



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, October 15, 2020
 RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

9:00 am	-	9:15 am	Public Hearing – 2390 Coalmont Road
9:15 am	-	10:00 am	Planning and Development Services Committee
10:00 am	-	10:15 am	Protective Services Committee
10:15 am	-	10:30 am	Break
10:30 am	-	10:45 am	Community Services Committee
10:45 am	-	11:15 am	Environment and Infrastructure Committee
11:15 am	-	12:00 pm	Corporate Services Committee
12:00 pm	-	12:15 pm	Break
12:15 pm	-	2:15 pm	RDOS Board

“Karla Kozakevich”

Karla Kozakevich
 RDOS Board Chair

2020 Notice of Meetings			
November 5	RDOS Board Inaugural	OSRHD Board Inaugural	
November 19	RDOS Board	OSRHD Board	Committee Meetings
December 3	RDOS Board		Committee Meetings
December 17	RDOS Board	OSRHD Board	Committee Meetings



NOTICE OF PUBLIC HEARING

Amendment of Electoral Area “H” Zoning Bylaw No. 2498.22, 2012 (2390 Coalmont Road)

Notice is hereby given by the Regional District of Okanagan-Similkameen (RDOS) that all persons who believe that their interest in property is affected by the **Electoral Area “H” Zoning Amendment Bylaw 2498.22, 2020**, will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws at a delegated public hearing to be held on:

Date: Thursday, October 15, 2020

Time: 9:00 a.m.

Location: <https://rdos.webex.com> (Meeting number: 146 087 3827 / password: RD@S)

To participate in the electronic public hearing, please enter the text provided under “Location” (above) into the address bar of an internet browser (e.g. Chrome, Firefox, Safari, Edge). Interested individuals may also participate in the public hearing by calling 250-490-4217 or Toll Free at 1-877-610-3737.

The Regional District is utilizing Cisco’s Webex videoconferencing services and individuals interested in participating in the public hearing are encouraged to test this service on their computer or mobile device prior to the date of the hearing. Additional instructions on how to participate in an electronic public hearing are available on the Regional District’s website: www.rdos.bc.ca (Departments → Development Services → Planning → Current Applications → Electoral Area “H” → H2020.007-ZONE).

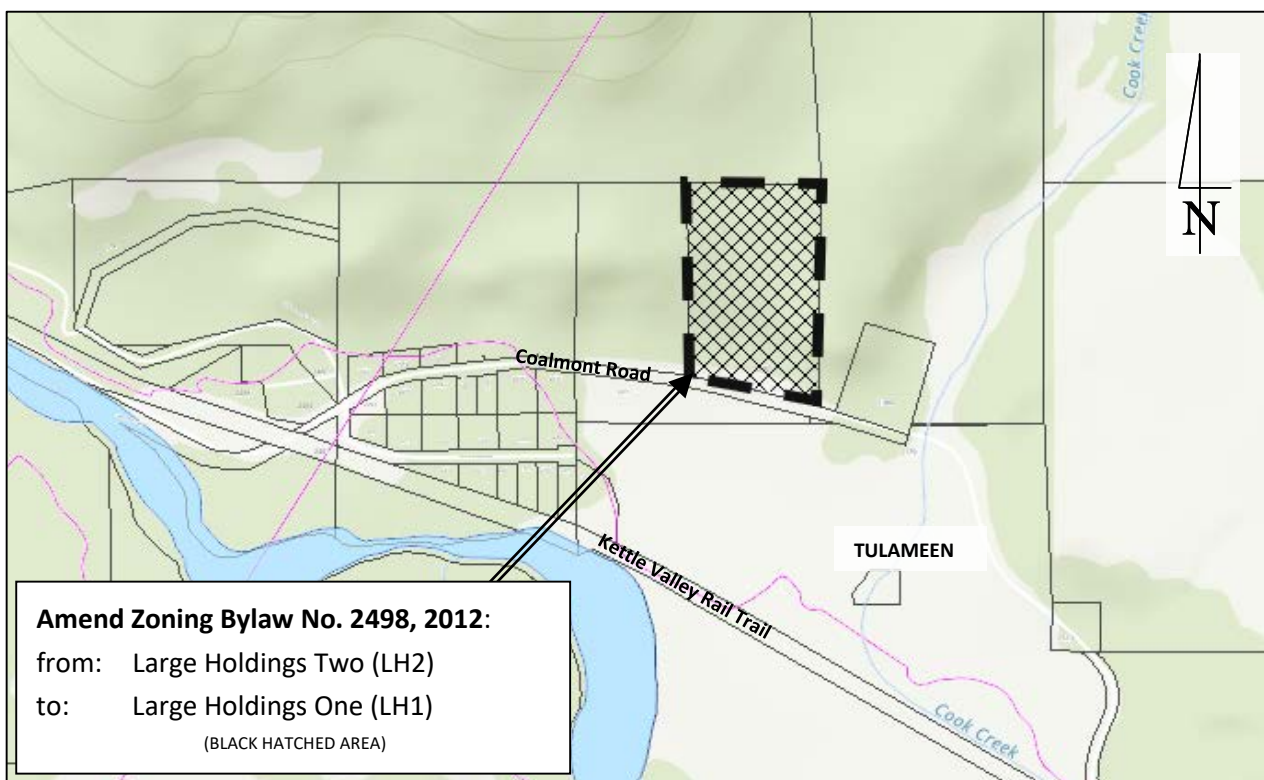
Anyone who considers themselves affected by the amendment bylaws can present written information to the Regional District prior to or during the public hearing and may also speak at the public hearing. No letter, report or representation from the public will be received after the conclusion of the public hearing.

PURPOSE OF THE BYLAW(S):

The purpose of the proposed amendments is to change the zoning designation of the property to facilitate subdivision into two lots. More specifically:

Amendment Bylaw No. 2498.22, 2020, proposes the following amendments to the Electoral Area “H” Zoning Bylaw No. 2498, 2012:

- amend Schedule ‘1’ (Zoning Map) by changing the land use designation of the subject property from Large Holdings Two (LH2) to Large Holdings One (LH1).



FURTHER INFORMATION:

For further information about the content of **Amendment Bylaw No. 2498.22, 2020**, and the land affected by them, persons are encouraged to inspect a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

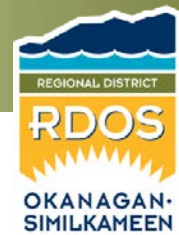
Basic information related to this proposal is also available at: www.rdos.bc.ca (Departments →

Development Services → Planning → Current plications →Electoral Area “H” →H2020.007-ZONE).

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACT ACT

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) (“FIPPA”). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA.

Postal: 101 Martin St, Penticton, BC, V2A-5J9 | **Tel:** 250-490-4101 | **Fax:** 250-492-0063 | **Email:** planning@rdos.bc.ca



**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Planning and Development Committee**

Thursday, October 15, 2020
9:15 am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning and Development Committee Meeting of October 15, 2020 be adopted.

B. Q3 ACTIVITY REPORT – For Information Only

C. DEVELOPMENT PROCEDURES BYLAW – PARKLAND DEDICATION AMENDMENT

1. Draft Bylaw No. 2500.16

RECOMMENDATION 2

THAT Amendment Bylaw No. 2500.16, 2020, Regional District of Okanagan-Similkameen Development Procedures Bylaw Updated, be initiated.

D. ESDP AREA UPDATE

1. Draft Bylaw No. 2500.17
2. Draft Bylaw No. 2912 (OCP)

RECOMMENDATION 3

THAT Amendment Bylaw No. 2912, 2020, Regional District of Okanagan-Similkameen Environmentally Sensitive Development Permit Area Update Official Community Plan Amendment Bylaw be initiated;

AND THAT Amendment Bylaw No. 2500.17, 2020, Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw be initiated.

E. ALR EXCLUSION POLICIES

1. Bylaw No. 2913

RECOMMENDATION 4

THAT the Board of Directors initiate Official Community Plan Amendment Bylaw No. 2913, 2020.

F. SECONDARY SUITES & ACCESSORY DWELLINGS – MAXIMUM FLOOR AREA ALLOWANCES

RECOMMENDATION 5

THAT the maximum floor area of a secondary suite and accessory dwelling be set at 125.0 m² in the Draft South Okanagan Electoral Area Zoning Bylaw No. 2800.

G. ADJOURNMENT

TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Q3 Activity Report – Development Services
For Information Only

Overview:

The Development Services Report comprises the functional areas of Planning, Building Inspection, Bylaw Enforcement, Heritage, Development Engineering and Economic Development.

PLANNING:

Q3 Activities

Regional Growth Strategy:

- Regional Growth Strategy (RGS) Review:
 - Contract awarded at August 6, 2020, Board meeting; and
 - Project initiation meeting with staff and consulting team occurred on September 14th.
- Regional Housing Needs Assessment Report:
 - On-going work related to data collection phase.

Electoral Area Planning:

- A summary of Applications and Referrals processed in Q3 is presented at Attachment No. 2.
- The following reports were prepared for consideration by the Board (including in Committee):
 - Land Use Contract LU-6-D (St Andrews) and Dominion Radio Astrophysical Observatory.
- South Okanagan Zoning Bylaw Consolidation (Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”):
 - Apex Zone Update amendment bylaw adoption.
 - Micro Cannabis amendment bylaw adoption.
 - Consultation on Phase 3 of Residential Zone Update (CD Zone)
- Electoral Area “A” OCP Bylaw Review:
 - Completion of 1st Community Survey;
 - Release of Draft OCP Bylaw and Schedules;
 - In-person Open House at the Sonora Centre on September 21st
 - On-going APC meetings.
- Electoral Area “G” OCP Bylaw Project:
 - Completion of Request for Proposals (RFP) on June 8, 2020.

-
- Background work on Community Profile and Map Schedules.
 - Preparation of a revised RFP for re-release.
 - Wildfire Hazard DP Area Project (Electoral Areas “A”, “C”, “D”, “E”, “F”, “H” & “I”):
 - Presentation to the Board on August 6th.
 - On-going work related to preparation of Draft Guidelines and Mapping.
 - Dock Regulations (Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”):
 - 1st reading on September 17th.
 - Provision of Planning Services to the Village of Keremeos:
 - OCP & Zoning Bylaw Review:
 - ❖ Release of Draft OCP & Zoning Bylaws.
 - ❖ Public Notification of Project.
 - Provision of Planning Services to the Town of Princeton.

Planned Activities for Q4 (2020):

Regional Growth Strategy:

- Regional Growth Strategy (RGS) Review:
 - Initiate review and analysis phase with staff, RGS Technical Advisory Committee; and
 - Project presentation to Planning & Development Committee on December 3rd.
- Regional Housing Needs Assessment Report:
 - Complete data collection and initiate data analysis phase; and
 - Capacity building workshop with project partners.

Electoral Area Planning:

- South Okanagan Zoning Bylaw Consolidation (Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”):
 - Complete Phase 3 of the Residential Zone Review (CD Zone Update);
 - Initiate Phase 4 of the Residential Zone Review (RS & SH Zones); and
 - Bring forward Draft Zoning Bylaw No. 2800 to Committee for review.
- Electoral Area “A” OCP Bylaw Review:
 - Finalise public consultation processes;
 - Finalise OCP Bylaw & Schedules.
- Electoral Area “G” OCP Bylaw Project:
 - Re-release of Request for Proposals (RFP);
 - Bring forward report to the Board to award contract;
 - Schedule a kick-off meeting with successful consultant firm;

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- Initiation of background research and determination of a consultation program.
 - Wildfire Hazard DP Area Project (Electoral Areas “A”, “C”, “D”, “E”, “F”, “H” & “I”):
 - Finalise mapping and prepare draft guidelines;
 - Initiate public consultation process.
 - Dock Regulations (Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”):
 - Schedule Public Hearing for November and consideration of 3rd (and adoption) before year end.
 - Review of ESDP Area Designation (Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”):
 - Seek direction from Board on amendment bylaws at October 15th meeting
 - Solar Energy Devices (Electoral Area “D”, “E”, “F” & “I”)
 - Public Consultation (i.e. External & Internal Agency Referrals, APCs); and
 - Schedule 1st Reading December 17th (tentative).
 - Continue working on implementation of new software application (BasicGov).
 - Provision of Planning Services to the Village of Keremeos:
 - OCP & Zoning Bylaw Review:
 - ❖ present draft bylaws and map schedules to Council; and
 - ❖ initiate public consultation.
 - Provision of Planning Services to the Town of Princeton on an “as needed” basis.

BUILDING INSPECTION:

Q3 Activities

- 399 Permits have been issued to September 30, 2020 compared to 405 for the same date in 2019 (see Attachment No. 3 for the summary of issued Building Permits).
- Average timeline from application date to permit issuance is currently at approximately 38 days.
- Provision of inspection services to the Village of Keremeos continues.
- Continued with development of BasicGov software which was to be introduced for Development Services in 2020. This target date will likely be Q1 of 2021 due to considerable delays with the pandemic and then the attempted ransomware attack.

Planned Activities for Q4

- Continued work for implementation of BasicGov software for Building inspection modules.
- Building Bylaw amendments – various housekeeping amendments plus revisions required for implementation of new BasicGov software
- Drafting of various procedures and policies
- Continued research with Step Code incentive

-
- Continued building enforcement

BYLAW ENFORCEMENT:

Q3 Activities

- Ongoing processing of complaints – 32 new complaints received and 8 enforcement files closed
- Positive result: file closure/site clean up – Electoral Area H – 2619 Nicola Avenue
(see Attachment No. 4 for Summary of Bylaw Enforcement Complaints)

Planned Activities for Q4

- Work on development of BasicGov software to be introduced for Development Services in July 2020 (delayed due to ransomware attack and pandemic/staffing issues) .
- Work with Legislative Services to develop processes for board hearings.
- Initiation of consolidation of Untidy/Unsightly regulatory bylaws.
- Preparation of amendment bylaws for annual dog licensing – for yearly renewal of lifetime dog licenses.
- Outstanding legal action for 5 properties (3 unsightly, 2 non-conforming uses)

DEVELOPMENT ENGINEERING:

Q3 Activities

- Subdivision and Development Services Bylaw Update (Electoral Areas “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H” & “I”):
 - On-going review of draft Schedules and Standard Drawings.
- Electoral Area “F” (Greater West Bench) Geotechnical Review:
 - Review of draft report and provision of preliminary feedback to consultant team.
- Ongoing Works and Services consultations for Subdivisions:
 - Twin Lake Golf Course Resort (“I”): review of Works and Services Agreement is on-going. Agreement on domestic water and sewer systems design is pending.
 - Grace Estates (“E”): water system design submitted and under review.
 - Naramata Benchlands (“E”): reviewing concept water design
 - Kettle Ridge – Phase 3A (“E”): Letter of Compliance issued. Warranty Agreement ongoing
 - Patterson & Hayman Roads (“E”): construction of water infrastructure complete, pending Warranty Agreement
 - Mill Road Partners (“E”): Works and Services Agreement complete, Letter of Compliance issued.
- Provision of Development Engineering Services to the Village of Keremeos.

Planned Activities for Q4

- Subdivision and Development Services Bylaw Update (Electoral Areas “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H” & “I”):
 - Finalize Draft Bylaw and present at a Planning & Development Committee meeting.
- Electoral Area “F” (Greater West Bench) Geotechnical Review:
 - Finalise draft report and present to Planning and Development Committee; and
 - Initiate consultation.
- Provision of Development Engineering Services to the Village of Keremeos.
- Provision of Development Engineering Services to the Town of Princeton “as needed”.

ECONOMIC DEVELOPMENT:

Q3 Activities

- Okanagan Falls 2020 Economic Development and Recovery Plan.
- Completed a community survey for grocery needs, including ongoing research and conversation with grocery corps, co-ops and landlord.

Planned Activities for Q4

- Commence implementation of Economic Development and Recovery Plan.
- Ongoing business outreach and support (retention and expansion).
- Support the Okanagan Falls Community Association on branding and signage installation.
- Undertake a grant application to develop a downtown façade improvement or mural program.
- Collaborate on the development of a community public art project.
- Support the visitor center operation.
- Continued participation in the Visit South Okanagan program
- Ongoing promotion of our area for tourism.

Respectfully Submitted



C. Garrish, Planning Manager



L. Miller, Building & Enforcement Services Manager

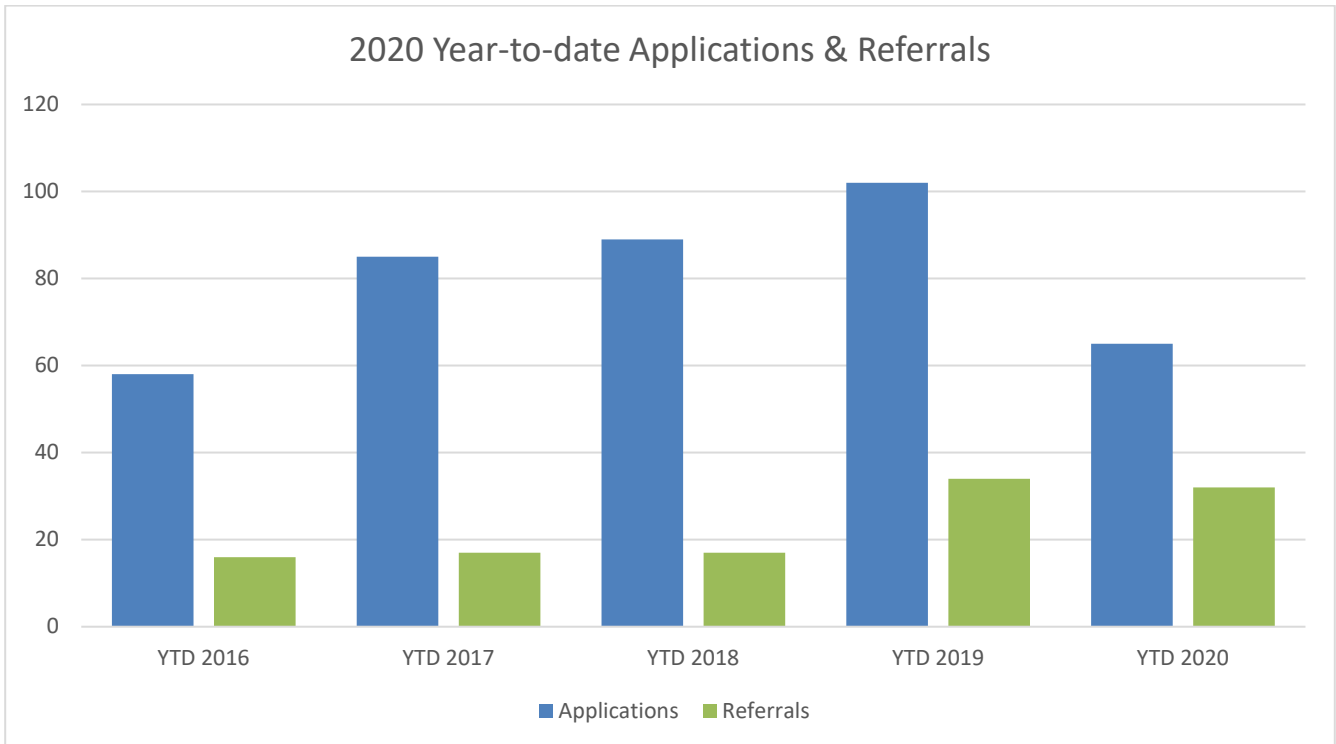
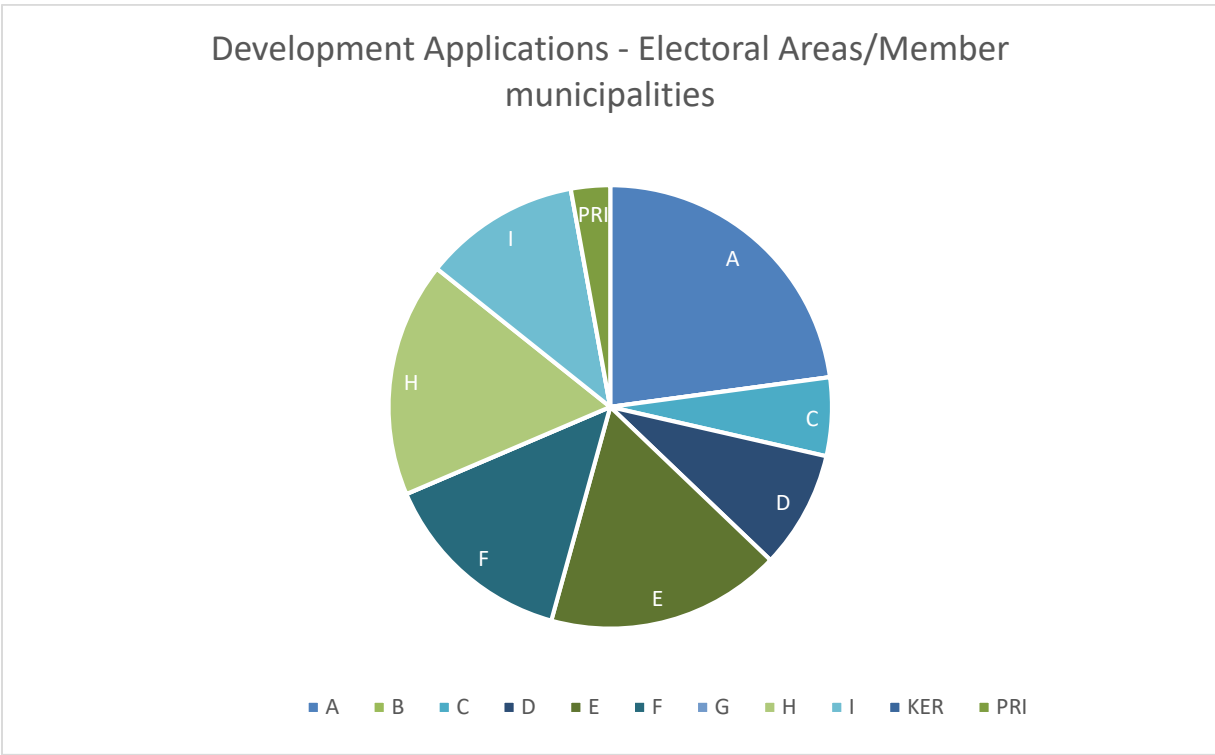
Attachments: No. 1 – Development Applications by Electoral Area & Year to Date (2020)

No. 2 – Summary of Application Activities

No. 3 – Summary of Building Permits (3rd Quarter)

No. 4 – Summary of Bylaw Enforcement Complaints (3rd Quarter)

Attachment No. 1 - Development Applications by Electoral Area & Year to Date (2020)



Attachment No. 2 – Summary of Application Activities

Board Reports – Q3 Land Use Applications

	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"I"	MULTI	Total
Board Reports – Land Use Applications											
Land Use Bylaw Amendments (OCP and/or Zoning)			1							2	3
Development Variance Permits	1			1					3		5
Temporary Use Permits								2			2
Agricultural Land Commission Referrals	1			1	1						3
Liquor and Cannabis Regulation Branch Referrals				2	1						3
Floodplain Exemptions											
Yearly Total (2020)	4		6	8	10	4		11	7	2	52

Public Consultation – Q3 Land Use Applications / Projects

	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"I"	MULTI	Total
Public Consultation Forum											
Advisory Planning Commission (APC) Meetings / Info Mailouts			4	2	2			4	2		
Public Information Meeting			1		2			2	1	3	9
Public Hearing						1					1
Yearly Total (2020)	2		8	3	8	1		8	5	8	43

Delegated Development Permits & MoTI Referrals Processed

	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"I"	Total
Environmentally Sensitive Development Permits										
Development, Land Alteration & Subdivision	2			2	1	2		1		8
Yearly Total (2020)	7		1	6	6	2		3	1	26
Watercourse Development Permits										
Development, Land Alteration & Subdivision	2								1	3
Yearly Total (2020)	4		1		1	1		1	3	11
MoTI Subdivisions Referrals										
Fee Simple, Strata, Road Closure, etc.			1	1					1	3
Yearly Total (2020)			2	1	2	3		2	5	15

Attachment No. 3 – Summary of Building Permits Issued, 3rd Quarter

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
SUMMARY OF BUILDING PERMITS TO THE END OF SEPTEMBER 2020**

NUMBER OF PERMITS ISSUED										
DESCRIPTION	A	C	D	E	F	H	I	TOTAL	2020	2019
RENEWAL/DEFICIENCY								0	20	25
S.F.D.	1	1	4	3	1	1	1	12	69	58
MOBILE/MANU HOMES	1	1	1				1	4	20	28
CABINS/REC SEMI-DETACHED, DUPLEX, MULTI FAMILY								0	0	1
DEMOLITION / MOVE		2		1		3	1	7	23	23
ACCESSORY USES ADDITIONS / REPAIRS / PLUMBING	2	1	2	4	4	6	5	24	110	110
COMMERCIAL	1	3	8	3	3		1	19	101	85
INDUSTRIAL								0	20	14
FARM BUILDINGS						2		2	25	29
INSTITUTIONAL			1					1	6	1
SOLID FUEL APPLIANCE								0	0	18
MONTHLY TOTAL	5	8	16	11	8	12	9	69	399	405
YEAR TO DATE 2020	49	69	70	58	38	72	43	399		
SAME MONTH 2019	3	2	6	4	1	5	5	26		
YEAR TO DATE 2019	41	62	42	59	21	97	83	405		

DOLLAR VALUE OF PERMITS										
DESCRIPTION	A	C	D	E	F	H	I	TOTAL	TOTAL YTD	
RENEWAL/DEFICIENCY								\$0	\$287,500	
S.F.D.	\$289,660	\$367,115	\$1,088,770	\$1,037,735	\$340,815	\$152,640	\$176,420	\$3,453,155	\$25,486,547	
MOBILE/MANU HOMES	\$182,250	\$133,245	\$147,705				\$221,434	\$684,634	\$3,622,688	
CABINS/REC SEMI-DETACHED, DUPLEX, MULTI								\$0	\$40,500	
DEMOLITION / MOVE		\$2,000		\$1,000		\$3,000	\$1,000	\$7,000	\$23,000	
ACCESSORY USES ADDITIONS / REPAIRS / PLUMBING	\$148,750	\$32,160	\$95,880	\$105,720	\$134,549	\$149,890	\$135,520	\$802,469	\$4,141,396	
COMMERCIAL	\$71,550	\$876,450	\$271,505	\$31,720	\$35,389		\$300,000	\$1,586,614	\$4,150,023	
INDUSTRIAL								\$0	\$1,543,989	
FARM BUILDINGS						\$20,000		\$20,000	\$183,360	
INSTITUTIONAL			\$95,000					\$95,000	\$526,250	
SOLID FUEL APPLIANCE								\$0	\$1,879,925	
MONTHLY TOTAL	\$692,210	\$1,410,970	\$1,698,860	\$1,176,175	\$510,753	\$325,530	\$834,374	\$6,648,872	\$41,885,178	
YEAR TO DATE 2020	\$9,454,280	\$6,366,310	\$7,065,380	\$6,261,637	\$2,895,421	\$4,976,625	\$4,865,525	\$41,885,178		
SAME MONTH 2019	\$49,400	\$1,000	\$472,700	\$618,864	\$193,853	\$229,420	\$1,042,255	\$2,607,492		
YEAR TO DATE 2019	\$3,480,860	\$7,071,684	\$6,021,591	\$5,575,605	\$956,787	\$6,454,360	\$7,820,799	\$37,381,686		

BUILDING INSPECTION REVENUE							
MONTH	2014	2015	2016	2017	2018	2019	2020
JANUARY	\$8,965.60	\$17,905.98	\$38,090.55	\$39,602.01	\$55,887.27	\$30,704.46	\$47,538.46
FEBRUARY	\$25,842.00	\$19,575.32	\$29,419.02	\$44,897.41	\$37,396.10	\$86,493.92	\$17,592.98
MARCH	\$30,397.81	\$32,251.07	\$41,406.24	\$62,053.58	\$72,804.20	\$51,199.20	\$60,721.58
APRIL	\$28,055.24	\$47,883.66	\$15,209.80	\$35,550.35	\$41,018.96	\$42,268.02	\$41,620.45
MAY	\$47,678.54	\$34,819.01	\$88,336.89	\$335,459.36	\$61,771.86	\$47,130.81	\$52,842.35
JUNE	\$78,964.49	\$62,473.80	\$105,215.54	\$66,954.09	\$70,972.42	\$46,253.49	\$75,271.11
JULY	\$48,610.54	\$93,218.43	\$70,891.24	\$95,394.43	\$71,463.33	\$70,064.71	\$57,104.01
AUGUST	\$41,182.51	\$59,620.80	\$73,568.01	\$47,165.53	\$42,822.93	\$25,798.34	\$42,437.50
SEPTEMBER	\$68,044.72	\$121,384.59	\$102,226.37	\$90,566.53	\$45,924.16	\$30,728.49	\$77,667.72
OCTOBER	\$36,694.11	\$39,069.81	\$44,894.56	\$43,695.30	\$84,294.81	\$55,999.70	
NOVEMBER	\$40,766.83	\$58,845.97	\$32,663.33	\$58,442.60	\$43,348.80	\$51,766.51	
DECEMBER	\$39,792.14	\$40,132.41	\$29,147.95	\$41,432.10	\$32,698.12	\$20,458.33	
TOTAL	\$494,994.53	\$627,180.85	\$671,069.50	\$961,213.29	\$660,402.96	\$558,865.98	\$472,796.16

Attachment No. 4 – Summary of Bylaw Enforcement Complaints, 3rd Quarter

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN													
SUMMARY OF BYLAW INFRACTIONS													
3RD QUARTER (July-September 2020)													
COMPLAINTS RECEIVED July - September 2020													
DESCRIPTION	A	B	C	D	E	F	G	H	I	TOTAL	2020 YTD	2019	2019 YTD
LAND USE	0	0	3	2	2	2	0	4	3	16	28	14	33
ESDP	0	0	0	0	0	0	0	0	0	0	0	2	5
WDP	0	0	0	1	0	0	0	0	1	2	2	2	3
MULTIPLE	0	0	0	0	0	0	0	1	0	1	5	0	1
UNTIDY/UNSIGHTLY	0	0	1	3	2	1	1	0	1	9	15	5	13
BUILDING BYLAW	0	0	0	0	0	0	0	0	0	0	7	3	9
ANIMAL CONTROL	0	0	8	7	4	1	3	0	5	28	56	26	65
NOISE CONTROL	0	0	7	7	1	3	0	0	5	23	39	41	78
BURNING BYLAW	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	0	0	19	20	9	7	4	5	15	79	152	93	207
COMPLAINTS RESOLVED July - September 2020													
DESCRIPTION	A	B	C	D	E	F	G	H	I	TOTAL	2020 YTD	2019	2019 YTD
LAND USE	1	0	1	0	1	0	0	1	1	5	74	18	31
ESDP	0	0	0	0	0	0	0	0	0	0	1	1	2
WDP	1	0	0	0	0	0	0	0	0	1	4	1	1
MULTIPLE	0	0	0	0	0	1	0	0	0	1	1	1	3
UNTIDY/UNSIGHTLY	0	0	0	1	0	0	0	0	0	1	12	10	14
BUILDING BYLAW	0	0	0	0	0	0	0	0	0	0	19	4	10
ANIMAL CONTROL	0	0	8	7	4	1	3	0	5	28	63	26	60
NOISE CONTROL	0	0	7	7	1	3	0	0	5	23	41	41	76
BURNING BYLAW	0	0	0	0	0	0	0	0	0	0	0	1	1
Totals	2	0	16	15	6	5	3	1	11	59	215	103	198
TOTAL ACTIVE COMPLAINTS													
DESCRIPTION	A	B	C	D	E	F	G	H	I	TOTAL			
LAND USE	5	0	18	9	7	9	1	7	13	69			
ESDP	1	0	0	1	0	1	0	0	0	3			
WDP	1	0	0	3	0	0	0	0	3	7			
MULTIPLE	0	0	4	3	1	1	1	1	0	11			
UNTIDY/UNSIGHTLY	0	0	3	6	2	2	3	3	3	22			
BUILDING BYLAW	3	0	2	2	0	0	0	2	1	10			
ANIMAL CONTROL	0	0	4	3	1	0	0	0	2	10			
NOISE CONTROL	0	0	0	0	0	0	0	0	0	0			
BURNING BYLAW	0	0	0	0	0	0	0	0	0	0			
Totals	10	0	31	27	11	13	5	13	22	132			
Previous Quarter	10	0	25	17	9	11	4	9	15	100			
MILEAGE													
DESCRIPTION	A	B	C	D	E	F	G	H	I	TOTAL	2020 YTD		
LAND USE	575.5	0	228	79	0	14	0	391.5	102	1390	5188		
ESDP	0	0	0	0	0	0	0	0	0	0	37		
WDP	0	0	0	0	0	0	0	0	0	0	0		
MULTIPLE	0	0	0	0	0	0	0	0	0	0	0		
UNTIDY/UNSIGHTLY	0	0	110	35	34	53	162.5	259	35	688.5	871.5		
ANIMAL CONTROL	0	0	360	1837	2008	866	486		2210	7767	15655		
NOISE CONTROL	0	0	886	262	34	175	0	0	161	1518	1737.5		
BURNING BYLAW	0	0	0	0	0	0	0	0	0	0	0		
Totals	575.5	0	1584	2213	2076	1108	648.5	650.5	2508	11364	23489		
YTD	1158	0	4820	4235	4099	2950	1190	1785	5397	25634			

TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Development Procedures Bylaw Updated – Park Land Dedication Proposals

Administrative Recommendation:

THAT Amendment Bylaw No. 2500.16, 2020, Regional District of Okanagan-Similkameen Development Procedures Bylaw Updated, be initiated.

Purpose:

The purpose of Amendment Bylaw 2500.16 is to introduce requirements and processing procedures related to Park Land Dedication proposals submitted to the Regional District in accordance with Section 510 of the *Local Government Act*.

Background:

Under Section 510 of the *Local Government Act*, an owner of land being subdivided to create three (3) or more parcels must, at the owner's option:

- a) *provide, without compensation, park land of an amount and in a location acceptable to the local government, or*
- b) *pay to the municipality or regional district an amount that equals the market value of the land that may be required for park land purposes ...*

Importantly, under Section 510(2)(b) of the Act, if an official community plan (OCP) bylaw contains policies and designations respecting the location and type of future parks, the local government may determine whether the owner must provide land or money.

All of the Electoral Area Official Community Plan (OCP) Bylaws are seen to comprise policies respecting the location and type of future parks.

Analysis:

The purpose of the proposed amendments to the Development Procedures Bylaw are to establish clear and identifiable requirements that will facilitate the assessment of Park Land Dedication proposals submitted to the Regional District for consideration by the Board.

This would include, amongst other things, requiring basic information such as a site plan and an outline explaining why the land is being proposed for dedication instead of a payment. When a cash in lieu payment is being proposed, that this be accompanied by a “Full Narrative Appraisal” completed by an accredited appraiser in accordance with the Regional District Board’s “Park Land Dedication Policy” (2019).

It is further proposed that prior to Board consideration, a Park Land Dedication proposal be considered by the applicable Electoral Area Parks & Recreation Commission or, if there is no Parks &

Recreation Commission established, that the applicable Electoral Area Advisory Planning Commission (APC) review the proposal and provide a recommendation.

Administration notes that the way in which the Regional District processes Park Land Dedication proposals was raised in recent legal proceedings initiated against the Regional District (*0956375 B.C. Ltd. v. Okanagan-Similkameen (Regional District), 2020 BCSC 743*), with the suggestion being that existing processes and requirements were not clear to applicants.

In addition, the pending introduction of BasicGov software to manage applications received by the Development Services Department requires the formalization of procedures for dealing with Park Land Dedication proposals.

Alternatives:

- .1 THAT Bylaw No. 2500.16, 2020, Regional District of Okanagan-Similkameen Development Procedures Bylaw Updated, not be initiated; or
- .2 THAT consideration of Bylaw No. 2500.16, 2020, Regional District of Okanagan-Similkameen Development Procedures Bylaw Updated, be deferred pending:
 - i) *TBD*

Respectfully submitted:



C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2500.16, 2020

**A Bylaw to amend the Regional District of Okanagan-Similkameen
Development Procedures Bylaw 2500, 2011**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw No. 2500.16, 2020."
2. The "Regional District of Okanagan-Similkameen Development Procedures Bylaw No. 2500, 2011" is amended by:
 - (i) adding a new Section 1.2.8 under Section 1.0 (Title and Scope) to read as follows:

.8 a Park Land Dedication proposal under s. 510 of the *Local Government Act*.
 - (ii) adding a new Section 3.2.10 under Section 3.0 (General Regulations) to read as follows:

.10 The submission of a Park Land Dedication proposal shall be made and processed substantially as outlined in Schedule '11' of the bylaw.
 - (iii) adding a new Schedule 11 (Park Land Dedication Proposal) following Schedule 10 (Referral of a Ministry of Transportation and Infrastructure Subdivision Application) to read as follows:

SCHEDULE

11

PARK LAND DEDICATION PROPOSALS

This information is meant as a general guide only and is not regarded as the right to Board acceptance of a Park Land Dedication approval if the steps indicated are followed.

1. Submission Requirements – All Types of Proposals

.1 Authorisation

- (a) A Park Land Dedication proposal shall be made to the Chief Administrative Officer in writing and on the appropriate form, and shall be:
 - (i) made by the owner(s) of the land involved or by a person authorized by all property owner(s);
 - (ii) if a numbered company holds the property, a corporate search shall accompany the application illustrating the company directors. The signatory on the application form shall be a company director; and
 - (iii) made on the appropriate form designated by the CAO.

.2 State of Title Certificate

- (a) a copy of the Land Title Office search print, issued not more than thirty (30) calendar days prior to the submission date for any parcel of land subject to the Park Land Dedication proposal; and
- (b) a copy of all non-financial charges (i.e. covenants, easements and rights-of-way, etc.) registered on the subject property(s).

2. Submission Requirements – Land Dedication Proposals

In addition to the requirements of Section 1, a proposal that involves the dedication of land shall provide the following:

.1 Proposed Subdivision Plan

- (a) a proposed subdivision plan prepared by a BC Land Surveyor and drawn to scale shall be submitted to the Regional District and include the following (as applicable):
 - (i) north arrow and scale;
 - (ii) dimensions, boundaries and land area of park land dedication area;
 - (iii) dimensions, boundaries and land areas of all proposed parcels;
 - (iv) location and dimensions of all existing structures;
 - (v) location of all existing infrastructure (i.e. water lines, wells, septic fields, sanitary sewer & storm drain facilities, etc.);
 - (vi) location of existing road accesses;
 - (vii) existing covenant areas, easements and right-of-ways (if applicable); and
 - (viii) all future subdivision phases (if applicable).

.2 Proposal Summary

- (a) An outline of the lands being proposed for dedication, including:

- (i) an explanation of why the land is being proposed for dedication instead of a payment;
- (ii) an explanation of the benefits to the community of the Regional District acquiring the land for park land; and
- (iii) an overview of an any previous park land dedication or future subdivision phases that may require park land dedication.

.3 Digital Files

- (a) a digital file of the proposed subdivision plan prepared by a BC Land Surveyor shall be submitted to the Regional District in the form of a “shape”, “.dwg” or similar Computer-Aided Design (CAD) format.

3. Submission Requirements – Payment (Cash In-lieu) Proposals

In addition to the requirements of Section 1, a proposal that involves the payment of cash in-lieu of land shall provide the following prior to Regional District Board consideration:

.1 Full Narrative Appraisal

- (a) to be completed by an accredited appraiser in accordance with the Regional District Board’s “Park Land Dedication Policy” (2019).

4. Processing Procedure

A Park Land Dedication proposal submitted to the Regional District of Okanagan-Similkameen (RDOS) will be processed as follows:

- .1 Upon receipt of a proposal, the Regional District will open a file and Development Services staff will review the proposal to determine whether it is complete and, if incomplete, will request the required information from the proponent.
- .2 Development Services staff will evaluate the proposal for compliance with relevant Regional District bylaws and policies. Staff may conduct a site visit to view the property as part of the evaluation process.
- .3 Development Services staff will refer the proposal to all applicable Regional District departments for comment.
- .4 Development Services staff will notify the relevant Area Director(s) of the proposal.
- .5 The File Manager will be prepare a technical report to be forwarded for consideration to either:
 - i) the applicable Electoral Area Parks & Recreation Commission; or
 - ii) if there is no Parks & Recreation Commission service area established for the lands being subdivided, the applicable Electoral Area Advisory Planning Commission (APC).

- .6 The proponent will be included as a delegation on the Agenda of the applicable commission meeting at which the proposal will be considered and will be invited to attend the meeting in order to present their proposal and answer any questions from Commission members.
- .7 If a cash-in-lieu payment is recommended by the Commission, Administration will require a Full Narrative Appraisal to be submitted for the application to proceed.
- .8 The File Manager will then incorporate all referral comments and the Full Narrative Appraisal (if applicable) into a technical report to the Board.
- .9 The applicant is invited to attend the Board meeting at which the Park Land Dedication Proposal will be considered.
- .10 The Board will consider the technical report and may accept the Park Land Dedication Proposal, or may table or refuse the Park Land Dedication Proposal.
- .11 Once the Board minutes have been prepared, the applicant will be notified in writing of the outcome.

READ A FIRST, SECOND AND THIRD TIME on the ___ day of ____, 2020.

ADOPTED on the ___ day of ____, 2020.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Amendment of Environmentally Sensitive Development Permit (ESDP) Areas

Administrative Recommendation:

THAT Amendment Bylaw No. 2912, 2020, Regional District of Okanagan-Similkameen Environmentally Sensitive Development Permit Area Update Official Community Plan Amendment Bylaw be initiated;

AND THAT Amendment Bylaw No. 2500.17, 2020, Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw be initiated.

Purpose:

The purpose of this report is to seek direction from the Board in relation to proposed amendments to the Electoral Area Official Community Plan (OCP) Bylaws as they relate to Environmentally Sensitive Development Permit (ESDP) Areas.

Background:

At its meeting of August 6, 2020, the following Director's Motion was carried by the Regional District Board:

THAT the RDOS Board apply Environmentally sensitive development permits (ESDPs) to only Subdivisions and rezonings; and further,

THAT Staff report back to the Board on the options to make ESDPs more effective at Subdivisions and rezonings; and further,

THAT ESDPs should in no way prevent or discourage residents from firesmarting their properties according to the firesmart principles.

At its meeting of September 3, 2020, the August 6, 2020, Motion was debated and carried by the Regional District Board.

Analysis:

In response to the direction provided by the Board at its meeting of September 3, 2020, draft Amendment Bylaw No. 2912 proposes the following amendments to the Electoral Area Official Community Plan (OCP) Bylaws:

- revised policy statements that speak to environmentally sensitive development permits being implemented only in relation to subdivision;
 - the introduction of a new guideline related specifically to subdivision design in ESDP Areas;
 - the deletion of "construction of, addition to or alteration of a building or other structure" and the "alteration of the land, including grading, removal of vegetation, deposit or moving of soil,
-

paving, installation of drainage or underground services” as triggers for an environmentally sensitive development permit; and

- the deletion of all non-subdivision related exemptions for environmentally sensitive development permits.

In support of these OCP amendments, it is further proposed to amend the Development Procedures Bylaw No. 2500, 2011, in order to remove existing requirements for “Rapid Environmental Assessments” (REA) as an application type. This is due to REA’s being primarily issued in relation to building permit applications.

Finally, it will be proposed at first reading that the Board adopt a new policy that will defer enforcement of specific ESDP Area requirements during the transition to the new development permit area guidelines.

Administration is concerned about requiring property owners to submit applications that will be made redundant as a result of the proposed amendments contained in Bylaw No. 2912, as well as expending resources on enforcement actions in support of guidelines that are to be repealed.

Administration does not consider that any amendments to the existing ESDP Area Maps schedules to the OCP Bylaws is required in order to implement the Board’s direction.

With regard to the Board direction that “ESDPs should in no way prevent or discourage residents from firesmaring their properties according to the firesmart principles”, Administration considers that this will be addressed by refocusing ESDPs to apply to subdivisions only.

Finally, Administration notes that the Electoral Area OCP Bylaws already contain very strong language regarding the rezoning of environmentally sensitive lands, specifically, that the Board:

Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.

On this basis, Administration considers that policies already exist that elevate the importance of ESDPs as a Board consideration at the rezoning stage.

Alternatives:

- .1 THAT Amendment Bylaw No. 2912, 2020, Amendment Bylaw No. 2500.17, 2020, not be initiated.
- .2 THAT initiation of Amendment Bylaw No. 2912, 2020, Amendment Bylaw No. 2500.17, 2020, be deferred pending:
 - i) TBD

Respectfully submitted:



C. Garrish, Planning Manager

Attachments: No. 1 – Amendment Bylaw No. 2912, 2020 (annotated)
No. 2 – Amendment Bylaw No. 2500.17, 2020 (annotated)

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2500.17, 2020

**A Bylaw to amend the Regional District of Okanagan-Similkameen
Development Procedures Bylaw 2500, 2011**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw No. 2500.17, 2020."
2. The "Regional District of Okanagan-Similkameen Development Procedures Bylaw No. 2500, 2011" is amended by:
 - (i) replacing sub-section 1(c)(1)(b) (Environmentally Sensitive Development Permit Application Requirements) under Schedule 3 (Application for a Development Permit) in its entirety with the following:
 - b) ~~deleted.~~
 - (ii) replacing sub-section 1(c)(5) (Environmentally Sensitive Development Permit Application Requirements) under Schedule 3 (Application for a Development Permit) in its entirety with the following:
 - .5 ~~deleted.~~

Commented [CG1]: Proposes to delete reference to "a Rapid Environmental Assessment (REA) Report"

Commented [CG2]: To delete section that address Rapid Environmental Assessments, as these relate to building permit applications.

READ A FIRST AND SECOND TIME this ____ day of _____, 2020.

PUBLIC HEARING held on this ____ day of _____, 2020.

READ A THIRD TIME this ____ day of _____, 2020.

ADOPTED this ____ day of _____, 2020.

Board Chair

Corporate Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2912, 2020

**A Bylaw to amend the Electoral Area “A”, “C”, “D”, “E”, “F”, “H” & “I”
Official Community Plan Bylaws**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Regional District of Okanagan-Similkameen Environmentally Sensitive Development Permit Area Update Official Community Plan Amendment Bylaw No. 2912, 2020.”

Electoral Area “A”

2. The “Electoral Area “A” Official Community Plan Bylaw No. 2450, 2008” is amended by:

- i) replacing sub-section 13.1.2.3 (Policies – General) under Section 13.0 (Natural Environment and Conservation) in its entirety with the following:
 - .3 Requires that, where a proposed subdivision affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 18.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 13.3.2.2 (Policies) under Section 13.0 (Natural Environment and Conservation) in its entirety with the following:
 - .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 18.2 of this Plan unless an exemption applies.
- iii) replacing sub-section 13.3.2.6 (Policies) under Section 13.0 (Natural Environment and Conservation) in its entirety with the following:

Commented [CG1]: Proposes to replace reference to “development” with “subdivision”

Commented [CG2]: Proposes to replace reference to “development” with “subdivision”

.6 Encourages development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an amendment bylaw application.

Commented [CG3]: New wording.

iv) replacing a new sub-section 18.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 18.0 (Development Permit Areas) in its entirety with the following:

18.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG4]: Option for an "Expedited Development Permit" has been removed as it is primarily related to building permits (was Section 18.2.7).

.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'C' are designated as an Environmentally Sensitive Development Permit Area.

.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat.

.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state in order to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for

endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. Specifically, BC's pocket desert, Kruger Mountain, Osoyoos Lake, the oxbows and wetlands of Okanagan River, Richter Pass with the natural ridgeline views between Highway 3 and Osoyoos Lake. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 18.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
- a) subdivision.

.6 Guidelines

- .1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:
- a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:
 - i) An Ecological Assessment Phase including:
 - .1 background information;
 - .2 an ecological assessment;
 - .3 listing of rare and endangered species; and
 - .4 stratification and rating of Environmentally Sensitive Areas (ESAs).
 - ii) An Impact Assessment and Mitigation Phase including:
 - .1 description of proposed development;
 - .2 assessment of potential impacts;

Commented [CG5]: The following references have been removed:
b) the construction of, addition to or alteration of a building or other structure; and
c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services

- .3 short and long term impacts;
- .4 cumulative and residual impacts;
- .5 avoidance of ESAs;
- .6 mitigation and compensation;
- .7 security requirements;
- .8 monitoring reports;
- .9 accountability; and
- .10 monitoring plan.

- b) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
- c) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
- d) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
- e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
- f) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

- .2 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

Commented [CG6]: New Guideline specific to subdivision

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

Commented [CG7]: All non-subdivision related exemptions have been removed.

Electoral Area "C"

3. The "Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008" is amended by:

- i) replacing sub-section 16.1.2.3 (Policies – General) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .3 Requires that, where a proposed subdivision affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 21.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 16.3.2.2 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 21.2 of this Plan unless an exemption applies.
- iii) replacing sub-section 16.3.2.6 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .6 Encourages development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an amendment bylaw application.
- iv) replacing a new sub-section 21.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 21.0 (Development Permit Areas) in its entirety with the following:

Commented [CG8]: Proposes to replace reference to "development" with "subdivision"

Commented [CG9]: Proposes to replace reference to "development" with "subdivision"

Commented [CG10]: New wording.

21.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG11]: Option for an "Expedited Development Permit" has been removed as it is primarily related to building permits (was Section 21.2.7).

.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'C' are designated as an Environmentally Sensitive Development Permit Area.

.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat.

.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state in order to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 21.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
- a) subdivision.

.6 Guidelines

- .1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:
- a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:
 - i) An Ecological Assessment Phase including:
 - .1 background information;
 - .2 an ecological assessment;
 - .3 listing of rare and endangered species; and
 - .4 stratification and rating of Environmentally Sensitive Areas (ESAs).
 - ii) An Impact Assessment and Mitigation Phase including:
 - .1 description of proposed development;
 - .2 assessment of potential impacts;
 - .3 short and long term impacts;
 - .4 cumulative and residual impacts;
 - .5 avoidance of ESAs;
 - .6 mitigation and compensation;
 - .7 security requirements;
 - .8 monitoring reports;
 - .9 accountability; and
 - .10 monitoring plan.

Commented [CG12]: The following references have been removed:
b) the construction of, addition to or alteration of a building or other structure; and
c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

- b) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
 - c) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
 - d) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
 - e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - f) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.
- .3 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

Commented [CG13]: New Guideline specific to subdivision.

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

Commented [CG14]: All non-subdivision related exemptions have been removed.

Electoral Area “D”

4. The “Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013” is amended by:

Amendment Bylaw No. 2912, 2020
(X2020.009-ZONE)
Page 8 of 34

i) replacing sub-section 17.1.2.3 (Policies – General) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.3 Requires that, where a proposed subdivision affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 24.2 as well as relevant federal and provincial best management guidelines.

Commented [CG15]: Proposes to replace reference to “development” with “subdivision”

ii) replacing sub-section 17.3.2.2 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 24.2 of this Plan unless an exemption applies.

Commented [CG16]: Proposes to replace reference to “development” with “subdivision”

iii) replacing sub-section 17.3.2.6 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.6 Encourages development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an amendment bylaw application.

Commented [CG17]: New wording.

v) replacing a new sub-section 24.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 24.0 (Development Permit Areas) in its entirety with the following:

24.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG18]: Option for an “Expedited Development Permit” has been removed as it is primarily related to building permits (was Section 21.2.7).

.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule ‘C’ are designated as an Environmentally Sensitive Development Permit Area.

.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity

including valuable habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat.

.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state in order to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

.1 A development permit is required, except where exempt under Section 24.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:

- a) subdivision.

.6 Guidelines

.1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:

- a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a

Commented [CG19]: The following references have been removed:
d) the construction of, addition to or alteration of a building or other structure; and
e) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:

- i) An Ecological Assessment Phase including:
 - .1 background information;
 - .2 an ecological assessment;
 - .3 listing of rare and endangered species; and
 - .4 stratification and rating of Environmentally Sensitive Areas (ESAs).
- ii) An Impact Assessment and Mitigation Phase including:
 - .1 description of proposed development;
 - .2 assessment of potential impacts;
 - .3 short and long term impacts;
 - .4 cumulative and residual impacts;
 - .5 avoidance of ESAs;
 - .6 mitigation and compensation;
 - .7 security requirements;
 - .8 monitoring reports;
 - .9 accountability; and
 - .10 monitoring plan.

- b) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
- c) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
- d) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
- e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in

order to confirm the conditions of a development permit have been met.

f) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

.4 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

.1 subdivisions that propose to:

- a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
- b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

Commented [20]:

Electoral Area "E"

5. The "Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008" is amended by:

i) replacing sub-section 18.1.2.3 (Policies – General) under Section 18.0 (Natural Environment and Conservation) in its entirety with the following:

.3 Requires that, where a proposed subdivision affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 23.2 as well as relevant federal and provincial best management guidelines.

Commented [CG21]: All non-subdivision related exemptions have been removed.

iv) replacing sub-section 18.3.2.2 (Policies) under Section 18.0 (Natural Environment and Conservation) in its entirety with the following:

.2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in

Commented [CG22]: Proposes to replace reference to "development" with "subdivision"

accordance with the guidelines outlined at Section 23.2 of this Plan unless an exemption applies.

v) replacing sub-section 18.3.2.6 (Policies) under Section 18.0 (Natural Environment and Conservation) in its entirety with the following:

.6 Encourages development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an amendment bylaw application.

Commented [CG23]: Proposes to replace reference to "development" with "subdivision"

vi) replacing a new sub-section 23.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 23.0 (Development Permit Areas) in its entirety with the following:

23.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG24]: New wording.

.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'C' are designated as an Environmentally Sensitive Development Permit Area.

.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat.

.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state in order to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 23.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
- a) subdivision.

Commented [CG25]: Option for an “Expedited Development Permit” has been removed as it is primarily related to building permits (was Section 21.2.7).

.6 Guidelines

- .1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:
- a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District’s Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:
 - i) An Ecological Assessment Phase including:
 - .1 background information;
 - .2 an ecological assessment;
 - .3 listing of rare and endangered species; and
 - .4 stratification and rating of Environmentally Sensitive Areas (ESAs).
 - ii) An Impact Assessment and Mitigation Phase including:

- .1 description of proposed development;
 - .2 assessment of potential impacts;
 - .3 short and long term impacts;
 - .4 cumulative and residual impacts;
 - .5 avoidance of ESAs;
 - .6 mitigation and compensation;
 - .7 security requirements;
 - .8 monitoring reports;
 - .9 accountability; and
 - .10 monitoring plan.
- b) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
 - c) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
 - d) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
 - e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - f) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.
- .5 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

Commented [CG26]: The following references have been removed:
f) the construction of, addition to or alteration of a building or other structure; and
g) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

Electoral Area “F”

6. The “Electoral Area “F” Official Community Plan Bylaw No. 2790, 2018” is amended by:

- i) replacing sub-section 16.1.2.3 (Policies – General) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .3 Requires that, where a proposed subdivision affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 23.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 16.3.2.2 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 23.2 of this Plan unless an exemption applies.
- iii) replacing sub-section 16.3.2.6 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .6 Encourages development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an amendment bylaw application.
- iv) replacing a new sub-section 23.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 23.0 (Development Permit Areas) in its entirety with the following:

Commented [27]:

Commented [CG28]: All non-subdivision related exemptions have been removed.

Commented [CG29]: Proposes to replace reference to “development” with “subdivision”

23.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG30]: Proposes to replace reference to "development" with "subdivision"

.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'H' are designated as an Environmentally Sensitive Development Permit Area.

.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat.

.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state in order to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

Commented [CG31]: New wording.

.1 A development permit is required, except where exempt under Section 23.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:

- b) subdivision.

