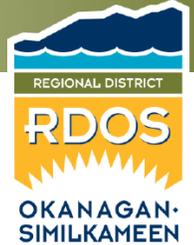


ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 16, 2023
RE: Petition to Enter Service Area – Electoral Area “H” (H2022-004-SAP)

Administrative Recommendation:

THAT Bylaw No. 3005, 2023, the Area “H” Fire Prevention and Suppression Service Establishment Bylaw be amended to extend the fire prevention and suppression service area to 16 properties along Old Hedley Road, Electoral in Area “H”, be read a first, second and third time.

OCP: Small Holdings (SH) / Large Holdings (LH) Zone: Small Holdings Two (SH2) / Large Holdings One (LH1)

Purpose:

The applicant has submitted a petition to the Regional District that seeks to include 16 parcels along Old Hedley Road as listed in Attachment No. 2 in the Princeton Fire Prevention and Suppression Service Area.

In order to facilitate this, it is being proposed to amend Schedule ‘A’ of the Regional District of Okanagan-Similkameen Bylaw No. 1197, 1991 to establish and operate within a portion of Electoral Area 'H', a local service, being a fire prevention and suppression service, to include the properties.

In support of this petition request, the applicants have stated that “we...request to apply to the Regional District of Okanagan-Similkameen to be protected under the RDOS, Fire Protection area of the Town of Princeton”.

Site Context:

The subject properties are approximately 56.5 ha in area and straddle the north and south sides of Old Hedley Road, approximately 10 km from the boundary with Town of Princeton. It is understood that the parcels are comprised of single detached dwellings, various accessory structures and vacant land.

The surrounding pattern of development is generally characterised by Crown land and Nine Mile Creek Reserve land.

Background:

The current boundaries of the subject property were created on October 1, 1971 and on February 3, 1981, while available Regional District records indicate that various building permits have previously been issued for this property.

Under the Electoral Area “H” Official Community Plan (OCP), twelve (12) of the subject properties are currently designated Small Holdings (SH) and four (4) of the subject properties are currently

designated Large Holdings (LH). Each property also includes Watercourse Development Permit (WDP) areas.

Under the Electoral Area “H” Zoning Bylaw No. 2498, 2012, twelve (12) of the subject properties are currently zoned Small Holdings Two (SH2) and four (4) of the subject properties are currently zoned Large Holdings One (LH1).

All of the subject properties are included in the Agricultural Land Reserve (ALR).

Petition:

An initial ‘informal’ petition that would have resulted in a dis-contiguous service area expansion was submitted by several of the property owners. In order to create a contiguous service area, the petition area has expanded to include four (4) additional properties, two of which are developed with dwellings, whereas the other two are understood to be vacant.

Formal petitions describing the service area extension and the methods of cost recovery were mailed to each property owner within this expanded area together with a copy of the Electoral Area “H” Fire Prevention and Suppression Service Establishment Bylaw.

Analysis:

The Town of Princeton Fire Department has confirmed that adequate fire service can be provided within the proposed service area and has supported expanding the service area to include the subject parcels.

Similar rural properties immediately on the opposite side of the Similkameen River and nearby on Old Hedley Road are also included within the fire service area. The properties on Old Hedley Road are separated from the proposed expanded area by a section of Crown land, which is not seen to result in a dis-contiguous service area expansion. The Area “H” OCP generally supports wild fire hazard prevention.

In summary, the petition proposes to extend the fire service area to include parcels contiguous with the existing service area, and this is seen as generally supporting fire protection measures.

Alternatives:

1. THAT the Electoral Area “H” Fire Prevention and Suppression Service Establishment Amendment Bylaw No. 3005, 2023, be denied.

Respectfully submitted:

Ben Kent

Ben Kent, Planner I

Endorsed By:

