

## Rushi Gadoya

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**From:** [REDACTED]  
**Sent:** July 17, 2020 5:20 PM  
**To:** Rushi Gadoya  
**Subject:** Project Number: H2020.007-ZONE

Dear Rushi Gadoya,

I am writing in regards to the subdivision at 2390 Coalmont Road, Tulameen, B.C.. I foresee no problems with the subdividing of this property and hope the process can proceed in a timely manner.

Sincerely yours,

[REDACTED]

## Rushi Gadoya

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**From:** [REDACTED]  
**Sent:** July 19, 2020 9:38 PM  
**To:** Rushi Gadoya  
**Subject:** subdivision 2390 hearing

July 19, 2020

RE: Project #H2020.007-Zone Subdivision 2390  
Coalmont Rd., Tulameen

Dear Mr. Gadoya,

As the neighbouring land owners [REDACTED], we would like to show our support for this subdivision to go forward and see no valid reason why it should not. My husband and I have lived on this parcel of land for the last 28 years and look forward to having this small development go through. We do hope this show of support helps.

Your truly,

[REDACTED]

Sent from [Mail](#) for Windows 10

**Rushi Gadoya**

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**From:** [REDACTED]  
**Sent:** July 20, 2020 4:40 PM  
**To:** Rushi Gadoya  
**Subject:** subdivision 2390

July 20, 2020

RE: Project #H2020.007-zone Subdivision 2390  
Coalmont Rd. Tulameen

Dear Sir,

We are sending our approval and support for the above mentioned subdivision. As landowners adjacent to the proposed land we see no reason why this should not be considered.  
Thank you for your consideration of our positive approval.

Yours truly,

[REDACTED]

## Rushi Gadoya

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**From:** Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>  
**Sent:** April 16, 2020 2:35 PM  
**To:** Planning  
**Cc:** Lauri Feindell  
**Subject:** RE: Bylaw Referral Project H2020.007-ZONE

Hello Planning Gurus at RDOS!

Hope everyone is healthy and safe.

Thank you for your referral regarding the proposed subdivision of 2390 Coalmont Road, PID 025101901, LOT A DISTRICT LOTS 101, 151 AND 391 YALE DIVISION YALE DISTRICT PLAN KAP69501. 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, archaeological potential modelling for the area indicates the property has high to moderate potential for unknown/unrecorded archaeological deposits, as indicated by the brown (high potential) and beige (moderate potential) areas shown in the screenshot below.

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 but their results may be refined through further assessment.

### Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for 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.

### Rationale and Supplemental Information

- There is high to moderate 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 8-12 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](http://www.bcapa.ca)) and in local directories.