.6 Guidelines

.1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:

a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:

i) An Ecological Assessment Phase including:

- .1 background information;
- .2 an ecological assessment;
- .3 listing of rare and endangered species; and
- .4 stratification and rating of Environmentally Sensitive Areas (ESAs).

ii) An Impact Assessment and Mitigation Phase including:

- .1 description of proposed development;
- .2 assessment of potential impacts;
- .3 short and long term impacts;
- .4 cumulative and residual impacts;
- .5 avoidance of ESAs;
- .6 mitigation and compensation;
- .7 security requirements;
- .8 monitoring reports;
- .9 accountability; and
- .10 monitoring plan.

- b) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
 - c) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
 - d) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
 - e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - f) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.
- .6 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

Commented [CG32]: Option for an “Expedited Development Permit” has been removed as it is primarily related to building permits (was Section 21.2.7).

Electoral Area “H”

7. The “Electoral Area “H” Official Community Plan Bylaw No. 2497, 2012” is amended by:

- i) replacing Section 17.0 (Environment & Conservation) in its entirety with the following:

17.0 ENVIRONMENT & CONSERVATION

17.1 Background

Environmental quality is an important component of the community vision, and is tied to the quality of life and lifestyle options valued by local residents, property owners and visitors. The natural attributes of the Plan area, however, are seen to extend beyond the boundaries of Electoral Area “H”, and the Regional District considers that environmental issues in the Similkameen Valley should be addressed from a broad regional perspective.

The Similkameen Valley is situated in the rain shadow of the Coast and Cascade Mountains, with the western part of the valley (which is seen to include Electoral Area “H”) possessing a cooler, moister climate from that found in the dry south-eastern part of the valley. The whole of the Valley is seen to belong to the Southern Interior “Ecoprovince”, which has the greatest diversity of birds in the interior of British Columbia and the most breeding species of all the Ecoprovinces in the province. The low elevation areas of the Similkameen Valley are also home to the Bunchgrass (BG), Ponderosa Pine (PP), and, Interior Douglas Fir (IDF) zones. These three zones are comparatively rare within the province, and have been identified as areas of conservation concern.

While the Bunchgrass zone is predominantly in the valley bottom from Keremeos southward, the Interior Douglas Fir (very dry hot) zone follows the major low elevation drainages including the Tulameen and the Similkameen rivers. A substantial proportion of the Ponderosa Pine zone falls in the area around the Town of Princeton.

Many of the Valley’s ecosystems are sensitive to human disturbance, and high proportions are designated by the Provincial and or Federal governments as being “at risk”. Alteration and the loss of ecosystems have historically occurred due to a variety of activities such as livestock farming, commercial orchard and field crop development, and more recently the focus has been on vineyard/winery and rural ranchette or larger parcel home developments.

The Similkameen River as a whole system continues to support many intact remaining natural attributes such as riparian deciduous forests, dense thickets, meadows and wetlands associated with its floodplain. The cottonwood forests on the valley floor are a notable feature of the landscape. Equally significant are the high mountains with deep dry valleys, the surrounding sensitive upland ecosystems of sagebrush grasslands,

rugged slopes, old growth open Ponderosa Pine and Interior Douglas Fir forests.

For the purpose of protecting environmentally sensitive areas (ESAs), which include not only riparian areas, but shrub-steppe, forested lands, rugged terrain and aquatic areas, the Regional District undertook Sensitive Ecosystem Inventory (SEI) mapping around the communities of Eastgate, Otter Lake and Chain Lakes.

As a local government listed under Section 3 of the *Riparian Areas Protection Regulation*, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas; being lands within 30 metres of the high water mark of streams and ravines including lakes, watercourses and wetlands, and as described further at Section 22.3 of this bylaw.

For maps of development permit areas and other environmentally sensitive areas in the Plan Area see Schedule 'G' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule 'H' (Watercourse Development Permit Area).

17.1.1 Objectives - General

- .1 Maintain and sustain a healthy environment by encouraging the enhancement of ecological systems and by protecting biodiversity.
- .2 Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.
- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to important landscape features such as watercourses, hillsides and sensitive ecosystems.
- .4 Support efforts to protect source water quality and quality today and for future generations.

17.1.2 Policies - General

The Regional Board:

- .1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.
- .2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community's natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.

- .3 Requires that, where a proposed subdivision affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 22.2 as well as relevant federal and provincial best management guidelines.
- .4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District's Development Procedures Bylaw.
- .5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

17.2 Riparian and Foreshore Areas

Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes several lakes such as Missezula, Alison, Chain, Link, Osprey and Thirsk Lakes and numerous smaller lakes. The Plan Area also includes the Similkameen River and various smaller streams.

Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk. Agriculture impacts are significant and range from infilling to cultivation and livestock use.

Because riparian and foreshore areas are so strongly connected to both habitats for species at risk and water quality through groundwater/surface water, it is vital that land use practices protect riparian areas by retaining and restoring native species, and ecosystems. Natural riparian areas provide significant ecosystems benefits that costly water treatment and recovery planning for species at risk cannot replace.

Generally land above the high water mark (natural boundary) is privately held and land below the high water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high water mark of a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 22.3). Other activities that are subject to regulation include dock construction and modification, mooring buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).

17.2.1 Objectives

- .1 Foster community awareness of the importance and sensitivity of the riparian and foreshore environments in the Plan Area.
- .2 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development as identified in Schedule 'G' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule 'H' (Watercourse Development Permit Area).
- .3 Improve and better manage waterfront public access along major lake shorelines, while limiting the overall number of public access points.
- .4 Minimize and avoid development in high hazard soil instability areas along lake foreshore and riparian areas.
- .5 Encourage high quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive riparian and foreshore ecosystems.
- .6 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners.
- .7 Identify, manage and protect significant watercourses to maintain their natural habitat and environmental quality.

17.2.2 Policies

The Regional Board:

- .1 Recognises riparian values and, in accordance with the provincial *Riparian Areas Protection Regulation*, has designated land within 30.0 metres of the high water mark of a stream or a ravine as a development permit area. Land designated as a Watercourse Development Permit Area shall be developed according to the guidelines outlined in Section 22.3 (Watercourse Development Permit Area) of this Plan unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high water mark of a stream or ravine identified on Schedule 'H'.
- .2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater

interruption, and to protect and sustain aquatic biota, important fish populations and habitats.

- .3 Supports efforts that maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats
- .4 Encourages and supports the analysis of ground water hydrology in areas with identified aquifers, and requires environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage or waste containment.
- .5 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.
- .6 Encourages the subdivision approving officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*.
- .7 Supports the use of Section 86 of the *Land Title Act* and Section 56 of the *Community Charter* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.

17.3 Terrestrial Areas

Terrestrial areas are simply described as the areas upland or beyond water. They include areas with grassland and shrub-steppe, sparsely vegetated, broadleaf woodlands, coniferous woodlands and old forest ecosystems. Many at risk species are found in terrestrial ecosystems in the Plan Area.

Like foreshore and riparian areas, terrestrial areas also contain areas sensitive to development and land use. Of the various ecosystem types, the grassland and shrub-steppe ecosystems are particularly sensitive to disturbance and subject to habitat loss through development, agriculture conversion, impacts from invasive plants, and habitat loss resulting from recreation use.

Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area.

17.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'G' (Environmentally Sensitive Development Permit Area Areas).

- .2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.
- .3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.
- .4 Encourage and facilitate linkages of protected habitat areas.

17.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands and has on Schedule 'G':
 - a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act*; or
 - b) Identified these lands as "Potential Sensitive Ecosystems".
- .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 22.2 of this Plan unless an exemption applies.
- .3 Considers that land identified as "Potential Sensitive Ecosystems" should generally be retained in a natural state and, if a re-designation of the land under the OCP or a re-zoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule 'G'.
- .4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as "Potential Sensitive Ecosystems" on Schedule 'G' to remain as large as possible to protect these habitat areas.
- .5 Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.
- .6 Encourages development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.

- .7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
 - a) donation of areas to the Regional District or provincial government;
 - b) donation of areas to a land trust or conservation organization;
 - c) introduction of conservation area designation and zoning;
 - d) creation of conservation covenants in favour of municipal, provincial government, private conservation organizations;
 - e) establishment of statutory right of ways under the *Land Title Act* for affected areas;
 - f) establishment of long-term leases for sensitive areas;
 - g) land stewardship and participation in conservation initiatives by the private landowner; or
 - h) consideration of alternative development standards.
- .8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.
- .9 Encourages the use of native vegetation to restore disturbed sites.

17.4 Conservation Areas

For the purpose of protecting environmentally sensitive areas (ESAs), the Regional District may designate lands as Conservation Area (CA). The Conservation Area designation is applied to land that is preserved and protected for its unique natural value, land left in a natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.

Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Areas, but is generally applied to private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada.

For a map of Conservation Areas in the Plan Area see Schedule 'B' (Official Community Plan Map).

17.4.1 Objectives

- .1 Protect and steward designated Conservation Areas in their natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.
- .2 Work with agencies and partners, including local First Nations to enhance, protect and interpret ecological systems and biodiversity in Conservation Areas.
- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to adjacent or abutting Conservation Areas.

17.4.2 Policies

The Regional Board:

- .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations, and supports accommodating these uses where they do not conflict with Conservation Area objectives.
 - .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will seek to work with local First Nations to incorporate it where feasible, practical and appropriate.
- ii) replacing a new sub-section 22.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 22.0 (Development Permit Areas) in its entirety with the following:

22.2 Environmentally Sensitive Development Permit (ESDP) Area

.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'G' are designated as an Environmentally Sensitive Development Permit Area.

.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity

including valuable habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat.

.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state in order to maintain a healthy environment and clean water.

The Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 22.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
 - a) subdivision.

.6 Guidelines

- .1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:
 - a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a

qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:

- i) An Ecological Assessment Phase including:
 - .1 background information;
 - .2 an ecological assessment;
 - .3 listing of rare and endangered species; and
 - .4 stratification and rating of Environmentally Sensitive Areas (ESAs).
- ii) An Impact Assessment and Mitigation Phase including:
 - .1 description of proposed development;
 - .2 assessment of potential impacts;
 - .3 short and long term impacts;
 - .4 cumulative and residual impacts;
 - .5 avoidance of ESAs;
 - .6 mitigation and compensation;
 - .7 security requirements;
 - .8 monitoring reports;
 - .9 accountability; and
 - .10 monitoring plan.
- b) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
- c) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
- d) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
- e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in

order to confirm the conditions of a development permit have been met.

- f) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

- .7 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

Commented [CG33]: The following references have been removed:

b) the construction of, addition to or alteration of a building or other structure; and

c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

Electoral Area "I"

8. The "Electoral Area "I" Official Community Plan Bylaw No. 2683, 2008" is amended by:

- i) replacing sub-section 17.1.2.3 (Policies – General) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:
 - .3 Requires that, where a proposed subdivision affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 23.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 17.3.2.2 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

Commented [34]:

.2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 23.2 of this Plan unless an exemption applies.

Commented [CG35]: All non-subdivision related exemptions have been removed.

iii) replacing sub-section 17.3.2.6 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.6 Encourages development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an amendment bylaw application.

Commented [36]:

iv) replacing a new sub-section 24.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 24.0 (Development Permit Areas) in its entirety with the following:

24.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG37]: All non-subdivision related exemptions have been removed.

.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'I' are designated as an Environmentally Sensitive Development Permit Area.

.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat.

.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming

carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state in order to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

.1 A development permit is required, except where exempt under Section 24.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:

- a) subdivision.

.6 Guidelines

.1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:

- a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:
 - i) An Ecological Assessment Phase including:
 - .1 background information;
 - .2 an ecological assessment;
 - .3 listing of rare and endangered species; and

Commented [CG38]: Proposes to replace reference to "development" with "subdivision"

- .4 stratification and rating of Environmentally Sensitive Areas (ESAs).
 - ii) An Impact Assessment and Mitigation Phase including:
 - .1 description of proposed development;
 - .2 assessment of potential impacts;
 - .3 short and long term impacts;
 - .4 cumulative and residual impacts;
 - .5 avoidance of ESAs;
 - .6 mitigation and compensation;
 - .7 security requirements;
 - .8 monitoring reports;
 - .9 accountability; and
 - .10 monitoring plan.
 - b) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
 - c) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
 - d) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
 - e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - f) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.
- .2 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be

Commented [CG39]: Proposes to replace reference to "development" with "subdivision"

submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

.7 Exemptions

Commented [CG40]: New wording.

A development permit is not required for development within land in the ESDP area for:

.1 subdivisions that propose to:

- a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
- b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

READ A FIRST AND SECOND TIME this ____ day of _____, 2020.

PUBLIC HEARING held on this ____ day of _____, 2020.

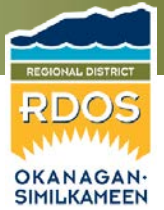
READ A THIRD TIME this ____ day of _____, 2020.

ADOPTED this ____ day of _____, 2020.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Official Community Plan (OCP) Bylaw Amendments - ALR Exclusion Applications

Administrative Recommendation:

THAT the Board of Directors initiate Official Community Plan Amendment Bylaw No. 2913, 2020.

Purpose:

The purpose of this report is to review policy options to provide direction on how to address Agricultural Land Reserve (ALR) exclusions, in response to recent changes to the *Agricultural Land Commission Act* that place the onus on the Regional District to submit exclusion applications within its jurisdiction.

Background:

As of September 30, 2020, private landowners are no longer able to make an application for exclusion, as a result of amendments made to the *Agricultural Land Commission Act* in an effort to protect the size, integrity and continuity of the land base of the ALR. Henceforward, only a local government (or First Nation or prescribed bodies) may submit an exclusion application to the Agricultural Land Commission (ALC).

The ALC has advised that:

- a local government should only submit applications that it independently and objectively supports;
- there is a \$750 application fee to the ALC, to be paid by the local government;
- a public hearing is required; and
- the local government bears the costs of satisfying application requirements (i.e. signage – proof of application, public hearing (i.e. newspaper ads), any supplemental reports).

Since 2012, new Electoral Area Official Community Plan (OCP) Bylaws have stated that it is the policy of the Regional District Board to require ALR exclusions be accompanied by an assessment from a qualified professional agrologist.

Analysis:

With the responsibility for exclusion application now falling to the Regional District, any exclusion application, whether individual, grouped or part of a comprehensive review, will consume staff time and include hard costs.

Administration notes that other jurisdictions are considering various options to address this change in legislation, such as considering ALC exclusions:

-
- on behalf of a private landowner on an ad-hoc basis or at specified intervals (i.e. annually or once every two or three years);
 - as part of a comprehensive land use review (i.e. OCP update or other strategic projects) or in conjunction with an owner-led OCP/rezoning application;
 - only as part of a comprehensive land use review (i.e. OCP update or other strategic projects); or
 - by not accepting or considering exclusion requests from private land owners.

Given the preservation of the ALR is a fundamental part of the goals, objectives and policies incorporated in the South Okanagan Regional Growth Strategy Bylaw and the Electoral Area's OCP Bylaws, it is important that any exclusion application initiated by the Regional District reflect these overarching goals of supporting and protecting the agricultural land base.

Administration considers that a request for exclusion from the ALR should be a "last resort" and that other options are available to a landowner, such as seeking ALC approval for either a non-farm use, non-adhering residential use, subdivision, etc. and should be exhausted prior to requesting the Regional District initiate an exclusion application.

Administration has concerns with allocating limited staff resources on ad hoc exclusion requests and seeks to align such requests with broader policy objectives.

As such, it is recommended that private landowners looking to exclude their lands from the ALR be directed to submit an application to the ALC (i.e. non-farm use, non-adhering residential, subdivision, etc.) when required to authorize their proposal.

In addition, exclusion of lands from the ALR should be part of a comprehensive land use review (i.e. OCP update).

Given the above, Administration suggests that the Regional District remove policy statements in the applicable Electoral Area OCP Bylaws that require agrologist reports for applications to exclude land from the ALR and to add growth management policies that the Regional District:

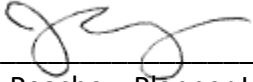
- *Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.*
- *The Regional District encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.*
- *Generally supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.*

It should be noted that the drafted OCP Amendment Bylaw NO. 2913, 2020 does not include Electoral Area "A", as it is anticipated that any policy direction would be incorporated into the OCP update. Further, the drafted OCP Amendment Bylaw only includes the first two policy statements, as the Electoral Area "H" already contains policies speaking to the ALR boundaries.

Alternatives:

-
1. THAT the Board of Directors not initiate Official Community Plan Amendment Bylaw No. 2913, 2020.
 2. THAT the Board of Directors direct staff to initiate Official Community Plan Amendment Bylaw No. 2913, 2020, subject to the following amendments:
 - i) *TBD*

Respectfully submitted:



J. Peachey, Planner I

Endorsed by:



C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2913, 2020

**A Bylaw to amend the Electoral Area “C”, “D”, “E”, “F”, “H” & “I”
Official Community Plan Bylaws**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area Official Community Plan Amendment Bylaw No. 2913, 2020.”
2. The Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008, is amended by:
 - i) adding a new sub-Section 6.5.8 under Section 6.0 (Growth Management) to read as follows, and renumbering all subsequent sections:
 - .8 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.
 - ii) adding a new sub-Section 6.5.9 under Section 6.0 (Growth Management) to read as follows, and renumbering all subsequent sections:
 - .9 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.
 - iii) adding a new sub-Section 6.5.10 under Section 6.0 (Growth Management) to read as follows, and renumbering all subsequent sections:
 - .10 Generally supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.

3. The Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013, is amended by:
- i) adding a new sub-Section 7.6.13 under Section 7.0 (Growth Management) to read as follows:
 - .13 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.
 - ii) adding a new sub-Section 7.6.14 under Section 7.0 (Growth Management) to read as follows:
 - .14 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.
 - iii) adding a new sub-Section 7.6.15 under Section 7.0 (Growth Management) to read as follows, and renumbering all subsequent sections:
 - .15 Generally supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.
 - iv) replacing sub-Section 9.2.13 under Section 9.0 (Agriculture) in its entirety, to read as follows:
 - .13 *deleted*
4. The Electoral Area “E” Official Community Plan Bylaw No. 2458, 2008, is amended by:
- i) adding a new sub-Section 7.3.11 under Section 7.0 (Growth Management) to read as follows, and renumbering all subsequent sections:
 - .11 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.
 - ii) adding a new sub-Section 7.3.12 under Section 7.0 (Growth Management) to read as follows, and renumbering all subsequent sections:
 - .12 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land

Commission Act such as non-farm use, non-adhering residential use and subdivision.

- v) adding a new sub-Section 7.3.13 under Section 7.0 (Growth Management) to read as follows, and renumbering all subsequent sections:

- .13 Generally supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.

- 5. The Electoral Area “F” Official Community Plan Bylaw No. 2790, 2018, is amended by:

- i) adding a new sub-Section 6.5.6 under Section 6.0 (Growth Management) to read as follows, and renumbering all subsequent sections:

- .6 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.

- ii) adding a new sub-Section 6.5.7 under Section 6.0 (Growth Management) to read as follows, and renumbering all subsequent sections:

- .7 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.

- iii) adding a new sub-Section 6.5.8 under Section 6.0 (Growth Management) to read as follows, and renumbering all subsequent sections:

- .8 Generally supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.

- iv) replacing sub-Section 9.2.13 under Section 9.0 (Agriculture) in its entirety, to read as follows:

- .13 *deleted*

- 6. The Electoral Area “H” Official Community Plan Bylaw No. 2497, 2012, is amended by:

- i) adding a new sub-Section 7.5.5 under Section 7.0 (Growth Management) to read as follows, and renumbering all subsequent sections:

- .5 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.

- ii) adding a new sub-Section 7.5.6 under Section 7.0 (Growth Management) to read as follows, and renumbering all subsequent sections:
 - .7 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.

- iii) replacing sub-Section 10.3.3 under Section 10.0 (Agriculture) in its entirety, to read as follows:
 - .3 *deleted*

7. The Electoral Area “I” Official Community Plan Bylaw No. 2683, 2016, is amended by:

- i) a new sub-Section 6.5.9 under Section 6.0 (Growth Management) to read as follows, and renumbering all subsequent sections:
 - .9 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.

- ii) adding a new sub-Section 6.5.10 under Section 6.0 (Growth Management) to read as follows, and renumbering all subsequent sections:
 - .10 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.

- iii) adding a new sub-Section 6.5.11 under Section 6.0 (Growth Management) to read as follows, and renumbering all subsequent sections:
 - .11 Generally supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.

- iv) replacing sub-Section 9.3.5 under Section 9.0 (Agriculture) in its entirety, to read as follows:
 - .5 *deleted*

READ A FIRST AND SECOND TIME this ____ day of _____, 2020.

PUBLIC HEARING held on this ____ day of _____, 2020.

READ A THIRD TIME this ____ day of _____, 2020.

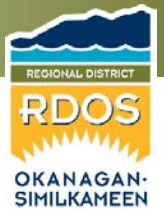
ADOPTED this ____ day of _____, 2020.

Board Chair

Chief Administrative Officer

DRAFT

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Secondary Suites & Accessory Dwellings – Maximum Floor Area Allowances

Administrative Recommendation:

THAT the maximum floor area of a secondary suite and accessory dwelling be set at 125.0 m² in the Draft South Okanagan Electoral Area Zoning Bylaw No. 2800.

Purpose:

The purpose of this report is to seek direction from the Board regarding proposed zoning bylaw amendments related to the maximum floor area allowance provided for secondary suites and accessory dwelling units.

Background:

Under the Electoral Area Zoning Bylaws, the maximum floor area currently permitted for a secondary suite and an accessory dwelling is generally limited to 90.0 m² (NOTE: an exception is provided in some zones for accessory dwellings to have a larger floor area if the overall number of accessory dwelling units is reduced).

This floor area allowance is based on a regulation that was previously contained within the BC Building Code that limited the maximum size of a secondary suite to 90.0 m² or 40% of the floor area of the dwelling unit, but was removed from the Building Code following provincial amendments in December of 2019.

The province further amended the Building Code to allow secondary suites in more building types, such as side-by-side duplexes, and side-by-side (row house) townhouse style buildings.

In announcing these changes, the province stated that “allowing the construction of more secondary suites in more building types helps create more housing units while providing an acceptable level of health and fire safety to occupants. Secondary suites also help provide more affordable housing options, and by making more efficient use of land and infrastructure, they support community vitality and sustainability.”

At its meeting of September 3, 2020, the Regional District Board accepted the *Okanagan Falls 2020 Economic Development and Recovery Plan* as a guiding document. This plan included, amongst other things, the following “Action Item” (1.3):

Complete a review of zoning regulations in Okanagan Falls to ensure that single family residential lots have the flexibility to construct a carriage home or a secondary suite suitable for young families (i.e. review of maximum floor area and number of bedrooms).

Analysis:

In response to the provincial changes to the Building Code as well as the direction contained within the *Okanagan Falls 2020 Economic Development and Recovery Plan*, Administration is proposing that the zoning regulations governing the maximum floor area of a secondary suite be revised.

Specifically, that the current restriction of 90.0 m² be increased to 125.0 m² in order to allow for the development of secondary suites that are more accommodating of families. The basis of this increase is to allow for a third bedroom to comfortably be added to a suite (e.g. a master bedroom and bath requires approximately 20.0 m²) and to provide additional space to be used on increasing the size of other living areas in a suite.

While the option to remove all floor area restrictions related to secondary suites is available, Administration is concerned that this could impact the character of existing low density residential neighbourhoods by effectively permitting de facto duplexes in the RS1, RS2, RS3 and RS4 zones.

If floor area restrictions on secondary suites were removed, the only differences that would remain between a suite and a duplex would be design standards prescribed by the Building Code (e.g. suites can be built to a lower standard), while duplexes can be strata subdivided and suites cannot.

It is also unclear what the implications of removing all floor area restrictions would be in relation to the exemption provided by the Okanagan Basin Water Board for suites as a permitted form of accessory dwelling unit on parcels less than 1.0 ha. It is Administration's understanding that this exemption for suites is based, in part, on their limited floor area.

If the floor area of secondary suites is increased, Administration further supports applying this to accessory dwellings as the floor area of these dwelling unit types is currently linked to suites in the zoning bylaw (i.e. both have a floor area allowance of 90.0 m²).

If a larger floor area is supported, a review of appropriate on-site vehicle parking requirements will also be undertaken.

Alternately, the option of retaining the existing 90.0 m² floor area restriction for suites is available to the Board, as is the introduction of some other floor area allowance.

Should the Board support the proposed increase in floor area, Administration is proposing that this be included as a regulation in the Draft South Okanagan Electoral Area Zoning Bylaw No. 2800 as opposed to being addressed through a separate amendment bylaw to the current zoning bylaws.

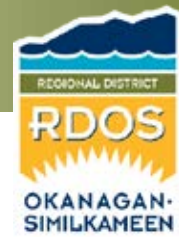
Alternatives:

- .1 THAT the maximum floor area of a secondary suite and accessory dwelling not be amended; or
- .2 THAT the maximum floor area of a secondary suite and accessory dwelling be amended as follows:
 - i) *TBD*

Respectfully submitted:



C. Garrish, Planning Manager



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, October 15, 2020

10:00 am

AGENDA

- A. APPROVAL OF AGENDA
RECOMMENDATION 1
THAT the Agenda for the Protective Services Meeting of October 15, 2020 be adopted.
-

- B. Q3 ACTIVITY REPORT – For Information Only
-

- C. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Protective Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: October 15, 2020
RE: Q3 Activity Report – For information Only

Emergency Management, Policing, E-911, FireSmart

Activities Completed in Q3 2020:

Regional Emergency Management Training

- Delivered live training within the Evacuation Reception Center and the EOC for RDOS and City of Penticton staff and volunteers who were paired with experienced individuals to provide hands on practice and mentorship during the event.

Emergency Management Training - 2020 Summary			
Date	Type of Training	Location	# Total number of participants (RDOS Staff)
Q1 Jan-Mar 2020	Q1 Training Summary		335(287)
Q2 Apr-Jun 2020	Q2 Training Summary		116(29)
Aug 14	ERA Training	RDOS	7(7)
Aug 17	ERA Training	OIB	11(9)
Aug 18 – 28	Just in Time Training for the EOC and Reception Centre	Region Wide	Unknown
Aug 20	ERA Training – at the request of City of Penticton	RDOS	2(2)

E911 Radio System & Fire Dispatch

- Commenced the Kaleden E911 Radio Tower project. (COVID-19 Delay for Transport Canada Right of Way approvals)
- Updated the RDOS Fire Departments response logic for the Fire Dispatch service.
- Continued initial review of the Regional Fire Dispatch service contract (Dec 2021).
- Developed and distributed a Fire Dispatch Service survey to all Fire Departments within the RDOS.

- Re-established the Emergency Tele-communications Committee with Fire Departments (first virtual meeting to occur in fall of 2020).

Emergency Support Services

- Continued recruitment for Emergency Support Services (ESS) volunteers.
- Conducted three Regional ESS committee meetings – via teleconference and WebX to adhere to COVID-19 protocols.



Animal Lifeline Emergency Response Team (ALERT) volunteers - Christie Mountain Wildfire Evacuation Reception Center

RDOS Emergency Support Services 3 rd Quarter 2020								
Date	Response Area	Location	Reason	ESS Team	COVID screening	#Persons Supported	Online ESS Registration "ERA Tool"	ALERT Registrations "Animals"
June	OIB	Oliver	Trailer Fire	Oliver ESS	Yes	1	In person	1
July	Cawston	Cawston	House Fire	Keremeos ESS	Yes	7	In person	5
July	Hedley	Hedley	House Fire	Princeton ESS	Yes	5	In person	5
July	Penticton	Penticton	Fire	Penticton ESS	Yes	4	In person	0
July	Penticton	Penticton	House Fire	Penticton ESS	Yes	2	In person	0
August	Area G	Hedley	House Fire	Princeton/RDOS	Yes	6	In person	9
August	Sage Mesa	Penticton	Wildfire	Penticton/RDOS	30	6	3	0
August	Christie Mountain	Area D	Wildfire	RDOS and municipal ESS teams	845	330	7,733	11

Emergency Operations Centre (EOC)

- Continued activation of the Regional EOC to support the COVID-19 response.
- Activated the Regional EOC to support the Christie Mountain Wildfire, Sage Mesa Wildfire and Dry lake Wildfire.
- Continued facilitation of Regional EOC teleconference and WebX meetings for COVID-19 and wildfire responses.
- Continued developing and updating COVID-19 specific pandemic plan and supporting response plans.
- Facilitated Regional Emergency Preparedness working committee meetings.
- Initiated an After Action Report for the Christie Mountain Wildfire EOC for RDOS and the City of Penticton.



Emergency Operation Centre Responses 3 rd Quarter 2020								
Date	Response Type	Location	Support Type	Evacuation Type				
				Alert	Order	Rescind	SoLe	Tactical
August 3	Wildfire	Dry Lake region Area H	Wildfire	43	-	-	-	-
August 6	Wildfire	Penticton	Wildfire	-	-	-	NA	74
August 18	Wildfire	Heritage Hills	Wildfire	170	319	489	1	319

Loose Bay Campground

- The Regional EOC continues to provide oversight for COVID-19 related guidelines for cleaning and maintenance of the campground.
- Increased hygiene and personal sanitization stations provided.
- Continued oversight of the COVID-19 Coordinator for orientation to campers, monitoring of persons who come on to the site to minimize the risk of COVID-19.
- Provide ongoing reporting to Ministry of Agriculture and Interior Health.
- The RDOS EOC continues to complete final connections to the local water supply and replacement

FireSmart

- Continued work on FireSmart activities under UBCM's CRI program.

- Supported development of a FireSmart DPA process for Electoral Area A in cooperation with RDOS Planning Dept.
- Ongoing work on FireSmart community assessments for Hedley, Apex and Olalla.
- Ongoing work to develop an RDOS FireSmart website.
- Developing plans for the 2021 FireSmart program.

Grants

- Continued work on the Similkameen flood response and mapping projects through UBCM (CEPF) grant. (\$138,957).
- Continued work on the Park Rill, Horn Creek, Kerns Creek Flood Mapping and Report (CEPF) Grant (\$125,000).
- Commenced work on UBCM (CEPF) EOC Tools and Training Grant (\$25,000).
- Continued work on the UBCM (CEPF) ESS Modernization and Training Grant – RDOS joint grant with: Town of Oliver, Osoyoos Indian Band, Town of Osoyoos, Village of Keremeos, and the Town of Princeton (\$133,470).

Planned Activities for Q4 2020:

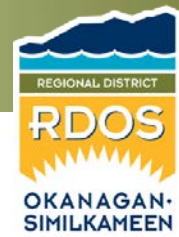
- Commence initial review of the Regional Fire Dispatch service contract (Dec 2021).
- Complete the Q4 phase of the Kaleden E911 Tower (Right of Way agreements, Environmental Assessment, permitting, site plans).
- Continue to carry out online emergency management training for communities and volunteer groups throughout the region.
- Continued work on the Similkameen flood response and mapping project and the Park Rill, Horn Creek, Kerns Creek Flood Mapping and Report project through UBCM (CEPF) grants.
- Continued work on the UBCM (CEPF) ESS and Training Grant (\$133,470.00).
- Continue to coordinate changes to the 2020 Regional Emergency Preparedness training schedule to align with COVID-19 social distancing requirements.
- Continue work on FireSmart activities under UBCM's CRI program through the Interagency Cooperation Initiative.
- Continue work on FireSmart community assessments for Hedley and Apex.
- Continue with development of an RDOS FireSmart website to provide valuable links and resources for the public.
- Continue supporting development of a FireSmart DPA process for Electoral Area A in cooperation with RDOS Planning Dept.
- Add the COVID-19 Pandemic emergency response procedures on the Regional Emergency Management Plan

- Continued support of Loose Bay Campground to include installation of Wi-Fi and two permeant wash carts (washrooms, laundry and showers).

Respectfully submitted:

Mark Woods

M. Woods, General Manager of Community Services



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, October 15, 2020

10:30 am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Community Services Meeting of October 15, 2020 be adopted.

B. Q3 ACTIVITY REPORT – For Information Only

C. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Community Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Q3 Activity Report – For Information Only

COMMUNITY SERVICES DEPARTMENT

Parks, Recreation, Transit, Cemeteries and Rural Projects

Activities Completed for Q3 2020

Parks, Recreation and Trails

- Installed a benches and wheelchair accessible tables at KVR Little Tunnel above Naramata. *Picture to the right:*
- Provided facility support to the Loose Bay campground staff
- Installed washrooms and septic system at Loose Bay campground.
- Completed clearing, base preparation and pathway for boat storage lot in Naramata.
- Tendered and awarded contract for new washrooms at Manitou Park in Naramata.
- Completed engineered design for the Okanagan Falls trestle jumping platform.
- Completed Parking lot expansion and landscaping at RDOS office.
- Installed pickle ball courts at the Tulameen Rink.
- Began regular maintenance and installed trail signage on the Summerland KVR.
- Supported Rec Sites and Trails with three bridge closures on the KVR.
- Participated in the ALC site review of Keogan Park Ball Diamonds.
- Completed the Creek Park trail assessment and new trail planning.
- Installed new play equipment at Kobau Park.
- Sealed and upgraded anti-slip surface at Kenyon Spray Park.
- Rebuild of Lions Park (Okanagan Falls) irrigation system.
- Completed development of Osoyoos Lakefront Park restroom.
- Installed development design signage at Coalmont Park.



- Additional park space development underway at Garnett Family Park (Heritage Hills). *Picture below:*

- Paved perimeter pathway and installed solar bollards (picture below). Installed picnic tables.
- Awarded contract for installation of a 2-stall accessible washroom. Construction started Sept 21st.



- Completed the landscaping at the Selby Park.
- Installation of Concrete paths on the courtyard of the Similkameen recreation center.
- Applied for funding to the Investing in Canadian Infrastructure Grant Program (two park projects and three trails projects).
- Applied for a License of Occupation renewal for Naramata Wharf Park in Naramata.
- Applied for a License of Occupation for a section of KVR from Road 21 to Road 18 in Rural Osoyoos.
- Applied for a License of Occupation for the Okanagan River Channel between Road 22 to McAlpine Bridge from Rural Osoyoos to Rural Oliver.
- Prepared Draft budget documents for Parks and Recreation commissions.
- Recreation updated RDOS Rec website to include COVID resources.
- Recreation staff continues to support the communities with a variety of local and regional health and wellness initiatives (while respecting current COVID-19 measures).
- Launch of South Okanagan-Similkameen Child care Study Survey.
- Launch and now analysis occurring on West Bench Age Friendly Assessment and Action Plan.
- Recreation [Regional Guide](#) targeted released electronically.
- Modified delivery of PAT trailer for the region (cautious due to evolving COVID measures)
- Working with School Districts on the potential of using Schools for programming after Thanksgiving.
- Soft launch on Volunteer Program for various functions of the RDOS, initial focus is in Parks and Rec.
- Delivery of a successful Canada Day Virtual Event in partnership with the City of Penticton
- Managed to host some outside bookings for private events with increased measures respecting COVID restrictions.
- Successful application for Canada Summer Jobs, and had a student support with regional programs.

- Creation of facility re-opening plans in all areas.
- Delivery of Summer day programs in the Similkameen
- Piloted a Youth Advisory in the Similkameen.
- Delivery of modified recreation summer programs across the region which included:
 - Water safety in the lake
 - Yoga
 - Fishing (as a pilot program)
 - Tai chi
 - SUP
 - Drumming Circle
 - Intro to Pickle ball
 - Recreate in the park
 - Walking program
 - Spin classes
 - Active age and Choose to Move
- Developed a games lounge beside the bowling area in the Similkameen Recreation Center.
- Completed initial assessment of the Similkameen Recreation Center building cameras and Privacy Impact Assessment.



COVID-19 Response

- Developed and executed a COVID-19 reopening plan for park and recreation facilities.
- Created and installed signage for park and amenity use during COVID-19.
- Revised operational plans and work procedures for park and facility maintenance.
- Updated park rental and recreation program documents.
- Reviewed and reconfigured staff workspaces to meet WCB COVID-19 requirements.
- Increased head office cleanings to twice a day.
- Cancelled of registered/drop-in recreation programs.
- Management of facility and parks bookings
- Developed Parks and Recreation communication plan for Covid-19 pandemic and executed first stages
- Worked with BC Transit to communicate COVID-19 initiatives to the public, installed signage at transit stop locations throughout region.
- Completed additional daily cleanings of public washrooms.

Transit

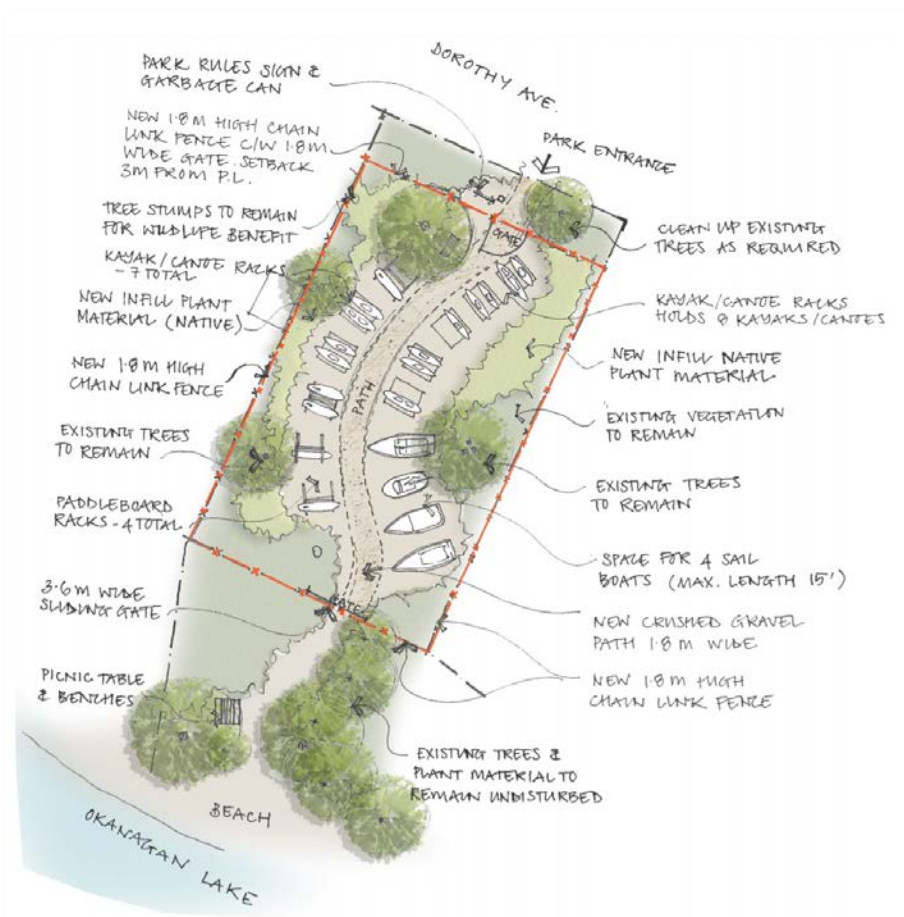
- Conducted public engagement via online survey for West Bench transit system to be implemented in 2021.
- Conducted a survey and data analysis for the effects of the COVID-19 pandemic on transit ridership in the region.
- Updated on-site transit materials (schedules and maps) at existing bus stops.
- Hosted transit working group meeting with municipal partners to discuss transit and future initiatives.

No:

Planned Activities for Q4 2020

Parks, Recreation and Trails

- Winterization of Parks and seasonal amenities.
 - Annual tree planting program in Okanagan Falls, Kaleden, West Bench and Naramata.
 - Complete RDOS head-office building assessment including refrigeration plant, HVAC, structural and deferred maintenance.
 - Decking Repairs of three KVR Trail trestles between Coalmont and Princeton.
 - Continued planning and negotiations with the ALC, BCTFA and private landowners to complete the Similkameen Rail trail between Keremeos and Cawston.
 - Continue to explore space and facility options for RDOS operations staff (Water, Parks, and Facilities).
 - Explore grant options for Museum facility upgrades (Naramata).
 - Prepare for Federal / Provincial Stimulus grant applications.
 - Repair rink boards at the Similkameen Outdoor Ice Rink.
 - Complete installation and commissioning of washrooms and septic system at Loose Bay campground.
 - Complete construction and commissioning of washroom at Garnett Family Park (Heritage Hills).
 - Begin construction of Manitou Park washroom (Naramata).
 - Complete the Naramata Boat storage project.
- Picture to the right:*
- Initiate Similkameen pool liner replacement design project for 2021 season.
 - Continuation of the Regional Child Care Study.
 - Continuation of the West Bench Age Friendly Assessment and Action Plan.
 - Run modified Fall programs (focus will be on outdoor activities), indoor programs in schools may be available after Thanksgiving.
 - Initiate Volunteer Recruitment and Orientation Program.
 - Complete bowling facility assessment at the Similkameen Recreation Center.



- Complete Similkameen Rec Center building assessment including refrigeration plant, HVAC, structural and deferred maintenance.

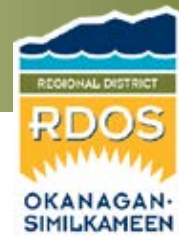
Transit

- Work with the Transit working group, BC Transit and the District of Peachland to finalize the 2021 expansion of the Penticton-Kelowna Regional transit service which will include an added stop in Peachland and expanded schedule/service hours.
- Explore options for online transit pass sales and improved online transit trip planning assistance.
- Undergo planning process for West Bench transit service implementation.
- Inventory of unsold fare products for 2020.
- Distribute Fare products for 2021 to municipal partners and vendors.

Respectfully submitted:

Mark Woods

M. Woods, General Manager of Community Services



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Environment and Infrastructure Committee

Thursday, October 15, 2020
10:45 am

AGENDA

- A. **APPROVAL OF AGENDA**
RECOMMENDATION 1
THAT the Agenda for the Environment and Infrastructure Committee Meeting of October 15, 2020 be adopted.
-
- B. **Q3 ACTIVITY REPORT – For Information Only**
-
- C. **2020 MOSQUITO CONTROL PROGRAM REPORT – For Information Only**
-
- D. **ADJOURNMENT**

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Public Works Third Quarter Activity Report – For Information Only

ACTIVITIES COMPLETED IN Q3 2020:

SOLID WASTE

Engineering:

- Campbell Mountain Landfill Biocover Pilot – Waiting on results of formal application that was submitted in Q2 to the Ministry of Environment
- Campbell Mountain Landfill Drainage and Leachate – Leachate extraction wells are pumping leachate into the pond and data is being collected. Detailed design on connecting north ravine extraction well and treatment works is on put on hold – with the recent purchase of 1313 Greyback Mountain Road, the overall plan for operational areas and traffic flow will change with the relocation of composting operations. This project will be delayed until after a master plan for the site can be developed after necessary approvals are received for the new site. Consultant will continue with this leachate work in 2021.
- Campbell Mountain Landfill New Entrance/Exit – Consultant has put together plans for the proposed new alignment for the entrances and details for new scales and scalehouse. Further efforts are being put on hold with the recent purchase of 1313 Greyback Mountain Road. The overall plan for operational areas and traffic flow will change with the relocation of composting operations. This project will be delayed until after a master plan for the site can be developed after necessary approvals are received for the new site. This will ensure the most efficient location and alignment of the new entrance way in consideration of the future operational requirements. Consultant will continue in 2021.
- Keremeos Landfill Closure Plan – Monitoring continues of the new wells and report is being developed for the Ministry of Environment.
- Oliver Landfill scale house and scale replacement – Complete
- Oliver Landfill Organics Composting Facility and Design Operations and Closure Plan – Design work is underway for new facility, draft designs to be completed for review in October. Analysis of different methods undertaken – beneficial to utilize gore cover for the facility. DOCP work also underway looking at overall filling plan and operational needs.
- Apex Waste Transfer Station – Ridge cap replacement and heat trace installation complete.

Operations:

- Campbell Mountain Landfill Organics Composting – ALC public review process was completed. A Town hall discussion on the project took place on September 30. The purchase agreement for 1313 Greyback Mountain Road was completed, and a price for the existing building onsite was negotiated.
- Improvements to the Keremeos Agricultural Plastics program were made.
- The Phase 2 road of the Campbell Mountain fill plan is complete. Internal road works and pad have been developed and are proceeding with phase 2 of the landfill fill plan.
- A drone survey of the landfills has taken place in order to determine landfill volumes.
- RFP for truck replacement underway.

WATER

Engineering:

- Willowbrook Water System Chlorine Contact System – Construction complete. Grant claim and final reporting underway.
- Sage Mesa Water System Controls Upgrade – Work is complete.
- Naramata Dam Safety Reviews – Site visit carried out by Consultant. Work delayed by a few months and extension from the Ministry received for report due date to February 2021.
- Naramata & Olalla Watermain Upgrade Projects – RFP was released and consultant has been retained. Design work has started on the Naramata watermains for inclusion in ICIP grant application due October 22. Olalla watermain design will be commenced in November in preparation of the next grant program.
- Cross Connection Control Bylaw – final version being prepared.

Operations:

- New safe work procedures have been developed to address COVID 19 risks.
- Willowbrook Water GARP study was completed and showed favourable results. Secondary treatment will not be required.
- Naramata Water Source Water Protection Plan – Technical Advisory Committee has been meeting to review and make recommendations. The study is scheduled to be completed in the fall of 2020.
- Shinish Creek diversion dam repairs were approved by the Province and completed.
- RFP for Utilities trucks and Crane truck underway.

SEWER

Engineering:

- Kaleden Sewer Expansion – Predesign Report complete and a website has been updated at www.kaledensewer.ca for project information as it becomes available. A new Question and Answer section has been added for posting questions on the website. Service area and cost allocation being further investigated for best options. Two informal meetings in Pioneer

Park were carried out over the summer for residents to ask questions directly to staff and the design engineer. Public assent process being planned with Legislative Services.

- OK Falls Constructed Wetland Project – Commissioning underway. Cattails are starting to establish and various wildlife have been observed. Commissioning period will continue.
- OK Falls Waste Water Treatment Plant Solids Dewatering Project – Looking for additional funding opportunities. Work plan is being developed to move project ahead in 2021.
- Naramata Liquid Waste Management Plan – RFP developed and released for starting a LWMP in the community of Naramata
- Naramata Shoreline assessment for impacts from onsite wastewater systems was initiated. Testing is ongoing through Q3 and Q4 to determine impacts from various sources on the shoreline of Naramata. OBWB grant of \$25k was awarded for this project.

Operations:

- New safe work procedures have been developed to address COVID 19 risks.
- Okanagan Falls Lift station #3 upgrades – Purchased replacement pumps. Work to replace the mechanical system inside lift station must be delayed due to COVID-19 potential aerosolized exposure. Emergency repairs to control systems were made after a system failure cause the Lift Station to shut down.

OTHER PROJECTS/PROGRAMS

Engineering:

- COVID response – All engineering staff working in the office. Meetings with consultants are still being held through virtual platforms to continue with project tasks.
- Engineering Technologist – a new Engineering Technologist has been hired to fill the vacancy left in mid Q3. New staff member starts in October.
- SCADA Master plan implementation – Consultant was retained and work began to plan for upgrade schedule and work required. Ransomware attack has delayed the project by a couple months due to inability to work on the systems until restoration occurred. Plans are being adjusted as needed to incorporate changes made from cyberattack recovery.
- Lower Nipit Improvement District Acquisition – Consultant retained to complete engineering and financial assessment of the LNID assets. Work is underway.
- Mosquito Control Program – program wrapped up at the end of Q3. Six helicopter flights have been carried and the final report for all treatment efforts is being assembled. Lingering flood waters increased the areas available for breeding mosquitos much later than in previous years. Assisted and mentored Lower Similkameen Indian Band (LSIB) staff member with treating various sites on Band lands in early Q3.
- Follow the Water K-5 Curriculum Project – work in continuing with the En'owkin Centre to prepare the new learning materials and presentations for classroom deliveries.
- Mosquito Control Bylaw – work will continue with Legislative Services to include Area I.
- Invasive Weeds and Pests Bylaw – work will continue to combining bylaws into one Invasive Species Bylaw.

-
- Max Lake Restoration project – previous HCTF grant application is being reviewed and updated for submission in the 2020 intake due in November.

ACTIVITIES PLANNED FOR Q4 2020:

SOLID WASTE

Engineering:

- Campbell Mountain Landfill Biocover Pilot – Wait for a response from the Ministry of Environment on our application for substituted requirements.
- Campbell Mountain Landfill Leachate – Design work is on hold until 2021 pending the results of the Master Plan for the site.
- Campbell Mountain Landfill Entrance/Exit review – Design work is on hold until 2021 pending the results of the Master Plan for the site.
- Keremeos Landfill Closure – Monitoring wells will be sampled on schedule and report will be provided to the Ministry for analysis.
- Oliver Landfill Organics composting facility and Design Operations and Closure Plan – work will continue as planned on the organics facility design and DOCP
- Okanagan Falls Landfill Design Operations and Closure Plan – RFP will be developed and released for submission of proposals.

Operations:

- Continue with education and communications around implementation of the changes to the curbside recycling program that has eliminated blue bags.
- Continue implementing safety work procedures measures as issues are identified at the landfills.
- Repairs to the Campbell Mountain Landfill electric fence were completed
- Campbell Mountain Landfill Organics Composting – ALC application will be submitted

WATER

Engineering:

- Willowbrook Water System Chlorine Contact System – grant claims and final reporting will be submitted.
- Olalla watermain upgrade – design will be initiated for all lateral road upgrade of mains
- Naramata Dam Safety Reviews – Work will continue and draft report will be received for review and comment.

Operations:

- Naramata Water Source Water Protection Plan – Work will continue as planned.

SEWER

Engineering:

- Kaleden Sewer Expansion –Website will be updated as new information becomes available. Any final changes in service area and cost will be presented. Work will continue to secure a public assent process schedule.
- OK Falls Constructed Wetland Project – Continue the two year commissioning process for vegetation establishment.
- OK Falls Waste Water Treatment Plant Solids Dewatering Project – Plans will be developed to move the project forward for January tender with the available funds.
- Naramata Liquid Waste Management Plan – Consultant will be retained and work will be initiated.
- Naramata Shoreline study – sampling work will continue to investigate potential impacts from onsite septic systems with results going into the LWMP background information

OTHER PROJECTS/PROGRAMS

Engineering:

- Mosquito Control Program – Carry out discussions with LSIB for 2021 workplan assistance. Prepare for 2021 season.
- Unpacking the Guidebook – Building Climate Resilience in the Okanagan will work on education materials and workshops will be delayed until gatherings are again permitted.
- Follow the Water K-5 Curriculum Project – work will continue with the En'owkin Centre to prepare the new learning materials and presentations for classroom deliveries.
- Mosquito Control Bylaw – amendment to include Area I.
- Invasive Weeds and Pests Bylaw – work will continue to combining bylaws into one Invasive Species Bylaw.
- Works and Services Bylaw -Review and provide comments.

Operations:

- Utilities truck – start procurement of new vehicle.
- Works and Services Bylaw -Review and provide comments.
- Review methods of funding Cross Connection program as required within the bylaw.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Manager of Engineering

Andrew Reeder

A. Reeder, Manager of Operations

Regional District of Okanagan-Similkameen Mosquito Control Program

2020 Year End Report



October 2020

Prepared by: Cindy Boehm & Shad Collins, RDOS Mosquito Control Program Crew
Zoë Kirk, RDOS Public Works Projects Coordinator
Liisa Bloomfield, RDOS Manager of Engineering

Executive Summary

Nuisance mosquitos have been a problem in the South Okanagan and Similkameen Valley for as long as humans have inhabited them. The primary reason is the quantity and quality of mosquito larval habitats; oxbows to wetlands and annual flood zones.

In 1974, the RDOS initiated a Mosquito Control Program (MCP) to monitor and mitigate local mosquito populations in the more densely populated areas. Over the past four decades the in-house program has been adapting and integrating tools and technology to remain as effective and cost efficient as possible. In the past seven years, the number of sites being treated by the MCP has almost tripled from about 160 sites.

From March to September, the MCP monitors typically around 400 sites throughout the Electoral Areas "A", "B", "C", "D", "F", "G", "H" and "I" as well as the municipalities of Summerland, Osoyoos, Penticton, and Oliver.

The Similkameen Valley experienced significant flooding this year; reminiscent of 2018. The Similkameen River had created pooled areas adjacent to the river from upwelled groundwater. These pools were ideal habitat for mosquito larvae and were spread further when the river overtopped its banks.

In the Okanagan Valley, adjacent to the river, land was continuously flooded into the month of August. Conversely, Willowbrook saw no flooding this year at all with minimal stream flows.

The MCP program continued to refine the Early Detection/Rapid Response method for the 2020 treatment season. The Summerland ball fields in Dale Meadows have proven to be a good indicator for the start of the mosquito season, predicating the need for monitoring and treatment starting in March. The earliest first helicopter flight in the program history occurred on April 17.

On average, the mosquito control program conducts three to four helicopter deployed aerial applications per season or up to six in flood years. In 2020, the combination of high snowpack, prolonged rainfall, and unseasonably cool temperatures, required six strategically organized flights to control mosquito populations.

This season, a total of 5,795.9 kg of VectoBac 200G granular larvicide was applied to 384 sites (an area of 438.5 hectares) of mosquito breeding habitat by helicopter and on the ground broadcasting. All applications were completed under the BC Ministry of Environment Pest Management Plan for the RDOS.

Mosquito population control is most effective when the first hatch biomass potentials are greatly reduced through timely treatment at larval stage. It cannot be stated more strongly, that achieving the reduction in these first hatches, sets the stage for the majority of citizens in the region enjoying the outdoors in the summertime.

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1. Background Information

1.1 Program Purpose and Scope

Since 1974, the RDOS Mosquito Control Program (MCP) has monitored and treated nuisance mosquito populations throughout the south Okanagan and Similkameen Valleys.

The objectives of the RDOS Mosquito Control Program (MCP) are to limit the potential of widespread mosquito annoyance, and reduce the possibility of mosquito-borne diseases for the benefit of residents, visitors, workers, and livestock in the RDOS catchment area.

From March to September, the RDOS Mosquito Control Program (MCP) monitors typically around 400 sites throughout Electoral Areas: A, B, C, D, F, G, H and I as well as Summerland, Osoyoos, Penticton, and Oliver.

The program is driven by property owner requests and has seen a 139% increase in site numbers, from 161 sites in 2013 to 384 in 2020. Figure 1.1 provides the number of treated sites for the past five years.

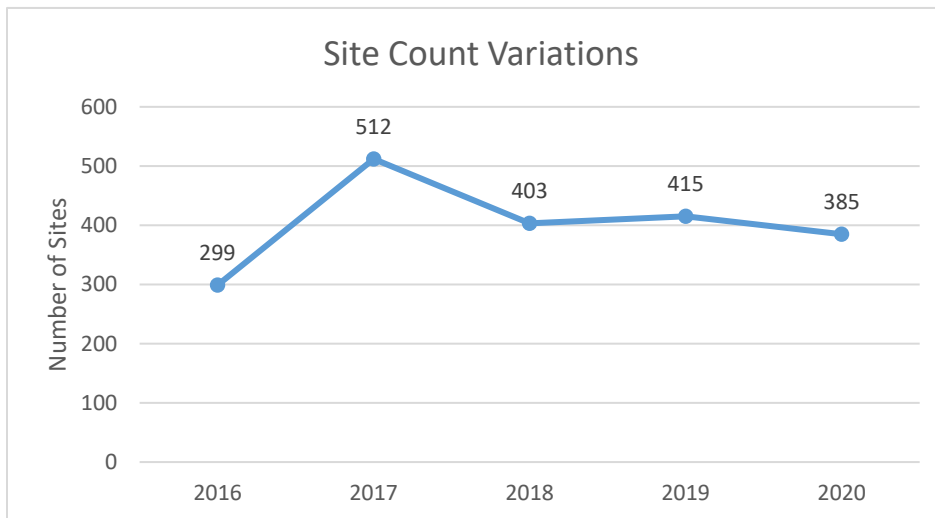


Figure 1.1: Mosquito Control Sites Over Time – Average of 402 sites

The severe flooding of 2017 and 2018 caused sustained high ground water levels in the Okanagan and Similkameen Valleys. This extensive flooding caused site numbers to fluctuate and swell to over 400.

