zoning and OCP Amendment | Portion of 2748 River Road

Good afternoon Jerritt;
I am responding to the attached referral for zoning of 2748 River Road, Keremeos.

I didn't see a response form to fill out, so I will just state here that as the subject property is not in our service area, the Keremeos Irrigation District has no objections to the application for adding zoning to the property.

Please retain this as our official response to the referral.

Enjoy your weekend!

Cheryl

Cheryl E. Halla
Financial / Corporate Administrator
KEREMEOS IRRIGATION DISTRICT
PO Box 220, 712 - 6th Ave. Keremeos, BC V0X 1N0
Phone 250-499-5651 Office
Cell: 250-809-8548
Email: keremeosirrigation@gmail.com



On Thu, Aug 21, 2025 at 4:23 PM Jerritt Cloney <jcloney@rdos.bc.ca> wrote:

RE: Electoral Area "G" Zoning and OCP Bylaw Amendments
Portion of 2748 River Road

<http://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-g/g2025-011-zone>

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from

agencies whose interests may be affected by a rezoning and designation application.

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

Once reviewed, if you have any comments/concerns, please forward to planning@rdos.bc.ca before September 22, 2025.

Cheers,



Jerritt Cloney CPT • Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250-490-4108 x 4152 • ff. 1-877-610-3737 • f. 250-492-0063 • www.rdos.bc.ca • jcloney@rdos.bc.ca

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From: [Janette Van Vianen - CAO](#)
To: [Shannon Duong](#)
Subject: RE: Bylaw Referral - RDOS File No. G2025.011-ZONE - OCP & Zoning Bylaw Amendments - 2748 River Road, Electoral Area "G"
Date: Monday, September 29, 2025 10:11:20 AM
Attachments: [image003.png](#)
[image004.png](#)
[image001.png](#)

Good morning Shannon,

This referral doesn't say what the Small Holdings would be but if this isn't next door to the VOK boundaries, I don't see our interests being affected.

Janette

**Janette Van Vianen, CLGA,
Chief Administrative Officer**

Village of Keremeos
702 4th Street, PO Box 160
Keremeos, BC V0X 1N0
Tel. 250-499-2711 Fax: 250-499-5477
Email: cao@keremeos.ca web: www.keremeos.ca



Healthy Living, Naturally

From: Info <clerk@keremeos.ca>
Sent: September 29, 2025 8:12 AM
To: Janette Van Vianen - CAO <cao@keremeos.ca>
Subject: FW: Bylaw Referral - RDOS File No. G2025.011-ZONE - OCP & Zoning Bylaw Amendments - 2748 River Road, Electoral Area "G"

info@keremeos.ca
Village of Keremeos
Administrative Services Clerk
702-4th Street
P.O. Box 160
Keremeos, BC V0X 1N0
Ph. (250) 499-2711
Fax (250) 499-5477
Email: info@keremeos.ca web: www.keremeos.ca



Healthy Living, Naturally



Consider the environment before printing this email

From: Shannon Duong <sduong@rdos.bc.ca>

Sent: September 26, 2025 3:29 PM

To: Info <clerk@keremeos.ca>; shannon.terbasket@lsib.net; kerfire151@gmail.com; cgilbert@sd53.bc.ca; ALC Referrals ALC:EX <alc.referrals@gov.bc.ca>; Fox, Alison AF:EX <alison.fox@gov.bc.ca>; Philip.Gyug@gov.bc.ca; ReferralAppsREG8@gov.bc.ca

Cc: Lesley Gibbons <lgibbons@rdos.bc.ca>

Subject: Bylaw Referral - RDOS File No. G2025.011-ZONE - OCP & Zoning Bylaw Amendments - 2748 River Road, Electoral Area "G"

RE: Amendment Bylaw Nos. 2781.02 & 2975.01

Application Webpage: <https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-g/g2025-011-zone>

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: You may have previously received a referral for these bylaws - the draft bylaws and applicant proposal plan have since been updated.**

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 **October 27, 2025**.

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

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

Subject: FW: Bylaw Referral - RDOS File No. G2025.011-ZONE - OCP & Zoning Bylaw Amendments - 2748 River Road, Electoral Area "G"

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

Sent: Thursday, October 9, 2025 4:46 PM

To: Shannon Duong <sduong@rdos.bc.ca>

Cc: Hainstock, Lindsay AF:EX <Lindsay.Hainstock@gov.bc.ca>

Subject: RE: Bylaw Referral - RDOS File No. G2025.011-ZONE - OCP & Zoning Bylaw Amendments - 2748 River Road, Electoral Area "G"

Hi Shannon,

While the portion of the property proposed for redesignation to SH is not in the Agricultural Land Reserve (ALR), it does appear to have soils that are mainly loam and sandy loam which are well suited for growing forage, which is what the property appears to be used for currently. Therefore, it does appear to have agricultural capability, although we have not been on site to evaluate the capability classification and provincial mapping does not show the capability classification for this area. We therefore do not recommend that the redesignation occur as the SH designation will allow for an increase in density and smaller lots that would limit the potential for the parcel to be used for farming in the future and may also increase the potential for farm practice complaints if the new lots are used for rural residential development.

If you have any questions, please feel free to contact me.

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

From: Shannon Duong <sduong@rdos.bc.ca>

Sent: Friday, September 26, 2025 3:29 PM

To: clerk@keremeos.ca; Shannon Terbasket <shannon.terbasket@lsib.net>; kerfire151@gmail.com; cgilbert@sd53.bc.ca; ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>; Fox, Alison AF:EX <Alison.Fox@gov.bc.ca>; Gyug, Philip AF:EX <Philip.Gyug@gov.bc.ca>; Referral Apps REG8 FOR:EX <ReferralAppsREG8@gov.bc.ca>

Cc: Lesley Gibbons <lgibbons@rdos.bc.ca>

Subject: Bylaw Referral - RDOS File No. G2025.011-ZONE - OCP & Zoning Bylaw Amendments - 2748 River Road, Electoral Area "G"

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

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Regards,



Shannon Duong, MRM • Planner II
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