### **Questions?**

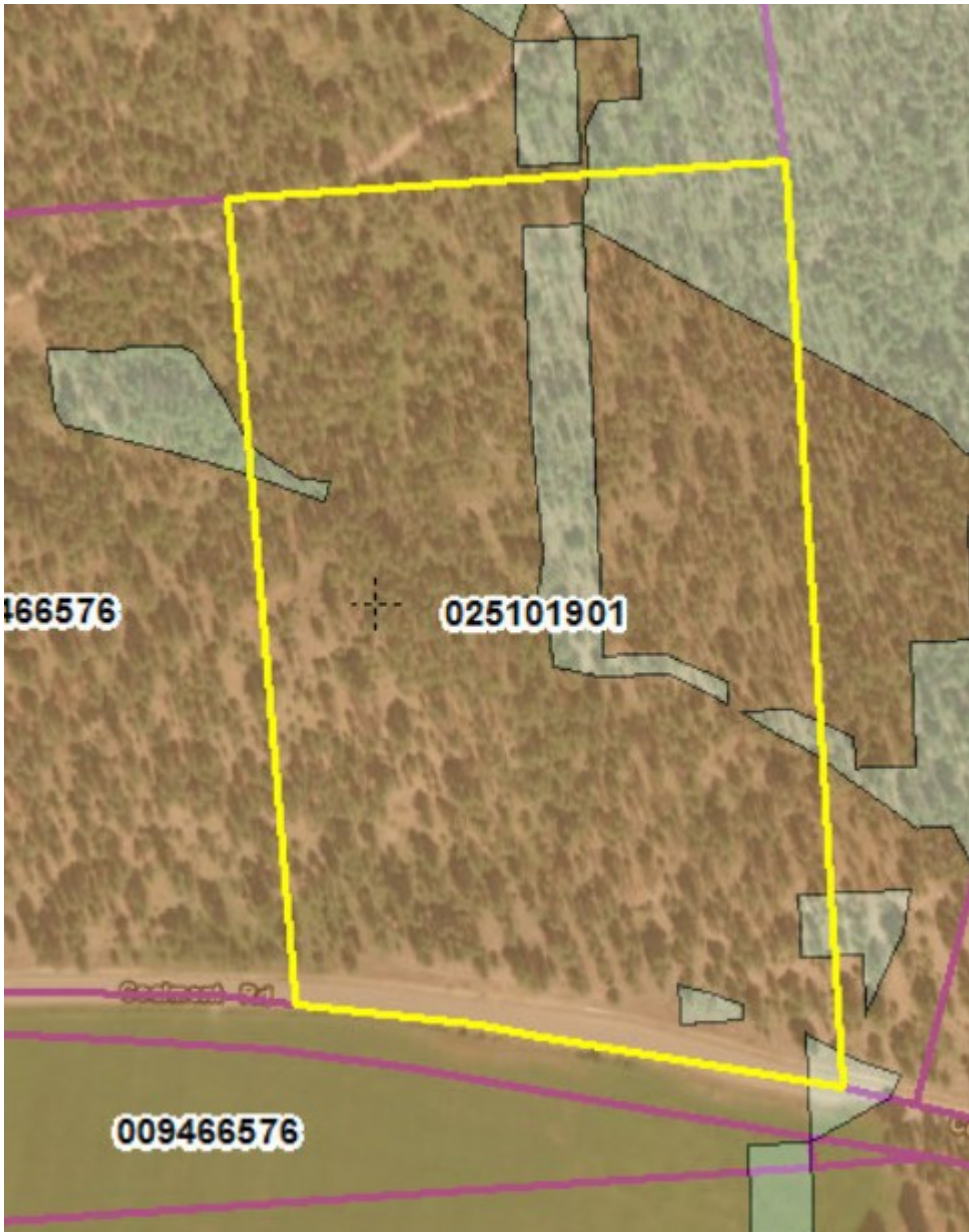
For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or [archaeology@gov.bc.ca](mailto:archaeology@gov.bc.ca).

For more general information, visit the Archaeology Branch website at [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology).

Please let me know if you have any questions regarding this information.

Kind regards,





*Please note that subject lot boundaries (yellow) and areas of archaeological potential (brown = high and beige = moderate) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.*



**Diana Cooper**  
**Archaeologist/Archaeological Site Inventory Information & Data Administrator**  
Archaeology Branch | [Ministry of Forests, Lands, Natural Resource Operations and Rural Development](#)  
Phone: (250) 953-3343 | Email: [diana.cooper@gov.bc.ca](mailto:diana.cooper@gov.bc.ca) | Website: [www.gov.bc.ca/archaeology](http://www.gov.bc.ca/archaeology)

**From:** Lauri Feindell <lfeindell@rdos.bc.ca>

**Sent:** April 15, 2020 5:10 PM

**To:** HBE@interiorhealth.ca; 'fbclands@fortisbc.com' <fbclands@fortisbc.com>; Poole, Kathryn ENV:EX <Kathryn.Poole@gov.bc.ca>; Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>; Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>

**Cc:** Rushi Gadoya <rgadoya@rdos.bc.ca>

**Subject:** Bylaw Referral Project H2020.007-ZONE

Re: Bylaw Amendment 2498.22  
Projct No. H2020.007-ZONE  
2390 Coalmont Road

Please find attached a Bylaw Referral, and a link to direct you to documents in relation to the amendment.

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-h/h2020007-zone/>

Please review and if you have any concerns, please do not hesitate to contact the file manager, Rushi Gadoya. Once reviewed, please forward any comments/concerns you may have to [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca) by May 13, 2020.