A reprieve in 2019 relieved some of the higher elevation sites, but valley bottoms remained saturated. The prolonged cool spring of 2020, a high snowpack, and record breaking rains in May and June set the stage for another flood year in mid and lower elevations.

1.2 Program Methodology

It is important to state that ‘control’ does not mean eradication of mosquitos, but reductions of populations of mosquitos in populated areas and on agricultural properties (for worker safety) in the region.

The program methodologies can be put into three main categories: prevention, treatment, and monitoring.

- Prevention focuses on minimizing larval habitats;
- Treatment requires pesticide in order to control mosquito populations;
- Monitoring is constant and requires vigilance from the crews.

Mosquitos being controlled throughout the RDOS can be placed into two categories: nuisance and vector. In the South Okanagan and Similkameen, the vast majority of mosquitos are considered to be nuisance mosquitoes. Nuisance mosquitoes are extremely aggressive towards humans and livestock but are not known to carry life threatening pathogens at this time. Vector mosquitoes, on the other hand, are known to transmit a variety of diseases which can infect humans and animals causing illness, or in more serious situations, death.

The RDOS MCP mainly involves targeting nuisance mosquitos; however, outbreaks have occurred from the vector mosquitos, such as the 2009-2010 West Nile outbreak. These occurrences reiterate the importance of having a robust control program, comprehensive Integrated Pest Management Plan (IPMP) and procedures in place to handle situations as they arise with continued focus on assuring the health and safety of the local residents.

1.3 Early Detection/Rapid Response

New techniques were developed and implemented in 2019 for treating water bodies that froze overnight. After breaking the film of ice that forms overnight and finding high larval levels, crews would sprinkle the BTI granules on top of the ice. As the ice melts in daytime temperatures, it enters the water, resulting in high mortality rates for the larvae.

This method allows the crew to treat these areas and efficiently continue to the next site. This not only results in a savings in time and fuel but also provides for timely treatment being applied at critical stages. This early detection/rapid response method is now an integral part of early season operations. The figure to the right illustrates active larvae under a film of ice.

Mosquito population control is most effective when the first hatch biomass potentials are greatly reduced through timely treatment at larval stage.



Figure 1.2: Active larvae in Frozen Water

1.4 Treatment Pesticide

The RDOS uses a granular form of *Bacillus thuringiensis var israelensis*, more commonly referred to as Bti, to control mosquito larvae. Bti is a naturally occurring, non-toxic bacteria (found in the soil) which specifically targets mosquito and black fly larvae. For further information about Bti and how it works refer to the Health Canada-Bti fact sheet:

Link to Health Canada BTI <https://www.canada.ca/en/health-canada/services/consumer-product-safety/reports-publications/pesticides-pest-management/fact-sheets-other-resources/bacillus-thuringiensis-subspecies-israelensis.html>

Bti has undergone nearly 40 years of lab/field research and over 30 years of large-scale operational use in a variety of public health programs around the globe.

Bti is very target specific with activity largely restricted to mosquitoes and related flies (in the sub-order Nematocera of the order Diptera). The specific pesticide product used by the RDOS in the MCP is VectoBac 200G, see the figures below. For further information on Vectobac 200G formulation has been provided in Appendix B.

In addition to Bti's non toxicity to beneficial insects, numerous toxicology studies have shown Bti to be non-pathogenic and non-toxic to other forms of wildlife (birds, fish, mammals, etc.) and humans. The World Health Organization has approved the use of Bti for drinking water. This is particularly important in many regions around the globe that depend on potable water or rain water stored in vessels in and around their home. Bti is the primary larvicide used for control in countries where Zika Virus can flourish.



Figure 1.3: VectoBac 200G



Figure 1.4: Pellets of VectoBac 200G

1.5 Treatment Areas of Note

The Similkameen Valley was significantly impacted from inflows into the river system this season. Ground water pressures from the Similkameen River caused pooling in many areas adjacent to the river, providing ideal habitat for very high larva counts through a large portion of the water column. When the Similkameen River overtopped its banks on May 1, the water further expanded the larvae filled flood waters.

Cool weather and flooding persisted well into late July. Okanagan Lake finally dropped below full pool on July 29, but the entire Okanagan River system, north to south, remained a constant contributor to localized flooding into August.



Figure 1.5 (Above) – Wading through Water

- MCP crew wading through flooded area due to groundwater push-up along the Similkameen River

Figure 1.6 (Right) – Flood Water Extent:

- Red shaded area illustrates extent of flood waters away from the Similkameen River and the approximate location where the above photograph was taken



2. Mosquito Control Program Operation

2.1 Operational Season 2020

The annual weather conditions and resultant snowpack, lake, river and stream levels all play an integral role in the MCP variable start dates. Supervisory staff monitor weather and climate data, connect with Ministry authorities, such as main-stem lake level operations, to forecast potentials for the upcoming season.

In 2020, high snow-pack(s), moderate temperatures, and increased early rainfall was the perfect storm forecast for early flooding. Larval population densities at the start of the season often exceeded 250 per single 250ml dip; the IPMP treatment threshold is 3 per dip. The figure below illustrates the high number of larvae seen in some dips.

Figure 2.1: Larvae dips (2020)



The MCP program continued to utilize and refine the Early Detection/Rapid Response method for treatment. The Summerland ball fields in Dale Meadows have proven to be a good indicator for the start of the mosquito season. With the early detection of emerging larva activity, the MCP started monitoring and treatment in March. The earliest first helicopter flight in the program history occurred on April 17.

As indicated above, the Similkameen Valley was significantly impacted from inflows into the river system this season. Ground water pressures from the Similkameen River caused pooling adjacent to the river, with larvae levels over 1000+/per 250ml dip. Larva distribution through the water column was observed much deeper than usual at depths over 112 cm.

The treatment along the Similkameen River was complicated when the river overtopped its banks on May 1, expanding the already larvae filled flood waters. A second mitigating helicopter flight took place on May 2 in efforts to reduce the spread of viable larvae.

Localized flooding throughout the entire Okanagan River system were occurring until about mid-August due to the persistent cool weather and Okanagan Lake remaining above full pool until July 29th.

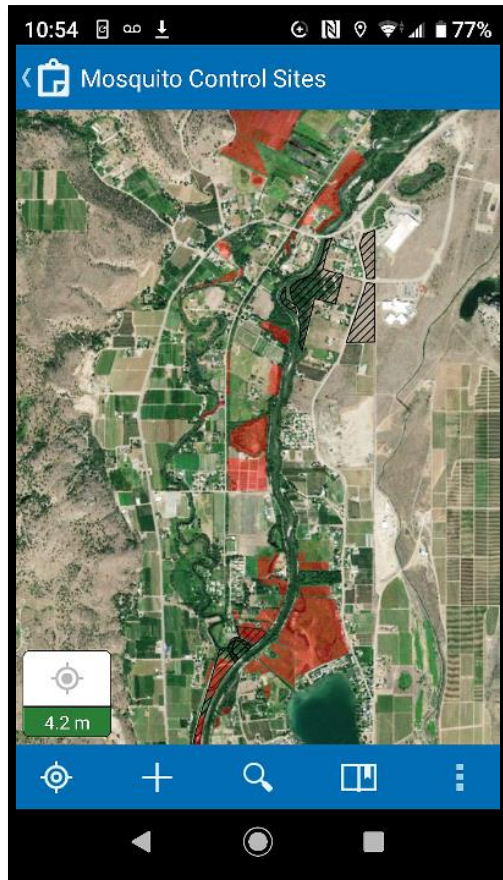
A total of six helicopter flights were required this season. This increase from previous years, reflects the return to persistent flood waters in both the South Okanagan and Similkameen.



Figure 2.2: Pre-flight safety check – prior to each flight: shown here with Global TV for their annual segment on the RDOS Mosquito Control Program



Figure 2.3: Treatment Hopper under the Helicopter



Using ArcGIS Collector (mapping and data collection), which RDOS IT/GIS developed specifically for the Mosquito program, continued to provide for full remote access for the crew and the collection/storage of data.

Due to the risks of COVID-19, this application allowed the crew to stay safely out in the field for the season.

Later in the season, in addition to the regular program deliverables, the Lower Similkameen Indian Band and RDOS collaborated to apply treatment to a small area on Band lands. The work was performed under the RDOS Pest Management Plan with the endorsement of the Provincial Ministry. Over the winter, discussions will take place for collaboration potentials for the upcoming 2021 season.

Figure 2.4: Screenshots of ArcGis Collector on a cell phone

In addition, new protocols were implemented and imbedded into the MCP Operational Safety Manual. Additional washing options, safety supplies and creative work-practices were developed to keep the crew safe and operational in the field.

This season, 5,795.9 kg of VectoBac 200G granular larvicide was applied to 384 sites with a total area of 438.5 hectares of mosquito breeding habitat. All applications were completed under the BC Ministry of Environment Pest Management Plan for the RDOS.

2.2 Treatment Distribution for 2020

Flood water mosquitos continued to be a concern into mid-summer as undulating water levels allowed multiple hatches to occur. This issue was most problematic in large, low lying wet lands close to communities, where a change as small as two inches in water table level can translate to entire areas re-submerging.

Larviciding is done primarily by the ground crew on foot until sites are no longer safely accessible.

The following tables and figures provide a record of the 2020 Mosquito Control Program treatment application records. Figure 2.5 provides the total treated area within each electoral area or municipality. Some of the sites were treated numerous times, which explains some of the large hectare totals as well as the large amounts of pesticide used in these areas as illustrated in Figure 2.6.

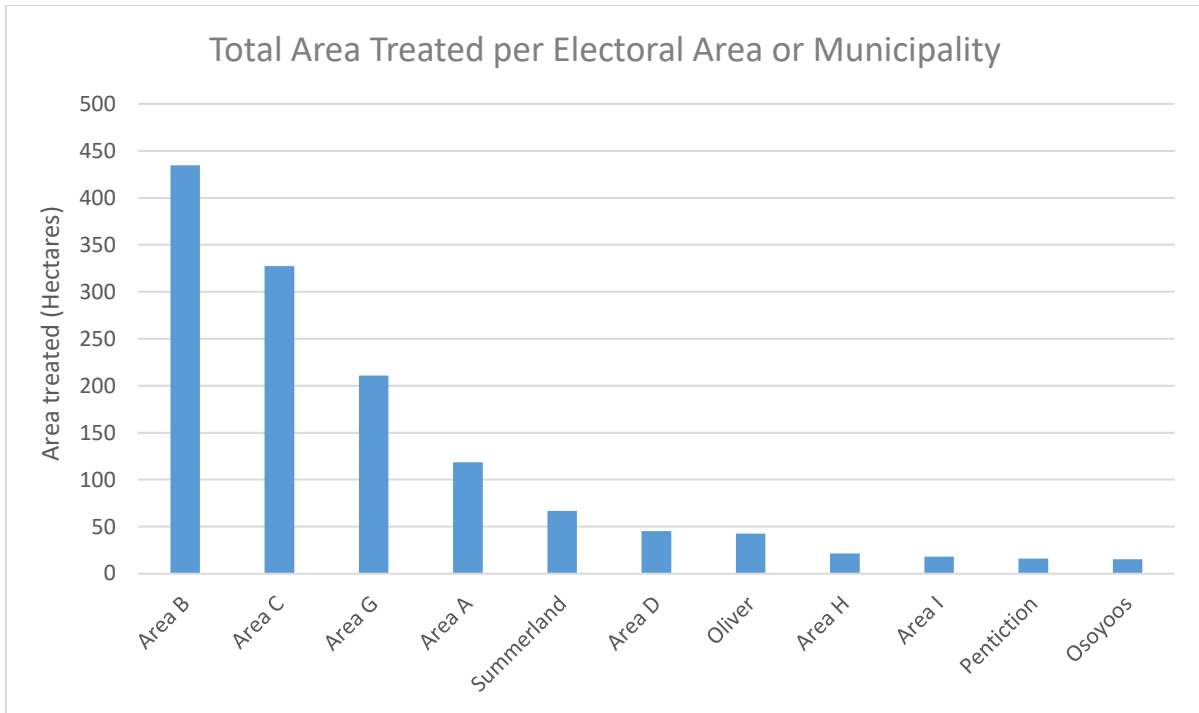


Figure 2.5: 2020 Treated Area per Electoral Area or Municipality – layered multiple treatments

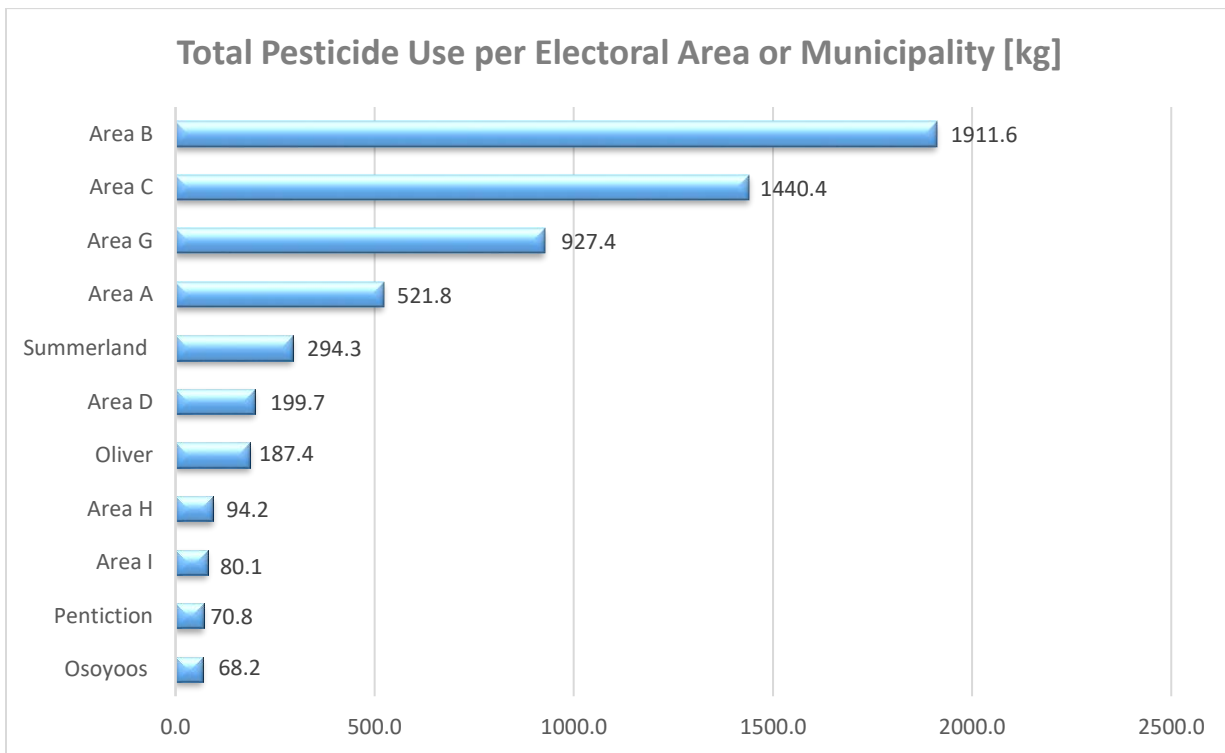


Figure 2.6: 2020 Pesticide Use per Electoral Area or Municipality – Total of 5,795.9 kg

The following table details the hours spent by the crew in each electoral area or municipality carrying out reconnaissance and treatment. The total percentage spent in each area during the 2020 season is also provided for information.

Table 2.1 Time Allocation for each Electoral Area or Municipality – Total of 1,317.4 hours

Percentage of time spent in each Area or Municipality				
Area or Municipality Treated	Helicopter treatment	Back-Pack treatment	Total treatment time	% of Total Time
A	44.8	73.8	118.6	9.0
B	317.3	117.2	434.5	33.0
C	118.9	208.5	327.4	24.9
D	19.5	25.9	45.4	3.4
E	0	0	0	0.0
F	0	0	0	0.0
G	167.7	43.1	210.8	16.0
H	0	21.4	21.4	1.6
I	4.6	13.6	18.2	1.4
Oliver	8.1	34.5	42.6	3.2
Osoyoos	0	15.5	15.5	1.2
Penticton	0	16.1	16.1	1.2
Summerland	0	66.9	66.9	5.1
2020 Totals	680.9	636.5	1317.4	100%

3. Mosquito Populations

Our mandate, first and foremost is to control mosquito larvae in their breeding sites. The high larval levels contained in the vast areas of flooded land made it necessary to begin treatment earlier than in past years. The Mosquito control program has a large area to monitor and treatment of these sites was critical in preventing the release of their adult mosquito population.

In order to understand the most effective way to monitor and treat the breeding sites, it is important to be aware of the seasonal timing and emergence conditions for the different mosquito species.

3.1 Climate Change and Mosquitos

Climate change is effecting mosquito distribution. Over the last 20 years, 6 species of mosquito have been reported as newly established in Canada; in addition, 10 others have expanded their geographic range. Of these, 4 are well established throughout the RDOS: *sticticus*, *cataphylla*, *campesris*, and *tarsalis*.

Four of the past five years the Okanagan and Similkameen have seen unprecedented water levels, adding to already established mosquito habitats, greatly increasing the area of ground where eggs are now deposited. The diverse species collected in our region reflects the variety of localized habitats and the impact that local weather conditions, snowpack, lake and river/creek levels have on their distribution.

The two key factors of climate change that effect endemic mosquito populations in our region are an increase in median temperature, and changes in rainfall patterns. The survival of adult mosquitos is temperature and humidity dependent as forests, long grass, hedges and sheltered areas give good resting places for adult mosquitos and help to extend their life cycle.

Temperature increases over summer reduce the 'instar' (larval) lifecycle stages dramatically requiring more frequent checks and treatment across the region. The increase in precipitation and the variability in timing have given the mosquito(s) more opportunity to flourish and expand its breeding ground.

It is anticipated that both the mosquito lifecycle and virus transmission patterns will continue to be affected by climate change, resulting in an increase in both the range and local abundance of several key mosquito species.

"Climate change is increasingly being recognized for its potential to adversely affect public health. One such consequence of climate change that has been described in the literature is a change in the distribution and habitat of mosquito vectors that are known to transmit disease." National Collaborating Centre for Infectious Disease, 2016

3.2 Mosquito Sampling

In 2019, in response to the changing mosquito species migrations, a new methodology was added to the RDOS Mosquito Control Program to determine the general population distribution for the different mosquito species over the season. The methodology involved larval collection and identification. Due to COVID-19 no samples were submitted for 2020, but are planned for the 2021 season.

The protocols employed were provided by a reputable biologist and lab in Victoria. Samples from larval pools were obtained using consistent methods from multiple sites scattered throughout the RDOS then shipped to Victoria for identification. All sent samples were counted, identified and the larval stage, or instar, was noted. When larva are 3 instar and older, specific identification is relatively simple. However, due to their small size and immaturity, most 1 & 2 instar larval specimens could not be identified to species; in these situations, the larvae were identified to genus.

In the industry, some vector control companies wait for the majority of the larvae at the site to be 3 instar and older for more accurate classification; however, as all sites have larvae at different stages and if treatment is held off to allow more larvae to mature for classification, a large percentage of the larvae will be left untreated and enter the adult airborne stage.



Figure 3.1: Collecting Larvae Samples in 2019

In 2019, mosquito larvae samples were sent to Victoria for identification in April, May and July. Seventeen species of larval mosquitos were collected during the 2019 season: 11 *Aedes*, 3 *Culiseta*, two *Culex*, and one *Anopheles*. All of these mosquitos are able to produce multiple generations during the season if the right conditions persist.

Data collected in 2019, shown in the figure below, illustrates the mosquito species identified.

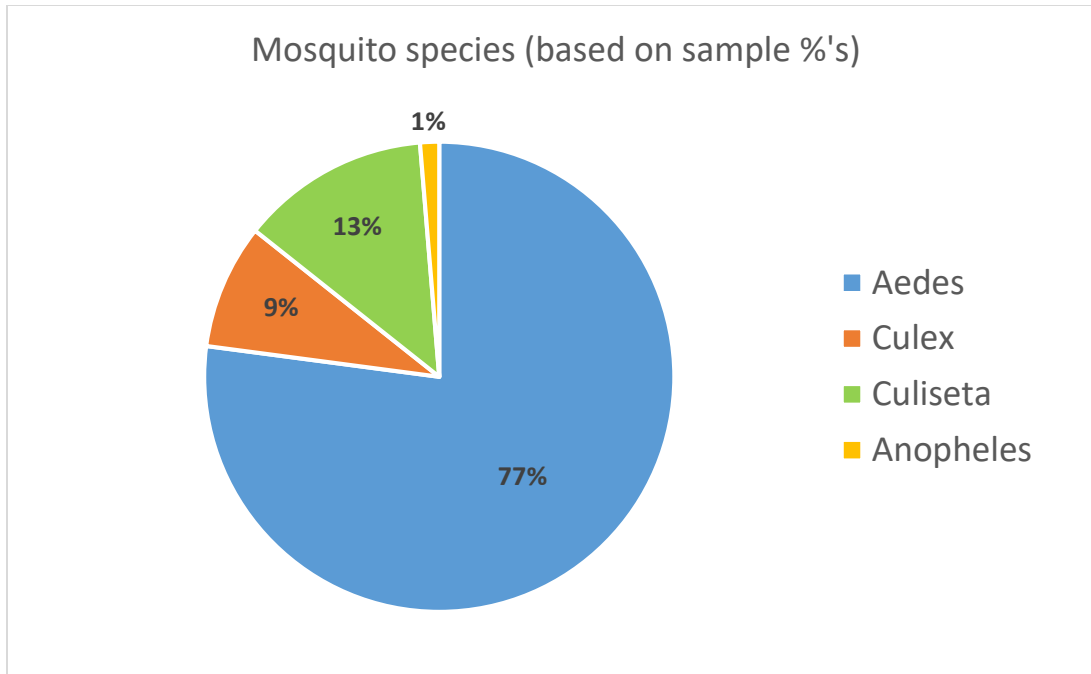


Figure 3.2: Mosquito Species Identified for 2019 Mosquito Season

3.3 Mosquito Species Identification

Aedes mosquitos make up the large majority of the mosquito population in the Okanagan and Similkameen valleys, and is typical for the rest of British Columbia. *Aedes* mosquitos, also known as flood water mosquitos, are noted for its aggressive biting behaviour, its strong flying ability, adaption to very cold water, ability to use a variety of water conditions, and in the case of the species *Aedes cataphylla*, the ability to mature 5 batches of eggs in one season. The *Aedes* species is also carries the canine heartworm.

The *Aedes* species lays its eggs in the mud and wet earth as water retreats. The following year, when the water levels rise with the spring snowmelt, the eggs become saturated and the larvae hatch within a couple of days.

Adult *Aedes* mosquitos hatch around the beginning of March and fly until the end of July. The females are capable of laying multiple batches of eggs (depending on the abundance of blood meals) per season. This process allows females to lay numerous egg batches within a close proximity to each other; resulting in a significant accumulation of eggs within one flood water pool. Again, this adds to the argument that controlling larvae populations before the first hatch of adults is the most effective way to control mosquito levels in the RDOS for the duration of the summer.

Culiseta mosquito species appeared in the 2019 samples by the end of April. It is known as a serious pest to cattle but they also bite people. These mosquitos will fly in weather too cold for other insects and can be seen flying around on a winter day when the sun comes out.



Figure 3.3 *Aedes vexans*

Larva can be found in ice covered pools and they often emerge when snow is still on the ground.

It is the most widespread mosquito in BC and some *Culiseta* species keep pools of water teeming with larva all summer. They are a primary vector for Western Equine Encephalitis.



Figure 3.4
Culiseta inornata



Figure 3.5 *Culex tarsalis*

Culex mosquito species were identified in samples from early May of 2019. Traditionally, these mosquitoes are not present until late May to early June. This species will tolerate any water source, even highly polluted ones. They bite readily, will come into your house, and typically reproduce all summer long. As a primary vector of Western Equine Encephalitis and West Nile Virus, this species needs surveillance and a treatment regime.

Anopheles mosquito species is persistent in their desire to enter houses. They bite freely after dark or in shaded areas. These mosquitoes will use any type of water source for reproducing. This species was identified in the May 2019 samples.



Figure 3.6
Anopheles punctipennis

For information, the 2019 results for where the different species were found within the Okanagan-Similkameen region is included in Appendix A in this report.

Data was not collected in 2020 for species identification by a biologist. The distribution of the mosquito species was anticipated to remain fairly consistent each year with about 75% of the mosquitoes being from the *Aedes* species. Species identification is planned to be included in the 2021 MCP season.

3.4 Mosquito Biology

In order to become adults, all mosquitoes need non-agitated water in their larval stage. Larvae must proceed through four stages called instars. Each stage requires a molt allowing the larvae to mature and increase in size. The final water stage is called a pupae during which a complete metamorphosis takes place and the winged form emerges. This entire process begins in early spring in snow-meltwater pools and usually takes a few weeks.

With increased temperatures, this process accelerates and can complete in as little as 5-7 days. With normal temperatures, (daytime temperatures reaching 15 degrees) most mosquitoes require 7-14 days.

Adult mosquitoes feed on plant nectar. However, the female mosquito requires a blood meal in order to complete the development of her eggs. Females will take blood as soon as the opportunity presents itself; if no blood is available, she will go looking for it. Although most mosquitoes do not have to fly far to find a blood source (1-2km), some species can fly great distances and up to great heights (30km from their origin and at heights up to 10,000 meters).

With the mountain and valley topography, mosquitos are easily dispersed from the frequent winds thus placing an increased importance on finding and treating new larval sites.

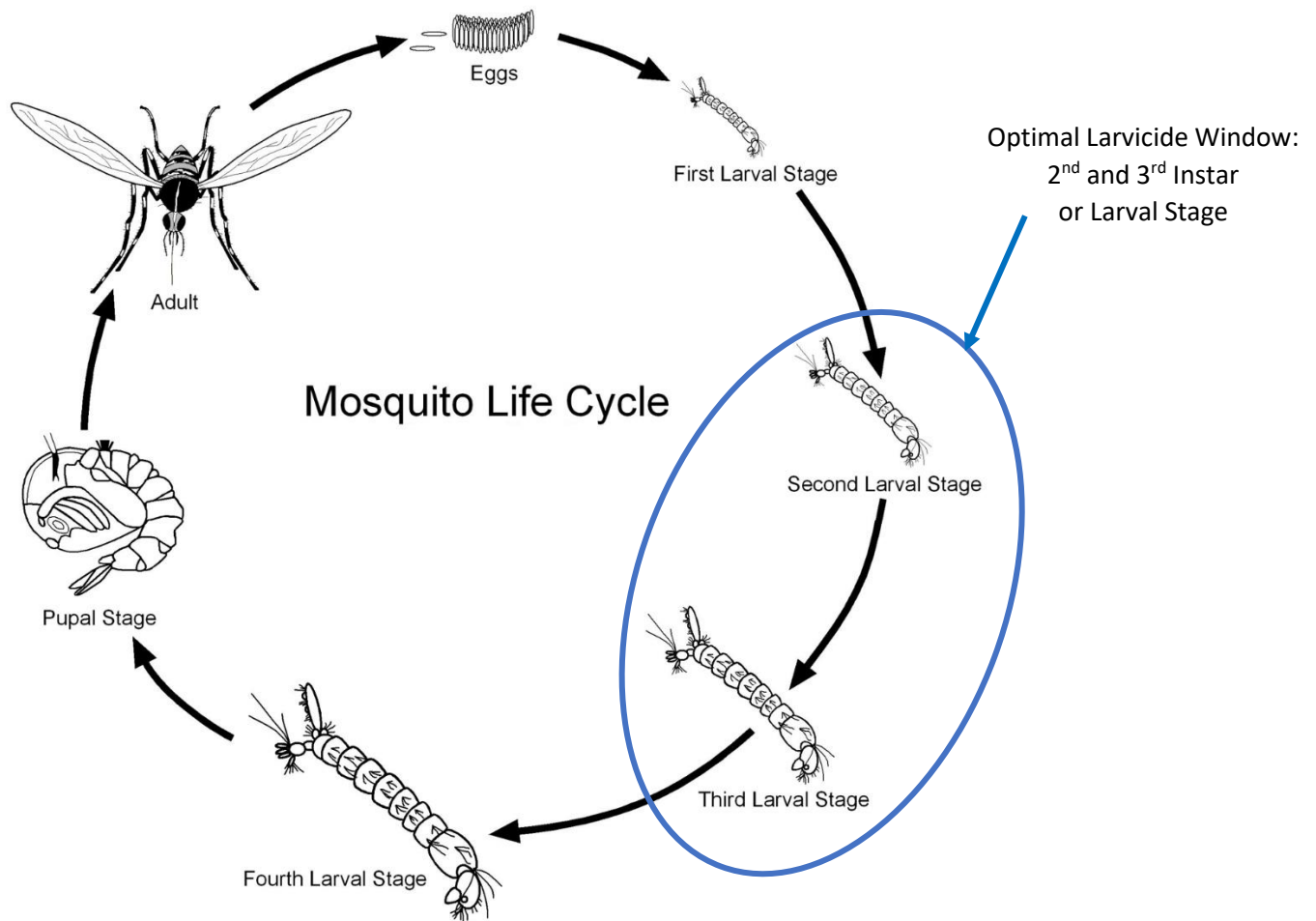


Figure 3.7: Lifecycle of the Mosquito

Floodwater mosquitoes (*Aedes*) lay their eggs in the soil of receding flood water where they overwinter in egg form waiting for the spring floods. These eggs can remain viable for upwards of 20 years and can endure deep cold. When the flood waters come, the eggs hatch synchronously, causing an intense biomass of flying insects that not even the most industrious of predators can hope to control. Large areas of flooded land increases the number of eggs ready to hatch in subsequent flooding events.

Summer Mosquitoes (*Culex*, *Culiseta*, and *Anopheles*) lay their eggs on the water surface. The hotter the temperatures, the quicker the eggs hatch. These mosquitoes continue to lay eggs as long as there is water available and the temperatures remain above freezing. Once temperatures drop below freezing, the remaining hatched females breed and hide away until warmer temperatures return. As soon as temperatures allow, they are ready to take a blood meal first thing in the spring.

3.5 MBD–Mosquito-Borne Diseases

The mosquito as a vector for disease is the undisputed champion. Mosquito-borne diseases are increasing in Canada. According to the Canada Communicable Disease Department the changes in our climate is influencing the extent to which our mosquito vectors spread viruses. Mosquito-borne diseases in our endemic populations have been increasing and new species (and associated pathogens) moving into other territories will only add to the risk of infections.

West Nile virus (WNV) is familiar to us here in western Canada, but other endemic mosquito borne diseases in the area include Western Equine Encephalitis and two California serogroup viruses : Jamestown Canyon virus and the Snowshoe Hare virus. The serogroup viruses can be transmitted by a number of mosquito species, and the virus has been found in all provinces and the North West Territories. These viruses can cause febrile illness and neurological disease in humans. Our canine companions also need to be protected from Canine Heartworm.

Unfortunately, diagnosing many of these infections is difficult because of their non-specific symptoms and the low level of awareness among health care practitioners. Climate change will continue to expand mosquito habitats, their associated diseases and the extension of our mosquito season; our response must be to meet these challenges with continued and expanded surveillance, backed by science and appropriate treatment.



Figure 3.8: Adult mosquito resting on the vehicle dashboard

4. Public Information

4.1 Preventative Measures

Mosquitos occur in a wide variety of habitats; removal of standing water and control of mosquito breeding sites should be a priority for homeowners. In a 250 ml dip, one larva can translate into an excess of 10,000 mosquitoes emerging from a small backyard pond or swimming pool. Left untreated, or undrained, the resultant adult mosquito population will cause noticeable annoyance for local residents. Tires, lawn depressions, gutters, animal feeders, birdbaths, all assortment of man-made containers, leaking irrigation and rain events can all be harbingers of larvae. Decorative ponds should be aerated with a fountain or aeration device.



Figure 4.1 Mosquito Program Brochure

4.2 Common Questions and Answers

Q: How does the RDOS control mosquitos?

A: With the use of environmentally friendly pesticide. The RDOS uses a granular product called Vectobac®. Small pieces of crushed corn are saturated with an active ingredient called *Bacillus thuringiensis var israelensis* (Bti). The Bti is 'stuck' to granules using paraffin wax. The product is placed on the water surface where the active ingredient is released. Mosquito larvae are filter feeders and when they ingest the bacteria it creates a toxin in their gut which terminates them.

Q: Can Bti have negative effects on humans and other animals?

A: Bti is a non-toxic naturally occurring bacteria which has been successfully used as a biological pest control agent to combat mosquitoes and black flies since 1982. There has been significant research on the product during its long period of worldwide use. As a listed pesticide, research continues to show its effectiveness on these 2 targeted organisms (mosquito and black fly larva). There have been no registered poisonings of humans due to an intake of Bti.

Q: Do I have to pay for mosquito control?

A: Mosquito control is paid for by the entire Electoral Area or Municipality in which you reside. Therefore, all residents in the area are part of the program even if control is not on their property.

Q: Does the RDOS treat everywhere there is mosquito populations?

A: No. Private property owners must ask for mosquito control to be conducted on their property. Crews only treat where permission has been granted. Also, most conservancies do not allow any form of mosquito control. Additionally, if an Electoral Area or Municipality has chosen not to contribute to the program funding, that area will not be treated.

Q: Can I get sick from a mosquito bite?

A: Mosquitoes are vectors for disease. The biggest killers in tropical countries are Malaria and Yellow Fever. Here in BC, mosquito bites can result in extreme allergic reactions and/or secondary infections. Diseases like Canine Heart-Worm, Western Equine Encephalitis and West Nile Virus are transmitted between birds and mosquitoes to family pets, livestock and humans. Recently, the mosquito-vectoring virus that causes Zika has become a major health concern in many areas of the world including the southern USA. The primary vector for Zika, *Ae. aegypti*, does not find our current climate hospitable, but with a changing climate and the possibility of competent secondary mosquito vectors, Canada has employed two specialty labs to study and monitor the situation.

Q: Can I purchase BTI?

A: Yes, Duka Environmental supplies 5kg bags of BTI that can be used **only** in stagnant water on your own property.

5. RDOS Integrated Pest Management Plan and Bylaws

5.1 Integrated Pest Management Plan (IPMP)

The RDOS is required to have an active, approved Integrated Pest Management Plan in place at all times. The plan expires every five years, and reapplication is required. Costs are adjusted in correlation to amount of hectares to be treated as determined from manual data supplied to the Province after the treatment season ends.

Significant consultation is required when a new IPMP is developed, including all Indigenous peoples who have rights or claims on the area to be treated.

Link to IPMP: <http://www.rdos.bc.ca/departments/public-works/pest-control/>



Figure 5.1 – Integrated Pest Management Plan

5.2 Service Establishment Bylaw and Update

The current bylaw in place for the Mosquito Control Program is located at the following link.

Link to Bylaw 2602-2014:

http://www.rdosmaps.bc.ca/min_bylaws/bylaws/engineering/2014/BL2602.pdf

5.3 Program Cost Comparison

The RDOS has had a long standing in-house MCP. It is prudent to continuously evaluate the cost to benefit ratio of an in-house versus contracted service, in order to insure ratepayers are getting the most value for tax dollars spent. The RDOS uses the Central Okanagan as a nearby, similar geographical area who uses a very reputable contracted service provider as a comparison. The information is publically accessible on their website (as are the RDOS MCP annual budgets and reports).

Regional District of Central Okanagan MCP - Excerpt 2019 Annual Report:

https://www.regionaldistrict.com/media/279320/2019_Mosquito_Report.pdf

A total of some 1,248 kilograms of VectoBac 200G were applied to a total area of 166.37 hectares of active larval mosquito development habitat. Some 190 sites were treated on a total of 816 separate occasions. Although many sites were only treated on 1 or 2 occasions during 2019, numerous sites were treated 3 or 4 times and several sites were treated 15 or more times. A total of 19,806 catch basins were treated during two treatment campaigns: Approx annual costs \$200,000.

Note that the RDCO catch basins are close together, easily accessible and very quickly treated

Table: RDOS and RDCO Mosquito Control Program Comparison for 2019

	Hectares treated	~Annual Budget Costs	Larvicide kg totals
RDCO	166.37	\$200,000	1,248
RDOS	384.5	\$176,000	5,795.9

Rationale for RDOS In-house MCP:

For some provided services, a contracted company is the best option to supply an annual or seasonal service. In this case, the RDOS benefits substantially from continuing to keep the MCP as a seasonal employee in-house program:

- Mosquito crew members are internalized and become a recognized part of the RDOS staff team
- Crew can and do supply area specific information back to the RDOS: topography, logistics etc.
- Local knowledge is important, time saving and a resource tool for other Dept.'s
- Crew have and can be used in Emergency Operations for recognisance, delivery and as active participants in mitigation
- Crew are used to transport goods and materials to outlying RDOS offices or facilities
- Crew members are a first contact for many residents, and therefor provide information and assistance to citizens that contract providers cannot.

APPENDIX A: 2019 Sampled Species, their Characteristics and Location

Species	Charateristics	Location (2019)
Aedes Sticticus	<ul style="list-style-type: none"> ◦Viscous biters day or night ◦Several mile flight range ◦Hatch immediately after eggs are flooded in the spring 	Eastgate, Chopaka
Aedes Cataphylla	<ul style="list-style-type: none"> ◦Aggressive biter, bites in broad daylight ◦Strong flyer predominant species of the dry interior grasslands/pastures, snowmelt pools, forests one ◦Female can mature 5 batches of eggs in 1 season 	Princeton, Summerland
Aedes Implicatus	<ul style="list-style-type: none"> ◦Vigorously bites in shaded areas snowmelt pools or rain pool woodland mosquito ◦Emerges early 	Oliver, Princeton, Caweston, Summerland, Osoyoos
Aedes Fitchii	<ul style="list-style-type: none"> Strong flyer – is a nuisance up to 1500m snow pool breeder ◦Likes open grassland and wooded environment 	Chopaka, Osoyoos
Aedes Intrudens	<ul style="list-style-type: none"> ◦Vicious biter day or night ◦A big nuisance as they enter buildings readily through the smallest of openings ◦Prefer woodland areas, bogs and snow pools 	Chopaka
Aedes Dorsalis	<ul style="list-style-type: none"> ◦Live and breed in fresh and salt water – major beach pest ◦Continuous summer breeder 	Eastgate
Aedes Campestris	<ul style="list-style-type: none"> ◦Attack even in the extreme heat of the day – attack in swarms bite all day ◦Wide flight range ◦Like alkaline pools and water rich in organic matter 	Osoyoos

Species	Charateristics	Location (2019)
Aedes Vexan	<ul style="list-style-type: none"> ◦ Major cause of daytime annoyance ◦ Wide distribution in Canada ◦ Strong flyer 20-50 km; 100's of km when they get into the jet stream ◦ require Flooding may immerse eggs several times in any one season each initiating a further hatch 	All Areas
Aedes Impiger	<ul style="list-style-type: none"> ◦ Prefer high evelations 	Princeton, Osoyoos, Summerland
Culiseta Inornata	<ul style="list-style-type: none"> ◦ Serious biter of cattle ◦ wide distribution across BC ◦ Fly when it is too cold for other insects ◦ Larvae found in ice covered pools ◦ Main transmitter of WEE 	Osoyoos, Oliver
Culiseta Impatiens	<ul style="list-style-type: none"> ◦ Emerge when snow is still on the ground ◦ Mainly bite cattle and humans 	Osoyoos, Oliver
Culiseta Incidens	<ul style="list-style-type: none"> ◦ Loves to bite on warm evenings ◦ Very large in size ◦ Most common widespread mosquito in BC 	Summerland
Culex Tarsalis	<ul style="list-style-type: none"> ◦ Bite readily and enter houses ◦ Any water source will do even with high degree of pollution ◦ Several generations per summer ◦ Vaccinate horses for WEE and West Nile 	Osoyoos, Oliver,
Culex Territans	<ul style="list-style-type: none"> ◦ Breed in permanent pools and swamps ◦ Do not like polluted water ◦ Mainly amphibian biter 	Oliver, Osoyoos
Anopheles Punctipennis	<ul style="list-style-type: none"> ◦ Bite freely after dark ◦ Breed any type of water ◦ Persistent in entering houses 	Caweston, Oliver, Osoyoos

APPENDIX B: Larvacide Credentials and Details



September 16, 2019

To Whom It May Concern,

Valent BioSciences LLC, located at 870 Technology Way, Libertyville, Illinois, 60048, USA, as the registrant and manufacturer of the end-use product, VectoBac 200G Biological Larvicide, hereby confirms that the inert ingredients in our formulation are approved by EPA for food uses, are all vegetable based and made of renewable agricultural materials.

Jayne Walz
Senior Regulatory Manager
Valent BioSciences LLC



This FSC® certified paper contains 30% recycled post-consumer waste.

VectoBac 200G *Bacillus thuringiensis* var. *israelensis*, Serotype H-14, Strain AM 65-52

A: Product Quality and Proven Effectiveness

1. VectoBac 200G (*Bacillus thuringiensis* var. *israelensis* Serotype H-14, Strain AM65-52) and the consistency of its bacterial fermentation process is ensured through adherence to the highest of pharmaceutical-grade standards, as set out by the international Health Sciences company Abbott Laboratories, the parent company of Valent BioSciences Corporation (VBC). All VBC bio-rational larvicides are manufactured in its new (July 2014), dedicated, "state of the art" production facility in Osage, Iowa. Unlike other larvicide products, VectoBac is not "out sourced" for production or packaging.
2. Valent BioSciences is a quality driven company and is an ISO 9001:2008 Certified Company, a globally recognized certification placing a high value upon a company's sustainable management systems. Required internal and external audits ensure adherence to the rigors of this certification.
3. VectoBac corn cob granules are carefully produced and selected for size, shape and density to ensure application equipment performance, to eliminate dust and to optimize applicator and public safety. These, and other characteristics including the wax coating minimizes the potential for drift and ensures good penetration of vegetation and effective distribution of the active ingredient throughout the larval feeding zone by the presence of both floating and sinking granules.
4. All VectoBac 200G destined for use in Canada is manufactured and specifically packaged with Pesticide Management Regulatory Agency (PMRA) approved labelling for Canada. Vectobac 200G is not relabeled or repackaged for sale into Canada.
5. All VectoBac 200G bags are readily identified with a Production Number (Lot #) and date of manufacture to ensure the "freshest" of product, it's timely use and effective inventory rotation and management.
6. All VectoBac 200G released for sale, meets or exceeds the minimum efficacy standards of 200 ITU/mg), as confirmed through using *Aedes aegypti* bio-assay testing.
7. In addition, all VectoBac 200G product in inventory is routinely tested using bio-assays to ensure minimum product efficacy (+200 ITU/mg) and the status of individual production lots is confirmed for the purchaser through the issuance of Certificates of Analysis (COA).
8. VectoBac 200G is made throughout the year and can be made as required to replenish inventory and guarantee that clients are always able to access necessary product. There has never been a "shortage" of VectoBac 200G product, or its availability.

9. VectoBac 200G strain (AM65-52) has completed the World Health Organization Pesticide Evaluation Scheme (WHOPES) vector control products review and is on the World Health Organization (WHO) pre-qualification list. This is not true for competing products. The WHO process addresses product safety and efficacy, as well as manufacturing standards. The global authority on Insecticide Resistance Management, the Insecticide Resistance Action Committee (IRAC) recommends that only WHOPES-approved larvicides are used to ensure quality.
10. VectoBac 200G strain AM65-52 has also been approved through the European Union (EU) Biocides initiative which entailed a strict review of product efficacy and safety.
11. Vectobac is listed as Organic Material Review Institute (OMRI) certified in the United States (Organic certified by US regulation). The OMRI has recently expanded to become and encompassing North American registry and has a specific section that addresses Canadian standards. Canadian registration is under review by Valent.
12. VectoBac is the only *Bti* larvicide product used by some of the biggest jurisdictions in Western Canada, including Winnipeg, Regina, Calgary, Edmonton, Yukon, Metro Vancouver, Regional District of Okanagan Similkameen, Regional District of Central Okanagan and many BC municipalities. It is the specified product of many large US mosquito abatement programs who have to assess efficacy and quality before including a larvicide in their tenders.
13. VectoBac has never been disqualified or disallowed in any Mosquito Abatement District or municipal contracts because of quality control, microbial contamination or lack of performance issues.

B. Effective Application Rates and Product Volumes

1. A comparison of the Pesticide Management Regulatory Agency (Health Canada) approved manufacturers labels indicate that the effective application rates, registered, proven and accepted by the PMRA as effective for VectoBac are 3-10 kg/ha, and for AquaBac, they are 2.5-20 kg/ha. Both product labels recommend higher application rates for use in deep or polluted waters and when late 3rd and 4th instar larvae predominate. Older instars are not as actively feeding and some 4th instars may have even stopped to prepare for pupation. Increased application rates increases the concentration and availability/opportunity for larvicide consumption.
2. VectoBac applications rates of 4.25 kg/ha, or 42.5% of the maximum 10kg/ha, is a proven effective application rate aerial applications using this product in Yukon and throughout British Columbia. This is substantiated by over 35 seasons of successful operational mosquito control and numerous Letters of Reference confirming program effectiveness at suppressing larval mosquito populations and reducing adult mosquito annoyance.

As a proportion of the manufacturers-suggested application rate, an equivalent aerial application rate for AquaBac 200G is 8.5 kg/ha, based on the 20 kg/ha maximum label-

recommended application rate. A review of FVRD Nuisance Mosquito Control Program Reports (2013-2017), the largest user of AquaBac 200G, indicates an actual average aerial application rate of 8.77 kg/ha, (actual range 7.0 - 10.0 kg/ha) and in 2018 it was an average 9.88 kg/ha for aerial applications.

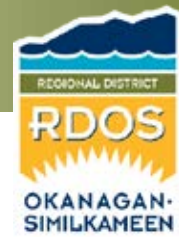
C. Environmental compatibility

1. One of the primary tenets of Integrated Pest Management (IPM) is to use the most effective, least toxic and least persistent product, applied at the lowest effective rates. VectoBac 200G achieves all of these criteria with proven effective application rates of 4.25 kg/ha. *Duka Ltd.* prescribed surveillance frequency for site inspection and assessment every 6-8 days ensures the timely identification of developing, and highly susceptible larval populations comprised of predominantly 2nd, and some 3rd instar larvae.

APPENDIX C: References

1. Public Health Agency of Canada, "Government of Canada," Endemic mosquito-borne diseases due to climate changes - Canada.ca, 04-Apr-2019. [Online]. Available: <https://www.canada.ca/en/public-health/services/reports-publications/canada-communicable-disease-report-ccdr/monthly-issue/2019-45/issue-4-april-4-2019/article-3-endemic-mosquito-borne-diseases-climate-change.html>. [Accessed: 02-Aug-2019].
2. P. Belton, The Mosquitoes of British Columbia. Victoria: British Columbia Provincial Museum, 1983.

Acknowledgements: The program would like to acknowledge the contributions from RDOS administration staff, front counter staff and the dedicated flight staff at Eclipse Helicopters for assisting in the successful execution of the program every year. Zoë Kirk, Supervisor RDOS MCP



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Corporate Services Committee

Thursday, October 15, 2020

11:15 am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Corporate Services Meeting of October 15, 2020 be adopted.

B. Q3 UPDATES – For Information Only

1. Activity Report
 2. Communications Report
-

C. Q3 CORPORATE ACTION PLAN – For Information Only

D. Q3 MANAGEMENT DISCUSSION AND ANALYSIS REPORT – For Information Only

E. BOARD POLICY REVIEW

- a. Draft Revised Fleet Acquisition Policy
- b. Draft Revised Exempt Employee Performance Planning and Review Policy
- c. Draft Public Complaint Resolution Policy
- d. Draft Official Recognition Policy
- e. Bylaw Enforcement – Pre-existing, Non-Compliant Buildings, Structures, or Things That Have Been Denied Variance Permits Policy
- f. Anti-Idling for RDOS Fleet Vehicles
- g. Proclamation Policy

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

1. **THAT the Board of Directors adopt the amended “Fleet Acquisition, Replacement and Disposal Policy”, and the amended “Exempt Employee Performance Planning and Review Policy”.**
 2. **THAT the Board of Directors adopt the new “Public Complaint Resolution” and the “Official Recognition” policies.**
 3. **THAT the Board of Directors rescind the “Bylaw Enforcement – Pre-existing, Non-Compliant Buildings, Structures, or Things That Have Been Denied Variance Permits”, the “Anti-Idling for RDOS Fleet Vehicles” and the “Proclamation” policies.**
-

F. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Q3 2020 Activity Report

LEGISLATIVE SERVICES

2020 Q3 Completed Activities

- Launch and promotion of *RDOS Regional Connections* public engagement software with first two projects – Organics Facility and Citizen Survey
- Activated Info Section for Christie Mountain Fire and conducted daily media events
- Implemented alternative and innovative ways to communicate both internally and externally during the Ransomware event
- Completed Phase 3 of 2020 Policy Review
- Formalized budget communication strategy for 2020/21
- Commenced the process for investigation of an Apex Fire Service
- Finalized review of proposals for Meeting Management Software
- Developed Terms of Reference for InterCom internal communications committee
- Created Service Area and Loan Authorization bylaws for Kaleden extension of OK Falls Sewer
- Developed strategy for Compost Facility public engagement and hosted Town Hall
- Introduced Ombudsperson Fairness Guides for staff
- Finalized Open Burning Bylaw and Burning Authorization process

Q4 Planned Activities

- Introduce Public Complaint Resolution and Recognition policies
 - Introduce Privacy Management Program
 - Commence Phase 4 of the 2020 Policy Review
 - Host Privacy Commissioner/Office of the Ombudsperson event November 5
 - Conduct Legislative Workshop November 6
 - Present policy recommendations resulting from Provincial Legislative Assembly Audit
 - Introduce comprehensive Board report template and guidelines
 - Continue promotion of CivicReady
 - Continue with outreach and securing of Community Champion program in each electoral area
 - Analyse Citizen Survey results and report on findings for formation of 2021 initiatives
-

2.0 INFORMATION SERVICES DEPARTMENT

2020 Q3 – Completed Activities

- Electronic Document Management System (EDMS)
 - Implementing automatic declaration of records
- Decommission and remove old backup machine
- Move RDOS backup file storage to SD67
- Perform updates (Windows and GIS) on EOC mobile server and thin clients
- Continue work moving data from current development tracking software to new software
- Configure new physical server to host virtual servers and improve performance with existing application
- Move 911 and trails applications to new web mapping platform
- Pilot citizen engagement GIS applications with Community Services (parks, trails and facilities)
- Update phones and IT equipment in OK Falls office
- Set up new switch and servers

2020 Q4 – Planned Activities

- Setup Network Monitoring system.
- Complete and Present IT Assessment Report.
- Mitigate issues resulting from Attempted Ransomware Attack.
- Setup of New Remote Access system for Staff and External Users.
- Implementation of a MFA (Multi-Factor Authorization) system.
- Deployment of new Networking to accommodate SCADA Masterplan.
- Update internet mapping with new information from Geotech Hazard Study
- Update internal GIS map viewers to Web App builder

FINANCE DEPARTMENT

2020 Q3 – Completed Activities

- Completed implementation of HRIS My Way timekeeping software
- Continue to convert vendors to EFT payments
- Submitted 2019 LGDE and SOFI Report
- Launched 2021 RDOS/OSRHD budget process
- Prepared 117 manual paycheques during system outage
- Prepared projections for revenue and expenditures to year-end
- EMBC 2019 Claim Submissions totalling \$1,000,000
- Began 2021 Property Tax Exemption process

2020 Q4 – Planned Activities

- Budget Committee preparation
- Prepare 2021-2025 budget bylaw for 1st reading at Board
- Submit Board adopted 2021 Permissive Tax Exemptions
- Update purchasing card processes
- Support Fire Departments in CEP Grant reporting
- Fill Accountant position
- Finalize all EMBC claim submissions for 2020
- Fill Asset Management position

4.0 HUMAN RESOURCES DEPARTMENT

2020 Q3 Completed Activities

- Coordinated staffing recruitments as required
- Worked with the BCGEU on finalizing MOUs for the new Collective Agreement and updated exempt staff on the changes
- Provided additional resources and created a buddy system to support staff mental health and address overall staff well being as the pandemic evolved
- Complied with WorkSafeBC and Provincial health requirements to provide safe workspaces
- Developed necessary safe work procedures and programs to address exposure controls
- Assisted departments with pandemic messaging and safety protocols
- Assisted departments with tracking safety supply inventory (e.g. PPE, hand sanitizer etc.)
- Completed the annual OH&S statistical report
- Supported the Emergency Operations Centre in a Logistics capacity as required

2020 Q4 Planned Activities

- Coordinate educational and engagement opportunities for staff with respect to mental health well-being
- Represent HR at Interdependency, Strategic Planning and Business Continuity Sessions for 2020
- Continue to monitor safety supplies and responding to the changing dynamic with respect to COVID-19
- Finalize 2020 targeted safety programs and safe work procedures
- Develop the 2021 budget for HR
- Continue to review every job description on current maintenance schedule and evaluate new positions as needed
- Provide additional opportunities to update staff on the changes to the Collective Agreement
- Train the new Exempt Job Evaluation Committee on the HayGroup program
- Coordinate 360 degree reviews for supervisors and managers
- Organize and conduct the 2020 Staff Perception Survey

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Q3 Communications Update – For Information Only

Communications

2020 Q3 Completed Activities

- RDOS 2021 Budget Public Engagement: Finalized the plan and presented it to the Board
- Citizen Survey: Presented proposed questions to the Board
- Emergency Operations Centre: Prepared and distributed information releases
- Community FireSmart Website: Finalized content, forwarded to I.S. to build (Grant Funding)
- RDOS Regional Connections: Prepared site elements
- COVID-19: Worked with CAO to provide regular updates
- Loose Bay Campground: Prepared media briefing notes for Chair, attended steering committee conference calls, provided messaging background information to the District of Summerland
- Proposed Organics Composting Site: Finalize Pubic Engagement strategy and materials
- Public Meetings: Distributed an information release about electronic board meetings
- West Bench Transit Survey: Distributed information release
- Federal Funding Announcement: Shared Media Release and Backgrounder re: Fed-Provincial Infrastructure Grants for Naramata Recreation Access and Enhancement and Willowbrook Water Treatment: Chlorine Contact System
- Canada Day Video Message from the Chair

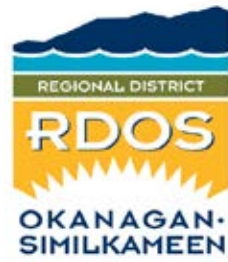
Q4 Planned Activities

- Citizen Survey: Finalize Questions, Prepare Regional Connections Survey and Public Engagement
- RDOS Regional Connections: Prepare to launch site with Citizen Survey
- FireSmart Website: Oversee site content and construction
- Proposed Organics Composting Site Public Engagement – Pending
- RDOS Fire Department Burning Bylaw – Provide Public Engagement support
- COVID-19 and Emergency Operations Centre: Distribute updates as required
- Web and Communications Committee – InterComm: Finalize Terms of Reference and hold inaugural meeting
- RDOS Community Champions: Finalize List and information distribution strategy

Respectfully submitted:

Erick Thompson

Communications Coordinator



2020 Corporate Action Plan

Q3 Report

2020 Corporate Action Plan

(Adopted 19 March 2020)

Dashboard

#	Objective	Status	Page
1.1.1	By achieving a high standard of financial management and reporting		1
1.1.2	By being an effective local government		1
1.2.1	By implementing the 2020 joint occupational health and safety action plan		2
1.3.1	By implementing an Organizational Development Program		2
2.1.1	By promoting regional district facilities and services		2
2.1.2	By engaging our citizens in the development and improvement of our programs		3
2.2.1	By continuously improving bylaws, policies and process within the organization		3
2.2.2	By implementing the regional transit future plan		4
3.1.1	By reviewing and updating the emergency management program		4
3.1.2	By implementing the Regional Trails Program		5
3.1.3	By implementing the 2019 phase of the parks program		5
3.1.4	By providing public recreational opportunities		5
3.2.1	By implementing the Asset Management Plan		6
3.2.2	By Initiating the Economic Development program for Electoral Area D		6
3.2.3	By Reviewing Long-Range Planning Documents		6
3.3.1	By implementing the 2019 Phase of the Solid Waste Management Plan		7
3.3.2	By implementing the Campbell Mountain Landfill infrastructure upgrades and requirements		7
3.3.3	By enhancing the Okanagan Falls Waste Water Treatment System		8
3.3.4	By enhancing Regional District Water System Delivery		8
4.1.1	By executing the Strategic Planning and Enterprise Risk Management Programs		9
4.2.1	By improving Regional District/ Municipal Relations		9

Dashboard

Progress Colour Key:

No Issues
Minor issue(s)
Significant issue(s)

GREEN
YELLOW
RED

For the full detail on each corporate objective refer to the appropriate # or page # in the document attached hereto.

