

Lesley Gibbons

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: August 22, 2025 4:56 PM
To: Planning
Subject: Turtle Lake Rd, 100, RDOS (I2025.008-ZONE)

With respect to the above noted file,

Land Rights Comments

- There are no immediate concerns or requests for additional land rights, however there may be additional land rights requested stemming from servicing the proposed subdivision.

Operational & Design Comments

- There are no FortisBC Inc (Electric) (“FBC(E)”) primary distribution facilities immediately adjacent to the subject property. Significant extension work will be required to bring electrical service to the proposed lots, which may be costly. Further extension work may be required depending on the building site location.
- All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.
- The applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.
- **To proceed, the applicant should contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.**

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>

If you have any questions or comments, please contact us 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



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**DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: Ackermann
(I2025.008-
ZONE - 2683.09
& 2800.56)
eDAS File #: 2025-03639
Date: September 2, 2025

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

Attention: Lesley Gibbons, Planning Services Coordinator

**Re: Proposed Zoning Amendment Bylaw 2800.56, 2025 for:
Strata Lot 1, Section 14, Township 88, SDYD, Plan EPS8777
100 Turtle Lake Road, Kaleden, 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

Good morning, Colin.

Reviewing the property's location within a high fire risk area as identified in the Regional District's Community Wildfire Protection Plan and its adjacency to our fire service boundary, I have the following comments and conditions. In my opinion the owners of the property should petition to be in our Kaleden Fire Protection District, just like their neighbor [REDACTED] went through a couple of years ago as our response is quicker to that area in question.

The proposed subdivision of this property can only be supported if the following conditions are met to our KVFD satisfaction:

1. **Fire Apparatus Access:** All proposed access roads, driveways, and turnarounds must be constructed to the following standards, as they must be able to support fire apparatus access in all weather conditions:
 - o Maximum road grade not to exceed 10% as per NFPA 1141
 - o Minimum road width of 20 feet as per NFPA 1141 with a clear vertical clearance of 4.1 meters (13.5 ft).
 - o Sufficient turning radius at all intersections and dead ends for our Fire Engine as per NFPA 1141 .
2. **Water Supply:** A reliable and sufficient water supply for firefighting must be established and approved by KVFD. This may include a dedicated fire hydrant system or a static water supply (cisterns, reservoir) with an approved fire department connection (FDC) 4" Storz Connection capable of providing adequate fire flow or to draft from.
3. **Wildfire Mitigation and FireSmart Principles:** The applicant must develop and implement a comprehensive wildfire mitigation plan for the entire property, adhering to the principles of the FireSmart Homeowner's Manual and the Regional District's CWPP. This plan must be a condition of the development permit and must include:
 - o The use of Class A rated, non-combustible roofing and siding materials for all new structures.
 - o Creation of a non-combustible **Home Ignition Zone** (Zone 1: 0-10 meters from the home) for all four lots.
 - o A vegetation management strategy for the remainder of the property to reduce fuel loads and address the "moderate" and "very high" risk areas identified in the report.

- 4. Dwelling Density Clarification:** We request clarification regarding the proposed dwelling density, as the document contains conflicting information. Please confirm if secondary suites will be permitted, as this may impact our planning for fire service demands.

We require a detailed fire protection plan addressing these points to be submitted to us for review and approval prior to any final bylaw adoption.

We look forward to the applicant's response and working together to ensure the safety of this development.