Kind Regards,



**Lauri Feindell, Administrative Assistant,  
Planning Services**

Regional District of Okanagan-Similkameen  
101 Martin Street, Penticton, BC V2A 5J9  
p. 250.490.4107 • tf. 1.877.610.3737 • f. 250.492.0063  
[www.rdos.bc.ca](http://www.rdos.bc.ca) • [lfeindell@rdos.bc.ca](mailto:lfeindell@rdos.bc.ca)

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## Rushi Gadoya

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**From:** Leathem, Jamie FLNR:EX <Jamie.Leathem@gov.bc.ca>  
**Sent:** May 13, 2020 5:39 PM  
**To:** Planning  
**Cc:** Lacey, Cathy M FLNR:EX  
**Subject:** FW: Bylaw Referral Project H2020.007-ZONE (2020035)

The above noted referral (our file 2020035) has been reviewed by the Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

There are no concerns with the rezoning as proposed.

Thank you,  
Jamie Leathem, M.Sc.  
Ecosystems Biologist | BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
102 Industrial Place, Penticton, BC V2A 7C8 | 778-622-6834 | [Jamie.Leathem@gov.bc.ca](mailto:Jamie.Leathem@gov.bc.ca)

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**From:** Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>  
**Sent:** April 16, 2020 1:22 PM  
**To:** Leathem, Jamie FLNR:EX <Jamie.Leathem@gov.bc.ca>  
**Subject:** FW: Bylaw Referral Project H2020.007-ZONE

Hi Jamie,

A new referral for you. Our file number is 2020035 and the due date is May 13, 2020.

Thanks  
Cathy

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**From:** Lauri Feindell <[lfeindell@rdos.bc.ca](mailto:lfeindell@rdos.bc.ca)>  
**Sent:** April 15, 2020 5:10 PM  
**To:** [HBE@interiorhealth.ca](mailto:HBE@interiorhealth.ca); 'fbclands@fortisbc.com' <[fbclands@fortisbc.com](mailto:fbclands@fortisbc.com)>; Poole, Kathryn ENV:EX <[Kathryn.Poole@gov.bc.ca](mailto:Kathryn.Poole@gov.bc.ca)>; Referral Apps REG8 FLNR:EX <[ReferralAppsREG8@gov.bc.ca](mailto:ReferralAppsREG8@gov.bc.ca)>; Arch Data Request FLNR:EX <[ArchDataRequest@gov.bc.ca](mailto:ArchDataRequest@gov.bc.ca)>  
**Cc:** Rushi Gadoya <[rgadoya@rdos.bc.ca](mailto:rgadoya@rdos.bc.ca)>  
**Subject:** Bylaw Referral Project H2020.007-ZONE

Re: Bylaw Amendment 2498.22  
Projct No. H2020.007-ZONE  
2390 Coalmont Road

Please find attached a Bylaw Referral, and a link to direct you to documents in relation to the amendment.

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-h/h2020007-zone/>



Please review and if you have any concerns, please do not hesitate to contact the file manager, Rushi Gadoya. Once reviewed, please forward any comments/concerns you may have to [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca) by May 13, 2020.

Kind Regards,



**Lauri Feindell, Administrative Assistant,  
Planning Services**

Regional District of Okanagan-Similkameen  
101 Martin Street, Penticton, BC V2A 5J9  
p. 250.490.4107 • tf. 1.877.610.3737 • f. 250.492.0063  
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## Rushi Gadoya

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**From:** Danielson, Steven <Steven.Danielson@fortisbc.com>  
**Sent:** May 15, 2020 3:39 PM  
**To:** Planning  
**Subject:** Coalmont Rd, 2390 RDOS (H2020\_007-ZONE)

With respect to the above noted file,

There are FortisBC Inc. (Electric) ("FBC(E)") primary distribution facilities along Coalmont Road. Further extension work may be required depending on the building site location.

**To proceed with further servicing, the applicant should contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.** All costs and land right requirements associated with servicing the proposed lots are the responsibility of the applicant.

**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>

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me 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](mailto:FBCLands@fortisbc.com)



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## Rushi Gadoya

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**From:** HBE <HBE@interiorhealth.ca>  
**Sent:** April 16, 2020 11:01 AM  
**To:** Planning  
**Subject:** IH Response: H2020.007-ZONE  
**Attachments:** Interests Unaffected - Regional District of Okanagan-Similkameen- H2020.007-ZONE.pdf

Good morning,

Please see the attached Interior Health response letter.

Thank you,

**Kura Bailey**

Health Protection Clerk  
Interior Health Authority  
519 Columbia Street  
Kamloops, BC V2C 2T8  
Ph: 1-855-744-6328 Option 1 (toll free)