Action Plan Definitions:

CAO = Chief Administrative Officer
MCS = Manager of Community Services
MFS = Manager of Financial Services
MHR = Manager of Human Resources
MIS = Manager of Information Systems
MLS = Manager of Legislative Services
MPS = Manager of Planning Services
MBE = Manager of Building and Enforcement
MES = Manager of Engineering Services
MO = Manager of Operations

Status Colour Key:

Q1 – Black
Q2 – Red
Q3 - Blue
Q4 - Green

Corporate Action Plan 2020

Key Success Driver 1.0: To Be a High Performing Organization

Goal 1.1 To Be an Effective, Fiscally Responsible Organization

Objective 1.1.1 - By achieving a high standard of financial management and reporting

#	ACTION	WHO	WHEN	STATUS
1.1.1.1	Receipt of an unqualified independent audit for 2019	MFS	Q2	Complete
1.1.1.2	Adoption of an informed 2020 – 2024 Financial Plan	MFS	Q1	Complete
1.1.1.3	Successfully meeting budget in 95% of established services	MFS	Q4	In Progress
1.1.1.4	Enhance the strength of performance indicators in the MD&A	MFS	Q4	In Progress
1.1.1.5	Review each program to determine if reserves are required and, if so, at what level.	MFS	Q4	In Progress
1.1.1.6	Develop a Fees and Charges Policy to provide a decision-making directive for the pricing of services;	MLS/ MFS	Q3	Move to Q4

Objective 1.1.2 - By being an effective local government

#	ACTION	WHO	WHEN	STATUS
1.1.2.1	Develop a workspace plan	MCS	Q3	In Progress Move to Q4
1.1.2.2	Complete negotiations for a revised collective agreement	CAO	Q1	Complete
1.1.2.3	Conduct Process Reviews on: <ul style="list-style-type: none"> · Invoicing · All external facility cash management · Landfill processes (entry to billing) 	MFS	Q4	<ul style="list-style-type: none"> · In Progress · Refer to Audit · Complete
1.1.2.4	Complete external IT assessment to better use technology at the RDOS.	MIS	Q3	Contract awarded In Progress Q4
1.1.2.5	Conduct cyber security training for all staff and Rural Directors	MIS	Q3	Move to Q4
1.1.2.6	Implement leadership training initiatives (Administrative Fairness, Transparency, FOI)	MLS	Q4	Legislative Wkshp

Goal 1.2 To Be a Healthy and Safe Organization				
Objective 1.2.1 By implementing the 2020 joint occupational health and safety program				
#	ACTION	WHO	WHEN	STATUS
1.2.1.1	Identify areas of regulatory non-compliance and develop a plan to close the gap	MHR	Q2	Complete
1.2.1.2	Keep the RDOS injury rate below the average for our WorkSafe BC classification unit	MHR	Q3	Complete
1.2.1.3	Implement an ergonomics program review throughout the organization	MHR	Q4	In Progress

Goal 1.3 To Cultivate a High Performing Organizational Culture				
Objective 1.3.1 By implementing an Organizational Development Program				
#	ACTION	WHO	WHEN	STATUS
1.3.1.1	Develop and support an employee organizational development committee	MHR	Q1	Complete
1.3.1.2	Create a 2020 organizational development action plan	MHR	Q2	On hold Suspended
1.3.1.3	Provide 360 evaluations for all supervisory staff	MHR	Q4	
1.3.1.4	Conduct a 2020 Staff Perception Survey	MHR	Q4	
1.3.1.5	Show improved results on the 2020 Staff Perception Survey over the 2019 Survey	MHR	Q4	

Key Success Driver 2.0: To Optimize the Customer Experience

Goal 2.1 To Provide a High Level of Customer Service				
Objective 2.1.1 By promoting regional district facilities and services				
#	ACTION	WHO	WHEN	STATUS
2.1.1.1	Develop a marketing program to promote understanding of RDOS Facilities and Services	MLS	Q2	Q4 - Modified due to COVID
2.1.1.2	Implement a rigorous program for the PAT trailer in 2020	MCS	Q3	Modified due to COVID
2.1.1.3	Evaluate our current regional recreation program initiative and submit an opportunities report	MCS	Q3	In Progress

Objective: 2.1.2 By engaging our citizens in the development and improvement of our programs				
#	ACTION	WHO	WHEN	STATUS
2.1.2.1	Conduct 4 service-related quality assurance surveys	MLS	Q3	In progress 1 to go
2.1.2.3	Initiate a 2020 Communication/Public Engagement Plan	MLS	Q1	Complete
2.1.2.3	Develop a schedule and attend community events throughout the Regional District	MLS	Q4	Schedule complete, but no events
2.1.2.4	Investigate the cost of technology to provide publicly accessible Board meetings	MIS	Q3	In progress Move to Q4
2.1.2.5	To investigate the establishment of a cemetery service for Electoral Area G	MLS	Q4	Complete

Goal 2.2 To Meet Public Needs Through the Continuous Improvement of Key Services				
Objective 2.2.1 By improving bylaws, policy and process within the organization				
#	ACTION	WHO	WHEN	STATUS
2.2.1.1	Bring 20 policies to Committee in 2020 for review	MLS	Q4	In progress Complete
2.2.1.2	Bring 8 Regulatory Bylaws forward to the Board for discussion and updating	MLS	Q3	In progress Complete
2.2.1.3	Update Invasive weeds and pest bylaws into a single Invasive Species Bylaw	MLS	Q3	Pending ministry approval
2.2.1.4	Adoption of an Okanagan Valley Consolidated Zoning Bylaw	MPS	Q3	Delayed Q4
2.2.1.5	Adoption of a Works and Servicing Bylaw	MPS	Q3	Delayed Q4
2.2.1.6	Implementation of new Development Services software	MBE	Q4	In Progress
2.2.1.7	To design and conduct a citizen survey in the regional district electoral areas	MLS	Q3	Launch in Q3 Underway

Objective 2.2.2 By implementing the 2020 phase of the regional transit future plan				
#	ACTION	WHO	WHEN	STATUS
2.2.2.1	Implement the 2020 phase of the Penticton – Kelowna Service	MCS	Q4	Suspended
2.2.2.2	Implement the West Bench Service	MCS	Q4	Suspended

Key Success Driver 3.0: To Build a Sustainable Region

KSD 3: BUILDING A SUSTAINABLE REGION				
Goal 3.1 To Develop a Socially Sustainable Region				
Objective 3.1.1 By reviewing and updating the emergency management program				
#	ACTION	WHO	WHEN	STATUS
3.1.1.1	Review and update the emergency program bylaw	MCS	Q2	Complete
3.1.1.2	Review and update the emergency response plan	MCS	Q2	Complete
3.1.1.3	Develop an emergency response plan exercise program and implement the 2020 phase	MCS	Q2	Complete
3.1.1.4	Upgrade the Kaleden E911 infrastructure	MCS	Q3	Complete
3.1.1.5	Commence the process to initiate a flood management mitigation service for Electoral Areas C and I	MLS	Q3	Detailed Design commenced
3.1.1.6	To investigate the conversion of the Lower Nipit Improvement District Letters Patent to the RDOS	MLS	Q3	Planning Grant Underway
3.1.1.7	To investigate the development of the Old Kaleden Road as an emergency egress	MCS	Q3	MoTI Road Started

Objective 3.1.2: By implementing the regional trails program

#	ACTION	WHO	WHEN	STATUS
3.1.2.1	Apply for tenure on the Okanagan River Flood Works between Road 9 to 18	MCS	Q2	Q3 Complete
3.1.2.2	Apply for tenure on the Okanagan Channel Flood Works between Road 22 and the McAlpine Bridge	MCS	Q2	Q3 Complete
3.1.2.3	Upon successful acquisition, cost the paving of the Canal trail between Road 22 and Road 9	MCS	Q3	2-Year timeline
3.1.2.4	Commence planning for a hike and bike link over Fairview Rd. into the Similkameen	MCS	Q3	Not Promising

Objective 3.1.3: By implementing the 2020 Phase of the Parks Program

#	ACTION	WHO	WHEN	STATUS
3.1.3.1	Implement the 2020 phase of the Heritage Hills Park development plan	MCS	Q4	Underway Complete
3.1.3.2	Implement the 2020 phase of the park development plan for the Coalmont Park	MCS	Q2	Complete
3.1.3.3	Implement the 2020 phase of the Wharf Park development plan	MCS	Q3	MoTI
3.1.3.4	Implement the 2020 phase of the Manitou Park development plan	MCS	Q4	Grant received
3.1.3.5	Implement the land acquisition process for West Bench Elementary School for public purposes	MCS	Q3	Q4
3.1.3.6	Develop a Regional Parks and Trails Master Plan	MCS	Q4	Deferred due to COVID-19
3.1.3.7	Work with the Apex Community Association to establish a Parks and Recreation Service	MLS	Q3	No contact
3.1.3.8	To determine the status of the 1912 Hotel and respond on the grant request for the stabilization project	MCS	Q3	Included in Parks Master Plan

Objective 3.1.4: By providing public recreational opportunities

#	ACTION	WHO	WHEN	STATUS
3.1.4.1	Devise a plan to renovate the Similkameen Swimming Pool	MCS	Q3	Underway

Goal 3.2 To Develop an Economically Sustainable Region				
Objective: 3.2.1: By Implementing the Asset Management Plan				
#	ACTION	WHO	WHEN	STATUS
3.2.1.1	Commence implementation of Stage 4 of the Asset Management Plan	MFS	Q4	In Progress
3.2.1.2	To introduce an asset/supply chain management program to the Regional District	MFS	Q3	In Progress

Objective: 3.2.2: Initiating the Economic Development program of Electoral Area D				
#	ACTION	WHO	WHEN	STATUS
3.2.2.1	Development of an Area "D" Economic Development Strategic Plan	MPS	Q3	In Progress Complete

Objective: 3.2.3: By Reviewing Long-Range Planning Documents				
#	ACTION	WHO	WHEN	STATUS
3.2.3.1	Initiate the development of an Electoral Area "G" Official Community Plan	MPS	Q4	(RFP Released) Re-issued
3.2.3.2	Complete the finalized draft of Electoral Area "A" Official Community Plan	MPS	Q4	(Draft OCP Done) Consultation issue
3.2.3.3	Initiate review of the South Okanagan Regional Growth Strategy	MPS	Q2	RFP Closed
3.2.3.4	Initiate a collaborative Regional Housing Needs Report	MPS	Q2	Complete
3.2.3.5	Initiate a Kaleden Area Development Plan upon successful creation of a Kaleden sewerage project	MPS	Q4	Pending
3.2.3.6	Review the Electoral Area "I" Zoning Bylaw to establish controls for tiny homes, shipping containers and B&B at Apex Mountain Resort.	MPS	Q4	On Track
3.2.3.7	Explore alternative energy sources to determine financial and environmental benefit	MCS	Q4	Sustainability Coordinator

Goal 3.3: To Develop an Environmentally Sustainable Region				
Objective: 3.3.1: By implementing the 2020 Phase of the Solid Waste Management Plan				
#	ACTION	WHO	WHEN	STATUS
3.3.1.1	Acquire a north regional organics facility site	MO	Q4	Complete
3.3.1.2	Commence development of the Oliver Organics Facility	MES	Q2	Complete
3.3.1.3	Work with the City of Penticton to create a plan to relocate the Penticton Compost Facility at CMLF	MO	Q4	2021
3.3.1.4	Complete a waste composition study (SWMP)	MO	Q4	

Objective: 3.3.2: By implementing the Campbell Mountain Landfill infrastructure upgrades and requirements				
#	ACTION	WHO	WHEN	STATUS
3.3.2.1	Complete the leachate treatment system review for design and implementation in 2021	MES	Q4	On track
3.3.2.2	Submit the revised Substituted Requirement application to MOE for the BioCover Project and proceed with landfill gas management system design	MES	Q4	application submitted
3.3.2.3	Submit leachate test results for the Keremeos landfill closure plan to MOE for approval	MES	Q4	On track (wells installed)
3.3.2.4	<ul style="list-style-type: none"> · Complete the detailed design of a revised entrance/exit for CML · Obtain any Land required for the access · Commence construction and scale purchase 	MES	Q3 Q4 2021	Under reconsideration

Objective 3.3.3 By enhancing RDOS Waste Water Treatment Systems				
#	ACTION	WHO	WHEN	STATUS
3.3.3.1	Complete the Okanagan Falls Wetland Project and commence the commissioning process with seeding of vegetation	MES	Q4	Complete; Commissioning underway
3.3.3.2	Present preliminary costs for the design and construction of the Kaleden Sewer Collection Project	MES	Q3	Complete
3.3.3.3	Complete construction of a solids dewatering works at the Okanagan Falls WWTP	MES	Q4	Delayed (insufficient funding)
3.3.3.4	Replacement of aging pumps and mechanical system at Liftstation #3	MO	Q3	Purchased pumps Underway
3.3.3.5	Commence a Liquid Waste Management Plan for Naramata for implementation in 2021	MES	Q4	In Progress

Objective: 3.3.4: By enhancing the Regional District Water System Delivery				
#	ACTION	WHO	WHEN	STATUS
3.3.4.1	Develop a Source Water Protection Plan for the Naramata Water System	MO	Q4	On Track
3.3.4.2	Completion of Olalla Water System Generator construction and commissioning	MES	Q2	Complete
3.3.4.3	Installation of SCADA system in the Missezula Lake Water System	MES	Q1	Complete
3.3.4.4	Initiate 2020 Phase of SCADA Master Plan for all water systems	MES	Q3	Complete
3.3.4.5	Complete design of high priority water main replacements in Naramata water system	MES	Q4	In Progress
3.3.4.6	Complete design of remaining water main replacements in Olalla water system	MES	Q4	In Progress
3.3.4.7	Retain Consultant to Complete Dam Safety Evaluation of Naramata Dams.	MES	Q3	Q2 Complete

Key Success Driver 4.0: Provide Governance and Oversight in a Representative Democracy

Goal 4.1 To Execute a Well-Defined Strategic Planning Cycle

Objective: 4.1.1: By executing the Strategic Planning and Enterprise Risk Management Programs.

#	ACTION	WHO	WHEN	STATUS
4.1.1.1	Adoption of the 2020 Corporate Business Plan	CAO	Q1	Complete
4.1.1.2	Update the Enterprise Risk Management Register and present to 2018-2022 Board of Directors	CAO	Q3	Referred to 2021
4.1.1.3	Initiate the 2021 Corporate Business Plan Cycle	CAO	Q3	Complete

Goal: 4.2. To Promote Board and Chair Effectiveness

Objective 4.2.1: By Improving Regional District/ Municipal Relations

#	ACTION	WHO	WHEN	
4.2.1.1	Identify relationship success factors	CAO	Q3	COVID
4.2.1.2	Open discussions with the City of Penticton for a co-located headquarters	CAO	Q2	Complete
4.2.1.3	Plan and implement an annual Board/member municipal council training program	MLS	Q4	Nov. 5 th
4.2.1.4	Open discussions with the City of Penticton about a Penticton/Peripheral Recreation Facilities Service	CAO	Q2	Complete

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Third Quarter Management Discussion & Assessment Report

Purpose:

A key responsibility for the Board of Directors is to provide oversight on the financial position of the corporation. In addition to the development and approval of the annual business plan and budget, is a quarterly review of the variance between the Income Statement and the Budget. Administration provides this to the Board in a narrative format with forecasts for year-end.

The third quarter report is an indicator of how the organization is tracking to the end of September. As we are now three quarters of the way through the fiscal year we should have a good idea of where we're going to end up, but still have the flexibility to make changes to influence the outcome at year-end. Certain services have been affected by the corona virus and the expenses would either be increased or decreased depending on the service, and this will be taken into account for this forecast.

Each manager reviews the services they are accountable for and provides explanations for any variance between expected and actual expense. Where actuals are higher than budget, they should either be explainable or corrections will be made to bring them back within estimates.

Business Plan Objective:

1.1.1 By providing the Board with accurate, current financial information

Analysis:

In the first nine months of 2020 the Regional District has spent just under \$26.6 million (52.1%) of its \$51.1 million dollar operating budget.

Managers have reviewed the actual revenues and expenditures up to September 30, 2020 and performed a forecast to year-end, in order to identify significant variances to the annual budget.

Services with material deficits (>\$5,000) and/or those first identified being of concern in the special May 21st, First Trimester Projection are highlighted below:

General Government (100) – this service has spent 72% of its budget and continues to forecast a year-end deficit of \$60,367.00 due to an impact of higher than anticipated legal expenditures and the write-off of the Appleton accounts receivable. A portion of this deficit may be reduced by reducing a portion of budgeted transfers to reserve at year-end. Additional opportunities to further reduce expenditures will be explored in the remaining quarter of 2020.

Electoral Area Planning (5000) – this service has spent 63% of its budget and at the second quarter update a year-end deficit was forecasted in the amount of \$19,746.38. This deficit has now been reduced to \$3,000 and will be completely eliminated by a further reduction in transfers to reserve at year-end.

Sterile Insect Release Program (6000) – this service is continuing to forecast a year-end deficit of \$17,791.87 due to the changes in parcel tax as administered by the SIR Board of Directors. This deficit will be recovered in the 2021 budget.

South Okanagan Transit (8600) – this service is forecasting a year-end deficit of \$5,301.18 due to reduced ridership revenue which is projected to be \$3,374 less than budgeted and a loss in the previous year in the amount of \$7,494. This deficit was reduced by \$5,000 by eliminating a budgeted transfer to operating reserve at year-end, without this reduction the deficit would have been \$10,301.18. The projected deficit will have to be collected in the 2021 budget, similar to the unbudgeted loss in last year's budget.

Bylaw Enforcement (5100) – this service continues to forecast a year-end deficit of \$10,244.79 due to the actual prior year surplus being less than budgeted. This deficit has almost been halved from what was forecast in May through reductions in operating expenditures. Additional opportunities to further reduce expenditures will be explored in the remaining quarter of 2020.

OK Falls Sewage Disposal (3800) – this service is currently projecting a deficit of \$5,333. In May the forecast was projected at a deficit of \$153k. Reducing wage expenditures from deferred hiring will address the deficit.

Building Inspection (2500) – this service is continuing to forecast a small surplus of \$21K due to reductions in operating expenditures, deferred hiring of a building official and the elimination of a position. This is a significant improvement from the deficit of \$45,496 that was forecast in May.

Naramata Water (3940) – In May, the projected deficit for this service was \$32K, currently the forecast for this service is a surplus in the amount of \$65,846. The main reason of the surplus is that transfer from reserves has been increased by \$120,000. This account has been flagged for further analysis.

Penticton Landfill (3500) – in May this service was forecasted to have a \$23k deficit. For the second quarter report it was stated that the service will have a balanced budget. As at the third quarter this service is projected to be on budget without any adjustments to reserves.

Loose Bay Campground (3905) – in the second quarter report this service was forecasting a balanced budget by year-end through reductions in planned transfers to reserve at year-end and additional grant and operating revenue, for the third quarter this budget is still forecasting a balanced budget. This service had originally forecast a deficit of \$10K in May.

Corporate Facilities (160) - this service had originally forecast a deficit of \$10K in May due to the additional costs of Covid-19, currently with adjustments to expenses the deficit has been reduced to \$3,248. With the reduction of year-end transfer to reserves, this service is forecasting a balanced budget by year-end.

Refuse Disposal – Keremeos, B/G Landfill (3400) – in the second quarter report this service was forecasting a balanced budget by year-end. For the third quarter, the forecast is a surplus of \$10,735, this is mainly achieved by a reduction of consulting cost in the amount of \$13,463 and through reduced wage expenditures which offset the impact of the Recycle BC contract. This service had originally forecast a deficit of \$10K in May.

Sun Valley Water System (3980) – in May this budget was forecasting a deficit of \$10k. The third quarter forecast is forecasting that the budget will be balanced by year-end.

Net Zero Recycling Facility (4320) – this service has no budget, but has an expense of \$22,002 of which \$21,121 are legal fees. These expenses are recoverable and will be invoiced to a third party.

Area D Economic Development (9380) – this service currently is forecasting a deficit of \$5,282. The wage and salary account can be reduced so that by year-end it will be balanced.

Respectfully submitted:

Jim Zaffino, Finance Manager

J. Zaffino, Finance Manager

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 15, 2020
RE: Board Policy Review

Administrative Recommendation:

1. THAT the Board of Directors adopt the amended "Fleet Acquisition, Replacement and Disposal Policy", and the amended "Exempt Employee Performance Planning and Review Policy".
 2. THAT the Board of Directors adopt the new "Public Complaint Resolution" and the "Official Recognition" policies.
 3. THAT the Board of Directors rescind the "Bylaw Enforcement – Pre-existing, Non-Compliant Buildings, Structures, or Things That Have Been Denied Variance Permits", the "Anti-Idling for RDOS Fleet Vehicles" and the "Proclamation" policies.
-

Purpose:

To ensure Regional District policies are relevant and reflect current practice.

Reference:

Regional District of Okanagan-Similkameen Policy Manual (<https://www.rdos.bc.ca/regional-government/board-policies>)

Draft amended Fleet Acquisition, Replacement and Disposal Policy

Draft amended Exempt Employee Performance Planning and Review Policy

Bylaw Enforcement - Pre-existing, non-Compliant Buildings, Structures, or Things That Have Been Denied Variance Permits Policy

Anti-Idling for RDOS Fleet Vehicles Policy

Business Plan Objective:

Goal 2.2 of the RDOS Corporate Action Plan is to meet public needs through continuous improvement of key services. One of the objectives of this goal is achieved by ensuring policies are current and reflect the priorities of the Board of Directors.

Analysis:

Board policy provides direction for the consistent administration of recurring issues. Policy statements allow Administration to carry on their day-to-day chores transparently, consistently, fairly and in a manner preferred by elected officials. It's important that a process to ensure the timely review and

update of Board policies is practiced and that current policies are easily available for the public to access.

The Management Team regularly reviews Board policies. From time to time, some policies are identified as potentially benefitting from a revision, or as being no longer relevant.

Fleet Acquisition, Replacement and Disposal Policy (to amend)

The draft revision of this policy was reviewed at the February 6, 2020 Corporate Services Committee meeting but has not yet been adopted by the Board. Proposed changes include:

- Adding additional scoring criteria related to fuel efficiency and vehicle emissions.
- A business case will be required in order to keep a vehicle in the RDOS fleet beyond 12 years.

Exempt Employee Performance Planning and Review Policy (to amend)

The Corporate Services Committee was advised on April 16, 2020 that the economic challenges as a result of COVID-19 necessitated a change in management structure, eliminating the second tier of management. This change necessitates a revision to the Exempt Employee Performance Planning and Review Policy. Additionally, it is suggested to remove compensation for superior performance.

Proposed changes include:

- Removal of reference to “Senior” management
- Removal of performance rewards
- Removal of reference to weighted corporate objectives in annual business plan

Official Recognition Policy (to adopt)

The draft Official Recognition policy established guidelines for occasions when an official recognition of an event by the Regional District is appropriate. The following topics are addressed:

- Display of flags
- Expressions of Condolence and Moments of Silence
- Acknowledgement of community members
- Elections and appointments
- Volunteer acknowledgement
- Proclamations

Public Complaint Process Policy (to adopt)

The draft Public Complaint Resolution policy provides a fair complaint procedure for complaints raised by members of the public regarding program and service delivery. The policy does not address complaints about non-Regional District services, internal employee complaints or matters handled by tribunals, courts of law or quasi-judicial boards. This draft policy arises out of an initiative to be more transparent and responsive to member of the public regarding Regional District matters.

Bylaw Enforcement – Pre-existing, Non-Compliant Buildings, Structures, or Things That Have Been Denied Variance Permits Policy (to rescind)

This policy was identified by Administration as not serving a purpose. The policy directs staff to proceed to enforcement of land use bylaws in cases where the Board has denied a Variance Permit, which is the usual course of action if a variance has been denied.

Anti-Idling for RDOS Fleet Vehicles Policy (to rescind)

This policy directs that fleet vehicles shall not idle for more than three minutes, except under certain exemptions. While Administration continues to be supportive of limiting unnecessary vehicle idling as a means of reducing air pollution, it should be classified as an Administrative Directive as opposed to a Board policy.

Proclamation Policy (to rescind)

This policy has been incorporated into the draft Official Recognition policy. If the Board of Directors adopts the Official Recognition policy, the Proclamation policy becomes redundant.

Other policies reviewed by Administration and forwarded to the Board of Directors in 2020 include:

- Mutual Aid Cost Recovery (rescinded January 2020)
- Emergency Response Outside of Service Area (rescinded January 2020)
- Beer Garden License Application Referral (rescinded January 2020)
- Internal Audit – RDOS departments (rescinded January 2020)
- Regional Grant in Aid (reviewed March 2020)
- Landfill Customer Accounts (amended April 2020)
- UMCM Meeting Requests (adopted June 2020)

Additionally, the following policies were reviewed by Administration and they were determined to still be current and relevant in their existing form:

- Area Director and Peripheral Website
- Elected Officials Conference Compensation
- Manufactured Home Park Redevelopment
- Property Tax Exemption
- Public Works Sewer Plans and Service Records
- Screening Officer Bylaw Notice

Alternatives:

1. THAT the Board not adopt the amended “Fleet Acquisition, Replacement and Disposal Policy”, and the amended “Exempt Employee Performance Planning and Review Policy”.
2. THAT the Board not adopt the “Official Recognition” and “Public Complaint Resolution” policies.
3. THAT the Board of Directors rescind the “Bylaw Enforcement – Pre-existing, Non-Compliant Buildings, Structures, or Things That Have Been Denied Variance Permits Policy”, and the “Anti-Idling for RDOS Fleet Vehicles”.

Communication Strategy:

The Board Policy Index on the RDOS website is updated as policies are adopted, revised or rescinded. Additionally, staff is advised of any change in policy through the staff Intranet.

Respectfully submitted:

"Gillian Cramm"

G. Cramm, Legislative Services Coordinator

Endorsed by:

C. Malden, Manager of Legislative Services

Appendix A: Policies that Pertain to Members of the Board of Directors

- Area Director and Peripheral Website
- Board and Committee Delegation
- Board Correspondence
- Code of Ethics
- Communications
- Community Works Gas Tax Funding
- Conflict of Interest
- Decision-Making Guidelines
- Director and Alternate Director
Accident Insurance
- Directors Mobile Computer
- Elected Officials Conference
Compensation
- Electoral Area Grant in Aid
- Electronic Mobile Communication
Device
- Harassment, Bullying & Discrimination
- Information Systems Use and Social
Media
- Insurance Coverage – Rental & Personal
Vehicles
- Multiculturalism
- Proclamation
- Terms of Reference – Select
Committees
- UBCM Meeting Requests

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD POLICY**

POLICY: Fleet Acquisition, Replacement and Disposal Policy

AUTHORITY: Board Resolution dated August 4, 2016.

POLICY STATEMENT

The acquisition, replacement and disposal of Regional District fleet vehicles will be undertaken in an efficient and cost effective manner that minimizes greenhouse gas emissions and maximizes life-cycle economics while taking into account the individual services' current and future needs.

PURPOSE

To establish the method and criteria for procurement and subsequent disposal of the safest, most fuel efficient vehicles that meet department needs. Vehicle acquisitions will seek to optimize the fleet size, support climate action initiatives by minimizing the environmental impact of owning and operating vehicles and provide the best overall value for the Regional District. Vehicle disposals will be done in a fair, transparent manner that maximizes value.

DEFINITIONS

RDOS – Regional District of Okanagan Similkameen

Fleet vehicles– all vehicles, except specialized Emergency response vehicles, owned by the RDOS

Green Alternative vehicles – vehicles that emit low or zero emissions; typically powered by fuels other than gasoline or diesel

Right sizing – vehicles purchased to meet the average or usual anticipated use of the vehicle.

RESPONSIBILITIES

Department managers will assess operational needs and identify any new or replacement vehicle requests during the annual budget process.

The Board will consider each request for new/replacement vehicles during the annual budget process.

The Board will be notified of any unanticipated, “emergency” replacements as they occur throughout the year. The Board will consider each emergency replacement as they occur.

PROCEDURES

Department managers will ensure right sizing of vehicle purchases. Some items to be considered when determining a vehicle to meet right sizing are:

- a) Engine size
- b) Vehicle weight
- c) Average carrying capacity (if applicable)
- d) Average passenger capacity
- e) Average terrain (all wheel drive/four wheel drive requirements)
- f) Acceptable safety equipment

When more than one type of vehicle make and/or model is suitable to meet right sizing, life cycle costs including capital costs, maintenance costs, fuel costs and resale value should be considered. **Refer to Life Cycle Costing Matrix.**

The lowest GHG emission fuel possible should be purchased for all fleet vehicles. Green alternative vehicles should be selected whenever operationally suitable.

Use the Canadian Fuel Consumption Guide provided by Natural Resources Canada to review efficiency and GHG emissions. The yearly cost of the vehicle can also be found here for life cycle costing.

All fleet vehicles will be standardized in color. All fleet vehicles will be outfitted with the appropriate RDOS logo decals.

Department managers will work collaboratively with other departments requiring vehicles to solicit the most desirable quote from prospective vendors and ensure purchasing policy requirements are met for any vehicle acquisition.

Replacement vehicles reaching the service life replacement trigger points, will be assessed using the "Vehicle Replacement Guide Scoring Sheet" (see attached). The scoring sheet will accompany any subsequent budget requests.

Due to safety and GHG concerns, after 12 yrs. all vehicles will be removed from service unless a business case can be made to preserve them.

The RDOS will only make urgent "safety related" repairs immediately prior to disposition of any vehicle.

Department managers will ensure vehicles under their authority maintain a preventative maintenance program to maximize useful life.

Disposal of any vehicle will seek to maximize value to the RDOS.

Methods of disposal include; internal reassignment between services at an agreed upon fair market value, trade-in and offer for sale to public. If a vehicle is deemed obsolete or unsafe for resale, it will be sold when possible, for scrap metal.

Disposals will not be made to RDOS employees or Board Members without written consent from the Chief Administrative Officer.

Related Links:

<https://www.nrcan.gc.ca/energy-efficiency/energy-efficiency-transportation/2019-fuel-consumption-guide/21002>

http://www.greeningtheblue.org/sites/default/files/UNSP_Product%20Sheet_Vehicles_basic%20and%20advanced_all%20regions.pdf

<https://toolkit.bc.ca/tool/life-cycle-costing>

RDOS VEHICLE REPLACEMENT GUIDELINE SCORING SHEET

Inspection date: _____

Unit number: _____ VIN: _____

Vehicle Make/Model: _____ In-service date: _____

Kilometers or Hours: _____

Dept. Assigned to: _____

FACTOR	DESCRIPTION		POINTS
Age	One point for every year of service from manufacture date		
Mileage	One point for every 20,000 kms.		
Type of Service	1 to 5 points based on type of service		
	Constant Heavy Use (e.g. Utilities)	5 Points	
	Occasional Heavy Use (e.g. Parks)	4 Points	
	Medium Use (e.g. Inspections)	3 Points	
	Light Use (e.g. Landfills)	2 Points	
	Administrative Use (e.g. Pool Vehicles)	1 Points	
Reliability	Frequency of Repairs (in addition to regular preventative		
	Pending major repairs	10 Points	
	In shop once per month	8 Points	
	In shop every 2 months	6 Points	
	In shop every 4 months	4 Points	
	In shop every 6 months	2 Points	
Condition	General Exterior Appearance Integrity of Interior Rust, Dents etc.	Good	1 Point
		Fair	3 Points
		Poor	5 Points
Deduction	Deduct 5 Points if vehicle is still under manufacturer's warranty		
Efficiency	Vehicle Fuel Efficiency (Based off U.N. Sustainability Guidelines) Adjust Annually.	≤5 l/100km	0 points
		6 ≤ x < 5 l/100km	2 points
		8 ≤ x < 6 l/100km	4 points
		10 ≤ x < 8 l/100km	6 points
		>10 l/100km	8 points
Emissions	1 point for each 10% over the current model year emissions output for the same vehicle or equivalent	Ex. 1 point= 10% Ex. 2 point= 20% Ex. 3 point= 30%	
TOTAL POINTS			

Points Ratings	Under 20	Condition 1	Excellent
	20 to 25	Condition 2	Good
	26 to 30	Condition 3	Fair
	31 to 35	Condition 4	Poor (consider replacement)
	Over 35	Condition 5	Replace

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD POLICY**

POLICY: Exempt Employee Performance Planning and Review

AUTHORITY: Board Resolution dated July 2, 2015.

POLICY STATEMENT

It is a policy of the Regional District of Okanagan-Similkameen that, in order to achieve the Board's goals and objectives, the Board shall develop a framework and implement a system to assess the performance, provide adequate compensation and incent superior performance of the Officers and Managers of the RDOS annually.

PURPOSE

1. To provide a link between Board expectations and the performance of Officers, Managers and Confidential Employees at the Regional District of Okanagan Similkameen (the "RDOS").
2. To ensure the Board has the opportunity to make informed decisions on the provision of adequate base compensation to secure and retain the services of exempt employees with the skills, abilities and competencies necessary to achieve the goals of the RDOS.
- ~~3. To establish a process to link compensation to performance and provide an objective basis for recognizing and rewarding superior performance.~~
- ~~4.3.~~ To focus management performance on achieving the Corporate Business Plan.
- ~~5.4.~~ To facilitate coordination and teamwork among the organization's senior management team.

DEFINITIONS

1. "Administrative Support" means human and financial resources provided by the CAO to carry out a function in support of the RDOS Board or its Committees.
2. "Board" means the Board of Directors for the Regional District of Okanagan Similkameen.
3. "CAO" means the Chief Administrative Officer of the Regional District of Okanagan Similkameen, duly appointed by resolution or bylaw of the Board of Directors, and holding the designations under s. 197, 198 and 199 of the Local Government Act.
4. "CFO" means the person appointed as Chief Financial Officer by the CAO and delegated the responsibility of s. 199 of the Local Government Act.
5. "Chair" means the person elected as Chairperson of the Board of Directors for the Regional District of Okanagan Similkameen by his peers on the Board.
6. "Committee" means a standing, select or ad hoc committee of the Regional District of Okanagan Similkameen.

-
7. "Exempt Employees" mean all those employees of the Regional District of Okanagan Similkameen excluded from the Union, including those in Officer, Manager and Confidential positions.
 8. "Governance" means the process of exercising corporate leadership by the policy-making authority on behalf of the organization as a whole in terms of its purpose, control, and future.
 9. "Manager of Legislative Services" means the person delegated the responsibility of s. 198 (Corporate Officer) of the Local Government Act by the CAO.
 10. "Member" means an individual member of the Board of Directors.
 11. "RDOS" means the Regional District of Okanagan Similkameen.
 12. "~~Senior~~ Management Team" means the ~~Senior~~ Management Team for the Regional District of Okanagan Similkameen, as appointed by the CAO.
 13. Whenever the singular, masculine or feminine is used in this Policy it shall be interpreted as if the plural, feminine or masculine has been used where the context so requires.

RESPONSIBILITIES

The Board shall:

1. Govern the RDOS consistent with its Legislation, Bylaws, Mission Statement, Values and Budget.
2. Adopt an Annual Business Plan, ~~including weighted corporate objectives.~~
3. Annually budget an aggregate amount for salary increases and performance rewards for the Exempt Employee Group.
4. On an annual basis, review compensation for Exempt Employees at Budget committee and authorize the CAO to increase salaries for exempt employees based on year-over-year adjustments to the BC Cost of Living Index.
5. Annually review a Corporate Services Committee Report on the performance of the CAO based on achievements against the annual Business Plan (80%) and personal performance (20%).
6. Maintain possession of this policy and any amendments thereto shall be made by resolution of the Board.

Individual Board Members shall:

7. Participate in the annual electronic performance evaluation of the CAO.

The Corporate Services Committee shall:

8. Administer the Exempt Employee Performance Planning and Review Policy and recommend amendments to the Board, if any.
9. When required, review the base compensation paid to Exempt Staff, informed by a market survey of benchmarked positions and submit a recommendation to the Board for the subsequent year's base pay.
10. Annually review a consolidated performance evaluation for the CAO based on achievements against the annual Business Plan (80%) and personal performance (20%).

The CAO shall:

11. Within Budget, establish rates of pay for the Exempt Group.
12. Present a Business Plan to the Board by December 31st of each year setting out the objectives for the subsequent year to achieve the strategic goals, ~~prioritized and weighted.~~
13. Present an assessment of the corporate performance against the Business Plan to the Corporate Services Committee in January of the subsequent year, which shall be integral to the performance evaluation calculation.
14. Evaluate the performance of the ~~Senior~~ Management Team against their duties ~~and award a performance reward to the Senior Management Team, if warranted, assessed on their success on corporate (70%) and personal (30%) objectives.~~
15. Ensure that all exempt employees receive a formal annual performance review.
16. Assign administrative support to the Corporate Services Committee for the review of survey results and undertake any instructions therefrom to address threats or opportunities identified.

EVALUATION CRITERIA:

1. The Chief Administrative Officer holds a strategic leadership position within the organization and the CAO Performance Planning and Review Process will address the competencies of critical importance to the success of the Regional District of Okanagan Similkameen:
 - **Communicates Clearly:** Listens to others, provides clear translation between the Board and staff, presents well at all levels and in all mediums.
 - **Leadership:** Supports the Board in maintaining a strategic focus in the organization, assisting and supporting the Board in maintaining operational readiness;
 - **Organizational Development:** Evaluates the CAO's performance on his ability to develop and lead a high performance team;

-
- **Systems Thinking:** Understands the big picture and forms linkages between strategy and action. Can grasp complexities and identify policy and priority contradictions;
 - **Nurtures Relationships:** Builds trust and respect with others and moves towards win/win situations;
 - **Understands Political Sensitivities:** Understands governance responsibilities and can bridge the political/administrative interface. Ensures implementation of the Board's decisions.

PROCEDURES

The Corporate Services Committee shall:

1. November - Review the profile and the competencies required for the CAO position as a basis for the annual CAO Evaluation Survey by the Board.
2. November - Develop an **electronic** survey tool to allow the Board Members to measure the CAO's success against the profile and competencies for the position. Administrative Support shall be provided by the Manager of Human Resources.
3. December - Survey all Board Members.
4. January - Review a report from the CAO on the corporate performance against the previous year's annual business plan and develop a point-rating for the corporate component of the CAO Performance Evaluation.
5. January - Review the results of the Board Evaluation of the CAO Survey, both quantitative and qualitative, in-camera. This survey shall be non-attributable and the CAO shall be invited to participate in the review at Committee.
6. Information obtained or disclosed during the evaluation process shall be confidential to the Board and the CAO and will not be used or disclosed except as defined per the Policy.

CAO Evaluation by Employees:

7. December – The HR Manager will develop and distribute an electronic survey to allow Employees to evaluate the performance of the CAO. The survey should be designed with questions that could be responded to fairly by employees to be used to assist the Corporate Services Committee in their assessment of the CAO's personal performance.
8. This survey shall be non-attributable.
9. January - Results of the Survey, both quantitative and qualitative, shall be provided to the Corporate Services Committee.
10. The CAO shall be invited to participate in the review at Committee.

-
11. Information obtained or disclosed during the evaluation process shall be confidential to the Board and will not be used or disclosed except as defined per the Policy.

CAO Base Compensation

12. It is a priority of the Board to remain competitive with their compensation practices in order to attract and retain competent employees.
13. January - the Corporate Services Committee shall obtain a report from the Manager of Human Resources on CAO Compensation. Every 3rd year, the HR Manager shall produce a report that compares remuneration of similar positions to the CAO across a broad range of organizations as a foundation for their analysis of the CAO salary and to determine if adjustment to the range is required.

CAO Performance:

14. The CAO shall provide the Corporate Services Committee with the following information to assist with the performance evaluation:
- a. The Business Plan; quantitative results
 - b. A Self-Assessment
 - c. The Job Description for the position
 - d. The Employee Survey Results
 - e. The Board Evaluation Results

The CAO shall:

15. Conduct performance evaluations on the members of the ~~senior~~ management team annually ~~and issue performance rewards to the Senior Management Team, excluding the CAO, based on performance judged to be superior for that calendar year.~~
16. The CAO shall brief the Corporate Services Committee on the results of the annual ~~Senior~~ Management Team performance evaluations ~~and performance rewards.~~

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD POLICY**

POLICY: Public Complaint Resolution

AUTHORITY: Board Resolution dated _____

POLICY STATEMENT

The Regional District shall provide a timely and fair response to complaints. Complaints shall be viewed as an opportunity to improve program service delivery. Any person making a complaint shall be provided the opportunity to do so, free from actual or threatened negative consequences regardless of what the complaint is regarding, who it is direct to, or the eventual outcome.

PURPOSE

The purpose of the Public Complaint Resolution Policy is to promptly and effectively address program and service delivery concerns raised by members of the public. The policy will assist to provide excellent service to the public and contribute to the continuous improvement of Regional District operations. The Regional District of Okanagan-Similkameen strives to increase customer satisfaction by:

- providing a fair complaint procedure which is clear and easy to use for anyone wishing to make a complaint;
- providing a timely and reasonable response to complaints; and
- using complaints as an opportunity to improve program and service delivery issues.

This policy does not address complaints regarding non-Regional District services, issues addressed by legislation, a decision of the Board, internal employee complaints or matters that are handled by tribunals, courts of law, and quasi-judicial boards.

DEFINITIONS

“Board” means the Board of the Regional District of Okanagan-Similkameen

“CAO” means Chief Administrative Officer of the Regional District of Okanagan-Similkameen

“Chair” means the person elected as Chairperson of the Board of Directors for the Regional District of Okanagan-Similkameen

“Director” means an elected or appointed Director of the Regional District of Okanagan-Similkameen, an appointee to a board, committee, commission, plan, task force or other body of the Regional District of Okanagan-Similkameen

“Investigator” means the CAO or designated department manager tasked with conducting an investigation into the complaint

“Regional District” means the Regional District of Okanagan-Similkameen

COMPLAINT DEFINITION

A complaint is an expression of dissatisfaction with respect to a contradiction in policies or procedures related to Regional District programs, services, facilities or staff members, where a member of the public believes that the Regional District has not provided a service experience to the customer's satisfaction at the point of service delivery and where a response or resolution is expected.

A complaint is distinct from:

- A request for service made on behalf of a citizen for a specific service,
- A general enquiry or specific request for information regarding Regional District services
- An opinion or feedback, comment, or expression of interest in a program or service processes
- A suggestion or idea submitted by a customer with the aim of improving services, programs or processes

In order to resolve a complaint, the Regional District requires the complainant's personal information including name and contact information. Therefore, anonymous complaints cannot be addressed.

APPLICATION

All employees, Directors and committee members should have a clear understanding the Complaint Administration Procedure.

COMPLAINT ADMINISTRATION PROCEDURE

A. Frontline Resolution

The complainant should attempt to resolve concerns by dealing with the applicable Regional District employee or immediate supervisor directly involved with the issue, where appropriate.

Regional District employees have a responsibility to attempt to resolve an issue or concern before it becomes a complaint and to identify opportunities to improve Regional District services where deficiencies are noted.

B. Complaints

If a complainant does not consider their matter was not resolved through a frontline resolution, a formal complaint may be submitted to the CAO on the Regional District of Okanagan-Similkameen Complaint Form (Appendix A). All information, including name and contact information, must be complete to initiate an internal investigation.

Administration

The CAO, or designate, shall log the complaint within the 'Complaint Registry', assign a tracking number and acknowledge receipt of the complaint within 4 business days.

During this phase, the CAO or designate shall:

- a. Contact the complainant, acknowledging receipt of the complaint, and provide a tracking number for reference purposes.
- b. If needed, clarify the complaint with the complainant obtaining additional detail.
- c. If appropriate, transfer complaint to the Manager of the appropriate department. In the case of a complaint regarding the CAO, the complaint shall be transferred to the Chair.

Investigation

The Manager, or designate, of the applicable department and CAO, or designate, shall conduct an investigation into the nature of the complaint.

If a complaint is made against the CAO, the Chair shall conduct the investigation or designate a solicitor, or other qualified individual at arms-length of the regional district.

The designated investigator shall review the issues identified by the complainant, and in so doing they may:

- Review relevant regional, provincial or federal legislation
- Review Regional District policies, procedures and any existing file documents
- Interview employees or members of the public involved in the issue(s)
- Identify actions that may be taken to address the complaint or to improve Regional District operations
- Provide a resolution report to the CAO or Chair

Decision

Within thirty (30) calendar days of receipt of the complaint, the designated investigator shall make a determination as to the validity of the complaint (determine that the complaint was valid, not valid, valid in part, vexatious, or unfounded). The designated investigator shall recommend an appropriate resolution which may include initiating changes to procedure, initiating the progressive disciplinary process or any other suitable resolution as may be appropriate in the circumstances.

A written response shall be provided to the complainant and shall include whether or not the complaint was substantiated with reasons for the decision and any actions the regional district has or will take as a result. Details of the information provided may include the following where appropriate:

- Overview of complaint
- Detail of how the investigation was conducted
- Summary of the facts
- Outline of the findings
- Identification of next steps
- Suggestions of appropriate resolution along with the rationale supporting the proposed resolution

If the complaint is complex, the response provided may identify a need for additional time. Justification and an estimated timeline will be provided within this correspondence.

The decision shall be considered final. There are no appeal mechanisms at the Regional District level. If the complainant is dissatisfied with the response, they are invited to contact the Ombudsperson's office.

C. Records Management & Personal Information

A copy of the complaint and response shall be maintained in accordance with the Records Retention Policy.

The Regional District will adhere to all applicable legislation regarding privacy in accordance with the *Freedom of Information and Protection of Privacy Act*. All complaint records will be kept securely and in accordance with corporate policy and legislative responsibilities.

Personal information on the complaint is treated as confidential to protect the privacy of the complainant. However, complainants should be aware that certain circumstances may indirectly identify them during an investigation.

RETRIBUTION

Allegations of retribution or threat of retribution against a complainant or anyone cooperating with an investigation under this policy shall be investigated in accordance with current Code of Ethics, Code of Conduct, and Harassment and Bullying and Discrimination policies.

REFERENCE

- Ombudsperson Act, RSBC 1996
- Freedom of Information and Protection of Privacy Act, RSBC 1996
- Records Management Policy
- Code of Conduct Policy
- Code of Ethics Policy
- Harassment and Bullying Policy
- Discrimination Policy

Appendix A

Public Complaint Form
CONFIDENTIAL

Date:	
Name: (Please Print)	
Contact Information: (Phone number and email address)	
Date of Incident: (if applicable)	
Name of RDOS Representative and Department with whom you were dealing with (if known and if applicable)	
Complaint:	

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD POLICY**

POLICY: Official Recognition Policy

AUTHORITY: Board Resolution dated _____.

POLICY STATEMENT

PURPOSE

The purpose of the policy is to establish guidelines and ensure that occasions of Official Recognition are handled in a consistent and appropriate manner.

PROCEDURES

Display of Flags:

The National Flag of Canada, the flag of British Columbia and the flag of the Regional District shall be displayed in accordance with Government of Canada Rules for flying the National Flag of Canada, and the Province of British Columbia Flag Protocol. The following shall be adhered to:

- All flags should be in good condition and should never touch the ground when being raised, lowered or removed.
- Where there is only one flag pole, the National Flag of Canada shall be flown.
- When two flags are displayed, both flags are to be flown on separate poles and are to be flown at the same height.
- Placement of flags to an observer facing the flags, the position of the honoured flag shall be on the left. For example, when the Canadian flag and the B.C. flag are flown together, the Canadian flag is positioned on the left and the B.C. on the right.
- When three flags are displayed, the position of the honoured flag is in the centre. To an observer facing the display, the second-ranking flag (in order of precedence) is placed to the left of centre and the other to the right. For example, when the Canadian flag, B.C. flag and the Regional District of Okanagan-Similkameen (RDOS) flag are flown together, the B.C. flag is on the left, the Canadian flag is in the middle and the RDOS flag is on the right.

Half-Masting:

Flying of flags at half-mast represents a period of official mourning or commemoration. When lowering to half-mast, the flag should be raised fully to the top of the flagpole, then lowered immediately to the half-mast position.

If more than one flag is being flown, then all flags must be half-masted. Half-masting is to occur from the time of notification of death until sunset on the day of the funeral, on the following occasions:

Federal
Death of the current Sovereign, the current or former Governor General or the current or former Prime Minister
Death of a Member of the House of Commons that represents a riding within the Regional District of Okanagan-Similkameen.

Provincial
Death of the current or former Lieutenant Governor or current or former Premier of British Columbia
Death of a Member of the Legislative Assembly that represents a riding within the Regional District of Okanagan-Similkameen

Regional
Current Board Member
Current First Nations Leader within the Regional District of Okanagan-Similkameen boundaries
Current Regional District of Okanagan-Similkameen employee

Special Days	
April 28	Day of Mourning (Workers)

On the death of a person, or an event, the Chief Administrative Officer, in consultation with the Chair, shall have the authority to bestow this honour on behalf of the Regional District of Okanagan-Similkameen

Should half-masting need to commence on a weekend or statutory holiday, flags will be lowered on the Friday evening prior to the half-masting date and raised again on the morning of the next business day.

Expressions of Condolence and Moments of Silence

The RDOS Board may from time to time observe a brief period of silence in commemoration of solemn occasions. If a member wishes the Board to observe a moment of silence during a meeting, the member must consult with the Chair and/or Vice-Chair prior to the meeting. If approved, during the meeting, the Chair will introduce the moment of silence for the occasion during the meeting outlining that prior consultation has occurred and that the moment of silence has been agreed upon for the occasion.

Instances may include:

- Death of a current or former Board member
- Death of a current or former alternate Director
- Death of local Indian Band Chief or councillor
- Death of mayor or councillor from a member municipality
- Death of school district trustee
- Death of current or former employee
- Tragic incident in the community, province or country

Acknowledgement of Community Members

Electoral Area

An Electoral Area Director may recognize the contributions made by a member of their community. A Certificate of Recognition or Appreciation may be signed by the Electoral Area Director in recognition of their contributions. The Electoral Area Director may elect to purchase, from their contingency budget, an award for the member of the community in recognition of outstanding service. Any award may be considered a taxable benefit for the recipient.

Regional Area

In consultation with the Chair, an Electoral Area Director may recognize the contributions to the Regional area made by a member of their community. A Certificate of Recognition or Appreciation may be signed by both the Chair and the Electoral Area Director. The Electoral Area Director may elect to purchase an award for the member of the community in recognition of outstanding service. Any award may be considered a taxable benefit for the recipient.

Elections and Appointments

When a Prime Minister or Premiere has been elected, the Chair on behalf of the Board of Directors of the Regional District of Okanagan-Similkameen shall provide a letter of Recognition to the new elected official.

Upon appointment to the Ministry of Municipal Affairs, the Chair on behalf of the Board of Directors of the Regional District of Okanagan-Similkameen shall provide a letter of Recognition to the newly appointed minister.

Upon election as Chief or Councillor of Penticton Indian Band, Osoyoos Indian Band, Lower Similkameen Indian Band, Upper Similkameen Indian Band or Chair of the Okanagan Nation Alliance, the Chair on behalf of the Board of Directors of the Regional District of Okanagan-Similkameen shall provide a letter of Recognition.

Volunteer Acknowledgement

All volunteers shall be invited and acknowledged at a year end reception, hosted by the RDOS.

Proclamations

All requests for the issuance of proclamations will be referred to the Manager of Legislative Services to acknowledge the request and advise the requesting individual or organization that the Regional District declines to issue proclamations in accordance with Board Policy.

The Regional District does not have any statutory authority in accordance with the Local Government Act or the Community Charter for the issuance of proclamations.

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

P O L I C Y

POLICY NO: **P4020-00.05**

Page 1 of 1

SUBJECT: **BYLAW ENFORCEMENT – PRE-EXISTING NON-COMPLIANT BUILDINGS, STRUCTURES, OR THINGS THAT HAVE BEEN DENIED VARIANCE PERMITS**

Effective Date
June 19, 2008

Amendment

Board Resolution
B256/08

Administered By
Development Services

BACKGROUND

The Local Government Act, Section 266:

- Authorizes Regional Districts to make bylaws for the purpose of enforcing the bylaws of the Regional District.

RDOS Enforcement Bylaw No. 708:

- States that contravening RDOS bylaws is a punishable offense subject to the regulations set out in the relevant bylaw.

Land use bylaw enforcement is currently undertaken upon written complaint, unless directed otherwise by the RDOS Board.

POLICY

That staff are directed to proceed immediately with enforcement upon denial of Variance Permits for pre-existing non-compliant buildings, structures, or things in the context of the applicable land use bylaw and its regulations.

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD POLICY**

POLICY: Anti-Idling for RDOS Fleet Vehicles

AUTHORITY: Board Resolution No. B201/07 dated April 19, 2015.
Administrative Review July 14, 2015

POLICY STATEMENT

The Regional District of Okanagan-Similkameen (RDOS) endeavours to build a sustainable community through environmental stewardship.

PURPOSE

The RDOS is committed to reduce unnecessary vehicle idling as a means of reducing air pollution, harmful greenhouse gas emissions and fuel expense.

DEFINITIONS

“Idle” means the state in which vehicle engine is running but is not in gear.

“Operator” means any Regional District employee or Director that operates a Regional District vehicle.

PROCEDURES

No operator of an RDOS fleet vehicle shall permit the engine of that vehicle to idle for more than three (3) consecutive minutes except as provided in under the “Exemptions” listed below.

Exemptions:

This policy shall not apply when:

- a) A vehicle is forced to remain motionless because of traffic;
- b) The primary propulsion engine of a vehicle is providing a power source necessary for operations other than propulsion;
- c) The primary propulsion engine of a vehicle is being operated at idle to conform to manufacturers warm up and cool down specifications, for maintenance or diagnostic purposes, or by manufacturer’s engaging the engines in testing for research and development.

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD POLICY**

POLICY: Proclamation Policy

AUTHORITY: Board Resolution dated July 16, 2015.

POLICY STATEMENT

A proclamation is a public or official announcement made by declaration of a public body. The Regional District of Okanagan-Similkameen does not have any statutory authority in accordance with the *Local Government Act* or the *Community Charter* for the issuance of proclamations.