C. Garrish

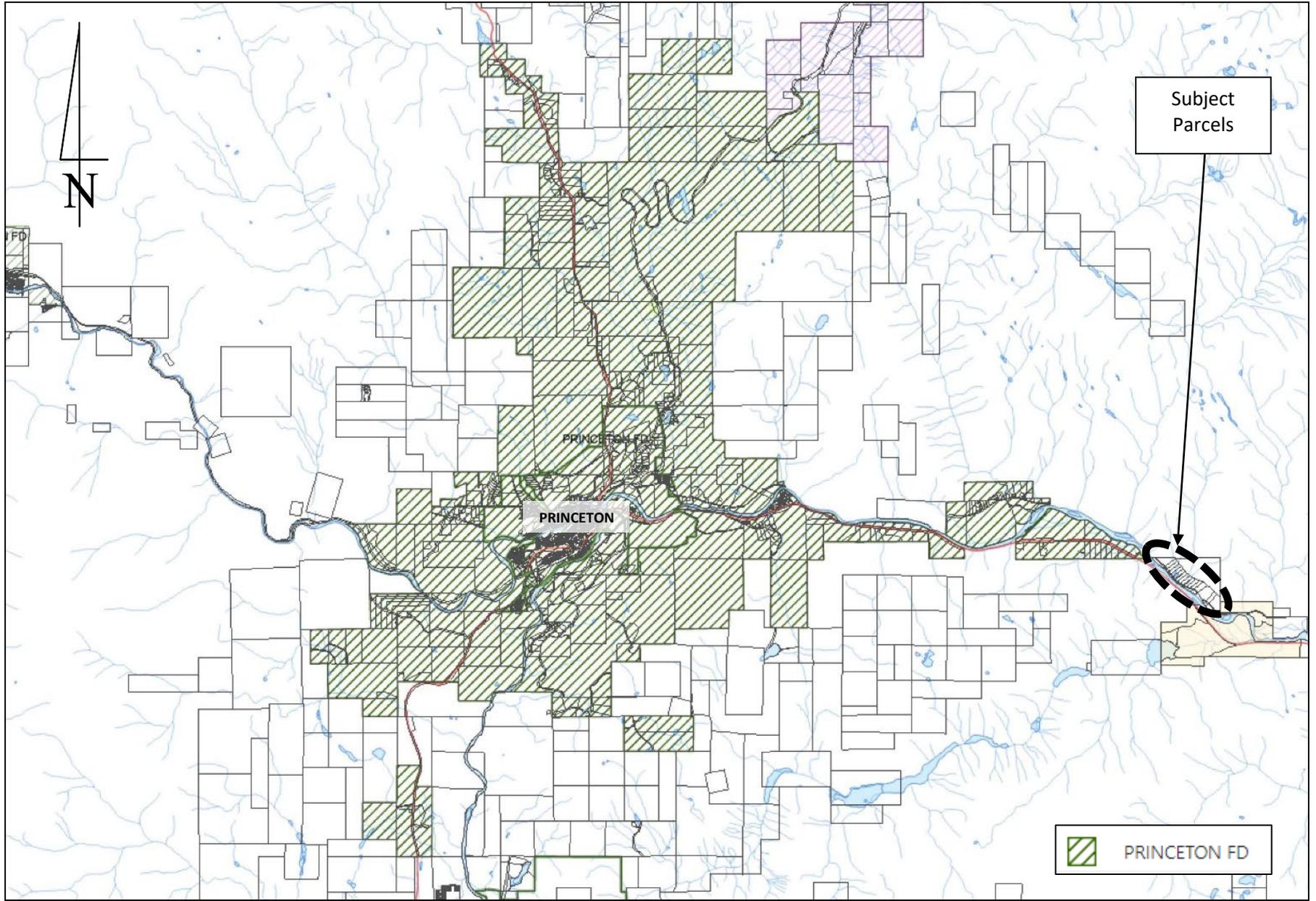
C. Garrish, Planning Manager

Attachments:

No. 1 – Context Map

No. 2 – List of Parcels Included in
Petition

Attachment No. 1 – Context Map



Attachment No. 2 – List of Parcels Included in Petition

Civic Address	Legal Description
1376 Old Hedley Road	LOT 1, PLAN KAP21892, DISTRICT LOT 1974, SDYD, MANUFACTURED HOME REG.# B13801
1380 Old Hedley Road	LOT 2, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1386 Old Hedley Road	LOT 3, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1392 Old Hedley Road	LOT 4, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1398 Old Hedley Road	LOT 5, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1410 Old Hedley Road	LOT 6, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1410 Old Hedley Road	LOT 7, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1410 Old Hedley Road	LOT 8, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1422 Old Hedley Road	LOT 9, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1428 Old Hedley Road	LOT 10, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1434 Old Hedley Road	LOT 11, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1440 Old Hedley Road	LOT 12, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1458 Old Hedley Road	LOT 13, PLAN KAP21892, DISTRICT LOT 1974, SDYD
1485 Old Hedley Road	LOT B, PLAN KAP31575, DISTRICT LOT 1974, SDYD
1497 Old Hedley Road	LOT C, PLAN KAP31575, DISTRICT LOT 1974, SDYD
No Civic Address	LOT A, PLAN KAP31575, DISTRICT LOT 1974, SDYD