Tony Madeira

Fire Chief

Kaleden Volunteer Fire Department

303 Lakehill Rd

PO Box 306

Kaleden, B.C

V0H-1K0

250-497-6899

tmadeira@rdos.bc.ca

One Region Working Together - www.rdos.bc.ca

Make your home more wildfire resilient

For more information email: firesmart@kaledenfire.ca or chief@kaledenfire.ca

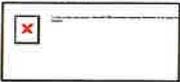
Lesley Gibbons

From: KALEDEN IRRIGATION DISTRICT <kaledenirrigation@gmail.com>
Sent: September 10, 2025 10:37 AM
To: Colin Martin
Subject: Re: Updated Information - Bylaw Referral - OCP and Zoning amendment - 100 Turtle Lake Road | File No. I2025.008-ZONE

Good morning Colin;

The attached referral for 100 Turtle Lake Road, is out of the District's service area, therefore we have no comments to provide, as it must be either on a well, or another small system. Do you still want us to fill out the Response sheet?

Cheryl



119 PONDEROSA AVE. KALEDEN, BC V0H 1K0
PH & FAX 250-497-5407
email: kaledenirrigation@gmail.com
web: kaledenirrigation.org

Sign up for Voyent Alert to receive water system notifications:
<https://voyent-alert.com/community/>

On Fri, Aug 29, 2025 at 11:50 AM Colin Martin <cmartin@rdos.bc.ca> wrote:

Re: Project No. I2025.008-ZONE

Official community Plan and Zoning Bylaw Amendment application

Please note that there has been a minor update to the proposed amendments. As such an extension to time to submit comments has been provided.

Please find attached a Referral sheet for an OCP and Zoning Bylaw Amendment application, along with a link to our web page with the relevant documentation.

Please review and if you have any questions contact Colin Martin, file manager.

If you could forward your comments/concerns to planning@rdos.bc.ca by September 16, 2025.

Kind Regards,



Colin Martin (he/him) • Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4239 • tf. 1.877.610.3737 • f. 250.492.0063

www.rdos.bc.ca • cmartin@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: Colin Martin <cmartin@rdos.bc.ca>

Sent: July 31, 2025 2:49 PM

To: fbclands@fortisbc.com; referrals@OIB.ca; KALEDEN IRRIGATION DISTRICT <kaledenirrigation@gmail.com>; sd67@sd67.bc.ca; Kaleden Fire <kaledenfire@shaw.ca>

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

Subject: Bylaw Referral - OCP and Zoning amendment - 100 Turtle Lake Road | File No. I2025.008-ZONE

Re: Project No. I2025.008-ZONE

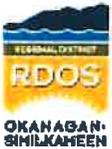
Official community Plan and Zoning Bylaw Amendment application

Please find attached a Referral sheet for an OCP and Zoning Bylaw Amendment application, along with a link to our web page with the relevant documentation.

Please review and if you have any questions contact Colin Martin, file manager.

If you could forward your comments/concerns to planning@rdos.bc.ca by September 1, 2025.

Kind Regards,



Colin Martin (he/him) • Planner I

Regional District of Okanagan-Similkameen

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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-2025-1045

Project Name

PIB-2025-1045-I2025.008-ZONE.

Consulting Organization:

Regional District of Okanagan Similkameen

Proponent Organization:

<none>

Attention: Colin Martin and <none>

We are in receipt of the above referral. The proposed activity is located within syilx (Okanagan Nation) Territory and the snpink'tn (Penticton Indian Band) Area of Interest. All lands and resources within the vicinity of the proposed development are subject to our unextinguished Aboriginal Title and Rights.

snpink'tn has now had the opportunity to review the proposed activity. Our preliminary office review has indicated that the proposed activity is located within an area of cultural significance and, as such, has the potential to impact snpink'tn cultural heritage, rights and interests. When potential impacts to snpink'tn interests have been identified, snpink'tn requires that a Cultural Heritage Resource Assessment (CHRA) be undertaken by qualified snpink'tn Cultural Heritage Technicians in an effort to determine the nature and extent of any potential impacts.

Please contact Maryssa Bonneau, Natural Resources Referrals Coordinator at mbonneau@pib.ca to arrange within 30 days.

Please note that our participation in the referral and consultation process does not define or amend snpink'tn Aboriginal Rights and Title or 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.



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
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limlæmt,

Caroline Stewart
Office Administrator
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