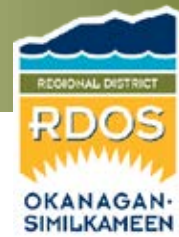
PURPOSE

To provide direction that formalizes the resolution of the Board on handling proclamation requests and to eliminate unnecessary administration of proclamations where the Regional District of Okanagan-Similkameen has no statutory authority.

The Board of Directors may lend political support to community causes, organizations, and events by means other than proclamations.

PROCEDURES

All requests for the issuance of proclamations will be referred to the Manager of Legislative Services to acknowledge the request and advise the requesting individual or organization that the Regional District of Okanagan-Similkameen declines to issue proclamations in accordance with Board policy.



**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD of DIRECTORS MEETING**

Thursday, October 15, 2020
12:15 pm

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of October 15, 2020 be adopted.

1. Consent Agenda – Corporate Issues

a. Similkameen Recreation Commission – September 17, 2020

THAT the Minutes of the September 17, 2020 Similkameen Recreation Commission meeting be received.

b. Electoral Area “D” Okanagan Falls Parks Recreation Commission

THAT the Board of Directors appoint Judy Garner to the Electoral Area “D” Naramata Parks and Recreation Commission for a two year term, ending December 31, 2022.

c. South Okanagan Conservation Fund – Technical Advisory Committee Appointments

THAT the Board of Directors appoint the following as volunteer members of the South Okanagan Conservation Fund Technical Advisory Committee:

Three year term ending December 31 2022

- Timothy Gray (B.Sc, M.E.T, R.P.Bio.)

- Laura Machial (MSc., R.P.Bio.)

THAT a letter of appreciation be sent to Adam Ford, Ph.D on behalf of the Board, thanking him for his dedication and support while serving on this committee for the past three years.

d. Planning and Development Committee – October 1, 2020

THAT the Minutes of the October 1, 2020 Planning and Development Committee meeting be received.

e. RDOS Regular Board Meeting – September 17, 2020

THAT the Minutes of the September 17, 2020 Regular Board meeting be adopted.

f. RDOS Regular Board Meeting – October 1, 2020

THAT the minutes of the October 1, 2020 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Consent Agenda – Corporate Issues be adopted.

2. Consent Agenda – Development Services

- a. Temporary Use Permit Application – 3575 3rd Street, Electoral Area “E”
 - i. Permit
 - ii. Representations

THAT the Board of Directors approve Temporary Use Permit No. E2020.008-TUP

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)
THAT the Consent Agenda – Development Services be adopted.

B. DEVELOPMENT SERVICES – Building Inspection

1. Building Bylaw Infractions – 1321 Fish Lake Road – Placement of structures without building permits

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)
THAT a Section 302 Notice on Title, pursuant to Section 302 of the Local Government Act and Section 57 of the Community Charter (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as District Lot 3761, ODYD, Except Plan 33562, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018;

AND THAT injunctive action be commenced.

2. Building Bylaw Infractions – G9 – 5405 McLean Creek Road, Electoral Area “D” – Expired permit, incomplete inspections and failure to meet floodplain elevation requirements
 - a. Representations

RECOMMENDATION 5 (Unweighted Corporate Vote – Simple Majority)
THAT if corrective works have not been completed by November 30, 2020 a Section 302 Notice on Title, pursuant to Section 302 of the Local Government Act and Section 57 of the Community Charter (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 1, District Lots 374, 551 & 2710 Plan KAP81234, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaws No. 2333 and No.2805; and

THAT injunctive action be commenced.

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Reschedule Public Hearing - Zoning Bylaw Amendment – 500 Secrest Hill Road (Loose Bay) Electoral Area “C”

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

THAT the holding of a public hearing for Bylaw No. 2453.38, 2020, be scheduled for the Regional District Board meeting of November 19, 2020;

AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act.

2. Petition to Enter Service Areas – 3498 Arawana Forestry Road – Electoral Area “E” Street Lighting and Campbell Mountain Landfill Solid Waste Collection and Drop-Off
 - a. Bylaw No. 1618.02
 - b. Bylaw No. 2190.08

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

THAT Bylaw No. 1618.02, 2020, Naramata Street Lighting Local Service Establishment Amendment Bylaw be read a first, second and third time;

AND THAT Bylaw No. 2190.08, 2020, Campbell Mountain Landfill Solid Waste Collection and Drop-Off Service Establishment Amendment Bylaw be read a first, second and third time.

3. Petition to Enter Water Service Area – 3440, 3498, 3580, 3690 Arawana Forestry Road Electoral Area “E”
 - a. Bylaw No. 2896, 2020

The Chair enquired whether the property owner was present to address the Board

RECOMMENDATION 8 (Unweighted Corporate Vote – Simple Majority)

THAT Bylaw No. 2896, 2020, a bylaw of the Regional District of Okanagan Similkameen to amend the Naramata Water System Local Service Establishment Bylaw be read a first and second time; but that the Bylaw not be brought for third reading until the following conditions have been fulfilled.

1. That a detailed letter, with expectations and requirements of the Regional District to be fulfilled at the expense of the owner with respect to infrastructure upgrades to provide water service to the Lands be delivered to Naramata Benchland Properties Ltd.; and, that the letter contain a provision whereby the developer acknowledges receipt of the letter and agrees with the contents therein; and
 2. That to ensure any future owner has notice of the infrastructure requirements of the Regional District, and the costs to provide water service to the Lands and to mitigate potential liability with respect to any obligation of the Regional District to provide water service, that a “no-build/subdivision” covenant be registered against the Lands pursuant to Section 219 of the Land Title Act prior to inclusion of the Lands into the Naramata Water System Service Area. The Section 219 Covenant should also refer to the requirements of a development agreement being entered into prior to rezoning, subdivision or construction, if any.
-

4. **Agricultural Land Commission Referral (Exclusion) – 1313 Greyback Mountain Road Electoral Area “E”**
a. Representations

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)

THAT the RDOS Board “authorize” the application to exclude an approximately 22.56 ha part of the parcel located at 1313 Greyback Mountain Road (Plan KAP1190, Sublot 8, District Lot 2711, SDYD) to proceed to the Agricultural Land Commission.

5. **Zoning Bylaw Amendment – 2390 Coalmont Road – Electoral Area “H”**
a. Bylaw No. 2498.22
b. Representations

RECOMMENDATION 10 (Unweighted Rural Vote – 2/3)

THAT Bylaw No. 2498.22, 2020, Electoral Area “H” Zoning Amendment Bylaw be read a third time and be adopted.

6. **Zoning Bylaw Amendment – Regulation of Metal Storage Containers Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”**
a. Bylaw No. 2895, 2020

RECOMMENDATION 11 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2895, 2020, Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of November 19, 2020;

AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act.

D. PUBLIC WORKS

1. **Required Resolution for Investing in Canada Infrastructure Program – Rural and Northern Communities Grant Application**

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

THAT the Regional District support the following applications to the Investing in Canada Infrastructure Program – Rural and Northern Communities for the following projects, given in priority order:

1. Naramata Water System Infrastructure Upgrades
2. Sun Valley Water Treatment and Generator Upgrade; AND,

THAT the Regional District commits to its share of each project for staff time, potential cost overruns or other ineligible expenses.

E. COMMUNITY SERVICES**1. Community Economic Recovery Infrastructure Grant Program**

RECOMMENDATION 13 (Unweighted Corporate Vote – Simple Majority)

THAT the Board endorse two applications to the Community Economic Recovery Infrastructure Program (CERIP) grant for:

- Keremeos Outdoor Pool Restoration and Accessibility Improvements
 - Kaleden Hotel Structural Rehabilitation
-

2. Award of Manitou Park Public Washroom Construction Project

RECOMMENDATION 14 (Weighted Corporate Vote – Majority)

THAT the Board of Directors award the construction of a new Public Washroom and septic system at Manitou Park to Plan B Contractors Inc. up to the amount of \$282,110.00 exclusive of GST.

F. LEGISLATIVE SERVICES**1. Willowbrook Fire Protection Local Service Establishment Amendment Bylaw**

- a. Bylaw No. 1388.03

RECOMMENDATION 15 (Unweighted Corporate Vote – Simple Majority)

THAT Willowbrook Fire Protection Local Service Establishment Amendment Bylaw No. 1388.03, 2020, being a bylaw to change reference to Electoral Area “D” to Electoral Area “I”, be adopted.

2. Update on Municipal – Information Only

G. CAO REPORTS**1. Verbal Update**

H. OTHER BUSINESS**1. Chair’s Report**

2. Board Representation

- a. BC Grape Growers Association and Starling Control – *Bush, Monteith (Alternate)*
- b. Municipal Finance Authority – *Kozakevich (Chair), Holmes (Vice Chair, Alternate)*
- c. Municipal Insurance Association – *Kozakevich (Chair), Holmes (Vice Chair, Alternate)*
- d. Okanagan Basin Water Board - *McKortoff, Holmes, Knodel, Pendergraft (Alternate to McKortoff), Monteith (Alternate to Knodel)*
- e. Okanagan Film Commission – *Gettens, Holmes (Alternate)*
- f. Okanagan Regional Library – *Kozakevich, Roberts (Alternate)*
- g. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Knodel (Alternate)*
- h. South Okanagan Similkameen Fire Chief Association – *Pendergraft, Knodel, Monteith, Obirek,*

Roberts

- i. Okanagan-Similkameen Regional Hospital District – *Kozakevich, Holmes (Alternate)*
 - j. South Okanagan Similkameen Rural Healthcare Community Coalition (formerly Developing Sustainable Rural Practice Communities) – *McKortoff, Bauer (Alternate)*
 - k. Southern Interior Municipal Employers Association – *Knodel, Kozakevich (Alternate)*
-

3. Directors Motions

- a. Directors Motion - Director Gettens
THAT staff investigate the feasibility of hiring an Indigenous Relations position to develop and maintain resilient working relationships with each of the South Okanagan Similkameen's Indian Bands.
-

4. Board Members Verbal Update

I. ADJOURNMENT



Minutes

Similkameen Recreation Commission

Meeting of September 29, 2020

311 9th Street, Keremeos, BC

Present:	Mr. G. Bush, Director, Electoral Area "B" Mr. T. Roberts, Director, Electoral Area "G" Mr. M. Bauer, Director, Village of Keremeos Arden Holley, Village of Keremeos
Members:	Tom Robins, Chair, Duncan Baynes, Jennifer Roe, Tim Austin, Selena Despres, Darrell Taylor
Absent:	Jeremy Evans, Village of Keremeos
Staff:	Jim Zaffino, Manager of Finance Justin Shuttleworth, Manager of Parks and Facilities Augusto Romero, Recreation Manager Andy Foster, Similkameen Recreation Manager
Recording Secretary:	Andy Foster
Delegates / Guests:	None

1. CALL TO ORDER

The meeting was called to order at 6:32 p.m.

ADOPTION OF AGENDA

RECOMMENDATION

It was Moved and Seconded that the Agenda of September 29, 2020 be adopted.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

RECOMMENDATION

It was Moved and Seconded that the Minutes for Similkameen Recreation Commission meeting of August 11, 2020 be approved.

CARRIED

3. CORRESPONDENCE / DELEGATIONS

3.1 None

4. RDOS STAFF REPORTS

4.1 Rec Centre

- Operational overview

4.2 General

- Program update

4.3 2021 Projects and Budget

- Overview of process and timeline
- 2020 and 2021 Budget Review
- 2021 Project Review

5. COMMISSION MEMBER REPORTS

5.1 None provided

6. RDOS DIRECTOR'S REPORT

6.1 Village of Keremeos

- None provided

6.2 Electoral Area "B"

- None provided

6.3 Electoral Area "G"

- None provided

7. BUSINESS ARISING

7.1 None

8. ADJOURNMENT

RECOMMENDATION

It was Moved and Seconded that the meeting be adjourned at 8:30 pm.

CARRIED

NEXT MEETING: TBD based on budget process with target of late October / November

Chair, Recreation Commission – Similkameen Recreation

Recording Secretary

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Electoral Area "D" Okanagan Falls Parks and Recreation Commission Appointment

Administrative Recommendation:

THAT the Board of Directors appoint the following member to the Electoral Area "D" Okanagan Falls Parks and Recreation Commission for a two year term, ending December 31, 2022.

Area "D"
Okanagan Falls Parks and Recreation Commission
Judy Garner

Purpose:

To appoint a new member to the Okanagan Falls Parks and Recreation Commission.

Reference:

Bylaw 2732, 2016 Regional District of Okanagan-Similkameen Parks and Recreation Commission Establishment Bylaw.

Background:

Pursuant to the Bylaw 273, 2016, parks and recreation commissions are appointed by and advise the Board of Directors regarding matters related a local parks and recreation service area. Members must reside in the service area in which they serve and terms are for two years. New members can be appointed at any time provided there is openings. Advertisements for membership occurs each fall with most members beginning their term January 1st each year.

Analysis:

Okanagan Falls Parks and Recreation Commission currently has nine members with the maximum number allowed under the bylaw being eleven.

The Electoral Area Director has reviewed the new application, and is recommending Judy Garner be appointed to the Okanagan Falls Parks and Recreation Commission.

Alternatives:

That the Board not appoint the new member to the Okanagan Falls Parks and Recreation Commission.

Respectfully submitted:

Justin Shuttleworth

J. Shuttleworth, Parks & Facilities Manager

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 15, 2020
RE: South Okanagan Conservation Fund - Technical Advisory Committee Appointments

Administrative Recommendation:

THAT the Board of Directors appoint the following as volunteer members of the South Okanagan Conservation Fund Technical Advisory Committee:

Three year term ending December 31 2022

- Timothy Gray (B.Sc, M.E.T, R.P.Bio.)
- Laura Machial (MSc., R.P.Bio.)

THAT a letter of appreciation be sent to Adam Ford, Ph.D on behalf of the Board, thanking him for his dedication and support while serving on this committee for the past three years.

Purpose:

To appoint volunteer members to the South Okanagan Conservation Fund Technical Advisory Committee (TAC) to provide expertise in the review and recommendation to the Board of Directors regarding the selection of projects or recipients of the South Okanagan Conservation Funds.

Reference:

South Okanagan Conservation Fund Terms of Reference – (May 2017).

Business Plan Objective: *(Tie to current RDOS Business Plan)*

Goal 3.3 To develop an environmentally sustainable region

Background:

In December 2016, the Regional District of Okanagan Similkameen, with public assent, adopted Bylaw No. 2690 to establish an Environmental Conservation Service for the Electoral Areas "A", "C", "D", "E", "F", the City of Penticton, District of Summerland, and the Town of Oliver.

The funds requisitioned are in support of undertaking and administering activities, projects, and works that include, but are not limited to, water, environment, wildlife, land and habitat conservation efforts to protect natural areas within the participating areas of the Regional District of Okanagan-Similkameen.

At the June 1, 2017 Board meeting, the Board of Directors approved a Terms of Reference for a Technical Advisory Committee (TAC), which is attached to this report for reference.

The purpose of the TAC is to:

- (a) Ensure that all proposals to the Fund receive an expert technical review based on a fair assessment of merit and project effectiveness;
- (b) Provide a high level of accountability in the review process; and
- (c) Provide recommendation on technically appropriate proposals to the Board of Directors

TAC members may serve a term of up to three years (renewable upon reappointment), with some members serving one- or two-year terms initially to ensure membership continuity.

Analysis:

In accordance with the Terms of Reference, the TAC will be comprised of five to seven volunteer members with expertise in each theme area of hydrology, ecology, conservation biology, ecosystems (sensitive terrestrial and aquatic ecosystems, management, enhancement and restoration), restoration and enhancement of habitat, fish and wildlife conservation including species at risk.

In response to advertisements in local newspapers and via social media, 2 candidates submitted resumes. Candidates for membership were evaluated by Regional District staff Christy Malden and SOCF Administrator Bryn White. Applicants were considered for recommendation based on the following criteria: expertise and qualifications in management, restoration or enhancement of fish and wildlife habitat, sensitive ecosystems, species at risk, natural resource management and qualifications in Environmental Studies, Science, Ecology, or other applicable qualification.

The applications submitted to the SOCF are extremely complex in nature and these two committee members have a level of in-depth environmental knowledge and experience. To that end, administration is recommending that these two individuals be appointed for the maximum three year period. A brief biography for the new new candidates is also noted in Appendix 'A' of this document, for the Board's reference.

If appointed, these two candidates would join the current five member Committee.

- Mr. Steve Matthews, R.P.Bio and retired Provincial Okanagan Fisheries Section Head (Chair)
- Ms. Ellen Simmons MSc. (Ph.D. candidate UBCOK) and Professor, Nicola Valley Institute of Technology
- Mr. Orville Dyer, retired Senior Provincial Okanagan Species and Ecosystems at Risk Biologist
- Mr. Darcy Henderson, Ph.D. Senior Species at Risk Biologist, Environment and Climate Change Canada.
- Ms. Eva Durance, Naturalist and Volunteer; Vaseux Lake Important Bird Area, BC Nature Conservation Committee, South Okanagan Similkameen Stewardship Society and Burrowing Owl Society of BC.

Administration would also like to extend a thank you to Adam Ford Ph.D. (UBCOK) for serving as a volunteer on this committee for the past three years.

Next Steps:

The TAC will meet shortly to commence the evaluation process for the 2020 applications (delivery in 2021) and provide recommendation to the Board of Directors before the end of the calendar year.

Alternatives:

1. THAT the Board of Directors appoint as volunteer members of the South Okanagan Conservation Fund Technical Advisory Committee, candidates as contained within this report.
2. THAT the Board of Directors defer appointment of the Committee members for future consideration.
3. THAT the Board of Directors decline to appoint additional members to the Technical Advisory Committee.

Respectfully submitted:

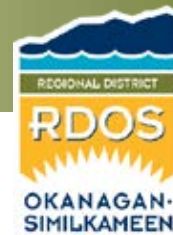
"Christy Malden"

C. Malden, Manager of Legislative Services

Appendix 'A'

Tim Gray (B.Sc, M.E.T, R.P.Bio.) Tim has nine years of experience as an environmental consultant with areas of focus including environmental assessment, contaminated site investigation and remediation, species at risk assessments, env permitting for infrastructure projects and environmental management for major construction and land development projects. Tim has worked with multi – disciplinary teams across Canada, liaising with First Nations, municipal, provincial, and federal authorities, and working with industries including land development, transportation, and oil and gas. Tim has completed environmental assessments to meet the requirements of Official Community Plans throughout the Okanagan.

Laura Machial (MSc., R.P.Bio.) Laura has over 15 years of extensive practical experience working on projects that protect and restore ecosystem health, with a focus on species at risk, source water protection planning, and climate change vulnerability assessments. She has collaborated with Indigenous groups, land owners, community groups and rural governments and has over 10 years experience working in the non-profit sector and has successfully acquired over \$990,000 in grants for environmental projects. Her experience is diverse, developing written and verbal environmental outreach and stewardship materials, organizing and delivering hundreds of information-sharing sessions, open houses, and events.



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, October 1, 2020

9:00 am

Minutes

MEMBERS PRESENT:

Chair M. Pendergraft, Electoral Area "A"	Director M. Johansen, Town of Oliver
Vice Chair R. Knodel, Electoral Area "C"	Director K. Kozakevich, Electoral Area "E"
Director M. Bauer, Village of Keremeos	Director K. Robinson, City of Penticton
Director J. Bloomfield, City of Penticton	Director CJ Rhodes, Town of Osoyoos, Alternate
Director E. Trainer, District of Summerland, Alternate	Director S. Monteith, Electoral Area "I"
Director G. Bush, Electoral Area "B"	Director R. Obirek, Electoral Area "D"
Director B. Coyne, Electoral Area "H"	Director F. Regehr, City of Penticton
Director S. Coyne, Town of Princeton	Director T. Roberts, Electoral Area "G"
Director R. Gettens, Electoral Area "F"	Director J. Vassilaki, City of Penticton
Director D. Holmes, District of Summerland	

MEMBERS ABSENT:

Director T. Boot, District of Summerland (on leave)
Director S. McKortoff, Town of Osoyoos

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was **MOVED** and **SECONDED**

THAT the Agenda for the Planning and Development Committee Meeting of October 1, 2020 be adopted. - **CARRIED**

B. Zoning Bylaw Amendment – Electoral Areas 'A', 'C', 'D', 'E', 'F', 'G', 'H', & 'I' Regulation of "Solar Energy Systems"

1. Bylaw No. 2911

RECOMMENDATION 2

It was **MOVED** and **SECONDED**

THAT the matter of the zoning bylaw amendment for Regulation of Solar Energy Systems be abandoned. **DEFEATED**

Opposed: Bauer, Bloomfield, Trainer, Bush, S. Coyne, Gettens, Holmes, Kozakevich, Robinson, Rhodes, Monteith, Obirek, Pendergraft, Regehr, Roberts, Johansen, Vassilaki,

It was **MOVED** and **SECONDED**

THAT Amendment Bylaw No. 2911 (Solar Energy Systems Amendment Bylaw) be drafted for Electoral Areas "D", "E", "F", "I" to include:

1. ground mounted systems, when limited to the height of accessory buildings and structures allowed under the applicable zone, be required to comply with the minimum setbacks for accessory buildings and structures outlined in that zone.
2. if the height of ground mounted systems exceed the height of accessory building and structures allowed under the applicable zone, such systems be set back at least twice the height of the solar energy systems installed in that zone.
3. that a maximum of 1.0 m height for roof-mounted systems be allowed above the maximum building height allowed under that zone
4. that the height and setbacks for ground-mounted systems be required to meet the maximum permitted height requirements for a given zone, as well as setback requirements.

CARRIED

**C. Zoning Bylaw Amendment – Electoral Areas ‘A’, ‘C’, ‘D’, ‘E’, ‘F’ & ‘I’
Regulation of Metal Storage Containers**

1. Bylaw No. 2895
2. Representations

RECOMMENDATION 3

It was MOVED and SECONDED

THAT Amendment Bylaw No. 2895 be amended to incorporate the following prior to consideration of first reading:

1. a minimum parcel size requirement of 0.5 ha
2. the replacement of the cladding and roofing requirement with a requirement to paint the container the same colour as the principal dwelling in Low Density Residential and Small Holdings zones;
3. a definition of “metal shipping container”;
4. a regulation that metal shipping containers not be located between the front parcel line of a property and the principal dwelling unit in Low Density Residential and Small Holdings zones; and
5. a regulation permitting one (1) metal storage container to be used for temporary storage of household goods for a period not exceeding one (1) month.

CARRIED

D. ADJOURNMENT

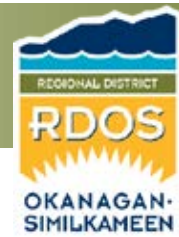
By consensus, the meeting adjourned at 9:53 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
Committee Chair

B. Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Minutes of the Regular Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 10:45 a.m. on Thursday, September 17, 2020 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"	Director R. Knodel, Electoral Area "C"
Vice Chair D. Holmes, District of Summerland	Director S. McKortoff, Town of Osoyoos
Director M. Bauer, Village of Keremeos	Director S. Monteith, Electoral Area "I"
Director J. Bloomfield, City of Penticton	Director R. Obirek, Electoral Area "D"
Director T. Boot, District of Summerland	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director F. Regehr, City of Penticton
Director B. Coyne, Electoral Area "H"	Director T. Roberts, Electoral Area "G"
Director S. Coyne, Town of Princeton	Director J. Sentes, City of Penticton, Alternate
Director R. Gettens, Electoral Area "F"	Director P. Veintimilla, Town of Oliver
Director K. Robinson, City of Penticton	

MEMBERS ABSENT:

Director J. Vassilaki, City of Penticton

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Agenda for the RDOS Board Meeting of September 17, 2020 be adopted as amended by removing Item A2b Development Variance Permit Application from the Consent Agenda and moving it to Item B4. - **CARRIED**

1. Consent Agenda – Corporate Issues

- a. Environment and Infrastructure Committee – September 3, 2020
THAT the Minutes of the September 3, 2020 Environment and Infrastructure Committee meeting be received.
- b. Planning and Development Committee – September 3, 2020
THAT the Minutes of the September 3, 2020 Planning and Development Committee meeting be received.

THAT the Regional District accept the Okanagan Falls 2020 Economic Development and Recovery Plan as a guiding document.
- c. RDOS Regular Board Meeting – September 3, 2020
THAT the minutes of the September 3, 2020 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)
IT WAS MOVED AND SECONDED
THAT the Consent Agenda – Corporate Issues be adopted. - **CARRIED**

2. Consent Agenda – Development Services

- a. Temporary Use Permit – 345 Kathleen Avenue, Electoral Area “E”
 1. Permit
 2. Representations

THAT the Board of Directors approve Temporary Use Permit No. E2020.007-TUP

- b. Development Variance Permit – 2620 West Bench Drive, Electoral Area “F”
 1. PermitThis item was removed from the Consent Agenda; please refer to Item B4.

- c. Temporary Use Permit – District Lot 1838, SDYD, Except That Part Thereof Outlined Red on Plan B1374, Electoral Area “H”
 1. Permit
 2. Representations

THAT the Board of Directors approve Temporary Use Permit No. H2020.009-TUP

- d. Electoral Area “E” Advisory Planning Commission (APC) Appointment
THAT the Board of Directors appoint Debbie Selwood as a member of the Electoral Area “E” Advisory Planning Commission until October 31, 2022.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)
IT WAS MOVED AND SECONDED
THAT the Consent Agenda – Development Services be adopted. - **CARRIED**

B. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Zoning Bylaw Amendment – 2390 Coalmont Road, Electoral Area “H”
 - a. Bylaw No.2498.22, 2020
 - b. Representations

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)
It was MOVED and SECONDED

THAT Bylaw No. 2498.22, 2020, Electoral Area “H” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT, the holding of a public hearing be scheduled for the Regional District Board meeting of October 15, 2020;

AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act.

CARRIED

2. Zoning Bylaw Amendment – Loose Bay, Electoral Area “C”
 - a. Bylaw No.2453.38, 2020
 - b. Representations

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2453.38, 2020, Electoral Area “C” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of October 15, 2020;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

CARRIED

3. Agricultural Land Commission Referral (Non-Farm Use) – 1543 Maple Street, Electoral Area “D”

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors defers making a decision and directs that the proposal be considered by the Electoral Area “D” Advisory Planning Commission (APC). - **CARRIED**

4. Development Variance Permit – 2620 West Bench Drive, Electoral Area “F”
 1. Permit

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors approve Development Variance Permit No. F2020.008-DVP. - **CARRIED**

C. FINANCE

1. Utility Billing – Late Payment Fee

RECOMMENDATION 8 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Regional District waive late payment charges to outstanding utility bill accounts up to, but not including, those balances that remain unpaid as at December 31, 2020. - **CARRIED**

D. LEGISLATIVE SERVICES

1. Open Burning Regulations Bylaw

RECOMMENDATION 9 (Unweighted Corporate Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Regional District of Okanagan-Similkameen Open Burning Regulations Bylaw No. 2898, 2020 be read a first, second and third time and be adopted. – **CARRIED**

Opposed: Director B. Coyne

E. CAO REPORTS1. Verbal Update

F. OTHER BUSINESS1. Chair's Report

2. Board Representation

- a. BC Grape Growers Association and Starling Control – *Bush, Monteith (Alternate)*
 - b. Municipal Finance Authority – *Kozakevich (Chair), Holmes (Vice Chair, Alternate)*
 - c. Municipal Insurance Association – *Kozakevich (Chair), Holmes (Vice Chair, Alternate)*
 - d. Okanagan Basin Water Board - *McKortoff, Boot, Knodel, Pendergraft (Alternate to McKortoff), Holmes (Alternate to Boot), Monteith (Alternate to Knodel)*
 - e. Okanagan Film Commission – *Gettens, Holmes (Alternate)*
 - f. Okanagan Regional Library – *Kozakevich, Roberts (Alternate)*
 - g. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Knodel (Alternate)*
 - h. South Okanagan Similkameen Fire Chief Association – *Pendergraft, Knodel, Monteith, Obirek, Roberts*
 - i. South Okanagan Similkameen Rural Healthcare Community Coalition (formerly Developing Sustainable Rural Practice Communities) – *McKortoff, Bauer (Alternate)*
 - j. Southern Interior Municipal Employers Association – *Knodel, Kozakevich (Alternate)*
-

3. Directors Motions

- a. Director's Motion – Director Obirek

It was MOVED and SECONDED

THAT staff investigate the impacts of increasing agricultural reserves and agricultural operations to increase food security. - **CARRIED**

4. Board Members Verbal Update

G. ADJOURNMENT

The meeting adjourned at 11:50 a.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD OF DIRECTORS MEETING

Minutes of the Regular Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 10:17 a.m. on Thursday, October 1, 2020 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"	Director CJ Rhodes, Town of Osoyoos
Vice Chair D. Holmes, District of Summerland	Director S. Monteith, Electoral Area "I"
Director M. Bauer, Village of Keremeos	Director R. Obirek, Electoral Area "D"
Director J. Bloomfield, City of Penticton	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director F. Regehr, City of Penticton
Director B. Coyne, Electoral Area "H"	Director T. Roberts, Electoral Area "G"
Director S. Coyne, Town of Princeton	Director E. Trainer, District of Summerland, Alternate
Director R. Gettens, Electoral Area "F"	Director P. Veintimilla, Town of Oliver
Director K. Robinson, City of Penticton	Director J. Vassilaki, City of Penticton
Director R. Knodel, Electoral Area "C"	

MEMBERS ABSENT:

Director T. Boot, District of Summerland (on leave)	Director S. McKortoff, Town of Osoyoos
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STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Agenda for the RDOS Board Meeting of October 1, 2020 be amended to remove Item A.1.h. "RDOS Board Meeting Minutes of September 17, 2020". - **CARRIED**

1. Consent Agenda – Corporate Issues

- a. Similkameen Recreation Commission – August 11, 2020
THAT the Minutes of the August 11, 2020 Similkameen Recreation Commission meeting be received.
- b. Naramata Parks Recreation Commission
THAT the Board of Directors appoint the following member to the Electoral Area "E" Naramata Parks and Recreation Commission for a two year term, ending December 31, 2022.
- c. Advisory Planning Commission, Electoral Area 'C' – September 8, 2020
THAT the Minutes of the September 8, 2020 Advisory Planning Commission, Electoral Area 'C' meeting be received.
- d. Advisory Planning Commission, Electoral Area 'D' – July 14, 2020
THAT the Minutes of the July 14, 2020 Advisory Planning Commission, Electoral Area 'D' meeting be received.

- e. Corporate Services Committee – September 17, 2020
THAT the Minutes of the September 17, 2020 Corporate Services Committee meeting be received.
- f. Environment and Infrastructure Committee – September 17, 2020
THAT the Minutes of the September 17, 2020 Environment and Infrastructure Committee meeting be received.
- g. Planning and Development Committee – September 17, 2020
THAT the Minutes of the September 17, 2020 Planning and Development Committee meeting be received.

THAT the Board of Directors advise the Ministry of Municipal Affairs and Housing that it supports the extension of Land Use Contract No. LU-6-D to June 30, 2029, in order that replacement federal and/or provincial legislation can be enacted.

- h. RDOS Regular Board Meeting – September 17, 2020
This item was removed from the agenda.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Consent Agenda – Corporate Issues be adopted. - **CARRIED**

- 2. Consent Agenda – Development Services
 - a. Development Variance Permit – 218 Cedar Avenue, Electoral Area “I”
THAT the Board of Directors approve Development Variance Permit No. I2020.009-DVP

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Consent Agenda – Development Services be adopted. - **CARRIED**

B. DEVELOPMENT SERVICES – Rural Land Use Matters

- 1. Agricultural Land Commission Referral – 5317 Sunflower Street, Electoral Area ‘C’

The Chair enquired whether the property owner was present to address the Board, however, due to technical difficulties, they were unable to.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the RDOS “not authorize” the application for a “non-adhering residential use” at 5317 Sunflower street (Lot 249 Plan KAP1789, DL 2450, SDYD) in Electoral Area “C” to proceed to the Agricultural Land Commission.

It was MOVED and SECONDED

THAT the matter of the Agricultural Land Commission Referral for 5317 Sunflower Street be deferred to the next meeting to allow the property owner to address the Board. - **CARRIED**

2. Official Community Plan (OCP) and Zoning Bylaw Amendments
Proposed Dock Regulations – Okanagan Basin Lakes
 - a. Bylaw No. 2862
 - b. Representations

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2862, 2020 the Regional District of Okanagan-Similkameen Okanagan Basin Lakes Official Community Plan and Zoning Amendment Bylaw, be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated October 1, 2020, to be appropriate consultation for the purpose of Section 475 of the Local Government Act;

AND THAT, in accordance with Section 477 of the Local Government Act, the Board of Directors has considered Amendment Bylaw No. 2862, 2020, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of November 19, 2020;

AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act.

CARRIED

C. PUBLIC WORKS

1. Organic Composting Site

RECOMMENDATION 6 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Regional District purchase the modular home at 1313 Greyback Road for \$110,000 plus applicable taxes from the Campbell Mountain Landfill Reserve to provide office space at the proposed Organics Composting Facility. - **CARRIED**

2. Net Zero Waste Eastgate Partnership Agreement

RECOMMENDATION 7 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Regional District execute a Partnership Agreement with Net Zero Waste Inc. and Net Zero Waste Eastgate Ltd. to meet the requirements of the Shared Cost Agreement to accept the \$4,066,666 grant from the Organics Infrastructure Program funding. - **CARRIED**

D. COMMUNITY SERVICES

1. Award of Garnett Family Park – Public Washroom Project

RECOMMENDATION 8 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the construction of a Public Washroom at Garnett Family Park be awarded to Plan B Contractors Inc. up to the amount of \$96,000.00 exclusive of GST. - **CARRIED**

2. 2021 UBCM Community Resiliency Investment Grant Program

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Regional District submit a grant application for the 2021 UBCM Community Resiliency Investment Program in the amount of \$600,000 for the identified work as outlined in the October 1, 2020 Administrative Report to the Board from CAO, Bill Newell. - **CARRIED**

E. FINANCE

1. Property Tax Exemption Bylaw No. 2910, 2020

RECOMMENDATION 10 (Weighted Corporate Vote – 2/3 Majority)

THAT Bylaw No. 2910, 2020, being a bylaw of the Regional District of Okanagan-Similkameen to exempt specific properties from property taxation, be read a first, second and third time and be adopted.

It was MOVED and SECONDED

THAT golf courses be removed from the list of properties subject to tax exemption in Bylaw No. 2910. - **DEFEATED**

Opposed: Directors Gettens, B. Coyne, Bloomfield, Trainer, Holmes, Roberts, Johansen, Knodel, S. Coyne, Obirek, Pendergraft, Bush, Kozakevich, Monteith

It was MOVED and SECONDED

THAT Bylaw No. 2910, 2020, being a bylaw of the Regional District of Okanagan-Similkameen to exempt specific properties from property taxation, be amended to reflect the Okanagan Falls Legion amount adjustment to \$412.00 and the removal of Okanagan Falls United Church, and be read a first, second and third time and be adopted. – **CARRIED**

Opposed: Director Bauer

F. CAO REPORTS

1. Verbal Update
-

G. OTHER BUSINESS

1. Chair's Report
-

2. Directors Motions**a. Notice of Motion - Director Gettens**

That staff investigate the feasibility of hiring an Indigenous Relations position to develop and maintain resilient working relationships with each of the South Okanagan Similkameen's Indian Bands.

3. Board Members Verbal Update

H. ADJOURNMENT

By consensus, the meeting adjourned at 11:36 a.m.

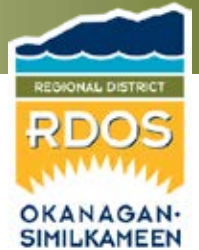
APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 15, 2020
RE: Temporary Use Permit Application – Electoral Area “E”

Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. E2020.008-TUP

Purpose: To allow for a short-term vacation rental use through issuance of a TUP

Owners: Brent and Deanna Ryll Agent: n/a Folio: E-00585.005

Civic: 3575 3rd Street Legal: Parcel B (KF13976), Block 6, Plan 519, DL 210, SDYD

OCP: Low Density Residential (LR) Zone: Residential Single Family One (RS1)

Proposed Development:

This application is seeking a temporary use permit to authorize the operation of a short-term vacation rental use of a single detached dwelling, from May 1st to October 31st and which is to be comprised of three (3) bedrooms and a maximum occupancy of 6 people within the existing single detached dwelling with accommodation for three (3) parking stalls.

Site Context:

The subject property is approximately 836 m² in area and is situated on the south side of Ritchie Avenue and the west side of Third Street with vehicular access from the lane at the rear of the parcel and from Ritchie Avenue. It is understood that the parcel is comprised of a single detached dwelling with an attached garage (single car).

The surrounding pattern of development is generally characterised by similarly sized residential parcels that have been development with single detached dwellings in the immediate vicinity and a mix of uses in the Naramata Townsite to the north.

Background:

Parcel Information

The current boundaries of the subject property were created by the Plan of Naramata Townsite in July 8th, 1908, while available Regional District records indicate that a building permits for a single detached dwelling (1992).

In support of this TUP application, a Health & Safety Inspection was completed on August 31, 2020. An assessment from a ROWP regarding the septic system was provided and the property is serviced by a community water system.

BC Assessment has classified the property as “Residential” (Class 01).

Electoral Area “E” Official Community Plan

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Low Density Residential (LR).

Section 22 of the Electoral Area “E” OCP Bylaw contains the objective to consider allowing on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits.

This is also supported under Section 11 of the Electoral Area “E” OCP bylaw, which includes vacation rental policies that support paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood needs and other land use needs can be addressed (Section 11.6.1).

Electoral Area “E” Zoning Bylaw

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Residential Single Family One (RS1) which permits single detached dwellings as a principal use, with limited accommodation for commercial uses in the form of “home occupations” and “bed and breakfast operations” as permitted secondary uses.

COVID-19

The Province of British Columbia has declared a state of emergency in response to the COVID-19 pandemic. The Province has entered into “Phase 3”, which calls for those within BC or travelling from another province or territory to travel safely and respectfully.

Public Process:

On September 28, 2020, a Public Information Meeting (PIM) was held electronically and was attended by approximately one member of the public (as well as the applicants and Area Director).

Due to COVID-19, an Area “E” Advisory Planning Commission (APC) meeting was not held. Area “E” APC members were provided the opportunity to comment individually on this application.

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

In considering this proposal, Administration notes that the Electoral Area “E” OCP Bylaw includes supportive policy for vacation rental uses in residential areas and outlines a number of criteria against which the Board will consider such a use.

In response to the criteria outlined in Section 11.6.2, the applicant has provided a letter from a Registered On-site Wastewater Practitioner (ROWP) inspecting the septic tank and stating that “existing system should be sufficient” for intended use.

With regards to screening and fencing, there is a vegetative hedge and fencing along the property boundary.

In terms of off-street parking, the applicant has submitted a site plan which shows provision of three parking stalls, two tandem stalls accessed from Ritchie Avenue and one from the lane at the rear of the subject parcel. This includes a single car garage and two on-site surface parking spaces.

A Health and Safety Inspection was completed on August 31, 2020 and no deficiencies were noted.

Conversely, Administration recognises that operation of a vacation rental will attract non-residents to the area and into an established residential neighbourhood during a Provincial State of Emergency for COVID-19.

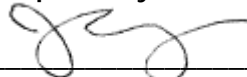
The intent of the Regional District's "Vacation Rental Temporary Use Permit Policy", and supportive OCP policies is to allow for a new vacation rental use to operate for one "season" in order to determine if such a use is inappropriate, incompatible or unviable at a particular location and, if so, to allow for the permit to lapse or not be renewed within a relatively short period.

Given the Electoral Area "E" OCP Bylaw generally supports vacation rentals in residential areas, and the applicant has satisfied or will satisfy criteria requirements for a three-bedroom vacation rental, it is recommended that the vacation rental be approved, with conditions (see TUP No. E2020.008-TUP).

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. E2020.008-TUP; or
2. THAT the Board of Directors defer consideration of Temporary Use Permit No. E2020.008-TUP for the following reasons:
 - i) *TBD*

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Site Photo (Google Streetview)

No. 3 – Site Photo (Google Streetview)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. E2020.008-TUP:

<input type="radio"/>	Agricultural Land Commission (ALC)	p	Fortis
p	Interior Health Authority (IHA)	<input type="radio"/>	City of Penticton
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Municipal Affairs & Housing	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Environment & Climate Change Strategy	<input type="radio"/>	Town of Princeton
<input type="radio"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Jobs, Trade & Technology	<input type="radio"/>	Okanagan Nation Alliance (ONA)
<input type="radio"/>	Ministry of Transportation and Infrastructure	<input type="radio"/>	Penticton Indian Band (PIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Osoyoos Indian Band (OIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Upper Similkameen Indian Band (USIB)
<input type="radio"/>	School District #53 (Areas A, B, C, D & G)	<input type="radio"/>	Lower Similkameen Indian Band (LSIB)
<input type="radio"/>	School District #58 (Area H)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #67 (Areas D, E, F, I)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	Central Okanagan Regional District	<input type="radio"/>	Canadian Wildlife Services
<input type="radio"/>	Kootenay Boundary Regional District	<input type="radio"/>	OK Falls Irrigation District
<input type="radio"/>	Thompson Nicola Regional District	<input type="radio"/>	Kaleden Irrigation District
<input type="radio"/>	Fraser Valley Regional District	<input type="radio"/>	Irrigation District / improvement Districts / etc.
p	Naramata Fire Department		

Attachment No. 2 – Site Photo (Google Streetview)

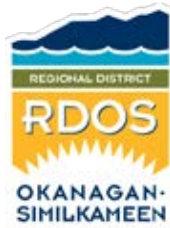


View from 3rd Street

Attachment No. 3 – Site Photo (Google Streetview)



View from Ritchie Avenue



TEMPORARY USE PERMIT

FILE NO.: E2020.008-TUP

Owner: Brent and Deanna Ryll
3575 3rd Street
Naramata BC, V0H 1N0

Agent: n/a

GENERAL CONDITIONS

1. This Temporary Use Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Temporary Use Permit is not a Building Permit.

APPLICABILITY

5. This Temporary Use Permit applies to, and only to, those lands, including any and all buildings, structures and other development thereon, within the Regional District as shown on Schedules 'A', 'B', and 'C' and described below:

Legal Description: Parcel B (KF13976), Block 6, Plan 519, District Lot 210, SDYD

Civic Address: 3575 3rd Street, Naramata

Parcel Identifier (PID): 017-683-360 Folio: E-00585.005

TEMPORARY USE

6. In accordance with Section 22.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a "vacation rental" use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
- a) the vacation rental use shall occur only between May 1st and October 31st;
 - b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - c) the maximum number of bedrooms that may be occupied by paying guests shall be three (3);
 - d) the number of paying guests that may be accommodated at any time shall not exceed six (6);
 - e) a minimum of three (3) on-site vehicle parking spaces shall be provided for paying guests;
 - f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.
 - h) vacation rental operation must follow the Ministry of Health's COVID-19 Guidance for the Hotel Sector during the Provincial State of Emergency, including environmental cleaning, staff health and communication, and any subsequent provincial health orders for hotel operators.
 - i) information shall be posted within the dwelling unit during the Provincial State of Emergency for COVID-19 following Provincial recommended communication, signage and posters for the Hotel Sector on the following topics:
 - i) Symptoms of COVID-19

- ii) B.C.'s COVID-19 Self-Assessment Tool
- iii) Handwashing
- iv) Respiratory/cough etiquette
- v) Self-isolation and self-monitoring
- j) a sign must be posted on the front entrance telling staff not to enter the premises if they are feeling ill.
- k) all guests must follow Provincial guidelines during the Provincial State of Emergency for COVID-19, including avoiding non-essential travel as a measure to protect vulnerable people in communities from COVID-19.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit shall expire on December 31, 2021.

Authorising resolution passed by Regional Board on ____ day of _____, 2020.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

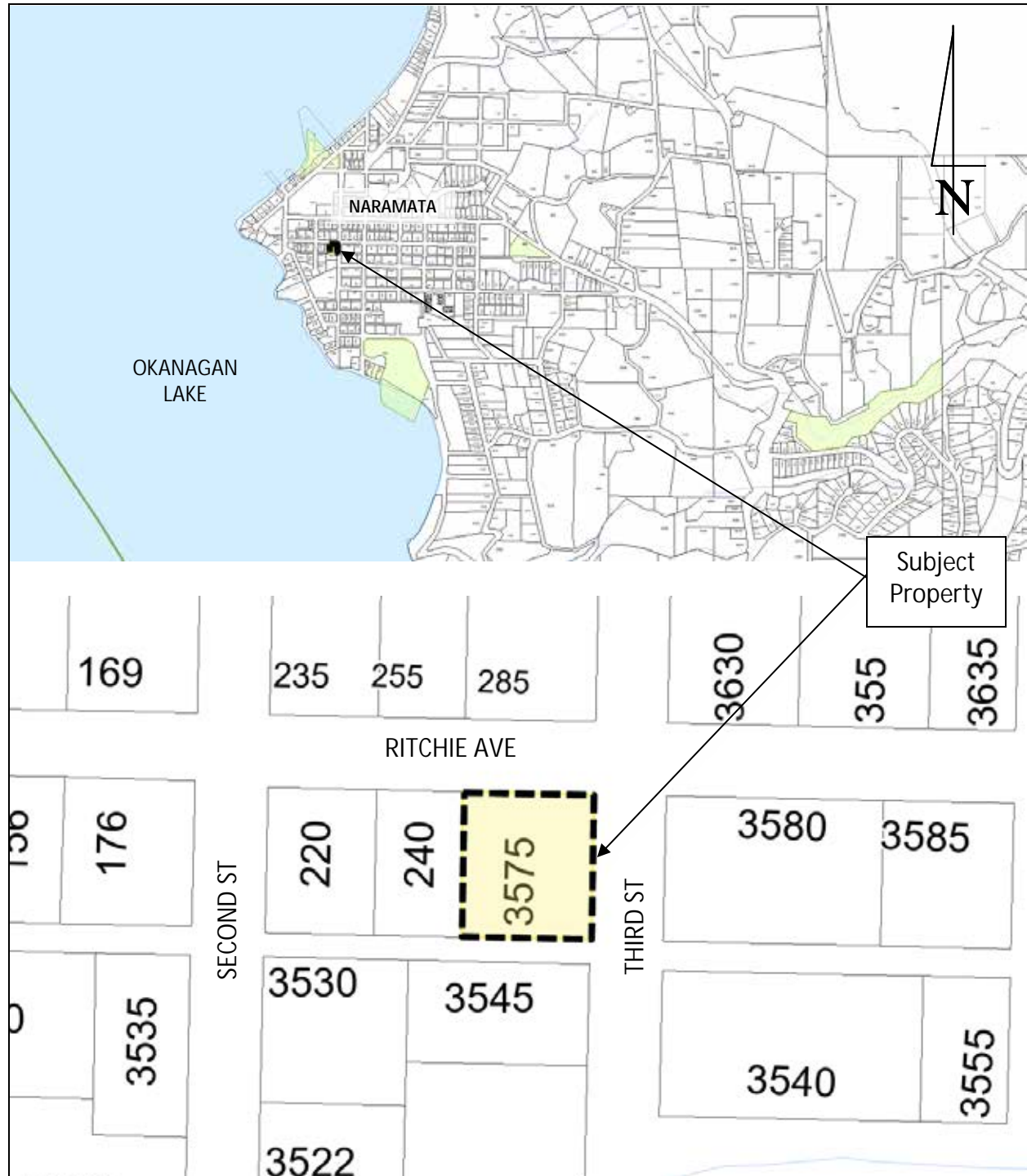
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2020.008-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

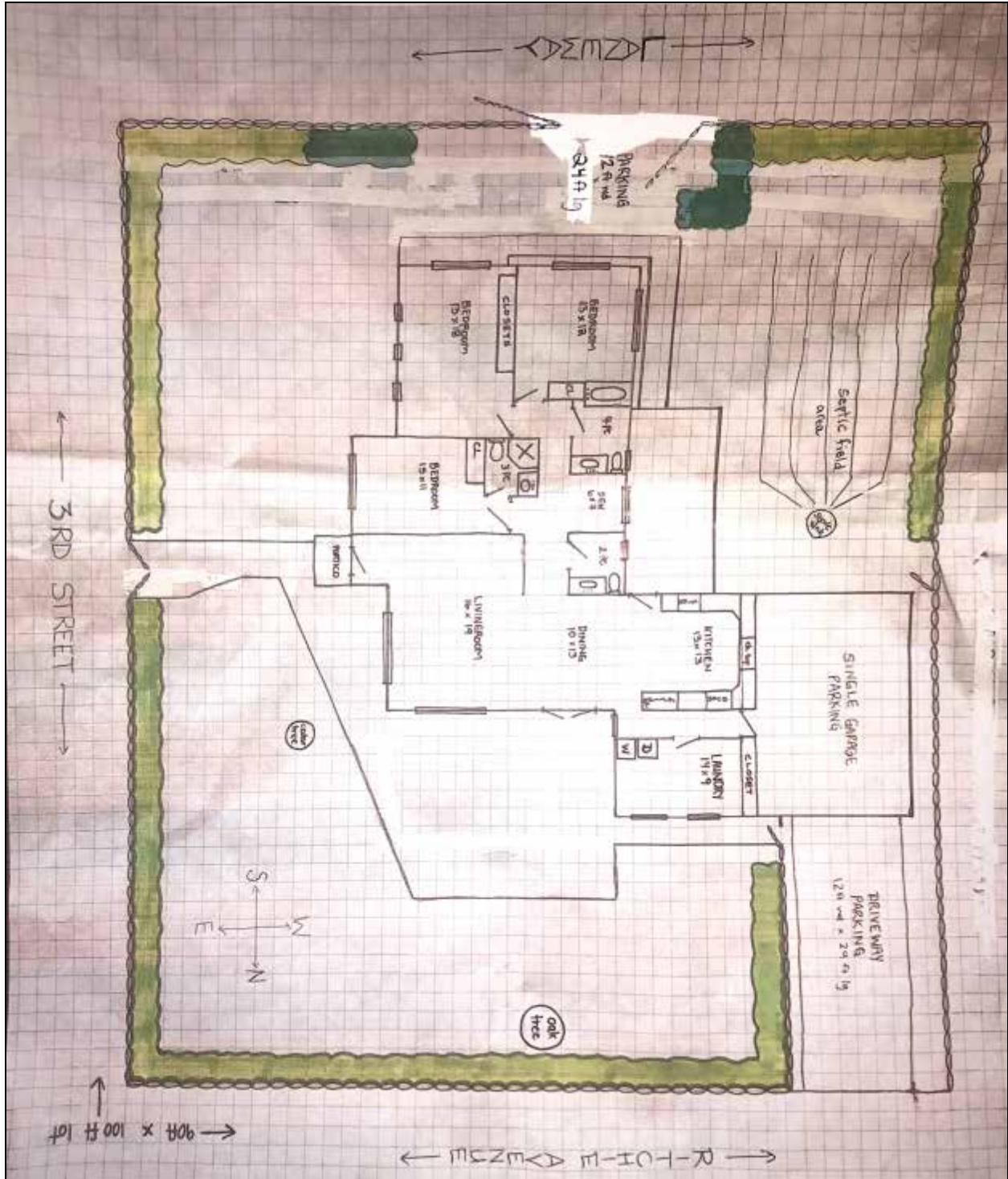
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2020.008-TUP

Schedule 'B'



Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

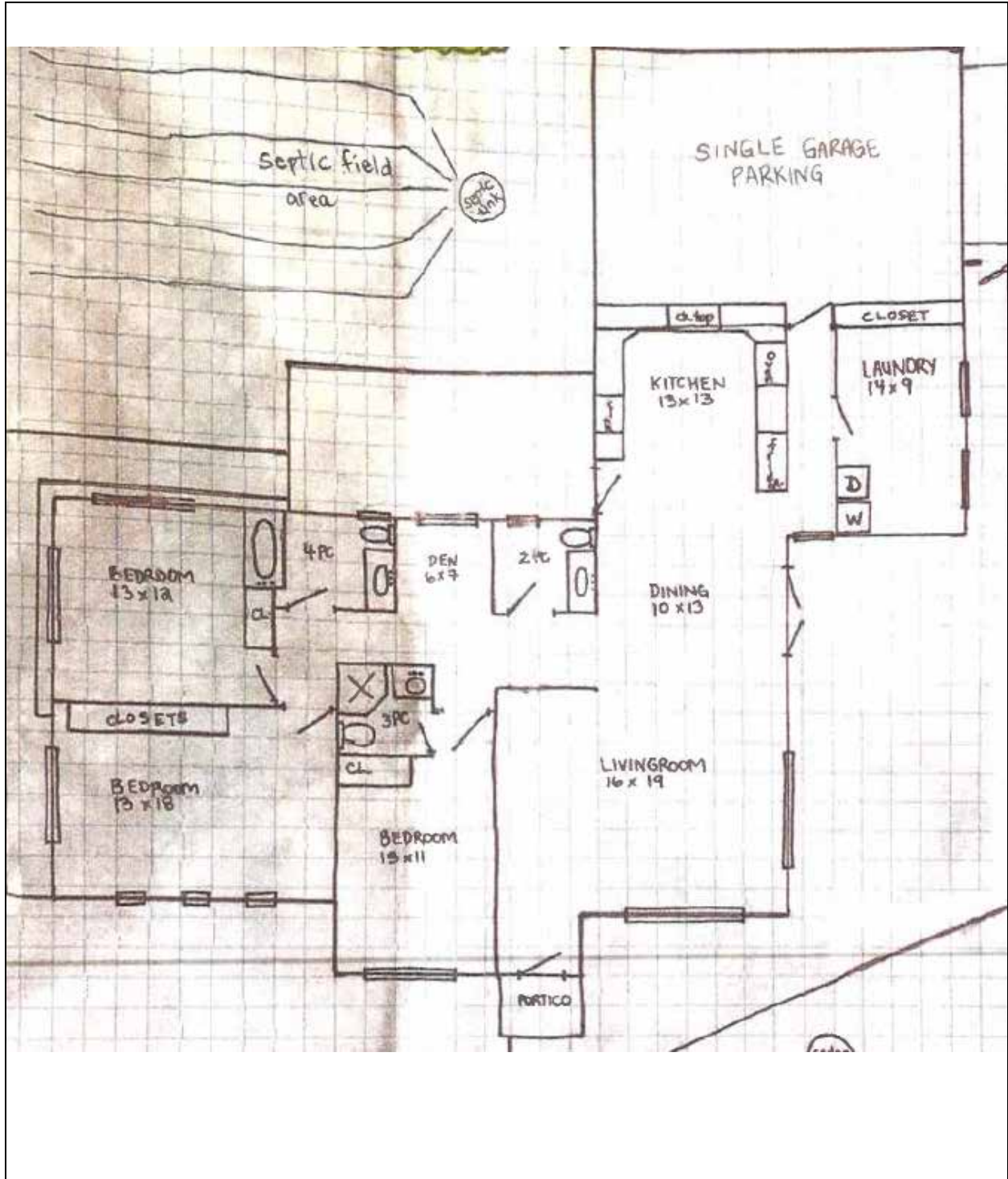
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2020.008-TUP

Schedule 'C'





Interior Health
Every person matters

July 27, 2020

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

planning@rdos.bc.ca

To Whom It May Concern:

RE: File #: E2020.008-TUP
Our interests are unaffected

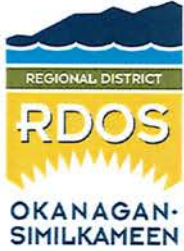
The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

However, should you have further concerns, please return the referral to hbe@interiorhealth.ca with a note explaining your new request, or you are welcome to contact me directly at 1-855-744-6328 then choose HBE option.

Sincerely,

Mike Adams, CPHI(C)
Team Leader, Healthy Communities
Interior Health Authority



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: ^{RYLL} E2020.008-TUP

FROM: Name: PHIL JANZEN
(please print)

Street Address: _____

Date: AUG 15/20

RE: **Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use**
3575 3rd Street, Naramata (Area “E”)

My comments / concerns are:

- I do support the proposed use at 3575 3rd Street.
- I do support the proposed use at 3575 3rd Street, subject to the comments listed below.
- I do not support the proposed use at 3575 3rd Street.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this TUP application.

RECEIVED
Regional District

AUG 17 2020

101 Martin Street
Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District
prior to the Board meeting where the TUP will be considered.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) (“FIPPA”). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



RDOS

OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** RILL E2020.008-TUP

FROM: Name: HEATHER FLECK
(please print)

Street Address: _____

Date: Aug 10 2020

RE: **Temporary Use Permit (TUP) Renewal – “Vacation Rental” Use**
3575 3rd Street, Naramata (Area “E”)

My comments / concerns are:

- I do support the proposed use at 3575 3rd Street.
- I do support the proposed use at 3575 3rd Street, subject to the comments listed below.
- I do not support the proposed use at 3575 3rd Street.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this TUP application.

**Feedback Forms must be completed and returned to the Regional District
prior to the Board meeting where the TUP will be considered.**

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) (“FIPPA”). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Building Bylaw Infractions
Electoral Area: F Folio: F07213.000
PID: 011-336-676
Civic Address: 1321 Fish Lake Road

Administrative Recommendation:

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as District Lot 3761, ODYD, Except Plan 33562, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018;

AND THAT injunctive action be commenced.

Civic: 1321 Fish Lake Road, (Faulder) Folio: F07213.000

Legal: District Lot 3761, ODYD, Except Plan 33562

Zone: Resource Area (RA)

Purpose:

The purpose of this report is to seek direction from the Regional District Board regarding enforcement against the property owner(s) of 1321/1344/1405 Fish Lake Road, legally described as District Lot 3761, ODYD, Except Plan 33562 in relation to:

1. Placement of structures without building permits

Site Context

The subject property is approximately 1,055,473 m² (105.5 ha) in area and is situated at 1321 Fish Lake Road, approximately approximately 25 km northwest of Summerland, BC.

The property is not located within the Agricultural Land Reserve although the owners have indicated that they are seeking inclusion. The entire property, except for one homesite, is within the Environmentally Sensitive Development Permit area.

Regulatory Provisions:

RDOS Building Bylaw #2805, 2018 ("Building Bylaw")

Area "F" Okanagan Lake West / West Bench Zoning Bylaw No. 2461, 2008

Section 10.1.6 of the Zoning Bylaw permits a maximum of 4 accessory dwellings with a maximum gross floor area of 360 m². For parcels situated within the Agricultural Land Reserve (ALR), the maximum number of accessory dwellings permitted per parcel in excess of one are permitted only to the extent that a "non-adhering residential use" approval from the Agricultural Land Commission (ALC) has been granted for such accessory dwellings.

Background:

In April, 2019, a complaint was received with respect to multiple structures, including accessory dwellings, which have been constructed on the subject property.

No building permits are on record as having been issued for this property other than a farm exemption for a farm storage building which was processed in April, 2001 after an enforcement file was initiated with respect to construction occurring on the property. At the time of submission for the application for farm exemption there was one dwelling identified on the parcel site plan.

Since April, 2001, it appears that several more structures have been constructed without permit, including at least two dwelling units (#1344 and #1405 Fish Lake Road) as well as accessory buildings.

On July 10, 2019 a letter was prepared and forwarded to the owners with respect to the requirement of building permits for all buildings larger than 107 ft². Building permits have been a requirement of Regional District Bylaws since adoption of the first Building Bylaw in 1972.

No response was received from the owners and on January 29, 2020 a further letter was sent to the owners giving them until February 29, 2020 to arrange a mutually convenient time to conduct a site assessment. The owners' response dated February 20, 2020 advised that they were in the middle of calving season and asking for our patience.

On March 5, 2020, a follow up letter was sent to the property owners asking for response by the end of April, 2020.

On June 22, 2020, following receipt of a further complaint advising of construction activity, the Building Official attended at the property and noted active construction. A Stop Work Order was placed and construction was ordered to be stopped.

A letter dated June 29, 2020 was sent to the registered owners advising of the Stop Work and requirements to obtain a permit. A deadline to apply for a building permit by July 26, 2020 was imposed.

A letter dated August 4, 2020 was received from the registered owners saying that they “will be able to deal with these issues” after the cattle roundup and harvest.

The Building Bylaw infraction is considered to be Category 3.

Analysis:

Reasonable efforts have been made to achieve voluntary compliance with the property owner.

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

As there are potential construction and health and safety deficiencies on this property, a Section 302 Notice on Title and injunctive action are recommended by staff. The Notice on Title advises the current and future owners of the deficiency and injunctive action will require that the deficiencies be remedied and the property be brought into compliance with RDOS bylaws.

Injunctive action will require an application be submitted to the British Columbia Supreme Court. Seeking a court injunction has a legal cost which, if successful, can only partially be recovered from the property owners.

Alternatives:

1. Do not proceed with enforcement action
2. Place a notice of deficiencies on the folio file (Category 1)
3. Place a Section 302 Notice on title (Category 2)

Respectfully submitted:

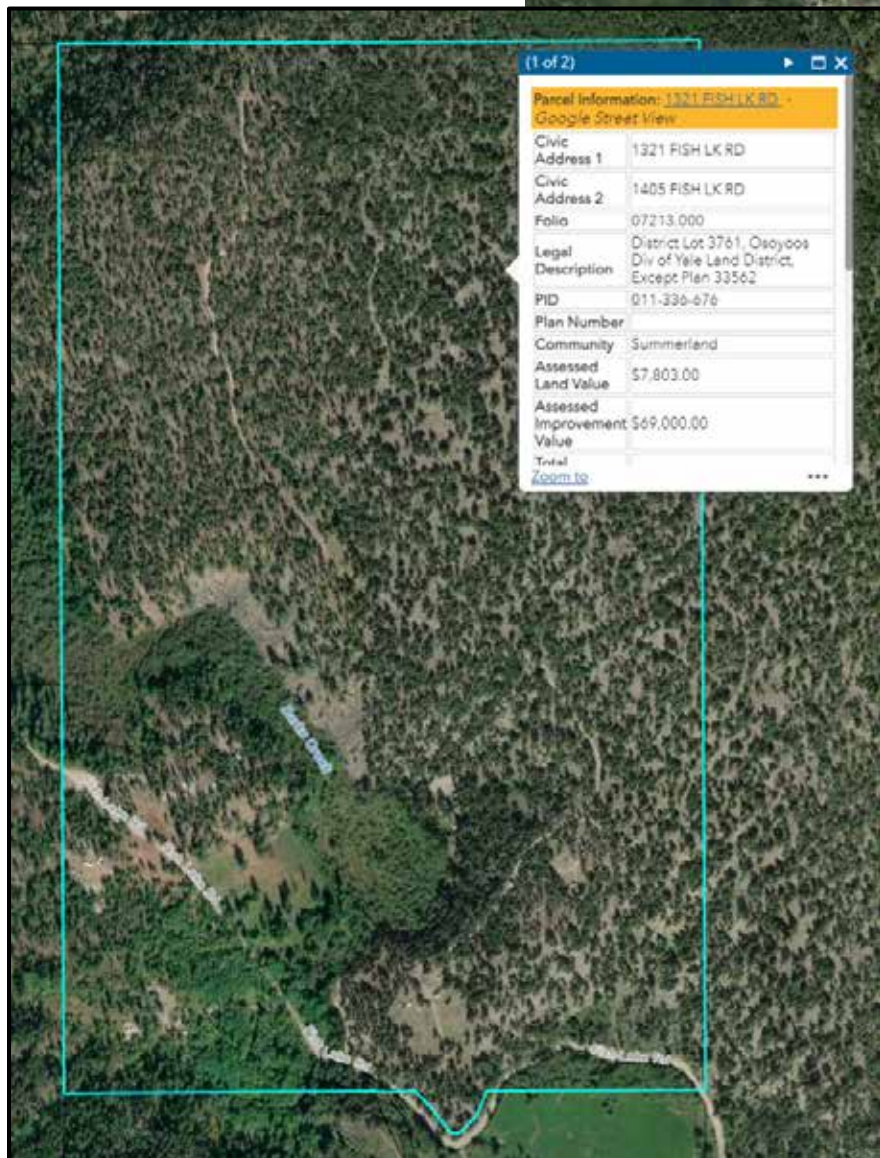
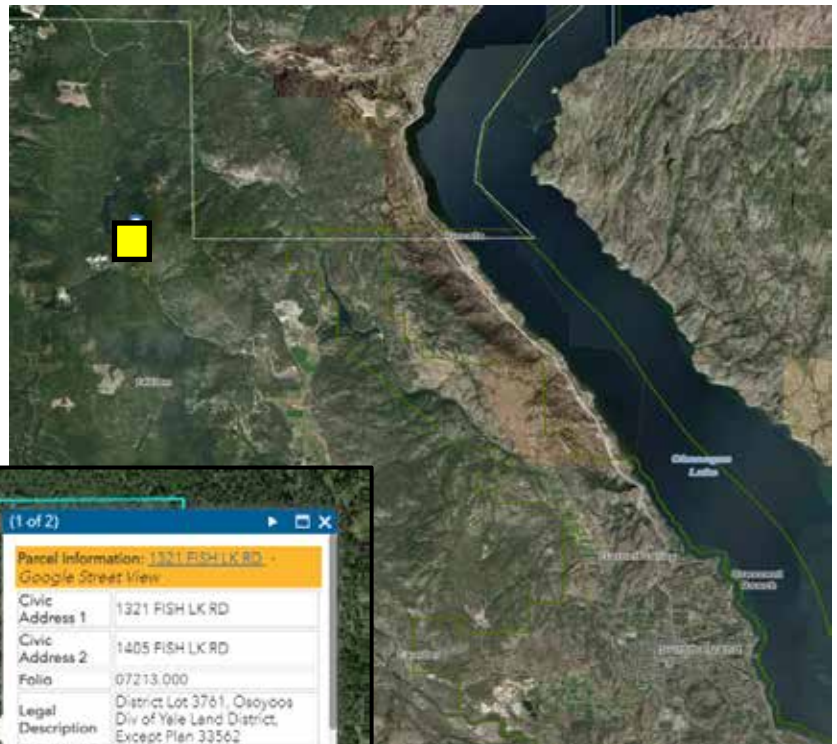
“L. Miller”

L. Miller, Building & Enforcement Services
Manager

Attachments: No. 1 – Parcel Map

No. 2 –June 2020 photo

ATTACHMENT No. 1



ATTACHMENT 2



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Building Bylaw Infraction
Electoral Area: D Folio: D-70020.790 / 03461.005
PID: 026-711-524 Mobile Home Registry #102363
Civic Address: G9 – 5405 McLean Creek Road (Permit 20624)

Administrative Recommendation:

THAT if corrective works have not been completed by November 30, 2020 a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 1, District Lots 374, 551 & 2710 Plan KAP81234, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaws No. 2333 and No.2805; and

THAT injunctive action be commenced.

Civic: G9 – 5405 McLean Creek Road Folio: D-70020.790 / 03461.005

Legal: Lot 1, Districts Lots 374, 551 & 2710, SDYD, Plan KAP81234

Zone: RSM1s – Residential Manufactured Home Park Zone, site specific

Purpose:

The purpose of this report is to seek direction from the Regional District Board regarding enforcement against the property owners in relation to an expired building permit with incomplete inspections and failure to meet floodplain elevation requirements;

Site Context

The subject property is approximately 124609 m² (12.46 ha) in area and the building in question is situated at G9 – 5405 McLean Creek Road, located approximately 2 km east of Okanagan Falls, BC.

The property is not located within the Agricultural Land Reserve.

Regulatory Provisions:

Building Enforcement Policy (Resolution B354/09) – July, 2009

RDOS Building Bylaw #2805, 2018 (“Building Bylaw”)

Area “D” East Skaha Vaseux Zoning Bylaw No. 2455, 2008

Section 8.1.2 of the Zoning Bylaw states that land lower than 1.5 m above the natural boundary of any watercourse is designated as floodplain.

Section 8.3.2 states the no person must construct, reconstruct, move or extend a floor system or pad which supports a habitable area...lower than the flood construction levels.

Background:

The Contravention of Building Regulations Report dated September 2, 2020 from the Building Official indicates that a Building Permit No. 20624 was issued on December 6, 2017 to place a manufactured home, with an attached garage and a porch, in a manufactured home park. The permit expired December 6, 2019. The permit was issued to the property owner and the Agent was the company which placed the modular home and constructed the garage.

The permit was issued with the condition that a survey was required to prove that the home was placed above the flood construction level. The lot is beside Shuttleworth Creek.

On February 27, 2018 a Final Inspection was undertaken. The only outstanding item was receipt of the survey to demonstrate that the underside of the floor system of the home was above the designated flood construction level (1.5 m above the natural boundary of the adjacent watercourse). On March 27, 2018 the bulding official reviewed the matter with the agent to discuss occupancy requirements. The agent was advised that occupancy could not be approved until the floodplain elevation was confirmed.

On March 7, 2018 an email was received from a professional surveyor stating that the dwelling did not meet the required flood construction level. The building needed to be raised approximately 3.3 feet to meet the designated flood construction level.

On August 24, 2018 a family called to report that they had purchased the home and requested an Occupancy Permit. The purchaser had bought the home from the property owner but had not been advised about the floodplain issue.

On January 28, 2019 the Agent called and discussed the options of applying for a Floodplain Exemption or raising the home and garage. On August 1, 2019, RDOS staff met with the Agent and a surveyor on site. On September 4, 2019, the property owner and agent met with RDOS staff to discuss options.

Background con't:

On October 10, 2019 the property owner called RDOS staff to inform that he was having a hydrologist re-measure the elevation to determine if a new high water mark had been established by a recent dredging of the creek (due to floods of 2018). On October 30, 2019 the RDOS sent a letter to the owner requesting that the issue be resolved before the building permit expired in December 2019. Five subsequent letter were sent to the homeowners and the property owner.

In June 2020, the homeowners called to advise that the property owner had re-purchased the home and they were no longer involved.

The deficiencies are health & safety related.

In order to close the permit file, the dwelling must be raised to meet the required flood construction level.

This Building Bylaw infraction is considered to be Category 3.

This property is listed for sale with a real estate agent (MLS #185222). Staff is concerned that the property owner will once again sell the dwelling, knowing that it does not meet the required flood construction level.

On October 6, 2020, the property owner advised that steps have been taken to remediate the deficient items. In particular, the owner has advised that contractors have been consulted to lift the home off the foundation and construction a 3'6" wall to raise the structure above the flood construction level. This work is to place by the end of October, 2020.

A map showing the location of this property and a photo of the infraction are attached.

Analysis:

Reasonable efforts have been made to achieve voluntary compliance with the property owner.

In accordance with the Building Enforcement Policy, as there are potential construction and health and safety deficiencies on this property, staff is recommending proceeding with Category 3 enforcement action (Place Section 302 Notice on title and seek compliance through injunctive action). A Section 302 Notice registered against the property title advises the current and future owners of the deficiency. The Notice will be remain registered against the title until the deficiencies have been remedied.

Proceeding to Injunctive action will require an application be submitted to the British Columbia Supreme Court. Seeking a court injunction has a legal cost which, if successful, can only partially be recovered from the property owners. Anticipated costs to proceed to legal action could be between \$1,500 and \$25,000.

Alternatives:

1. Do not proceed with enforcement action
2. Place a notice of deficiencies on the folio file (Category 1)
3. Place a Section 302 Notice on title (Category 2)
4. Place a Section 302 Notice on title and seek injunctive action (Category 3)

Respectfully submitted:

"L. Miller"

L. Miller, Building & Enforcement Services
Manager

Attachments: No. 1 – Parcel Map
No. 2 – Parcel photo

ATTACHMENT No. 1



ATTACHMENT 2



Photo from real estate listing September 2020.

October 5, 2020

Regional District of Okanagan Similkameen

101 Martin Street

Penticton, B.C.

V2A 5J9

Re: Building Bylaw Infraction

Folio #: D-70020.790/03461.005

Lot: 1 Plan KAP81234 DL 374, 551 & 2710 SDYD

PID: 026-711-524

Mobile Home Registry: 102363

Civic Address: G9-4505 McLean Creek Road

Permit #: 20624

Attention: Laura Miller, Manager of Building and Enforcement Services

I am writing in response to your letter dated October 15, 2020 which I assume is an error and should read September 15, 2020. I have read through the contents and I generally agree with the timelines as stated as well as the various correspondence and site meetings. The main issue that has been continually ignored is the fact the RDOS gave formal approval for the design and construction of the expansion of Peachcliff Estates on July 14, 2014. After reviewing my files and past emails between myself, the RDOS offices and Protech Consulting Engineers I cannot find any request to address the flood plain issue. We conducted all the necessary engineering reports that were required at the time of re-zoning and the flood plain issue was never broached.

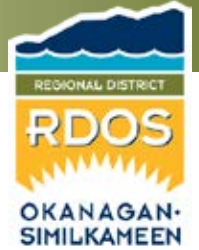
The fact that the potential of a 200 year flood could impact the height of the foundations in that phase should have been addressed prior to final approvals. That would have allowed us to raise the roads which would have eliminated the extra costs that we have incurred to build retaining walls, import fill material to lift the foundation heights for lots that lie within the flood plain area as well as we would have avoided having to re-purchase a home off of a home owner. The costs that we have spent to date are well over \$450,000. In your letter you stated that the permit for G9 was issued with the condition that a survey was required to prove that the height of the foundation was above the flood construction level. I was never made aware of any conditions as part of the permit for G9.

Moving forward our plan is to lift the home off of the foundation, build a 3'6" pony wall and then drop the home back onto the foundation. We are currently scheduling this work to take place by the end of October so we ask that the RDOS refrain from taking injunctive action at this time. The home is in our possession and we will not be selling the home until all the work is completed.

Sincerely

Aldo Venier, Retire West Communities Ltd and Magdalena Enterprises Ltd.

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 15, 2020
RE: Zoning Bylaw Amendment – Electoral Area “C”

Administrative Recommendation:

THAT the holding of a public hearing for Bylaw No. 2453.38, 2020, be scheduled for the Regional District Board meeting of November 19, 2020;

AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act.

Purpose:

The purpose of this report is to seek direction from the Regional District Board in relation to a new public hearing date for Amendment Bylaw No. 2453.38, 2020.

Background:

Amendment Bylaw No. 2453.38, 2020, relates to the proposed rezoning of 500 Secrest Hill Road in Electoral Area “C” in order to formalize the operation of the “Loose Bay” campground.

At its meeting of September 17, 2020, the Board approved first and second reading of Amendment Bylaw No. 2453.38, 2020, and directed that a public hearing be scheduled ahead of the Board’s October 15, 2020, meeting and that staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Under Section 466(3) of the Act, a public hearing notice must be published in at least 2 consecutive issues of a newspaper, the last publication to appear not less than 3 days and not more than 10 days before the public hearing (i.e. between October 5th and 12th).

On October 2, 2020, it came to the Regional District’s attention that the first scheduled notice for the public hearing had not appeared in the September 30, 2020, edition of the Oliver Times-Chronicle.

Analysis:

In order to meet the requirements of the *Local Government Act* for notification of the public hearing for this rezoning it is recommended that the holding of the public hearing be delegated to Director Knodel, so that an electronic public hearing can be held in early November.

Alternative:

1. THAT the holding of the public hearing for Bylaw No. 2453.38, 2020 be delegated to Director Knodel, or their delegate;

AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Knodel;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Respectfully submitted:

Cory Labrecque

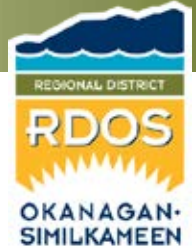
Cory Labrecque, Planner II

Endorsed By:



C. Garrish, Planning Manager

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 15, 2020
RE: Petition to Enter Service Areas – Electoral Area “E”
Street Lighting and Campbell Mountain Landfill Solid Waste Collection and Drop-Off

Administrative Recommendation:

THAT Bylaw No. 1618.02, 2020, Naramata Street Lighting Local Service Establishment Amendment Bylaw be read a first, second and third time;

AND THAT Bylaw No. 2190.08, 2020, Campbell Mountain Landfill Solid Waste Collection and Drop-Off Service Establishment Amendment Bylaw be read a first, second and third time.

Purpose: To extend Street Lighting and Solid Waste Collection service areas to a parcel in Naramata

Owners: Naramata Benchland Properties Ltd Agent: Brad Elenko (McElhanney) Folio: E-07171.400

Civic: 3498 Arawana Forestry Road Legal: Lot 3, Plan EPP60812, District Lot 2711, SDYD

OCP: Small Holdings (SH) Zone: Small Holdings Five Site Specific (SH5s)

Purpose:

The applicant has submitted two petition requests to the Regional District relating to the provision of Street Lighting and Solid Waste Collections services to the property at 2498 Arawana Forestry Road (being Lot 3, Plan EPP60812, District Lot 2711, SDYD).

In order to facilitate this, the following bylaw amendments are required:

- amend Schedule 'A' of the Naramata Street Lighting Local Service Establishment Bylaw No. 1618, 1995, to include the property at Lot 3, Plan EPP60812, District Lot 2711, SDYD; and
- amend the Schedule of the Campbell Mountain Landfill Solid Waste Collection and Drop-Off Service Establishment Bylaw No. 2190, 2003, to include the property at Lot 3, Plan EPP60812, District Lot 2711, SDYD.

Site Context:

The subject property is approximately 14.4 ha in area, is situated on the south-east side of the Arawana Forestry Road and is understood to be developed to an existing single detached dwelling and related accessory structures.

The surrounding pattern of development to the east is largely comprised of undeveloped Crown land and residential development to the west.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on September 15, 2016, while available Regional District records indicate that building permits have not previously been issued for this property.

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008, the property is designated Small Holdings (SH), and is the subject of an Environmentally Sensitive Development Permit (ESDP) and Watercourse Development Permit (WDP) Area designations.

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the property is currently zoned Small Holdings Five Site Specific (SH5s), with the site specific regulation limiting density to 41 parcels while allowing 8 of these parcels have a minimum parcel size of between 1,500 m² and 2,020 m² (the bylaw otherwise requires a minimum parcel size of 2,020 m²).

On June 11, 2018, the Ministry of Transportation and Infrastructure (MoTI) referred a proposed 41 lot subdivision involving the property at 3498 Arawana Forestry Road to the Regional District for compliance with any applicable RDOS land use bylaws.

On August 21, 2018, the Regional District provided the comments to the Ministry in relation to the proposed subdivision which included, amongst other things, that "the subject property is not within the existing Naramata street light service area ..."

This petition request was originally scheduled to be considered by the Board at its meeting of August 6, 2020, but was removed from the Agenda at the request of the applicant.

Analysis:

In considering this proposal, Administration supports the request to include the subject property in the Street Lighting Service Area as this is consistent with the comments the Regional District provided to MoTI regarding the 41-lot subdivision of this property.

Similarly, Administration supports the property's inclusion within the Solid Waste Collection and Drop-off Service Area due to the pending subdivision of this parcel to a rural-residential use (despite inclusion in this service area not being a requirement of the Subdivision Servicing Bylaw).

Alternatives:

1. THAT Bylaw No. 1618.02, 2020, Naramata Street Lighting Local Service Establishment Amendment Bylaw be denied;
AND THAT Bylaw No. 2190.08, 2020, Campbell Mountain Landfill Solid Waste Collection and Drop-Off Service Establishment Amendment Bylaw be denied.
2. That consideration of Bylaw No. 1618.02, 2020, Naramata Street Lighting Local Service Establishment Amendment Bylaw and Bylaw No. 2190.08, 2020, Campbell Mountain Landfill Solid Waste Collection and Drop-Off Service Establishment Amendment Bylaw be deferred pending:
 - a) *TBD*.

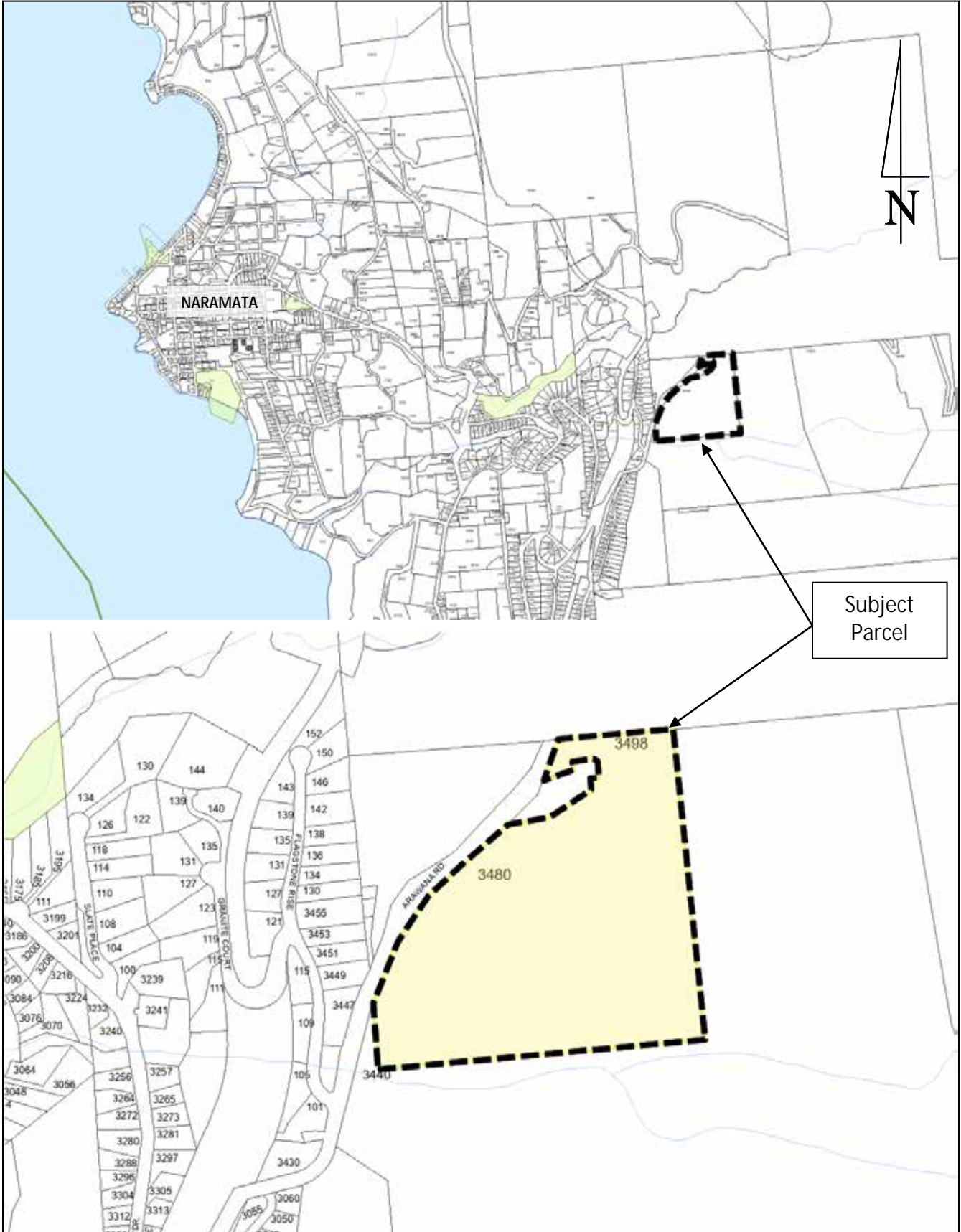
Respectfully submitted:


C. Garrish, Planning Manager

Attachments:

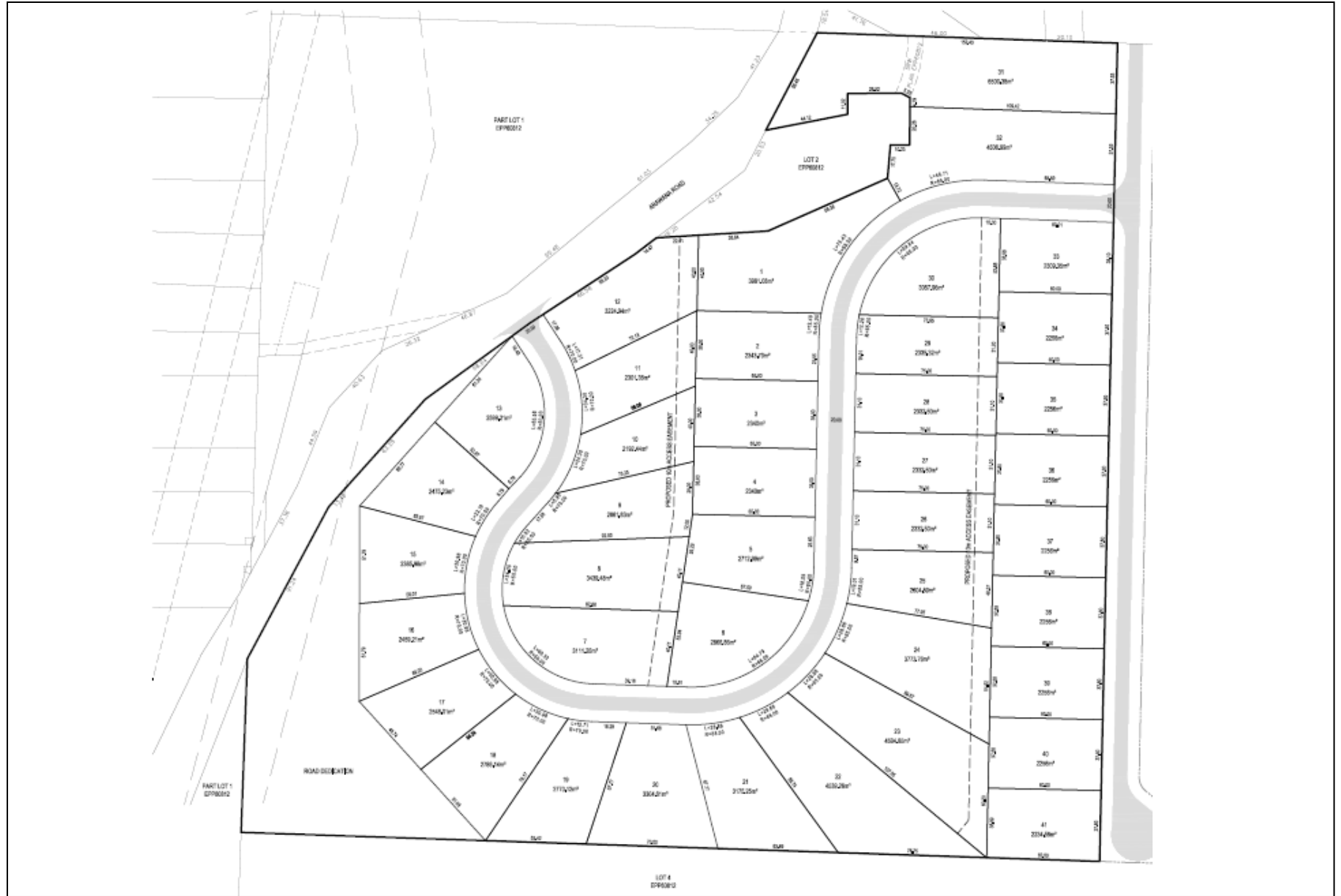
- No. 1 – Context Maps
- No. 2 – Applicant's Proposed Subdivision Plan

Attachment No. 1 – Context Maps



Subject Parcel

Attachment No. 2 – Applicant's Proposed Subdivision Plan



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 1618.02, 2020

**A Bylaw to amend the Naramata Street Lighting
Local Service Establishment Bylaw No. 1618, 1995**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Naramata Street Lighting Local Service Establishment Amendment Bylaw No. 1618.02, 2020."
2. The Schedule 'A' of the Naramata Street Lighting Local Service Establishment Bylaw No. 1618, 1995, is amended by incorporating the land described as Lot 3, Plan EPP60812, District Lot 3474, SDYD (3498 Arawana Road), and shown shaded yellow on Schedule 'A', which forms part of this Bylaw.

READ A FIRST, SECOND AND THIRD TIME this ____ day of _____, 2020.

APPROVED BY THE INSPTEOR OF MUNICIPALITIES this ____ day of _____, 2020.

ADOPTED this ____ day of _____, 2020.

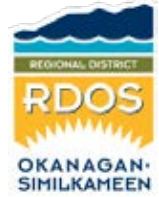
Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, 2020.

Regional District of Okanagan-Similkameen

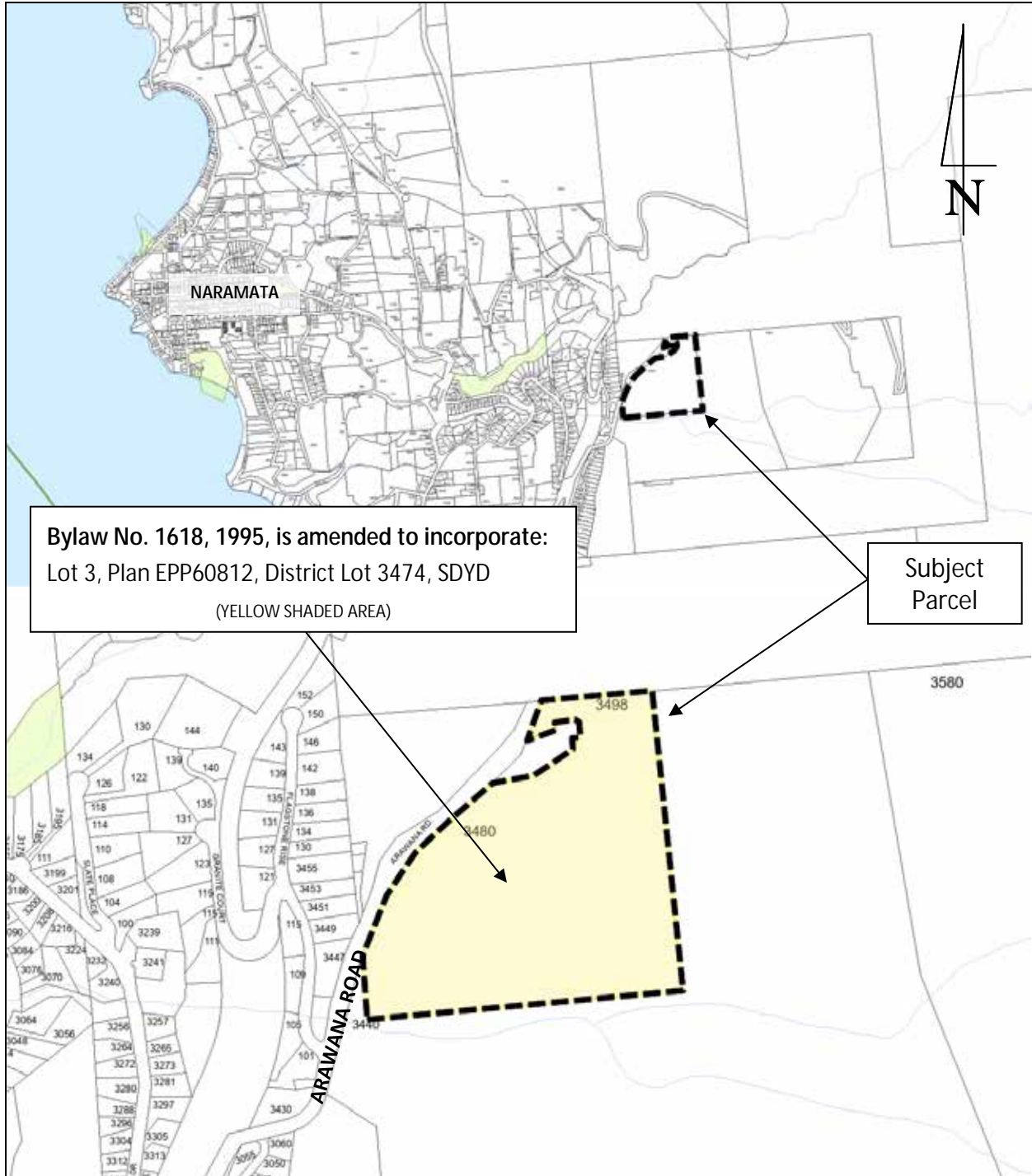
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 1618.02, 2020

File No. E2020.001-SAP

Schedule 'A'



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2190.08, 2020

**A Bylaw to amend the Campbell Mountain Landfill Solid Waste
Collection and Drop-Off Service Establishment Bylaw No. 2190, 2003**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Campbell Mountain Landfill Solid Waste Collection and Drop-Off Service Establishment Amendment Bylaw No. 2190.03, 2020."
2. The Schedule of the Campbell Mountain Landfill Solid Waste Collection and Drop-Off Service Establishment Bylaw No. 2190, 2003, is amended by incorporating the land described as Lot 3, Plan EPP60812, District Lot 3474, SDYD (3498 Arawana Road), and shown shaded yellow on Schedule 'A', which forms part of this Bylaw.

READ A FIRST, SECOND AND THIRD TIME this ____ day of _____, 2020.

APPROVED BY THE INSPTIOR OF MUNICIPALITIES this ____ day of _____, 2020.

ADOPTED this ____ day of _____, 2020.

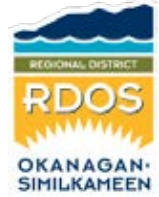
Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, 2020.

Regional District of Okanagan-Similkameen

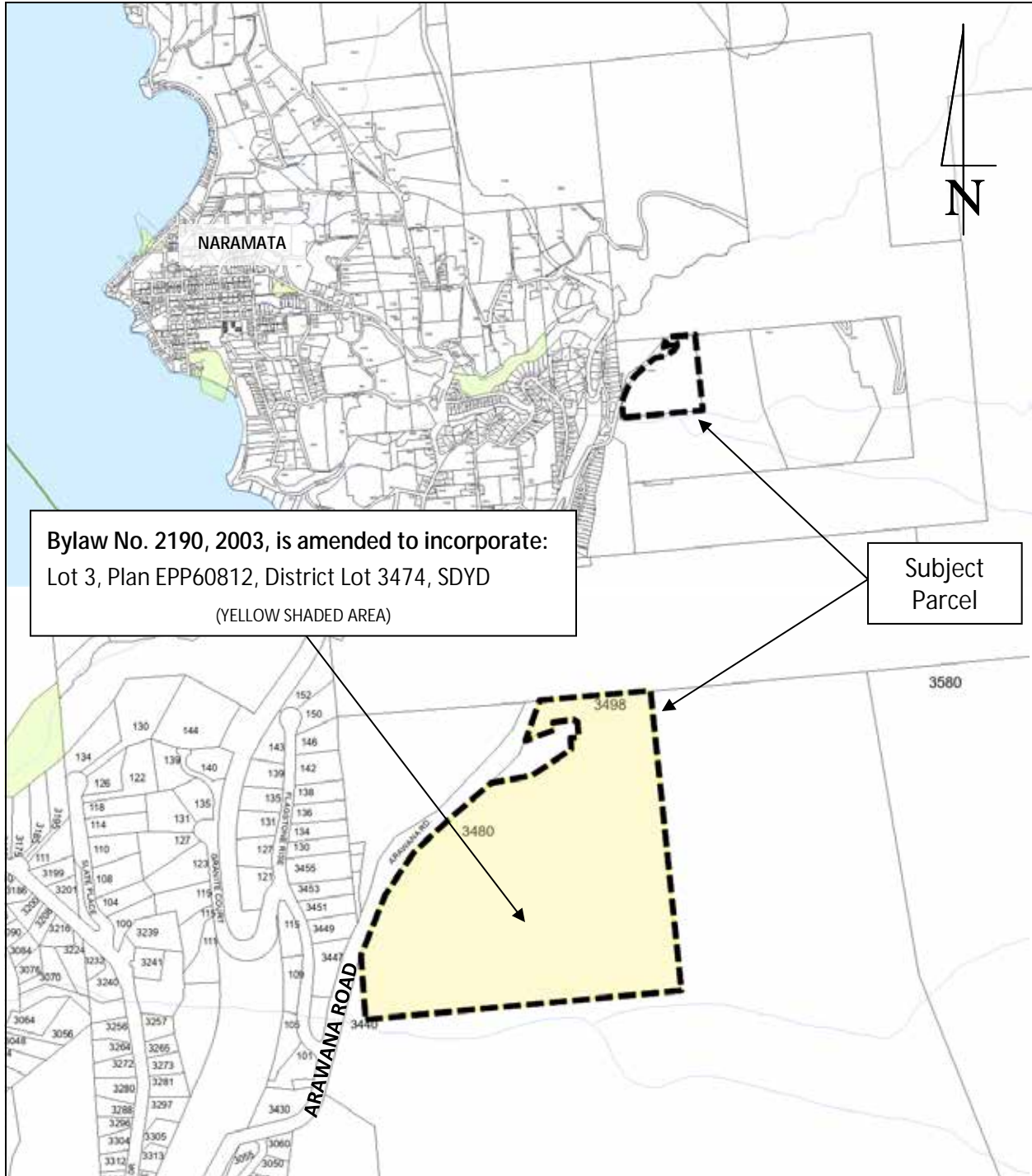
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



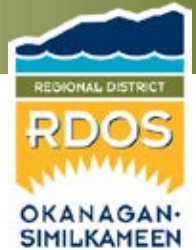
Amendment Bylaw No. 2190.08, 2020

File No. E2020.001-SAP

Schedule 'A'



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 15, 2020
RE: Petition to Enter Water Service Area – Electoral Area “E”

Administrative Recommendation:

THAT Bylaw No. 2896, 2020, a bylaw of the Regional District of Okanagan Similkameen to amend the Naramata Water System Local Service Establishment Bylaw be read a first and second time; but that the Bylaw not be brought for third reading until the following conditions have been fulfilled.

1. That a detailed letter, with expectations and requirements of the Regional District to be fulfilled at the expense of the owner with respect to infrastructure upgrades to provide water service to the Lands be delivered to Naramata Benchland Properties Ltd.; and, that the letter contain a provision whereby the developer acknowledges receipt of the letter and agrees with the contents therein; and
 2. That to ensure any future owner has notice of the infrastructure requirements of the Regional District, and the costs to provide water service to the Lands and to mitigate potential liability with respect to any obligation of the Regional District to provide water service, that a “no-build/subdivision” covenant be registered against the Lands pursuant to Section 219 of the Land Title Act prior to inclusion of the Lands into the Naramata Water System Service Area. The Section 219 Covenant should also refer to the requirements of a development agreement being entered into prior to rezoning, subdivision or construction, if any.
-

Purpose: To extend Water System service to three (3) parcels in Naramata

Owners: Naramata Benchland Properties Ltd. Agent: Brad Elenko (McElhanney)

Legal: Lots 4-5, Plan EPP60812, District Lot 2711, SDYD; and Lot A, Plan KAP59640, District Lot 3474, SDYD

Civic: 3440, 3580 & 3690 Arawana Forestry Road Folio: E-07171.100/.500/.600

OCP: Large Holdings (LH) Zone: Resource Area Site Specific (RAs)

Purpose:

The applicant has submitted a petition to the Regional District seeking to include the subject properties within the Naramata Water Service, which provides for the supply, treatment, conveyance, storage and distribution of water within the community.

In support of this request, the applicant has stated, amongst other things, that:

- including these properties in the water service area will allow any future campground use to obtain water from a new upper-elevation water reservoir to be located on these same lands and that this water could also be used for wildfire suppression;
-

-
- that this new water reservoir is needed to service some of the lots being subdivided on the lower lands; and
 - there would be no reason for Naramata Benchlands to construct an upper elevation water reservoir if these lands were not included in the water service area as they see this as potentially limiting their access to the reservoir and ability to service any future campground.

Site Context:

The Naramata Benchland Properties Limited holdings that are the subject of this service area request comprises three separate parcels that represent a land area of 111.54 ha (Lot 4 at 47.1 ha, Lot 5 at 44.2 ha and Lot A at 20.24 ha).

These lands are seen to be relatively undeveloped with access to the two easternmost parcels via a forestry service road. The surrounding pattern of development to the east is largely comprised of undeveloped Crown land and residential development to the west.

Background:

Historically, the subject parcels were part of the Blackwell Stores Limited development and, in 2006, a 295 parcel subdivision to be completed over eleven (11) phases was proposed. This involved the subject parcels as well as additional lands to the east. This development was opposed by the community and subsequently withdrawn by the proponent.

Under the Regional Growth Strategy (RGS) Bylaw No. 2770, 2017, the subject properties are not within a currently designated growth area. The RGS Bylaw speaks to supporting “efficient, effective and affordable infrastructure services ...” and, as an objective, to “direct development to areas with publicly operated services and infrastructure.” The RGS is currently under review.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the parcels are currently designated Large Holdings (LH), and are the subject of an Environmentally Sensitive Development Permit (ESDP) and Watercourse Development Permit (WDP) Area designations.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the parcels are currently zoned Resource Area (RA), which stipulates a minimum size for subdivision of 20.0 ha and permits extensive land uses such as forestry, natural resource extraction and agriculture, but does also include campgrounds.

At its meeting of March 19, 2020, the subject parcels were included in the Naramata Fire Prevention and Suppression Local Service Area.

This petition request was originally scheduled to be considered by the Board at its meeting of August 6, 2020, but was removed from the Agenda at the request of the applicant.

Analysis:

The applicant is proposing to extend the water service area to parcels that are not contemplated for future residential development under the Electoral Area “E” OCP Bylaw. While the establishment bylaw does not prescribe any limits on where within the community the water service can be provided, it has historically not included parcels zoned Resource Area (RA).

The parcels reflected in this application are remote and large and not yet ready for development.

20.0 ha parcels are large enough to sustain groundwater wells for single family domestic and other uses and do not require a connection to a community water system. Should a higher density development be envisioned in the future, a plan of subdivision would be filed, rezoning would need to occur and public consultation would be required. While extending the water service prior to the establishment of a growth boundary for Naramata under the OCP Bylaw is seen to be premature, the rationale for extending the water service now has been defended by the developer.

The existing Naramata Water System infrastructure is physically incapable of serving a majority of the lands petitioning to join the service area. To upgrade this existing infrastructure would require a significant capital investment that would have to be borne by the Developer. Upgrades would include a new reservoir, booster station and a water delivery system.

While the current owner understands that a significant investment in infrastructure would be required prior to approval, it would be important to ensure that new property owners would not presume that inclusion in the service area implies access to the water system and would not realize the impediments (both financial and physical) that would confront the Regional District in attempting to provide this service.

Extension of a water service to the proposed campground use of the site, at such time it is actually being developed, would be considered in conjunction with the issuance of a Campground Permit.

While the lands have already been included in the fire service area, the applicant is suggesting that inclusion in the water service area will provide the necessary assurance needed to construct the new reservoir, and that this reservoir will be made available for fire suppression activities in the area. Increased wildfire hazard related to the applicant's proposed campground was a concern previously raised by the community at public meetings.

It is unusual that extension of services to a parcel of land zoned Resource Area (RA) precede zoning and this application may be premature. The Board may choose to deny the petition for the full parcel and, if in future, these lands are contemplated for residential development or work on the development of a campground is commenced, there may be merit in revisiting the extension of the water service to a more targeted area at that time.

The Regional District is not obliged to provide a service upon receipt of a petition from a land owner, particularly if the Board has concerns about the request for service.

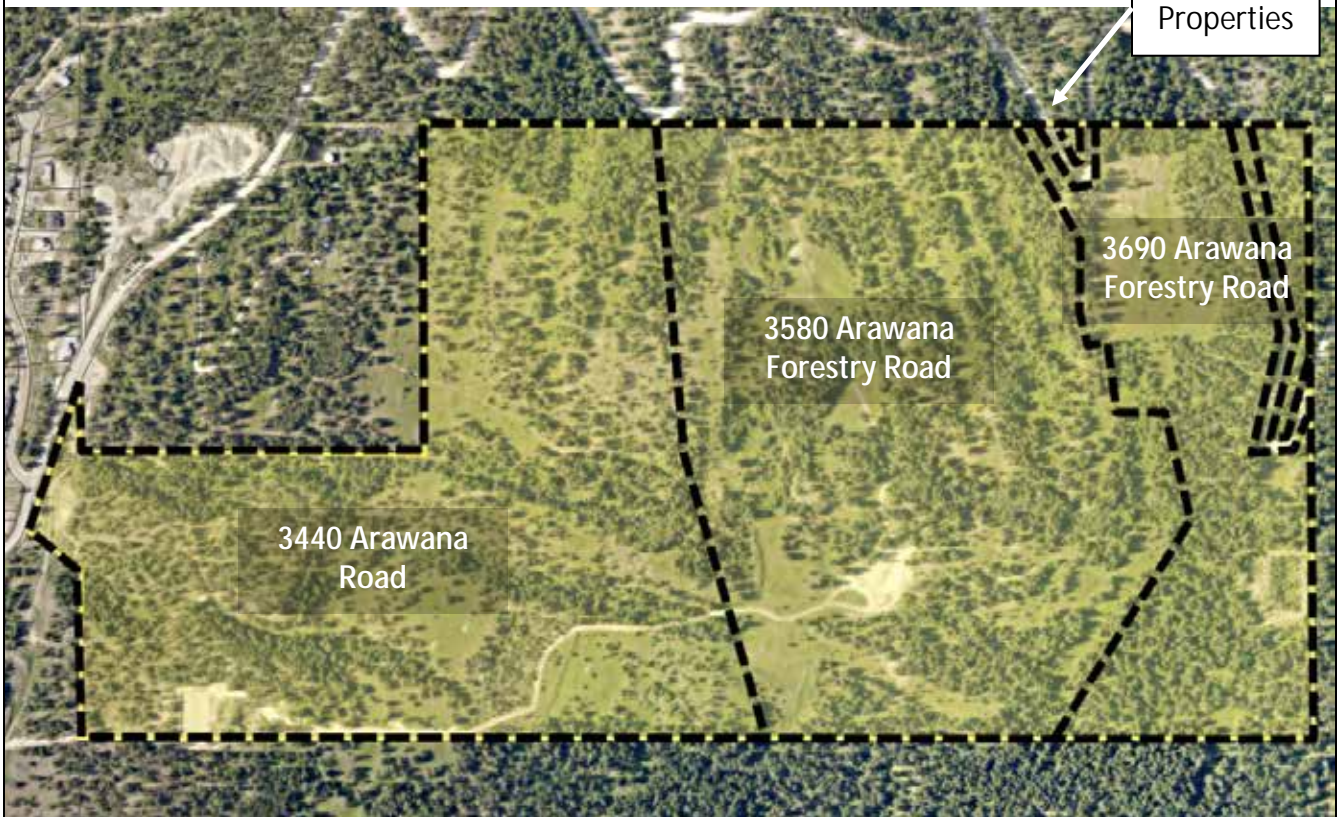
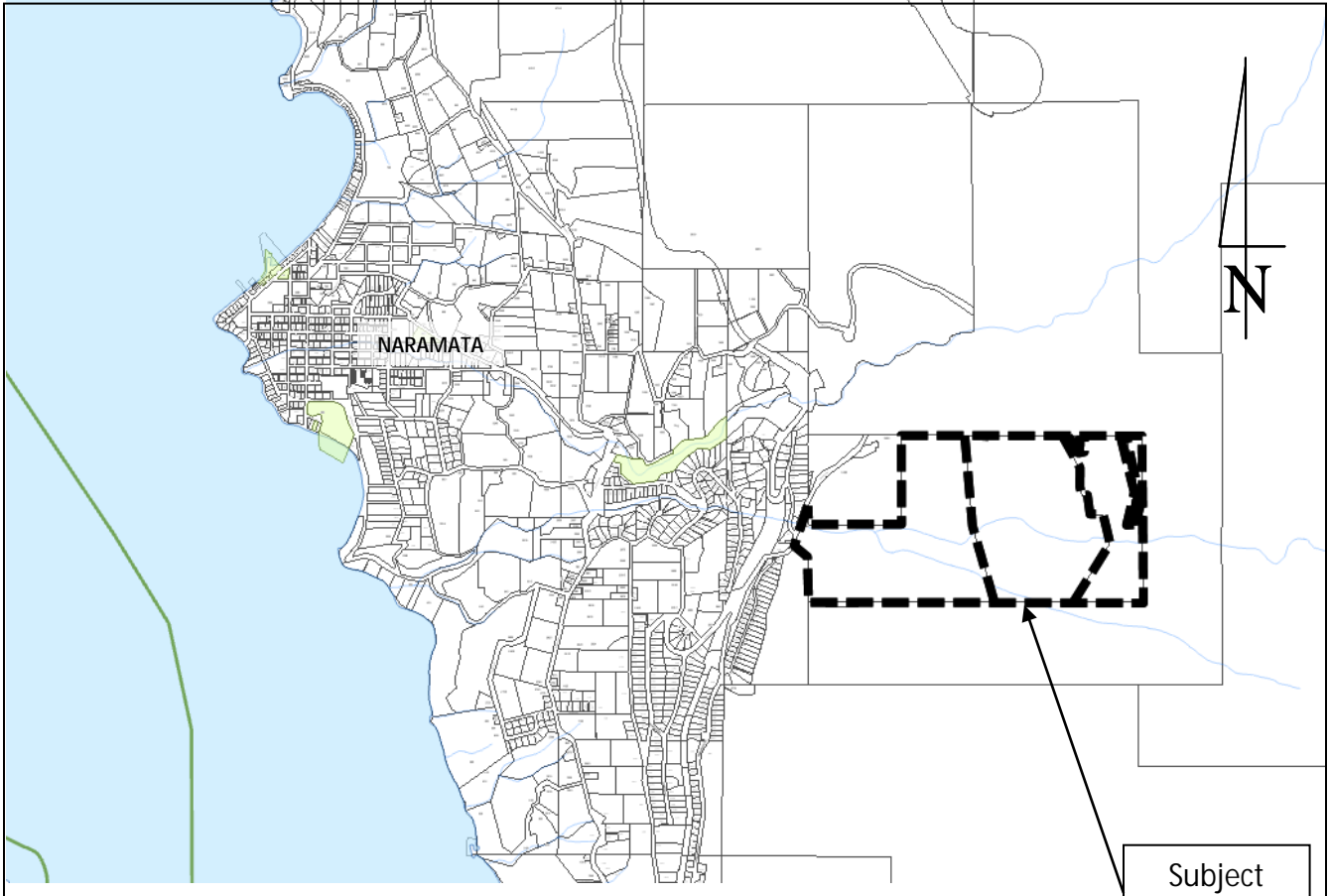
Alternatives:

1. THAT this petition into the Naramata Water system be denied.
2. THAT consideration of Bylaw No. 2896, 2020 be deferred

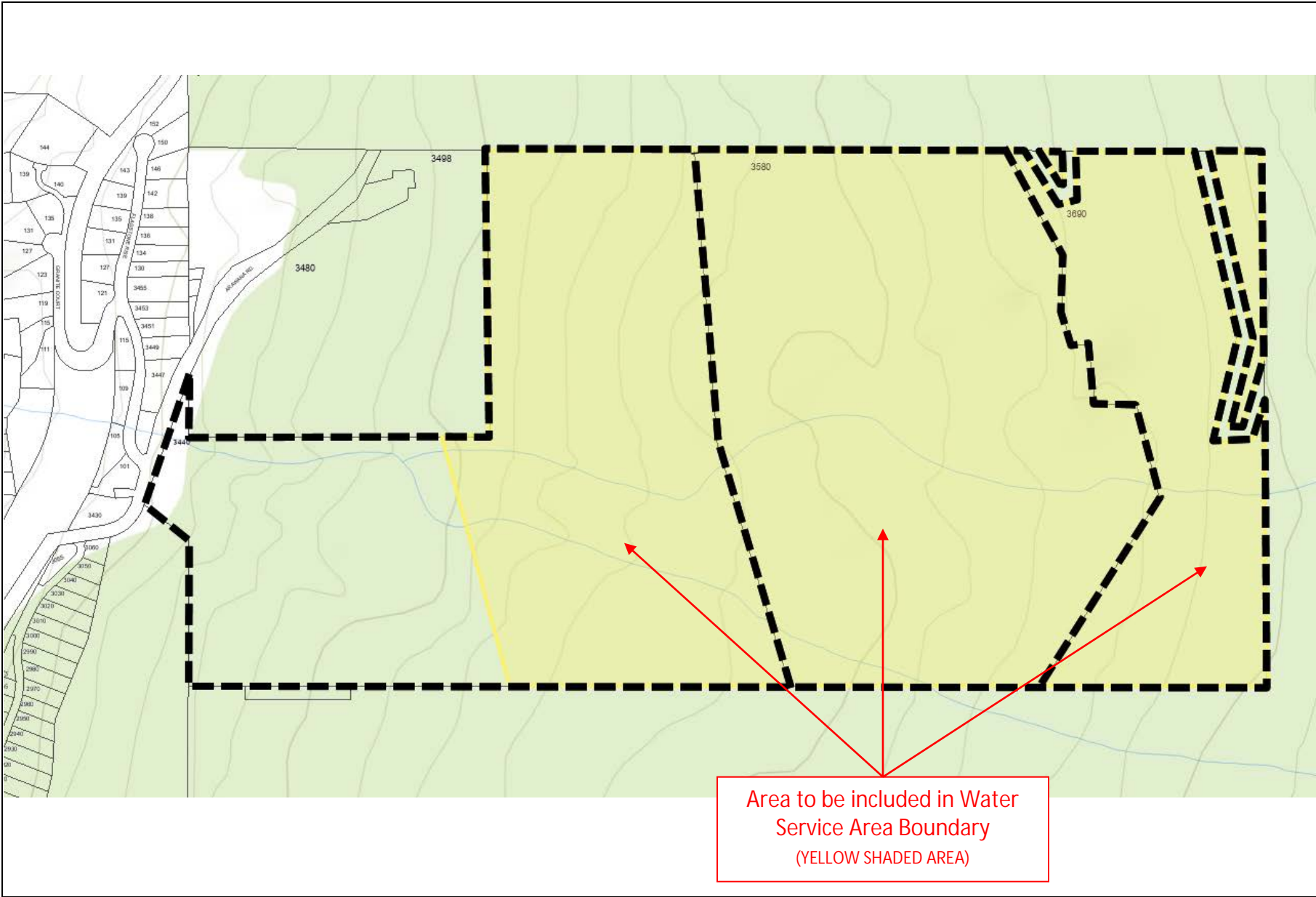
Attachments: No. 1 – Context Maps

No. 2 – Applicant's Service Area Petition Request (Water)

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant’s Service Area Petition Request (Water)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2896, 2020

**A Bylaw to amend the Naramata Water System Local
Service Establishment Bylaw No. 1620, 1995**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Naramata Water System Local Service Establishment Amendment Bylaw No. 2896, 2020."
2. The Schedule 'A' of the Naramata Water System Local Service Establishment Bylaw No. 1620, 1995, is amended by incorporating:
 - i) an approximately 30.4 ha part of the land described as Lot 4, Plan EPP60812, District Lot 3474, SDYD (3440 Arawana Road), and shown shaded yellow on Schedule 'A', which forms part of this Bylaw.
 - ii) the land described as Lot 5, Plan EPP60812, District Lot 3474, SDYD (3580 Arawana Road), and shown shaded yellow on Schedule 'A', which forms part of this Bylaw.
 - iii) the land described as Lot A, Plan KAP59640, District Lot 3474, SDYD (3690 Arawana Road), and shown shaded yellow on Schedule 'A', which forms part of this Bylaw.

READ A FIRST, SECOND AND THIRD TIME this ____ day of _____, 2020.

APPROVED BY THE INSPTIOR OF MUNICIPALITIES this ____ day of _____, 2020.

ADOPTED this ____ day of _____, 2020.

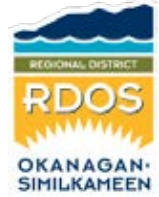
Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, 2020

Regional District of Okanagan-Similkameen

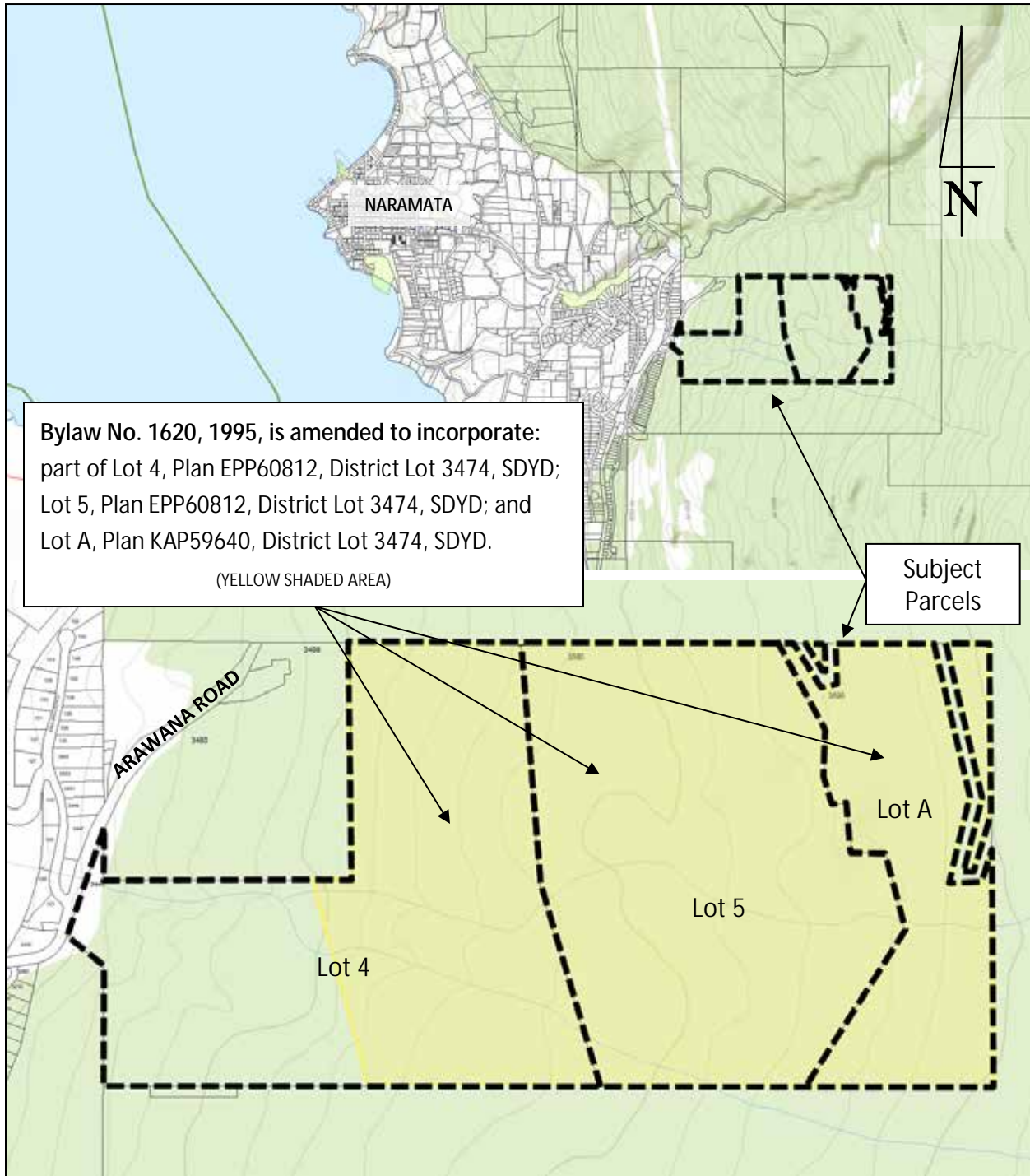
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2896, 2020

File No. E2020.001-SAP

Schedule 'A'



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 15, 2020
RE: Agricultural Land Commission Referral (Exclusion) – Electoral Area “E”

Administrative Recommendation:

THAT the RDOS Board “authorize” the application to exclude an approximately 22.56 ha part of the parcel located at 1313 Greyback Mountain Road (Plan KAP1190, Sublot 8, District Lot 2711, SDYD) to proceed to the Agricultural Land Commission.

Purpose: To exclude an approximately 22.56 ha area of land from the Agricultural Land Reserve (ALR).

Owner: Sather Ranch Ltd. Agent: RDOS Folio: E-06828.000

Civic: 1313 Greyback Mountain Rd Legal: Plan KAP1190, Sublot 8, District Lot 2711, SDYD

OCP: Resource Area (RA) Zone: Resource Area (RA)

Proposed Development:

The Regional District has submitted an application to the Agricultural Land Commission (ALC) under Section 30 of the *Agricultural Land Commission Act* (the Act) in order to exclude the property at 1313 Greyback Mountain Road from the Agricultural Land Reserve (ALR).

The Regional District is pursuing this application in relation to the proposed development of a regional composting facility related to the Campbell Mountain Sanitary Landfill operation.

Under the ALC’s application processing procedures, the Regional District— despite being the proponent of this proposal — is required to pass a formal resolution “authorising” this application to proceed to the Commission for their consideration.

Statutory Requirements:

Under Section 34(4) of the *Agricultural Land Commission Act*, the Regional District of Okanagan-Similkameen (RDOS) must “review the application, and ... forward to the commission the application together with [its] comments and recommendations.”

In this instance, Section 30(4) is seen to apply as an amendment to the Electoral Area “E” Zoning Bylaw No. 2459, 2008, will be required in order for the proposed composting facility to be developed on the subject property.

Site Context:

The subject property is approximately 32.0 ha in area and is bisected by Greyback Mountain Road and adjoins the boundary of the City of Penticton along its western and southern parcel boundaries. It is

understood that an approximately 10.0 ha part of the property has previously been used as part of a ranching operation.

The surrounding pattern of development is characterised by the Campbell Mountain Landfill operation to the west, largely undeveloped land to the east and south and rural-residential ("Falcon Ridge") development to the north.

Background:

The subject property was created by a plan of subdivision prepared in 1912, while available Regional District records indicate that Building Permits (BPs) have been issued for the placement of a modular home and an accessory structure (i.e. "calving barn").

Under the Electoral Area "E" OCP Bylaw No. 2458, 2008, the subject property is currently designated as Resource Area (RA), an objective of which is to minimize conflicts between forestry activities and other land uses in order to protect working forests, grasslands and livestock & grazing operations.

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the subject property is zoned Resource Area (RA) and defines "composting operation" as meaning the use of "... buildings, and equipment ... for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites."

In other Electoral Areas, a "composting operation" is generally permitted in the Community Waste Management (I3) Zone, but that this zone does not currently apply to any lands within Electoral Area "E".

At its meeting of January 9, 2020, the Regional District Board resolved, amongst other things, to pursue the development of an organic composting facility at the subject property and directed that "an application [be submitted] to the Agricultural Land Commission (ALC) for the exclusion of lands required for the purposes of constructing an organics composting facility from the Agriculture Land Reserve (ALR); or, failing that, for a non-farm use."

At its meeting of May 7, 2020, the Board resolved to defer consideration of this application in order that additional public consultation could be undertaken.

Public Process:

Under Section 36 of the *Agricultural Land Commission Act*, a person who makes an application to excluded lands from the ALR is required to give notice of the application in accordance with Agricultural Land Reserve General Regulation 171/2002, including newspaper publications, a notification sign on the property, and notification to adjacent owners of agricultural land.

The Regional District fulfilled these requirements throughout March of 2020, and all comments received in relation to this proposal are included as a separate agenda item.

Following the direction provided by the Board at its meeting of May 7, 2020, a Communications Plan for the proposed organics composting facility was prepared and outlines a number of actions to be taken. The following is a highlight of some of these actions:

- a broader written notification of surrounding property owners and residents;
- create a central hub of information on the Regional District's Regional Connections site:

-
- ∅ there were eight (8) posts on the Q&A section of RDOS Regional Connections as of Oct. 2, 2020 (2:00 pm), with most of the posts featured multiple questions.
 - ∅ questions posted to this site were answered publicly on the site within 24-48 hours.
 - a video presenting an overview of the project was posted to the Regional District's YouTube channel:
 - ∅ this video has been viewed 110 times as of Oct. 2, 2020 (2:00 pm).
 - an electronic town hall was held on September 30, 2020, and was attended by approximately XX individuals.
 - ∅ a video stream of this town hall on the Regional District's YouTube channel had 36 views as of Oct. 2, 2020 (2:00 pm); and
 - ∅ a Facebook post for the town hall shows 285 people reached and 2 shares as of Oct. 2 (2:00 pm).

A number of news articles appeared in the local press related to the proposed facilities, copies of which are included, while the City of Penticton also posted a page related to the facility on their website (<https://www.penticton.ca/compostfacility>).

Analysis:

Further to the Administrative Report considered by the Board at its meeting of January 9, 2020, the site has been identified by the Regional District as a preferred location for an in-vessel composting facility that is in close proximity to the existing sanitary landfill operation at Campbell Mountain (approximately 300 metres to the west).

The proposed in-vessel composting facility would serve the City of Penticton (CoP), the Town of Keremeos and Electoral Areas "B", "D", "E", "F", "G" and "I".

The facility would manage food waste, yard waste, wood waste and potentially biosolids that are generated by the CoP, Okanagan Falls and Town of Keremeos.

In seeking a new location for its composting operations, the Regional District is attempting to address existing space constraints at the Campbell Mountain landfill. There are minimal opportunities to use closed space for future organics collection and transfer operations at Campbell Mountain.

This has direct implications on the amount of space available for composting operations, as it will affect the space required for siting additional recycling/transfer or composting operations at the landfill. This will be further exacerbated as the region moves towards implementing source-separated organics (SSO), as this will require the development of additional space to facilitate a new organics processing facility.

A new in-vessel composting processing facility will require approximately 2.04 ha of land area and the subject property features adequate flat areas to site such a facility and there are not expected to be any spatial constraints with this property.

Additional odour controls that would result from composting organics and biosolids in an in-vessel composting facility and to show how the odour dispersion surrounding the CMLF would be reduced with the updated design and being located on the Greyback Mountain Road Property by approximately 69%.

Finally, the diversion of organic materials from the Campbell Mountain landfill are anticipated to extend the lifecycle of the landfill by approximately 11 years. Administration further believes that it would be very difficult and expensive to site the composting facility elsewhere within the region and that there are efficiencies to be gained by co-locating any new composting operation in close proximity to the Campbell Mountain landfill.

Alternatives:

- .1 THAT the RDOS Board “authorize” the application to exclude an approximately 22.56 ha part of the parcel located at 1313 Greyback Mountain Road (Plan KAP1190, Sublot 8, District Lot 2711, SDYD) to proceed to the Agricultural Land Commission; or
- .2 THAT the RDOS Board “not authorize” the application to exclude an approximately 22.56 ha part of the parcel located at 1313 Greyback Mountain Road (Plan KAP1190, Sublot 8, District Lot 2711, SDYD) to proceed to the Agricultural Land Commission.

Respectfully submitted



C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps

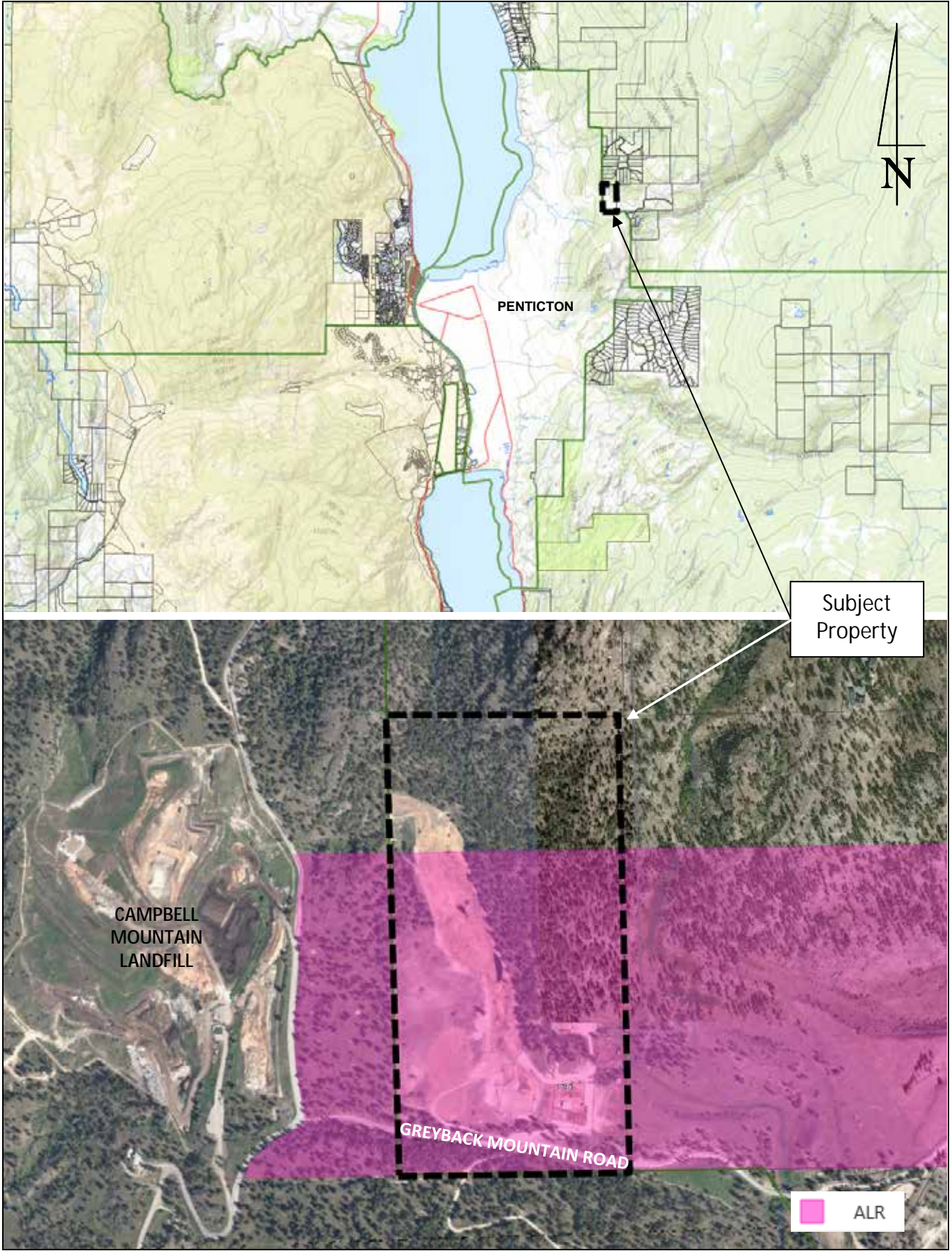
No. 2 – Site Plan

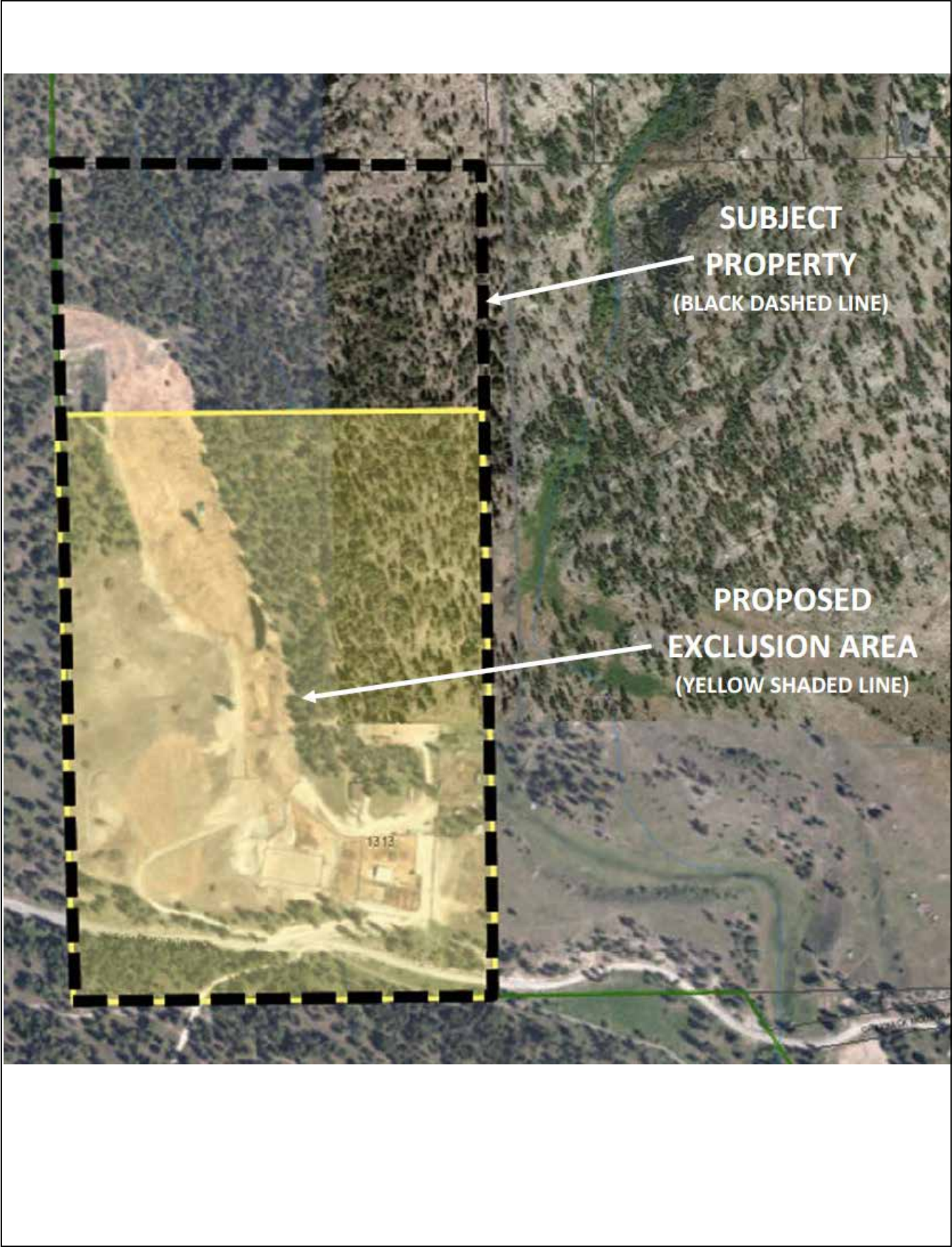
No. 3 – Possible Composting Facility Locations on Subject Property

No. 4 – Site Photos

No. 5 – Communications Plan (Proposed Organics Composting Facility)

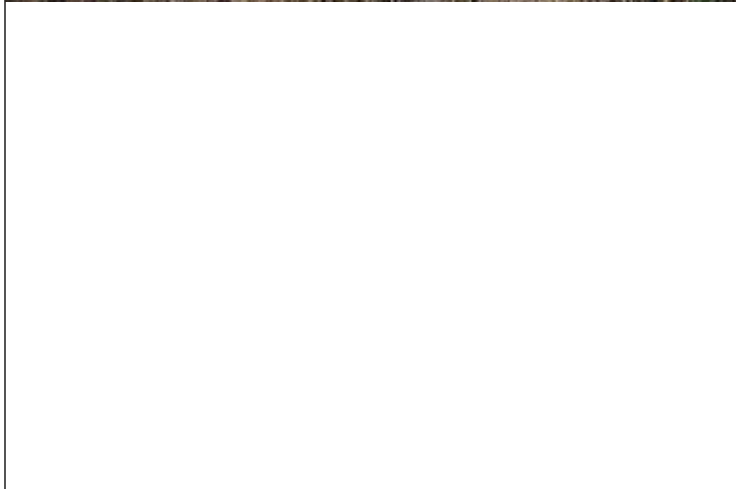
Attachment No. 1 – Context Maps







Attachment No. 4 – Site Photos





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

June 18, 2020

Proposed Organics Composting Facility | Communications Plan

Communicators

RDOS – Board Chair Karla Kozakevich
RDOS – Public Works Operations Manager (Andrew Reeder)
City of Penticton – Manager of Public Works (Len Robson)
Tetra Tech – Business Development Manager (Wilbert Yang)
RDOS – Moderator, Electronic Town Hall (Erick Thompson)
Ensure RDOS and City of Penticton messaging is accurate and consistent.

Audience

- Current Campbell Mountain Landfill (CMLF) service area: Electoral Areas B, D, E, F (West Bench) G and I, City of Penticton, and Village of Keremeos.
- **NOTE:** Share public engagement plans in advance: City of Penticton, RDOS Board

Objectives

Gather feedback and answer questions about:

- Proposed organics composting facility.
- Replacing the existing wastewater solids composting operation.
- Siting and proposal to remove land from Agricultural Land Reserve (ALR).
- RDOS and City of Penticton working together.
- Environmental and economic

Measurables

Track feedback gathered through RDOS Regional Connections, electronic town hall meeting, regular mail, email, phone and social media. Record media coverage and social media metrics.

Electronic Public Meeting

Electronic public meeting to be scheduled with at least three weeks notice. Public meeting will be broadcast via Webex platform and carried live on YouTube. Communicators listed will form the panel. The meeting will be open to the public and will include questions via telephone and email. Questions can also be sent in advance.

Board Reports

Create thorough reports for RDOS Board and City of Penticton Council that anticipate and answer as many questions as possible. Reports should indicate responses to specific questions or concerns about the proposal.



Serving the citizens of the Okanagan-Similkameen since 1966.

www.rdos.bc.ca

Attachment No. 5 – Communications Plan (Proposed Organics Composting Facility)

Communication Tools

- Letter Mailed to Area Residents
- RDOS Regional Connections website
- Regional Connections Print Ad (Chair’s message)
- Information Releases, Fact Sheet, FAQ Sheet, Executive Summary, Project Overview
- Educational Video
- Electronic Public Meeting, YouTube, Facebook
- Earned Media (print, tv, radio, online)

RDOS Regional Connections

- Include <https://rdosregionalconnections.ca/> link in all materials as a central hub of information.

Information Releases

- Create and distribute information releases at each stage of engagement
- Distribute through regular channels including RDOS website and Facebook page
- Earned media; prepare ‘self-contained’ information releases

Visual Elements

- Executive Summary includes site image
- Site map should be added to RDOS Regional Connections
- Educational Video

Timeline:

Finalize by Friday, June 19, 2020:

Reviewed by RDOS CAO, Chair & Legislative Services | City of Penticton

- 1.) Communication Plan
- 2.) Fact Sheet
- 3.) FAQ Sheet
- 4.) Educational Video
- 5.) RDOS Regional Connections
- 6.) Letter to Residents
- 7.) Executive Summary

Engagement Notes

- Provide information about previous engagement results and status of project.
- Encourage public feedback and questions: report back on findings.
- Be prepared to answer questions about additional costs and collection methods.
- Be clear about why engagement is taking place and what will happen with results.

Lauri Feindell

Subject: FW: Notifying an ALR Exclusion to adjacent property owners

On Mar. 26, 2020 08:51, "Barlow, Celeste ALC:EX" <Celeste.Barlow@gov.bc.ca> wrote:
Hey Chris,

Do you want to make sure to add this correspondence into the application material so that our admin team who vets the applications is aware that Martin made that call and does not hold up the application.

Thanks,

Celeste

From: Collins, Martin J ALC:EX
Sent: Thursday, March 26, 2020 8:48 AM
To: Barlow, Celeste ALC:EX
Cc: 'Christopher Garrish'
Subject: RE: Notifying an ALR Exclusion to adjacent property owners

I don't believe it is necessary to contact the landowners.

Martin

From: Barlow, Celeste ALC:EX
Sent: Thursday, March 26, 2020 8:02 AM
To: 'Christopher Garrish'; Collins, Martin J ALC:EX
Subject: RE: Notifying an ALR Exclusion to adjacent property owners

Hi Chris,

That is a good question, what are your thoughts Martin?

Celeste

From: Christopher Garrish [<mailto:cgarrish@rdos.bc.ca>]
Sent: Wednesday, March 25, 2020 6:03 PM
To: Collins, Martin J ALC:EX; Barlow, Celeste ALC:EX
Subject: Notifying an ALR Exclusion to adjacent property owners

Friends,

The Regional District is preparing an Exclusion application involving the property at 1313 Greyback Mountain Road and shown outlined by the black dashed line below.

In terms of notifying adjacent property owners, we did not notify the property owner at 130 Falconridge Drive (parcel outlined in yellow) on the basis that the shared parcel line did not comprise land in the ALR (ALR lands being shown in pink).

Was this correct or incorrect? If incorrect, to rectify the situation, what would need to occur on our part?

Sincerely,

Chris.



Christopher Garrish MA, MSS, MCIP, RPP • Planning Manager

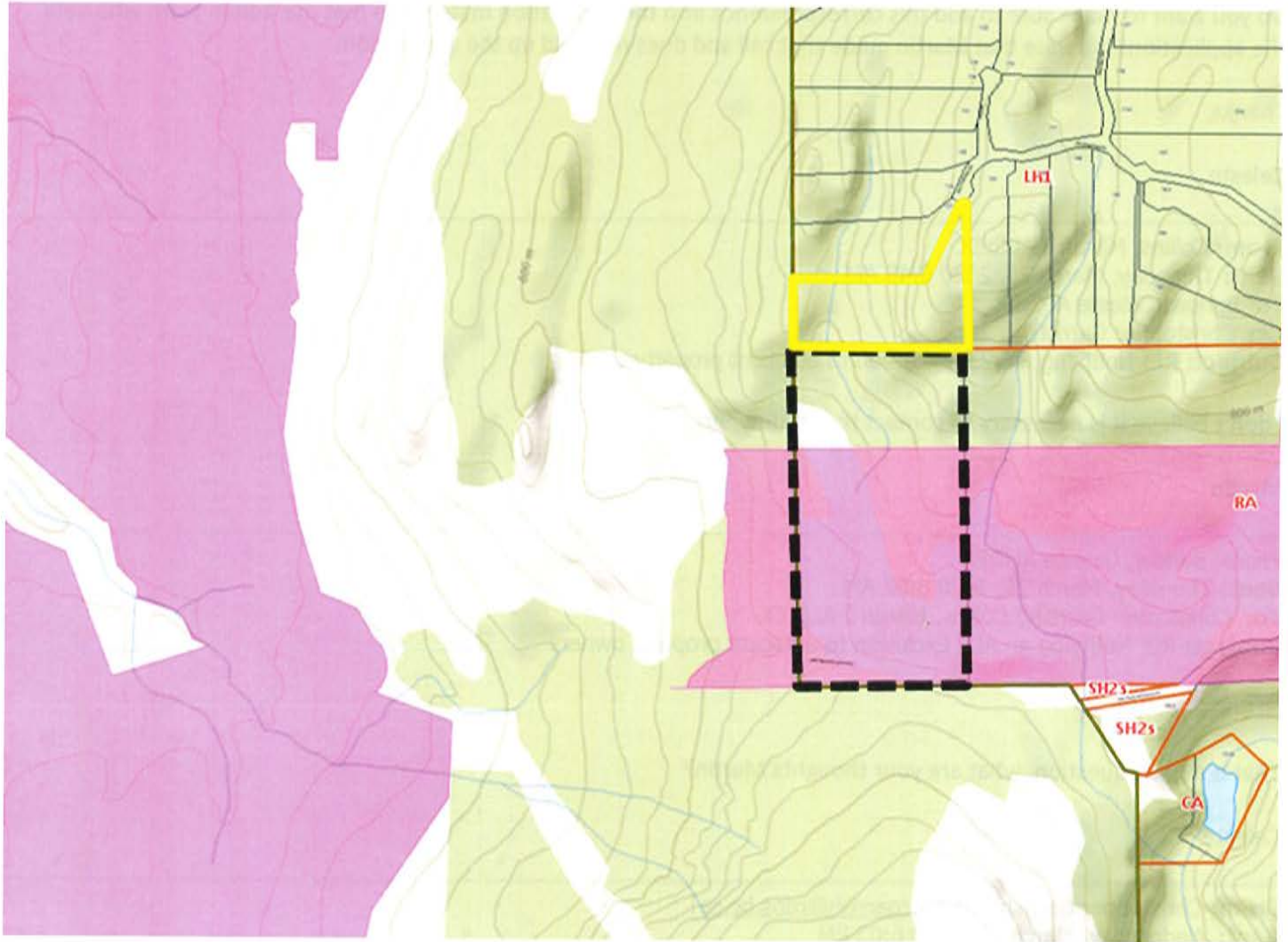
Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4101 | tf. 1.877.610.3737 | f. 250.492.0063

www.rdos.bc.ca | cgarrish@rdos.bc.ca | [FACEBOOK](#) | [YOUTUBE](#) | Sign up for [REGIONAL CONNECTIONS](#)

This Communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication and do not copy, distribute or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.





#710, 1055 West Georgia Street
Vancouver, BC V6E 3R5

Phone: (604) 632-9919
Fax: (604) 632-9939

April 8, 2020

RDOS
101 Martin Street
Penticton, BC
V2A 5J9

RE: E2020.002 – ALC (1313 Greyback Mountain Road)

Attention Christopher Garrish

Please accept this letter as **our support for the above application** for the exclusion of the land required for the purposes of constructing an **in-vessel** organics composting facility to be located at 1313 Greyback Mountain Road.

We are the owners of approximately 163 acres of land directly north and west of the Campbell Mountain landfill (1050 Spiller Road, 880 Naramata Road, 788 Naramata Road, and 834 Naramata Road). We have been working the City of Penticton, the RDOS, and the community in this area since 2007. We undertook and completed the Spiller/Reservoir Road Neighbourhood Concept Plan (NCP) which was approved by City of Penticton Council in February 2014. In 2019, we submitted our proposed Rezoning Application for our main development property adjacent to the RDOS landfill and have been working with the City and RDOS on the proposal. One of the main concerns from the RDOS and the City has been the nuisances such as noise and smell from the Landfill operation impacting future residents. Should the RDOS be able to construct an in-vessel facility on 1313 Greyback Mountain Road, then RDOS will be able to better control leachate coming from the landfill operation and limit the nuisance of smell on surrounding lands. We feel that the construction of this facility will benefit the surrounding community, the City, and the Region from further negative impacts associated with the Campbell Mountain Landfill, specifically the current open air organic processing that is occurring on the property.

Please reach out to us if you require further information on our proposal. Further, please ensure that we are provided with additional information should it come available.

Thank you,

A handwritten signature in black ink, appearing to read "Nathan Hildebrand", is written over the "Thank you," text.

Nathan Hildebrand
Vice President, Development
Canadian Horizons

Lauri Feindell

Subject: FW: 1313 Greyback Mountain Road
Attachments: image1.JPG; ATT00001.txt; image2.JPG; ATT00002.txt; image3.JPG; ATT00003.txt; image4.JPG; ATT00004.txt; image5.JPG; ATT00005.txt; image6.JPG; ATT00006.txt; image7.JPG; ATT00007.txt; image8.JPG; ATT00008.txt; image9.JPG; ATT00009.txt; image10.JPG; ATT00010.txt

-----Original Message-----

From: vicky kryzanowski
Sent: March 26, 2020 5:06 PM
To: Planning <planning@rdos.bc.ca>
Subject: 1313 Greyback Mountain Road

Sent from my iPad

I am sending this email in too voice my concerns of taking 1313 Greyback Mountain Road out of the ALR. Hope the ALC Commission does not let this happen. We have had the property next too 1313 for 25 years . We have chosen not too develop the property too keep it a farm and animal sanctuary for the deer,Elk, rattlesnakes,Bighorn sheep. Our land is many levels of fields there is a large one about 25 acres to a lower level too 1313 there is also underground water running through that area and leaching will destroy the water and land in that area and the will be no fixing this.This happened too our other family property 1655 reservoir Rd. The RDOS had too buy it from the leaching I received a Environment Emergency Notice concerning 5 property's.The RDOS doesn't communicate well with residences in the area.

Yea

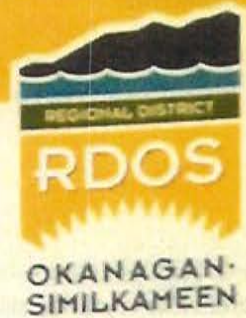
These are some of my family's concern:

- 1.Leaching affecting the property and the water(under ground spring and creek running down the road .
- 2.Noise and smells
3. Animals health ,cattle and horses and wildlife 4.Roads will be unsafe with large trucks in weather condition (snow and ice)
- 5 Roads have not been upgraded in years
- 6 Property values will be affected
- 7 what is the buffer zone (at my other property 1655 no one could answer that)
- 8 was told dump had a 30 year life span of 30 years in 2002 so when will it be done 9will there be any testing of the area
- 10 Our quality of life will be greatly affected.
11. The RDOS has all not contacted all residents in the area.
- 12.The land that it is being used is on a hill sandy soil and on fractured bed rock 13. My neighbor well is on the lower side of my property and will be affected we do not get any city water and our ground water will be affected. Under no circumstances do we want this facility in this area all elements of this area will be affected.There is no guarantee that it 100percent safe not now or in the future.

With this world emergency in affect the RDOS has not given out any information to the property owners in the area or public it was brought to my knowledge that no other landowners have received any information or chance to voice their opinion.Lots of rush in this matter makes it hard to voice our opinions and gives us little chance to do anything to stop this.



101 Martin Street, Penticton, British Columbia V2A 5J9
Tel: 250.492.0237 Fax: 250.492.0063
Toll Free: 877.610.3737
Email: info@rdos.bc.ca



RDOS File No. 5330.20 CML

November 19, 2015

Krzysztof Kryzanowski
1555 Horn St.
Penticton, B.C. V2A 4K4

Ms. Kryzanowski:

RE: Campbell Mountain Sanitary Landfill Leachate

You will find the B.C. Environmental Management Act's Contaminated Site Regulation Protocol 17 – Appendix 2, Notification of Likely or Actual Migration Form and the 2014 Annual Monitoring report for Campbell Mountain Landfill attached.

As you may be aware, as part of our due diligence, we have undertaken investigation into the potential site migration of landfill leachate from the City of Penticton owned and Regional District of Okanagan-Similkameen (RDOS) Operated Campbell Mountain Landfill (CMLF). Water quality results were assessed on November 5th, 2015, from a spring and a groundwater monitoring well located on the property (1555 Randolph Rd). This property is considered to be downgradient of the CMLF inferred groundwater flow. Laboratory analysis of the samples has indicated offsite migration of affected groundwater and surface water by landfill leachate.

Under Sections 57 and 60.1 of the Environmental Management Act's Contaminated Sites Regulation a responsible person who carries out a site investigation and who knows that one or more substances has migrated or is likely to have migrated to a neighbouring parcel and is or is likely causing contamination is required to notify the person or persons who own the neighbouring parcel in writing and submit a copy of the notification to the Director of Waste Management, within 15 days after the responsible person becomes aware of the migration or likely migration to the neighbouring parcel. Note that "affected parcel" is defined as a parcel which is contaminated by the migration of substances from a neighbouring parcel. The required documentation is included with this notification letter.

RDOS is committed to implementing a Leachate Management Plan to help mitigate landfill leachate migration from the CMLF. We will work with you to better understand and correct the current situation.

Assessment

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 17

Jurisdiction: 715 - Penticton Rural

Roll: 06652.100

School District: 67

Neighbourhood: 330

CONFIDENTIAL PIN: 0001450227

YOUR TAXING AUTHORITY.

PROPERTY ASSESSMENT NOTICE



With a general description of your property and an estimate of your property's value for assessment purposes, property classification and entitlement to exemptions from taxation, if any apply. For most properties, the value is based on sales and market trends.

STRICK LOT 2553, SIMILKAMEEN DIV OF YALE LAND

IMPORTANT DATES

- July 1, 2014
Assessed value is estimated for most types of properties as of this date.
- October 31, 2014

Penticton Western News

ices Legal Notices Legal Notices Legal Notices

NOTICE OF EXCLUSION APPLICATION
regarding Land in the Agricultural Land Reserve

The Regional District of Okanagan-Similkameen (RDOS)
(Full name, or names, of registered owner)

of 101 Martin Street, Penticton, BC, V2A-5J9
(mailing address)

intends on making an application pursuant to Section 30(1) of the *Agricultural Land Commission Act* to exclude from the Agricultural Land Reserve the following property which is legally described as:

Plan KAP1190, Sublot 8, District Lot 2711, SDYD
(legal description from the title certificate)

and located at:
 1313 Greyback Mountain Road (Electoral Area "E")
(street address)

Any person wishing to express an interest in the application may do so by forwarding their comments in writing to:

RDOS, 101 Martin Street, Penticton, BC, V2A-5J9
(name and mailing address of the local government)

by: April 8, 2020

NOTE:

- This notice and the application are posted on the subject property.
- Please be advised that all correspondence received by the local government and/or the ALC forms part of the public record, and is disclosed to all parties, including the applicant.

Merchandise for Sale

Misc. Wanted

SSSSS Cash Paid for GOLD & SILVER coins, bars, bullion, ingots, coin collections, jewelry, nuggets, plaster gold, gold dust, gold dental work, old sterling silver, sets, scrap+. Anything gold, silver, platinum etc. Todd The Coin Guy. 250-864-3521

Christine is Buying COIN COLLECTIONS Vintage Jewelry, Gold, Silver, Sterling, China, Estates, Antiques ++ 1-778-281-0030 I can make House Calls

\$ COIN COLLECTOR \$ BUYING Coins, Collections, Olympic Gold & Silver Coins Canadian, US, World Coins, RCM Mint Sets, Coins Any Collection! Chad, The Coin Expert 250-863-3082

BUYING RENTING SELLING
 place your

Merchandise for Sale

Misc. Wanted

\$\$\$ Coin Collector Buying Royal Canadian Mint coins, coin collections, old coins, paper money, pre 1968 silver coins, bullion, bars, world money collections.+ ANYTHING GOLD & SILVER Todd The Coin Guy 250-864-3521

Real Estate

Commercial/ Industrial Property

Office Space For Lease

Prime Downtown location. Range from 461 to 3267 sq.ft. For further info contact Lorne Dennis @ Locke Property Management Ltd. 250-492-0346



Rentals

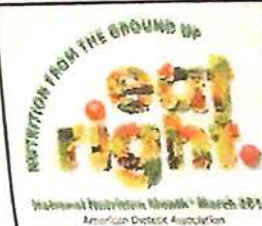
Apt/Condo for Rent

Princeton 1 Bedroom Apartment for Rent \$700/ month + utilities. No Pets. Damage deposit. 250-295-1006

Transportation

Scrap Car Removal

#1 SCRAP Vehicle / Farm Equipment Removal. Will meet or beat \$\$\$ for cars. 778-581-CARS(2277)



National Nutrition Month®, celebrated each year during March, focuses on the importance of making informed



Quality at the newly installed Lank Well (MW15-01), Lank Springs and at 1655 Reservoir Road Livestock Well

Figure 2 shows the locations of the newly installed MW15-01 well and the Lank Springs, both sampled October 23, 2015. The results from the initial sampling have triggered submission of this Protocol 17 Form. Table 1, below, summarizes the exceedances of CSR Standards at the newly installed and sampled off-site locations along with the last results available for 1655 Reservoir Rd (June 2014).

Note that uranium and fluoride exceed CSR Standards at the background well (BH-105). When we compare concentration of these three parameters to the MW15-01 and the Lank Springs sampled on October 23, 2105 we see that fluoride and uranium could be considered comparable to background.

Further, concentrations of chloride, a conservative ion which indicates anthropogenic impact, is around 5 mg/l at the background well (BH-105). Whereas it is above 200 mg/l at the monitoring wells along the toe of the landfill site, similar to concentrations observed at the newly sampled off-site locations (MW15-01 and Lank Springs) on the Lank property.

The uranium at MW15-01 and uranium and fluoride at the Lank Springs may prove to be naturally derived. However, chloride, magnesium, and manganese likely exceed the applicable CSR water quality standards due to operation of the upgradient CMLF. Further several other leachate associated parameters are elevated above background at MW15-01 and the Lank Springs including sulfate, electrical conductivity and alkalinity.

Table 1: Summary of Water Quality Exceedances of CSR Standards at the Background Well (BH-105), Lank Well (MW15-01), Lank Springs and 1655 Reservoir Road

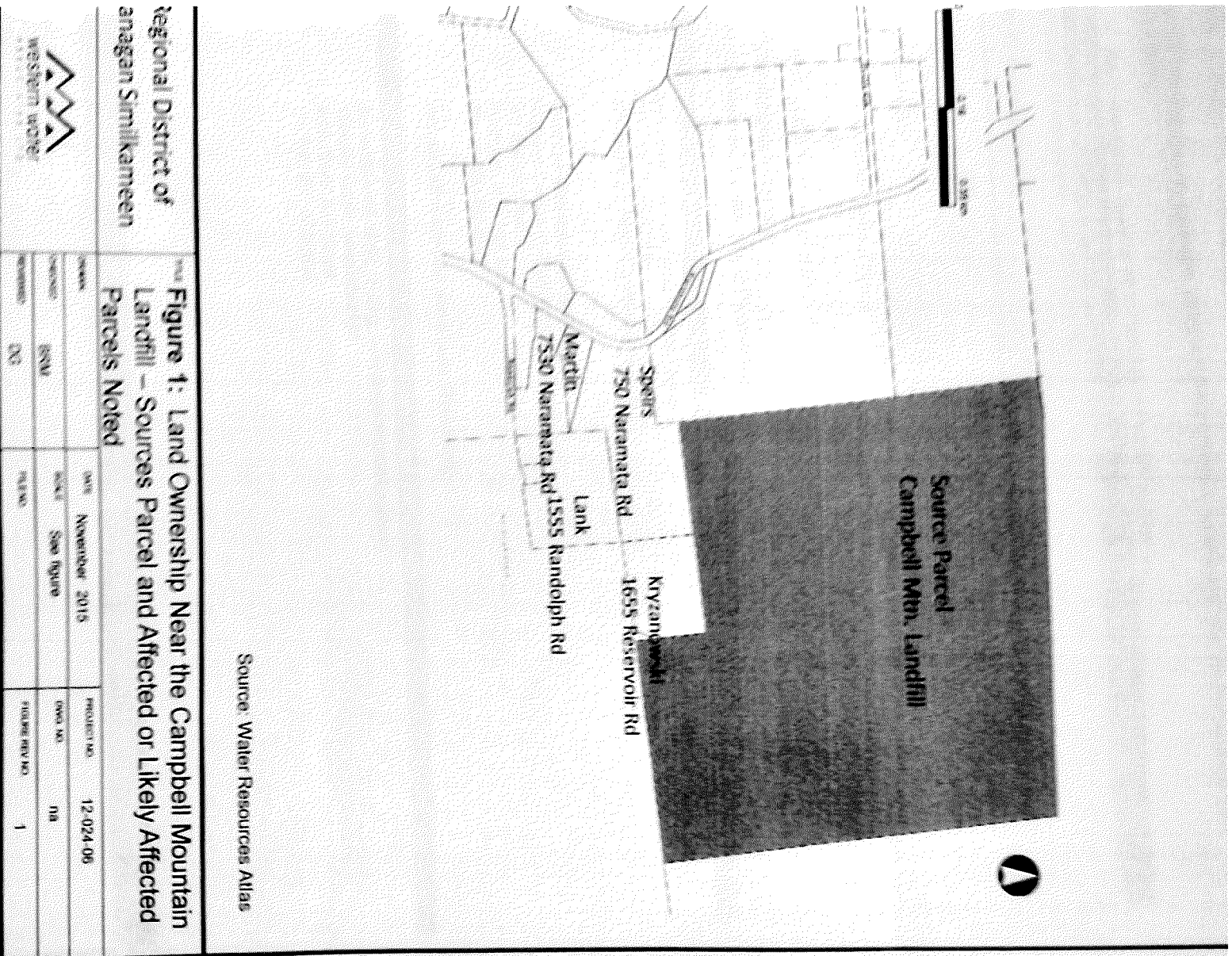
Analyte (Substance)	Unit	Guideline			Sampling Location	Date Sampled	Sample Type	BH-105 (Background or ambient groundwater)	MW15-01	1655 Reservoir Rd.	Lank Springs
		BC CSR AW	BC CSR LW	BC CSR DW							
Magnesium (dissolved)	mg/L	NG	NG	100 ¹⁴	22-Sep-15	Groundwater	35.4	89.1	89.6	101	
Manganese (dissolved)	mg/L	NG	NG	0.550 ¹⁵	22-Sep-15	Groundwater	<0.0002	3.35	0.0024	0.0013	
Chloride	mg/L	1500	620	250 ¹⁶	22-Sep-15	Groundwater	4.79	232	386	277	
Sodium (dissolved)	mg/L	NG	NG	200 ¹⁶	22-Sep-15	Groundwater	26.7	131	256	178	
Sodium (total)	mg/L	NG	NG	200 ¹⁶	22-Sep-15	Groundwater					
Uranium (dissolved)	mg/L	3.050	0.200	0.020	23-Oct-15	Groundwater	0.0732	0.0552	0.0975	0.111	
Uranium (total)	mg/L	3.000	0.200	0.020	23-Oct-15	Groundwater					
Fluoride	mg/L	Calc ¹⁸	1.030 ²²	1.500	23-Oct-15	Groundwater	0.88	0.83	1.04	1.32	

Note

Reservoir Road sampled June 30, 2014 (has been dry at each subsequent sampling event).

BC CSR DW BC CSR, Schedule 6 and 10, Generic Numerical Water Standards for Drinking Water

BC CSR LW BC CSR, Schedule 6, Generic Numerical Water Standards for Livestock



Source: Water Resources Atlas

Regional District of
anagan Similkameen

Figure 1: Land Ownership Near the Campbell Mountain Landfill – Sources Parcel and Affected or Likely Affected Parcels Noted

ISSUE	DATE	PROJECT NO.	12-024-06
ISSUED	ISSUE	DWG. NO.	118
ISSUED	NO	FILE NO.	1
ISSUED	NO	SCALE	See figure





Ministry of
Environment

NOTIFICATION OF LIKELY OR ACTUAL MIGRATION

Land Remediation Section
PO Box 9342 5th Floor Govt
Victoria B.C. V8W 9A3
Telephone: (250) 367-4441
Fax: (250) 367-6897

Sections 57 and 60.1 of the Environmental Management Act's Contaminated Sites Regulation require a responsible person who carries out independent remediation or a site investigation and who knows that one or more substances has migrated or is likely to have migrated to a neighbouring parcel and is or is likely causing contamination to notify the person or persons who own the neighbouring parcel in writing and submit a copy of the notification to the Director of Waste Management, within 15 days after the responsible person becomes aware of the migration or likely migration to the neighbouring parcel. Note that "affected parcel" is defined as a parcel which is contaminated by the migration of substances from a neighbouring parcel.

Information for Affected and Likely Affected Parcels

1) Owner Name: LANK, GRACE and LANK, JOHN (Jack)

Owner's address / Parcel Civic Address or Location (i.e., nearest roadway):

1555 RANDOLPH RD
PENTICTON, B.C., V2A 8T5
Phone: 250-492-8023

Parcel PID or PIN (if applicable): 003-504-131 (primary)

Parcel Site ID number (if applicable): 6969

Latitude and Longitude for Centre of Parcel:

N: 49°31'7.1461"

W: 119°33'4.6926"

Type(s) of utility affected (if applicable, e.g. sewer, telephone, electrical): groundwater and spring water

Does this parcel have likely or actual high risk conditions (as described under the Act's Protocol 12) associated with the likely or actual migration of substances from the source parcel? No. However, there is a potential area of concern within the soils at the upper northeast corner of the property, potentially affected by spring water surfacing upgradient. We recommend further investigation of this area.

This parcel owner has allowed for the RDOS to investigate the groundwater and surface water at this parcel. Results from sampling the newly installed well at the Lank parcel on October 23, 2015 have triggered submission of this Protocol 17 Form. Groundwater and spring water at the parcel is now an area of concern, likely affected by landfill leachate, see Section V for our current understanding of the issue. Note, groundwater is not being used for domestic or irrigation purposes at this parcel.

Please include a separate sketch plan with this form for this parcel. See Figure 1 attached.

Panel Name: BENEZAR, VICTORIA

Address:

1000 HORNE ST

PENNINGTON, S.C. 29404

Phone: 803-480-4800

Panel Civil Address or Location (i.e. nearest highway):

1000 RESERVOIR RD

PENNINGTON, S.C.

Panel PID or PIN of application: 003-003-001 (general)

Panel Site ID number of application: 12379

Latitude and Longitude for Center of Panel:

N: 32°57'11" N 11°0'

W: 110°20'16" W 000'

Type(s) of utility affected (if applicable, e.g. sewer, telephone, electrical): groundwater

Does this panel have any or actual high risk conditions (as described under the Act's Project 12) associated with likely or actual migration of substances from the source panel? No, we understand the panel owner does not groundwater for potable domestic use. Monitoring of the domestic well at 1000 Reservoir Rd has been on for several years, there have been issues with the well head and concern over input from road salts affecting the quality results. In 2014 the well head was raised to help reduce potential surface contamination. At this time we believe the well is likely affected by off-site migration of landfill leachate affected groundwater. See Section 10 for more information.

Please include a separate sketch plan with the form for this panel. See Figure 1 attached.







Lauri Feindell

Subject:

FW: Exclusion of 1313 Greyback Mountain Road from ALR

From: brian kerluke

Sent: April 2, 2020 9:17 PM

To: Info <info@rdos.bc.ca>

Subject: Exclusion of 1313 Greyback Mountain Road from ALR

I am a partial owner of 1425 Greyback Mountain road, and I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve. I have known this property to be used as farmland for many years.

Thanks,

Brian Kerluke



Lauri Feindell

From: okout@telus.net
Sent: April 8, 2020 11:06 AM
To: agr.minister@gov.bc.ca
Cc: Okanagan Outfitters LTD. ; Dan Ashton; Christopher Garrish
Subject: Bio-solids composting site, Penticton
Attachments: FW: ALC Exclusion Application web-page link

Dear Honourable Lana Popham minister of agriculture

Please see attachment with my letter regarding the exclusion of ALC land application Project No: E2020.002ALC 1313 Greyback mMtn. Rd. to remove 22.56 ha from the ALC for a invessel composting facility. This piece of property has been and is very valuable farming land which there is very little in this specific location of the Okanagan Valley. The RDOS has identified an alternative site which is not in the ALR adjacent to the Ok Falls landfill site but would cost a little more to operate but I believe there would be no requirement to purchase more land so that is a very large savings and is not farm land under production like this piece of land in Penticton. If you could only visit the proposed lands you would definitely not support this exclusion from the ALR.

Sincerely, Marc Hubbard

Sent: April 4, 2020 11:16 AM

To: Christopher Garrish <cgarrish@rdos.bc.ca>

Cc: Okanagan Outfitters LTD >; Walker, Andrew FLNR:EX <Andrew.Walker@gov.bc.ca>; Craig A FLNR:EX McLean <Craig.A.McLean@gov.bc.ca>; alcburnaby@victorial.gov.bc.ca

Subject: RE: ALC Exclusion Application web-page link

Hi Chris

Thank you for talking with me the other day. My name is Marc Hubbard and live at 1400 Greyback Mtn. Rd. only one other piece of property separates us from this proposal Project No: E2020.002ALC 1313 Greyback mMtn. Rd. to remove 22.56 ha from the ALC for a invessel composting facility.

We absolutely are apposed to this application and I will explain the many reasons why.

After reading the Agrologist inspection report it is clear that the existing condition of the land are very valuable farm land and with a little work like normal farming practices like rock picking would even make it more valuable and productive. Under agricultural Capability and Climatic Capability it states that it is proven high-quality agricultural land with wide range of crop can be grown including tree fruits and grapes, the soil sample states that it is Arable land. Photo #1 is a beautiful piece of land which is exactly like adjoining lands that are dry landed farmed even for hay crops and pasture land, not to mention one of the most beautiful view property of the Okanagan Valley, it is a unbelievable piece of farm land and demonstrate it's capability for good farming soil. Photo #3 show that grass can grow on it without and prep or planting and is exceptional quality for tree fruits or grapes. In the report it also identifying two seasonal ponds that are exactly like the seasonal pond that borders this property that alongside the Greyback Mtn. Road. that us local's call "NHL pond", this ponds is protected under the FLINRO as a riparian area that supports Ducks and Geese during the time there is water in them during the spring time which is extremely important to Waterfowl at their nesting time, this should be no different if the two ponds are left alone on 1313 greyback mtn. rd.

Nov.5, 2018 Bill 52 passed restricts the size of building on ALR land to less than 500 sq. meters to enhance food security and encourage farming on ALR land, even during these troubling times with the Corona Virus happening demonstrate even more import values with us in BC should maximize our farming capabilities to reduce the dependency of food imports from other Countries.

This piece of land has extremely important wildlife values it is home to aprox. 90 to 120 elk that are there right now feeding off the early grasses that come up on the low elevations with the elk depend on this time of the year for high nutrition value after a hard winter, you can come up daily and view them migrating thru this land and the adjoining lands. This is one of the only migration routes that allow the Elk to cross onto what is call Campbells Mtn. that we have counted up to two hundred elk at one time over the past years. This land is also visited by Mule deer/Black Bears and Blue listed California Bighorn Sheep that also use this land as a migration route.

This land for the past 60 years plus has been a part of a family based Ranching business supporting up to 200 plus head of cattle up till now, but still could support a lot less amount of cattle along with pigs/chickens/ground crops and other farm animals to be a viable farm.

We are very concern with the intended or unintended consequences that this facility would have, right now the adjoining properties have complained of the smell from the existing composting facility in the RDOS dump and we are concerned by moving it up uphill to the Hight of land that with the prevailing winds that blow from the west to the east that our property will have the same smell impact, this is smelled and inhaled with serious health concerns and devalued land values. We are also very concerned of the land contamination as we have 3 wells on our property that we use for drinking water and the existing landfill has contaminated wells on adjoining lands and were condemned for drinking this is a fact, before any other things are done with this rezoning application there should be a full hydrogeology report done guaranteeing that the underground aquifers will not contaminate any existing wells on 1313 Greyback mtn. Rd. or any other properties on that mountain.

Thank you ,Sincerely Marc Hubbard



Lauri Feindell

Subject: FW: NO to Biosilids Waste Facility near my Home!!!

From: starshine
Sent: April 5, 2020 3:44 PM
To: Info <info@rdos.bc.ca>
Cc: ALC.Okanagan@gov.bc.ca; John Vassilaki <john.vassilaki@penticton.ca>
Subject: NO to Biosilids Waste Facility near my Home!!!

I live off Naramata Road near the city dump and have to live with the awful "Stench on the Bench" as it is, I don't want any form of Biosolids Waste facility near residential housing, biking and hiking trails, wildlife, and underground springs.

We live in the HEART of WINE COUNTRY, you have to think that this is an agri-tourism zone and the draw for the tourist dollar is our natural beauty and to remove land from the ALR for a sewage treatment plant is totally unacceptable. Give your heads a shake RDOS.

This neighbour says NO to this proposal!

Respectfully,

Jo Nichols



Lauri Feindell

Subject:

FW: Biosolids waste facility Penticton Grey back Mt

-----Original Message-----

From: Gayle McIntaggart

Sent: April 4, 2020 4:19 PM

To: Info <info@rdos.bc.ca>; ALC.Okanagan@gov.bc.ca

Subject: Biosolids waste facility Penticton Grey back Mt

Completely against this facility being built in such a pristine area. Not mention this land is designated ALR. Also I have lived in a city where a facility of this kind was built miles outside the city and the smell is disgusting inside the city limits! The smell travels, I cannot imagine this facility being anywhere near a city or town but to plant it right in the heart of our orchards and vineyards is ridiculous. So our tourist community can be standing looking at our gorgeous views yet smelling the most disgusting smell, this is a disaster. Please find a location far far away from communities, agriculture and people's homes! Also this is an area for people to enjoy hiking trails and outdoor enthusiasts to be with nature, this facility will ruin it.

Gayle MCINTAGGART



Lauri Feindell

Subject: FW: Opposition to Bio-solids Facility

From: Wayne Llewellyn
Sent: April 4, 2020 10:12 AM
To: Info <info@rdos.bc.ca>
Cc: ALC.Okanagan@gov.bc.ca; council@penticton.ca
Subject: Opposition to Bio-solids Facility

Dear RDOS,

This is to express my opposition to the proposal to put a bio-solids facility in at and near 1313 Greyback Road. It is the wrong place for just so many reasons:

- proximity to the Campbell Mountain recreation area
- too close to the South Okanagan's highest density municipality
- other sites had previously been identified as more suitable and are in far less dense areas and will impact far fewer people
- proximity to a major source of water for the city of Penticton

Yours truly,

Wayne Llewellyn



Lauri Feindell

Subject: FW: I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

From: Frank Malinka >

Sent: April 4, 2020 10:02 AM

To: Info <info@rdos.bc.ca>

Subject: I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Frank Malinka

Frank Malinka



Lauri Feindell

Subject: FW: Website Contact Form Submission

The following comment was submitted from the RDOS website:

Contact Information

First Name

Beth

Last Name

Payne

Questions / Comments

Comments

I am strongly opposed to the construction of a biosolids composting facility on 1313 Greyback Mountain Road.
Please consider withdrawing your application to the ALC.
Thank you



Lauri Feindell

Subject: FW: Notice to Exclude 1313 Greyback Rd. from the ALR

\

From: Susan and Keith <\
Sent: April 7, 2020 9:37 AM
To: Info <info@rdos.bc.ca>; ALC.Okanagan@gov.bc.ca
Cc: dan.ashton.MLA@leg.bc.ca; Richard.Cannings@parl.gc.ca
Subject: Notice to Exclude 1313 Greyback Rd. from the ALR

To Whom It May Concern:

We wish to express our opposition to the proposed removal of 1313 Greyback Mountain Road from the ALR. As farmers here in the Okanagan Valley we are very aware of the pressures across the Province to have land removed from the ALR. This 80 acres of viable farm land should not be removed from the meager 5% of British Columbia's total land base that is protected by the ALR. Our concerns also include the proximity of the proposed site to the Campbell Mountain hiking and biking trails and homes situated on and around the mountain. We feel recreation and farming are compatible, Biosolid Waste Facilities and recreation areas are not. The Biosolids Waste Facility should not be built on ALR land. This 80 acres is protected by the Province as a valuable resource in an ever challenging world of food production. Let's continue to protect our 5%. Further to the above we find the timing of this proposal and deadlines imposed during a world wide crisis to be completely unacceptable. This whole issue should be presented at a time in the future when people's lives and safety are not threatened by a pandemic.

Sincerely,
Susan J. Seddon
Keith H. Johnstone



Lauri Feindell

Subject: FW: Biosolids facility

From: John Greene
Sent: April 7, 2020 11:08 AM
To: Info <info@rdos.bc.ca>
Subject: Biosolids facility

As a user of Campbell Mountain park, I beg you not to put this facility near the park.

John Greene



Lauri Feindell

Subject: FW: opposing the 1313 Greyback Mountain Road project

Sent: April 8, 2020 10:30 AM

To: Info <info@rdos.bc.ca>

Cc: 'at' <ALC.Okanagan@gov.bc.ca>;

Subject: opposing the 1313 Greyback Mountain Road project

Good morning!

I am opposed to taking the 80 acres property on 1313 Greyback Mountain Road out of the ALR.

The RDOS has already been bringing all that sludge to the landfill and processing it outdoors, not according to standard, right? It was supposed to be an experiment, and now it should be a permanent solution? That has been creating a lot of odour and leachate for the southern part of the Naramata Bench wine terroir. Will the amount of sludge increase over the years? How much more will this plant process? What about sludge transporting truck traffic going by wineries, orchards, a high school, a seniors home? Will that increase?

The 80 acres at 1313 Greyback Mountain Road have been ranch-land for many years. The property is close to Campbell Mountain recreation area and Three Blind Mice. It is a corridor for wildlife between these two areas. A herd of about 80 elk lives there, certainly also wolves, lynx, etc..

I don't think the whole property should be taken out, but just what is needed for a state of the art, modern, high-tech Biosolids composting facility, as small as possible. The rest should stay in the ALR, or become park land for recreation, biking, hiking etc., protecting the existing wildlife.

We can say, the area is disturbed and close to a landfill, so let's just add pollution to an area close to a polluted area. But where so we stop with this? Where is the limit?

Close by on Spiller Road, a developer (Canadian Horizon) wants to build a subdivision with 400 houses like they did at Sendero Canyon. I am opposed to that as well, for the same reasons. Give nature space!

Anette Engel

Maple Leaf Spirits Inc



Lauri Feindell

Subject: FW: Biosolids Waste Facility

From: Elaine Price
Sent: April 7, 2020 4:27 PM
To: Info <info@rdos.bc.ca>; ALC.Okanagan@gov.bc.ca
Subject: Biosolids Waste Facility

I am opposed to the proposed biosolids waste facility at 1313 Greyback Mountain Road. I am an owner of 1425 Greyback Mountain Road and grew up on this property as this land has been in the Kerluke family for over 80 years. I have a number of reasons why I'm opposed to this facility, including life, water, and wild life safety along with the loss of good agricultural land and the loss of property values.

I have been driving up Reservoir Road and Greyback Mountain road for decades and the road to the current waste facility has always been inadequate and a potential hazard with large trucks. It is incredibly narrow in spots and inadequate for large trucks to be driving on. The switchback corner right below the current waste facility is extremely dangerous as the top corner is blind to on-coming traffic and too narrow for trucks to safely navigate it without impeding into on-coming traffic at multiple corners. There is quite a bit of residential and recreational traffic also on this road, causing many hazards. Adding more large truck traffic to this road in its current condition is irresponsible and a life safety issue.

I have concerns regarding water safety as the current waste facility has already compromised the water safety for those properties surrounding it. I have no faith that a new facility will not add to this problem. What safety measures are being put in place to safe guard water in an area where water is in extremely short supply? And where will this facility get it's water supply from? Will it be at the expense of the current residents?

Wildlife are also a concern as there are a lot of herds of deer, elk and bighorn sheep in the area. All of these herds migrate through this property and will potentially be displaced with this new development. As a long time resident, we have worked very hard to conserve these herds and protect them from poachers and hunters alike.

The proposal is also using valuable agriculture land that has been used for food production for decades. This is good land, in an area where good land is hard to find. Why is it being considered for industrial use? I'm very opposed to this and disappointed in the planning committee of the RDOS!

I also very concerned about the reduction of property values the facility will bring to all impacted residents. This facility will be in our direct sightline to our view of Okanagan Lake, and no one wants to look at an industrial complex! Currently, we do not view the existing waste facility, it is hidden from our view but this new one will not be! Is the RDOS going to compensate us for our loss of view and property value? I hope so! Also, will this new facility emit any hazardous or noxious odors? We do not want to start experiencing foul smells and be forced to be inside, particularly during the middle of summer! Would you?

I am very concerned about this proposed new facility and I do not understand why there isn't/wasn't proper consultation with the residents impacted by it. There are many places this facility could be located that would not impact anyone, why is it being considered here? Is it because of the current waste facility? That should be moved too! It is a mountain of garbage that has out lived it's space and needs to be moved! Also, why is this facility going to service the entire RDOS population? Is this a money making proposition for the City of Penticton at the expense of all neighbouring residents? This will not benefit any of us, put it somewhere else!

Elaine Price



PROTECT AGRICULTURAL LAND

DATE: APRIL 3, 2020

ADDRESS OF EXCLUSION APPLICATION: 1313 GREYBACK MOUNTAIN ROAD
PENTICTON, BRITISH COLUMBIA

TO: THE REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN (RDOS)

We, the undersigned, in reference to the NOTICE OF EXCLUSION APPLICATION regarding land in the Agricultural Land Reserve and legally described as:

PLAN KAP1190, SUBLOT 8, DISTRICT LOT 2711, SDYD (80 acres)

and located at:

1313 GREYBACK MOUNTAIN ROAD (ELECTORAL AREA "E")

do hereby **URGE THE PROTECTION** of agricultural lands and accordingly **PROTEST AGAINST** the exclusion of the lands from the Agricultural Land Reserve for the purposes of a composting facility.

The reasons for our protest are:

- Together we need to protect this agricultural land particularly when we are in an era where food security is a growing global issue and the ALR land must be preserved for its highest and best use – agricultural production.
- Land in the ALR is to be protected so British Columbians can access locally grown food, and communities and local economies can prosper through farming, ranching and agriculture businesses, such as B.C.'s growing food-processing sector.
- The City of Penticton built a parking lot and established hiking and biking trails on Campbell Mountain which is across the road from the above lands and the pristine beauty of this area needs to be maintained.
- Loss of existing wildlife (herd of 30+ California Big Horn Sheep, herd of 100+ elk, deer) and their wildlife corridor and birthing grounds.
- Fractured bedrock can directly contaminate runoff in any direction and ultimately pollute well water and the existing water wells in the area are drilled to depths in excess of 500'.
- A composting facility has no place on agricultural land that has a known base of sandy soil, as well as the added noise, air and environmental pollution that goes along with this type of facility.

	PRINTED NAME	ADDRESS
1	Steve Boulton	1101 Spiller Rd Penticton V2A6J9
2	Phil Guertin	111 Falconridge Dr Penticton V2A8T4
3	Jacque Jackson	130 Falconridge Dr Penticton V2A8T4
4	Jim Jackson	130 Falconridge Dr Penticton V2A8T4
5	Lori Guertin	111 Falconridge Dr Penticton V2A8T4

6	Elaine Price	1425 Greyback Mtn Rd Penticton
7	Julle Nurse	1266 Spiller Road Penticton V2A6J9
8	Lorraine Nagy	1201 Spiller Road Penticton V2A8T3
9	Cory Rhodes	101-637 Van Horne St Penticton V2A4L2
10	Dave Morgenstern	1550 Reservoir Rd Penticton V2A8T3
11	Stefan Ermair	102 Vista Place Penticton V2A8T4
12	Michael Ermair	102 Vista Place Penticton V2A8T4
13	Adolf Ermair	102 Vista Place Penticton V2A8T4
14	Maria Anna Ermair	102 Vista Place Penticton V2A8T4
15	Alix MacDonald	1278 Spiller Road Penticton V2A8T3
16	Ken Hampson	1278 Spiller Road Penticton V2A8T3
17	Quinn Dagneau	1278 Spiller Road Penticton V2A8T3
18	Spence Dagneau	1278 Spiller Road Penticton V2A8T3
19	Victoria Kryzanowski	202 Van Horne St Penticton
20	Katie Fortuna	1489 Balfour St Penticton
21	Alexandra Gray	101-637 Van Horne St Penticton
22	George McLean	1257 Spiller Road Penticton
23	Coleman Jackson	130 Falconridge Dr Penticton
24	George Nidderly	1362 Greyback Mtn Rd Penticton
25	Chad Nidderly	1362 Greyback Mtn Rd Penticton
26	Philip Robson	1185 Spiller Road Penticton
27	Gillian Robson	1185 Spiller Road Penticton
28	Kelsey Robson	1185 Spiller Road Penticton
29	Christina Staden	1059 Spiller Road Penticton
30	Dean Hudson	119 Pinetree Way Penticton V2A8T4
31	Deborah Hughes	119 Pinetree Way Penticton V2A8T4
32	Thomas Campbell	118 Vista Place Penticton V2A8T4
33	Ryan McNichol	101 Pinetree Way Penticton
34	Darrell McClarty	122 Vista Place Penticton
35	Karen McClarty	122 Vista Place Penticton
36	Marcus Ansems	1305 Smethurst Rd Naramata V0H1N0
37	Michelle Parry	762 MacCleave Ave Penticton V2A3C3
38	Jim Parry	762 MacCleave Ave Penticton V2A3C3
39	Byron Lutz	1117 Spiller Rd Penticton V2A8T3
40	Jennifer Lutz	1117 Spiller Rd Penticton V2A8T3
41	Dave LaBerge	133 Pinetree Way Penticton
42	Laura Galata	1199 Spiller Road Penticton
43	Steve Galata	1199 Spiller Road Penticton
44	Stephanie Galata	1199 Spiller Road Penticton
45	Herb John Cattee	164 Falconridge Dr Penticton
46	Grant Pierce	19 Blue Wing Place Winnipeg R3Y0C1
47	Gail Pierce	19 Blue Wing Place Winnipeg R3Y0C1
48	Tyler Pierce	285 Brooklyn St Winnipeg R3J1M3
49	Teal Crosson	285 Brooklyn St Winnipeg R3J1M3
50	Matt Pierce	65 Keonaona Lane Wailuku HI 96793
51	Alayna Pierce	65 Keonaona Lane Wailuku HI 96793
52	Bram Ramjiawan	351 Tache Ave Winnipeg R2H2A6
53	Angela LaBerge	133 Pinetree Way Penticton
54	Cassi Petersen	1037 Spiller Road Penticton V2A8T3

55	Michael Sean Hill	795 Ontario St Penticton
56	Lyndie Marie Hill	795 Ontario St Penticton
57	Thomas Pango	106 Falconridge Dr Penticton V2A8T4
58	Lana Schultze	106 Falconridge Dr Penticton V2A8T4
59	Michael Woods	119 Vista Pl Penticton
60	Roslyne Buchanan	127 Falconridge Dr Penticton V2A8T4
61	Mark Binsenberg	127 Falconridge Dr Penticton V2A8T4
62	Grant Willis	1241 Spiller Road Penticton
63	Pam Willis	1241 Spiller Road Penticton
64	James Denton	158 Falconridge Dr Penticton
65	Julie Fortin	1256 Spiller Rd Penticton V2A8T3
66	Troy Fader	1256 Spiller Rd Penticton V2A8T3
67	David Klemchuk	1238 Spiller Rd Penticton
68	Andrea Klemchuk	1238 Spiller Rd Penticton
69	Henry Craig Morrison	133 Pinetree Way Penticton V2A8T4
70	Kassia Morrison	133 Pinetree Way Penticton V2A8T4
71	Margo Boulton	107 Pinetree Way Penticton V2A8T4
72	Eleanor Papp	147 Pinetree Way Penticton V2A8T3
73	Michael Papp	147 Pinetree Way Penticton V2A8T3
74	Anette Engel	948 Naramata Road Penticton
75	Tammy Hansel	1100 Spiller Rd Penticton
76	Eric Hansel	1100 Spiller Rd Penticton
77	Sydney Hansel	204, 403 Churchill Ave Penticton
78	Roman Hansel	709 Okanagan Ave E Penticton
79	Kyle Gratton	204, 403 Churchill Ave Penticton
80	Catherine Lavoie	1290 Smethurst Rd Naramata
81	James Thumm	1220 Spiller Rd Penticton
82	Denise Thumm	1220 Spiller Rd Penticton
83	Trish Picherack	109 Flagstone Rise Naramata V0H1N1
84	Kelly Farley	1410 Greyback Mtn Rd Penticton
85	Jake Farley	1410 Greyback Mtn Rd Penticton
86	Russell Hubbard	Vernon, BC
87	Marc Hubbard	1400 Greyback Mtn Rd Penticton
88	Wendy Cary	5615 Deadpine Drive Kelowna
89	Keith Payne	1557 Reservoir Rd Penticton V2A8T3
90	Brent Ryll	PO Box 16 Naramata V0H1N0
91	Susan J. Seddon	Penticton
92	Keith J. Johnstone	Penticton
93	Peter Osborne	76 Huth Ave Penticton V2A2Z8
94	Kelly Schulli	152 Falconridge Dr Penticton V2A8T4
95	Dan Schulli	152 Falconridge Dr Penticton V2A8T4
96	Nancy Ducharme	22 Abbott St Penticton V2A4J2

CONTACT: CAMPBELL MOUNTAIN AREA RESIDENTS

From: Steve Boulbee [REDACTED]
Subject: Correct?
Date: March 25, 2020 at 10:52 AM
To: Jacquie Jackson [REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Steve Boulbee_____

Address _____1101 Spiller Road, Penticton V2A 6J9_____

[REDACTED]

From: Phil Guertin [REDACTED]
Subject: Re: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD
Date: March 25, 2020 at 10:58 AM
To: Jacquie Jackson [REDACTED]

Hi Jacquie,
Below is my declaration in opposition to the to the removal of "1313 Greyback Mountain Road " from the Agricultural Land Reserve as petitioned by the RDOS. Thanks again for organizing this effort.
Phil

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name __Phil Guertin

Address __111 Falconridge Drive, Penticton, V2A8T4

[REDACTED]

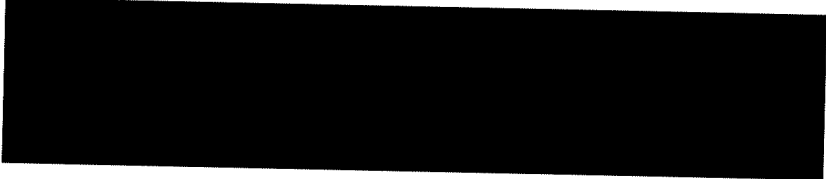
From: **Jacque Jackson** [REDACTED]
Subject: **Re: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD**
Date: **March 25, 2020 at 11:07 AM**
To: **Jacque Jackson** [REDACTED]



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name ____Jacquie Jackson

Address ____130 Falconridge Drive, Penticton, V2A 8T4



From: Jacquie Jackson [REDACTED]
Subject: Re: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD
Date: March 25, 2020 at 11:09 AM
To: Jacquie Jackson [REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____ Jim Jackson

Address _____ 130 Falconridge Drive, Penticton, V2A 8T4

[REDACTED]

From: Phil Guertin [REDACTED]
Subject: Fwd: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD
Date: March 25, 2020 at 11:11 AM
To: Jacquie Jac [REDACTED]
Cc: Lori Guertin [REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _Lori Guertin

[REDACTED]

From: Elaine Price [REDACTED]
Subject: Fw: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD
Date: March 25, 2020 at 2:44 PM

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name ___Elaine Price_____

[REDACTED]

I am an owner of 1425 Greyback Mountain Road and I'm opposed to this development.

Thank you.
Elaine Price

From: [REDACTED]
Sent: Wednesday, March 25, 2020 10:23 AM
To: Elaine Price <[REDACTED]>
Subject: Fwd: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD

Sent from my iPhone

Begin forwarded message:

From: Jacquie Jackson [REDACTED]
Date: March 25, 2020 at 10:18:58 AM PDT
To: Jacquie Jackson <[REDACTED]>
Subject: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD

Hello,

You may be aware that the **RDOS is applying to have an 80-acre parcel of land removed from the ALR**. They hope to locate a **BIOSOLIDS WASTES COMPOSTING FACILITY** that would process biosolids/waste water sludge, etc. for the **ENTIRE RDOS AREA** (see attached map "Entire RDOS Area"). The property is 1313 Greyback Mountain Road and is shown in the attached map ("1313 Greyback Mtn Rd").

Many MANY people are opposed to this application by the RDOS. To read more and to "join the fight", read the attached document named "Protect Agricultural Land" and follow the directions below.

Please forward this to everybody in your network.
ACT NOW and thank you!

From: Julie Nurse [REDACTED]
Subject: Re: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD
Date: March 25, 2020 at 4:44 PM
To: Jacquie Jackson [REDACTED]

Julie nurse
1266 spiller rd

Sent from my iPhone

On Mar 25, 2020, at 10:18 AM, Jacquie Jackson [REDACTED] wrote:

Hello,

You may be aware that the RDOS is applying to have an 80-acre parcel of land removed from the ALR. They hope to locate a **BIOSOLIDS WASTES COMPOSTING FACILITY** that would process biosolids/waste water sludge, etc. for the ENTIRE RDOS AREA (see attached map "Entire RDOS Area"). The property is 1313 Greyback Mountain Road and is shown in the attached map ("1313 Greyback Mtn Rd").

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Please forward this to everybody in your network.
ACT NOW and thank you!

ACTION REQUIRED:

Reply to this email **before April 1st!** Cut + paste the sentence below and add your contact information at the top.

Add separate sets of contact information for each person that replies with you.

This information will be added to a master list for a group submission prior to the deadline of April 3rd, 2020.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____

Address _____

Telephone Number _____

Email Address _____

TOGETHER WE CAN MAKE A DIFFERENCE!

Contact the undersigned should you have questions.
Thanks again!

Jacquie Jackson

From: Lorraine Nagy [REDACTED]

Subject:

Date: March 25, 2020 at 5:14 PM

To: Jacquie Jackson [REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Lorraine Nagy

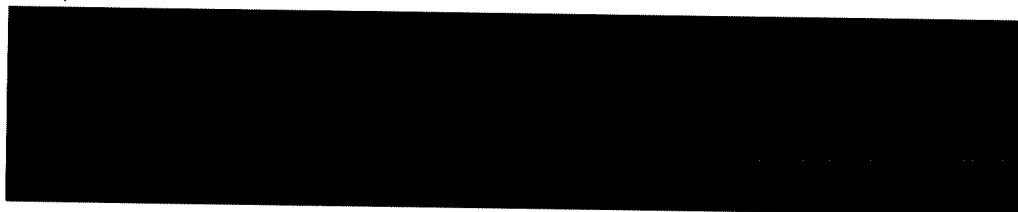
[REDACTED]

From: Cory Rhodes [REDACTED]
Subject: Re: Biosolids Facility on Agricultural Land
Date: March 25, 2020 at 7:28 PM
To: Jacquie Jackson [REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Cory Rhodes

Address 101 637 van horne St, Penticton, BC V2A 4L2, Canada



You may be aware that the **RDOS is applying to have an 80-acre parcel of land removed from the ALR.** They hope to locate a **BIOSOLIDS WASTES COMPOSTING FACILITY** that would process biosolids/waste water sludge, etc. for the **ENTIRE RDOS AREA** (see attached map "Entire RDOS Area"). The property is 1313 Greyback Mountain Road and is shown in the attached map ("1313 Greyback Mtn Rd").

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*Please forward this to everybody in your network.
ACT NOW and thank you!*

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Add separate sets of contact information for each person that replies with you.

This information will be added to a master list for a group submission prior to the deadline of April 3rd, 2020.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____

Address _____

Telephone Number _____

Email Address _____

TOGETHER WE CAN MAKE A DIFFERENCE!

PROTECT AGRICULTURAL LAND

DATE: MARCH 25, 2020

ADDRESS OF EXCLUSION APPLICATION:

1313 GREYBACK MOUNTAIN ROAD
PENTICTON, BRITISH COLUMBIA

TO: THE REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN (RDOS)

We, the undersigned, in reference to the NOTICE OF EXCLUSION APPLICATION regarding land in the Agricultural Land Reserve and legally described as:

PLAN KAP1190, SUBLOT 8, DISTRICT LOT 2711, SDYD (80 acres)

and located at:

1313 GREYBACK MOUNTAIN ROAD (ELECTORAL AREA "E")

do hereby **URGE THE PROTECTION** of agricultural lands and accordingly **PROTEST AGAINST** the exclusion of the lands from the Agricultural Land Reserve for the purposes of a composting facility.

The reasons for our protest are:

- Together we need to protect this agricultural land particularly when we are in an era where food security is a growing global issue and the ALR land must be preserved for its highest and best use – agricultural production.
- Land in the ALR is to be protected so British Columbians can access locally grown food, and communities and local economies can prosper through farming, ranching and agriculture businesses, such as B.C.'s growing food-processing sector.
- The City of Penticton built a parking lot and established hiking and biking trails on Campbell Mountain which is across the road from the above lands and the pristine beauty of this area needs to be maintained.
- Loss of existing wildlife (herd of 30+ California Big Horn Sheep, herd of 100+ elk, deer) and their wildlife corridor and birthing grounds.
- Fractured bedrock can directly contaminate runoff in any direction and ultimately pollute well water and the existing water wells in the area are drilled to depths in excess of 500'.
- A composting facility has no place on agricultural land that has a known base of sandy soil, as well as the added noise, air and environmental pollution that goes along with this type of facility.

PRINTED NAME	ADDRESS
<i>Per e. Morganstein</i>	

CONTACT: CAMPBELL MOUNTAIN AREA RESIDENTS

TELEPHONE: 250-490-6269

From: Stefan Ermair [REDACTED]
Subject: RE: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD
Date: March 25, 2020 at 7:53 PM
To: Jacquie Jackson [REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Stefan Ermair
102 Vista Place, Penticton, BC, V2A 8T4.

[REDACTED]

Michael Ermair
102 Vista Place, Penticton, BC, V2A 8T4.

[REDACTED]

Adolf Ermair
102 Vista Place, Penticton, BC, V2A 8T4.

[REDACTED]

Marla Anna Ermair
102 Vista Place, Penticton, BC, V2A 8T4.

[REDACTED]

Sent from Mail for Windows 10

From: Jacquie Jackson
Sent: March 25, 2020 10:18 AM
To: Jacquie Jackson
Subject: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD

Hello,

You may be aware that the **RDOS is applying to have an 80-acre parcel of land removed from the ALR**. They hope to locate a **BIOSOLIDS WASTES COMPOSTING FACILITY** that would process biosolids/waste water sludge, etc. for the **ENTIRE RDOS AREA** (see attached map "Entire RDOS Area"). The property is 1313 Greyback Mountain Road and is shown in the attached map ("1313 Greyback Mtn Rd").

Manv MANY people are opposed to this application by the RDOS. To read more and to

From: Alix MacDonald [REDACTED]
Subject: RE: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD
Date: March 26, 2020 at 3:01 PM
To: Jacquie Jackson [REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Alix MacDonald
Address 1278 Spiller Road, Penticton BC, V2A 8T3

[REDACTED]

Name Ken Hampson
Address 1278 Spiller Road, Penticton BC, V2A 8T3

[REDACTED]

Name Quinn Dagneau
Address 1278 Spiller Road, Penticton BC, V2A 8T3

[REDACTED]

Name Spence Dagneau
Address 1278 Spiller Road, Penticton BC, V2A 8T3

[REDACTED]

Sent: Wednesday, March 25, 2020 10:18 AM
To: Jacquie Jackson <[REDACTED]>
Subject: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD

Hello,

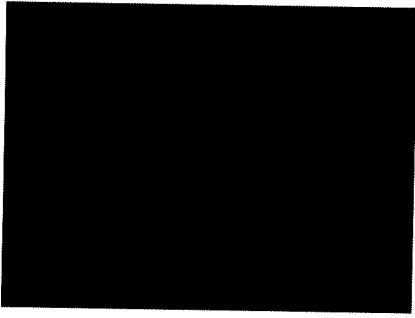
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Please forward this to everybody in your network.
ACT NOW and thank you!

ACTION REQUIRED:

Reply to this email **before April 1st!** Cut + paste the sentence below and add your contact information at the top.



PROTECT AGRICULTURAL LAND

DATE: MARCH 25, 2020

ADDRESS OF EXCLUSION APPLICATION: 1313 GREYBACK MOUNTAIN ROAD
PENTICTON, BRITISH COLUMBIA

TO: THE REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN (RDOS)

We, the undersigned, in reference to the NOTICE OF EXCLUSION APPLICATION regarding land in the Agricultural Land Reserve and legally described as:

PLAN KAP1190, SUBLOT 8, DISTRICT LOT 2711, SDYD (80 acres)

and located at:

1313 GREYBACK MOUNTAIN ROAD (ELECTORAL AREA "E")

do hereby **URGE THE PROTECTION** of agricultural lands and accordingly **PROTEST AGAINST** the exclusion of the lands from the Agricultural Land Reserve for the purposes of a composting facility.

The reasons for our protest are:

- Together we need to protect this agricultural land particularly when we are in an era where food security is a growing global issue and the ALR land must be preserved for its highest and best use – agricultural production.
- Land in the ALR is to be protected so British Columbians can access locally grown food, and communities and local economies can prosper through farming, ranching and agriculture businesses, such as B.C.'s growing food-processing sector.
- The City of Penticton built a parking lot and established hiking and biking trails on Campbell Mountain which is across the road from the above lands and the pristine beauty of this area needs to be maintained.
- Loss of existing wildlife (herd of 30+ California Big Horn Sheep, herd of 100+ elk, deer) and their wildlife corridor and birthing grounds.
- Fractured bedrock can directly contaminate runoff in any direction and ultimately pollute well water and the existing water wells in the area are drilled to depths in excess of 500'.
- A composting facility has no place on agricultural land that has a known base of sandy soil, as well as the added noise, air and environmental pollution that goes along with this type of facility.

PRINTED NAME	ADDRESS
Victoria Kryzanowski	202 Van Horne ST

CONTACT: CAMPBELL MOUNTAIN AREA RESIDENTS

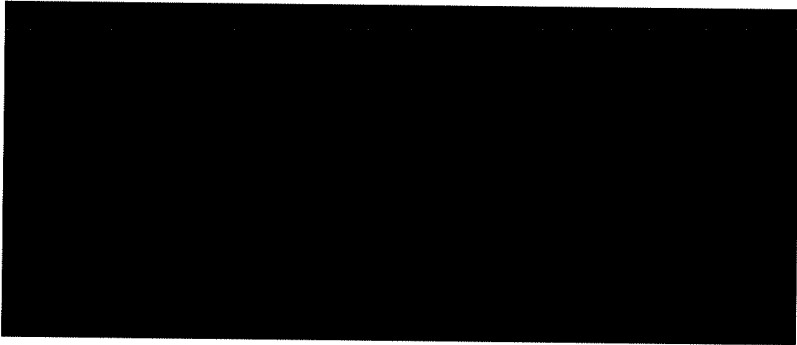
TELEPHONE: 250-490-6269

From: katie fortuna [REDACTED]
Subject: Biosolids Facility on Agricultural Land
Date: March 26, 2020 at 9:26 PM
To: [REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name ____Katie Fortuna_____

Address ____1489 Balfour St,
Penticton_____



From: Alexandra Gray [REDACTED]
Subject: Re: Biosolids Facility on Agricultural Land
Date: March 27, 2020 at 8:03 AM
To: [REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name: Alexandra Gray

Address: 101-637 Van Horne St Penticton BC
[REDACTED]

From: Cory Rhodes <coryleerhodes@gmail.com>
Sent: March 25, 2020 8:27 PM
[REDACTED]

Subject: Fwd: Biosolids Facility on Agricultural Land

Hey guys check this out. Apparently they are trying to put a waste site up by Campbell mountain. Sounds like a bad idea to me! Send to your friends if you think it is a bad idea!

[REDACTED]

Hello,

You may be aware that the **RDOS is applying to have an 80-acre parcel of land removed from the ALR.** They hope to locate a **BIOSOLIDS WASTES COMPOSTING FACILITY** that would process biosolids/waste water sludge, etc. for the **ENTIRE RDOS AREA** (see attached map "Entire RDOS Area"). The property is 1313 Greyback Mountain Road and is shown in the attached map ("1313 Greyback Mtn Rd").

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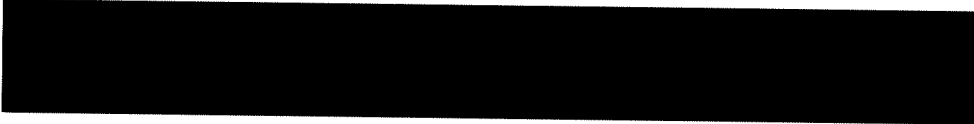
This information will be added to a master list for a group submission prior to the deadline



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name George McLean

Address 1257 Spiller Road



TOGETHER WE CAN MAKE A DIFFERENCE!



Hello,

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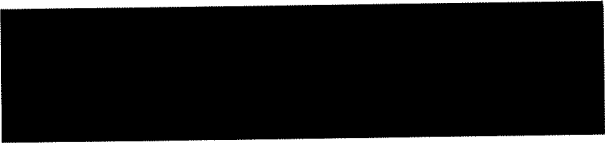
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I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Coleman Jackson

Address 130 Falcon Ridge Dr



Coleman Jackson



On Mar 25, 2020, at 7:53 PM, Jacquie Jackson <jacquiej02@gmail.com> wrote:

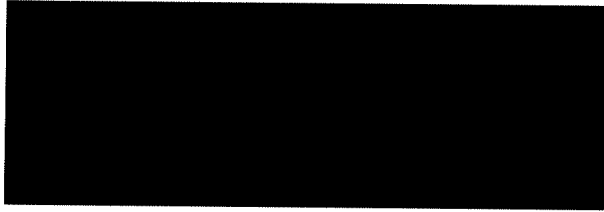
I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____

Address _____

Telephone Number _____

Email Address _____



From: Chad Niddery [REDACTED]
Sent: March 28, 2020 9:47 AM
To: george niddery
Subject: ALR Petition



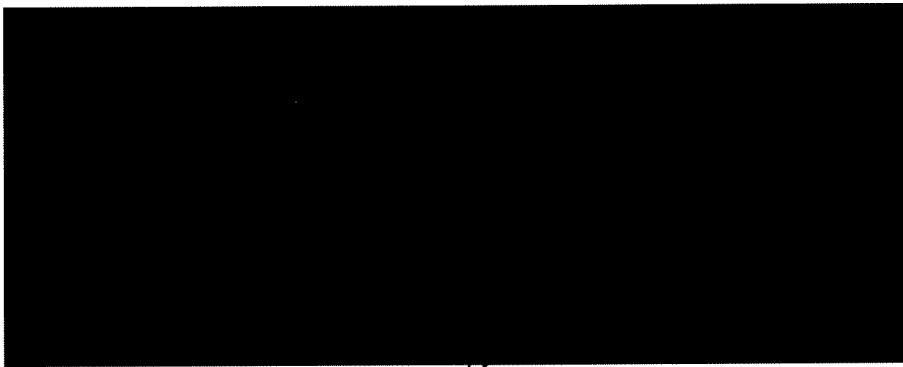
new doc
2020-....41.pdf

Sent from my iPhone

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

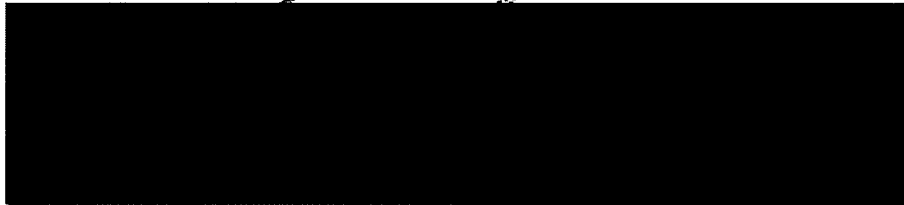
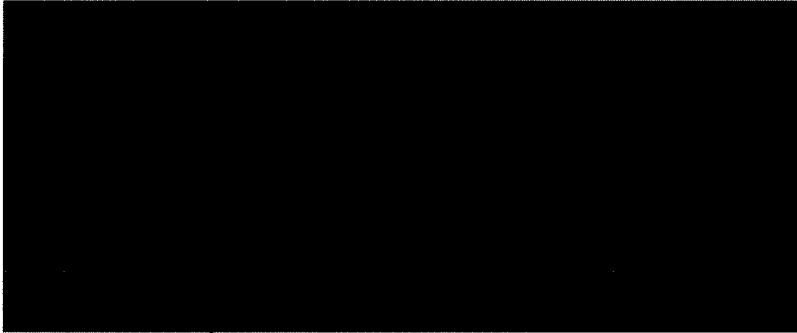
Name George Nidbery

Address 1362 Greyback mtn. Rd.



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name CHAD NIBDERY





I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name PHILIP ROBSON



Name GILLIAN ROBSON

Address 1185 SPILLER RD, PENTICTON, BC



Name KELSEY ROBSON

Address 1185 SPILLER RD, PENTICTON, BC



Hello,
Please read below update on the subject and find details of action required to oppose this thing, the deadline is approaching soon.
Hope everyone is doing good despite current events.
Take care,
Laura Galata

Sent from my iPhone

Begin forwarded message:



[REDACTED]

Hello Jacqie:

Thanks for your initiative. I certainly support it.

My name: Christina Staden
Address: 1059 Spiller Road

[REDACTED]
[REDACTED]

[REDACTED] extend the information to my neighbours: Philip and Gillian Robson at 1185 Spiller Rd.
Email:

Regards,

Christina

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Date: **March 27, 2020**

Name: **Dean Hudson**

Address: **119 Pinetree Way, Penticton, B.C. V2A 8T4**



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Date: **March 27, 2020**

Name: **Deborah Hughes**

Address: **119 Pinetree Way, Penticton, B.C. V2A 8T4**





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ACT NOW and thank you!

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I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name ___Thomas Campbell_____

Address ___118 Vista Place PENTICTON B C V2A 8T4_____



TOGETHER WE CAN MAKE A DIFFERENCE!

Contact the undersigned should you have questions.
Thanks again!

Jacque Jackson

[REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Ryan McNichol

Address 101 Pinetree Way, Penticton, BC.

[REDACTED]

On Sat, Mar 28, 2020 at 12:56 PM Jacquie Jackson <jacquiej82@gmail.com> wrote:

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name

Address

Telephone Number

Email Address

[REDACTED]

Thanks for your email, what exactly do I need to fill out/Sign.? And I'll get it To you today. Sorry if I missed a link.

On Sat, Mar 28, 2020 at 11:55 AM Jacquie Jackson [REDACTED]

Hello,

ACT NOW PLEASE and forward me your opposition to the RDOS removing 1313 Greyback Mountain Road from the ALR.

Here are some things that may not have been realized:

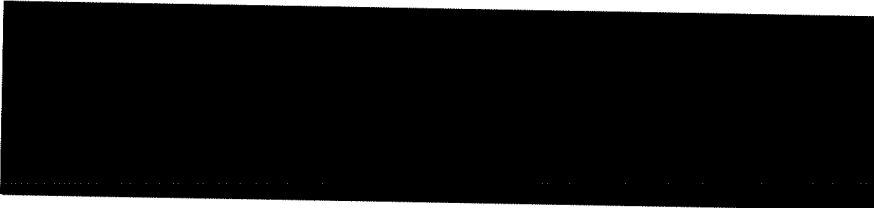
1. The RDOS wants to install a Regional Composting Facility on **80 acres** at 1313 Greyback Mtn Rd making this a **very large industrial site**. Prior to now, this has been a cattle ranch;
2. This Regional Composting Facility will consist of **Biosolids** which is organic matter recycled from **sewage**;
3. The facility is to be an "in-vessel" facility which **WILL** impact atmospheric air quality, water and soil;
4. The soil at 1313 Greyback Mtn Rd is sandy and therefore predisposed to harmful leachate problems;
5. This area is comprised of fractured bedrock so any leachate will contaminate runoff, can pollute water wells in the area, and can pollute the City of Penticton Water Reservoir (Penticton Creek);
6. There are several properties below the Landfill that are already contaminated;
7. This facility would serve the **entire RDOS region**, from Peachland to Manning Park to Anarchist Mountain to the US/Canada Border;
8. The trucks that currently bring Biosolids to the Landfill are "in-vessel"



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name: Darrell McClarty

Address: 122 Vista Place, Penticton BC



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Name _____

Address _____

Telephone Number _____

Email Address _____

TOGETHER WE CAN MAKE A DIFFERENCE!

[REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name: Karen McClarty

Address: 122 Vista Place, Penticton BC

[REDACTED]

Sent from my iPhone

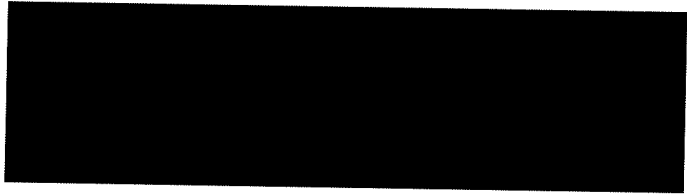
On Mar 28, 2020, at 12:55 PM, Jacquie Jackson

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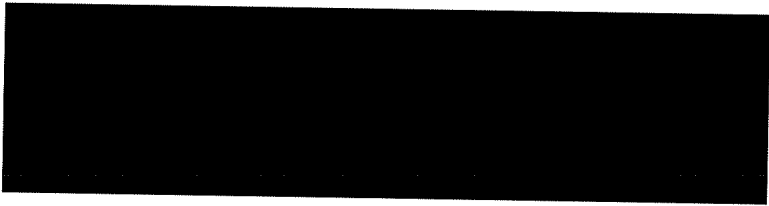
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6. There are several properties below the Landfill that are already contaminated;
7. This facility would serve the entire RDOS region, from Peachland to Manning Park to Anarchist Mountain to the US/Canada Border;
8. The trucks that currently bring Biosolids to the Landfill are "in-vessel" trucks that consistently leak sewage sludge onto the roadway and are extremely smelly;
9. There will be an excessive increase in the amount of large heavy truck traffic on Reservoir Road due to the huge Region this facility will service. The trucks may operate on off-peak hours due to traffic congestion;
10. This facility will be operational 24 hours/day, 7 days/week, 365 days/year due to the biosolids material having to be continually heated, mixed and disbursed;
11. A large amount of carbonaceous material will be stored and used at the facility;

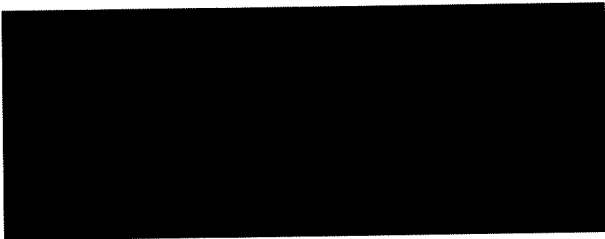


I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Marcus Ansems_____

Address 1305 Smethurst rd Naramata B.C. V0H1N0_____

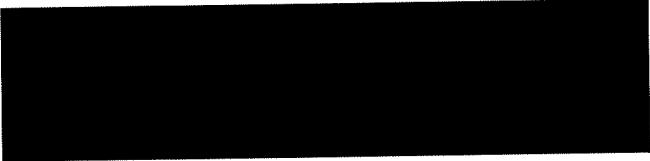




I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _Michelle Parry

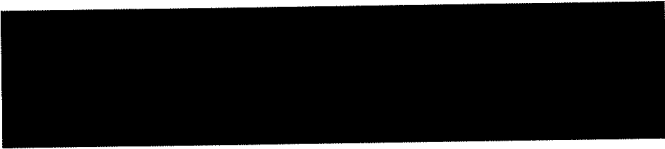
Address 762 MacCleave Ave, Penticton B.C., V2A 3C3



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Jim Parry

Address 762 MacCleave Ave, Penticton B.C., V2A 3C3



From: Jacquie Jackson
Sent: Saturday, March 28, 2020 4:32 PM
To: Jacquie Jackson
Subject: Biosolids Facility near Campbell Mountain

Hello,

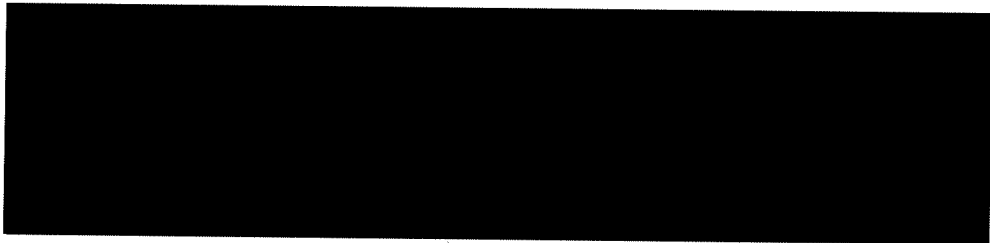
I am hoping that you will be interested in the following and that you will be opposed to what the RDOS is attempting to do and will spread the news far and wide. Please read on.

You may be aware that the **RDOS is applying to have an 80-acre parcel of land removed from the ALR.** They hope to locate a **BIOSOLIDS WASTES COMPOSTING FACILITY** that would process biosolids (sewage sludge) for the **ENTIRE RDOS AREA** (see attached map "Entire RDOS Area"). The property is 1313 Greyback Mountain Road and is shown in the attached map ("1313 Greyback Mtn Rd").

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ACTION REQUIRED.



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I am **opposed** to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Byron Lutz

Address 1117 Spiller Rd, Penticton, BC V2A 8T3



TOGETHER WE CAN MAKE A DIFFERENCE!

Contact the undersigned should you have questions.
Thanks again!

Jacquie Jackson




Hello,

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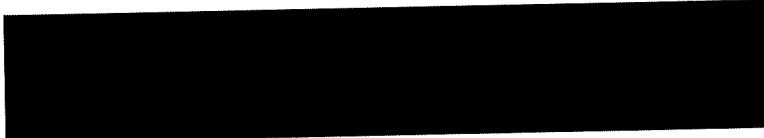
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Name Jennifer Lutz

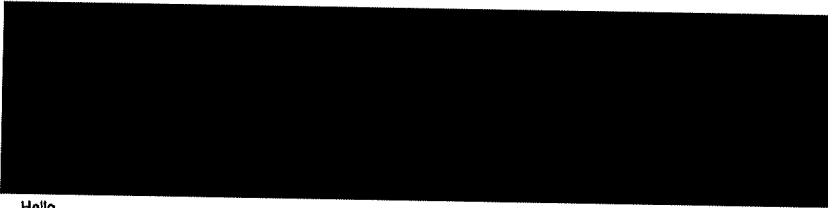
Address 1117 Spiller Rd, Penticton, BC V2A 8T3



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Thanks again!

Jacquie Jackson



Scan Mar 29, 2020
SHARED Mar 28, 10:55 PM

Copy shared link

Save link

Report abuse

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I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road ren

Name Dave LaBerge

Address 133 Pine tree way



Contact the undersigned should you have questions.
Thank you!

Cookies and other technologies

By clicking "Accept," you agree to the use of Adobe and third-party cookies and other similar technologies to enhance your browsing experience, analyze and measure your engagement with our content, and provide more relevant ads on Adobe websites and others. Learn more about your choices and cookies. You can withdraw your consent at any time.

Accept



I am opposed to the application by the RDOS to the Agricultural Land Commission to have the 1313 Greyback Mt. Road removed from the Agriculture Land Reserve
Name Herb John Catter

Address 164 Falcon Ridge Drive



Wed, Mar 25, 2020 at 10:18 AM Jacquie Jackson

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Name _____

Address _____

Telephone Number _____

Email Address _____

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I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Laura Galata
Steve Galata
Stephanie Galata

Address 1199 Spiller Road



Thank you Jacquie,
Best Regards,

Steve and Laura Galata

Sent from my iPhone

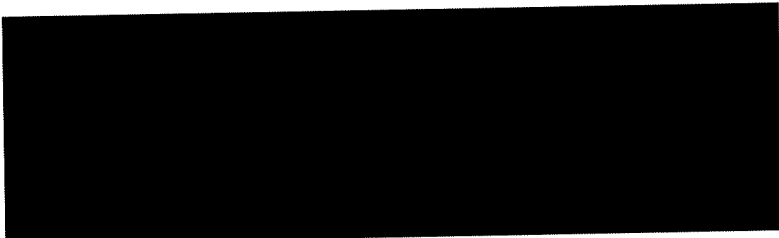
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Name _____

Address _____

Telephone Number _____



Hello,

You may be aware that the **RDOS is applying to have an 80-acre parcel of land removed from the ALR.** They hope to locate a **BIOSOLIDS WASTES COMPOSTING FACILITY** that would process biosolids/waste water sludge, etc. for the **ENTIRE RDOS AREA** (see attached map "Entire RDOS Area"). The property is 1313 Greyback Mountain Road and is shown in the attached map ("1313 Greyback Mtn Rd").

Many MANY people are opposed to this application by the RDOS. To read more and to "join the fight", read the attached document named "Protect Agricultural Land" and follow the directions below.

Please forward this to everybody in your network.
ACT NOW and thank you!

ACTION REQUIRED:

Reply to this email **before April 1st!** Cut + paste the sentence below and add your contact information at the top.

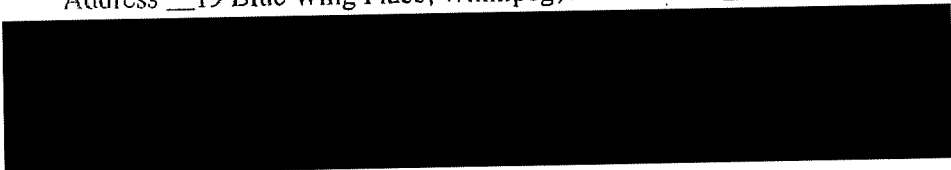
Add separate sets of contact information for each person that replies with you.

This information will be added to a master list for a group submission prior to the deadline of April 3rd, 2020.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Grant Pierce

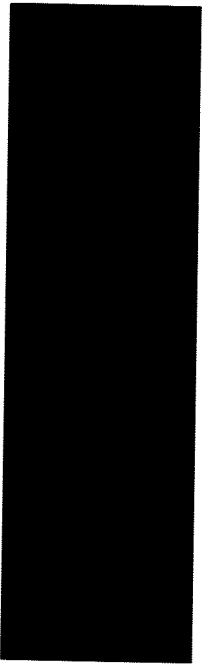
Address 19 Blue Wing Place, Winnipeg, MB R3Y0C1



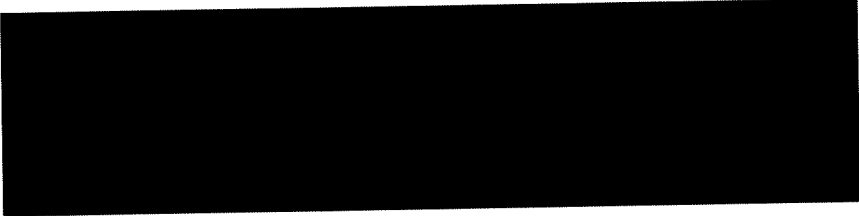
TOGETHER WE CAN MAKE A DIFFERENCE!

Contact the undersigned should you have questions.
Thanks again!





110 VISTA PLACE
PENTAGON



Hello,

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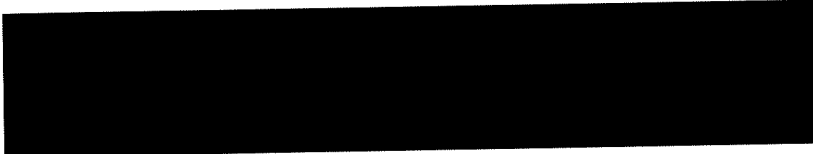
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I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Gail Pierce

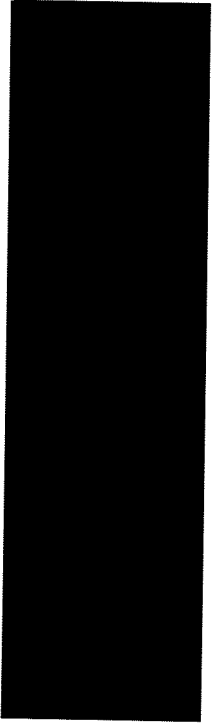
Address 19 Blue Wing Place, Winnipeg, MB R3Y0C1



TOGETHER WE CAN MAKE A DIFFERENCE!

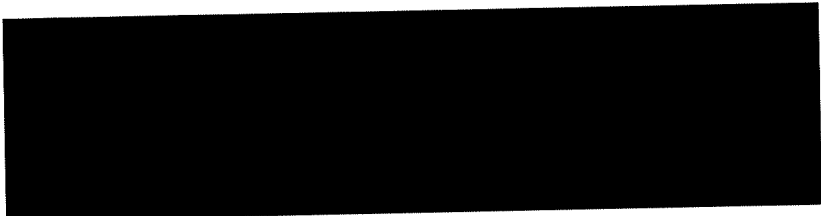
Contact the undersigned should you have questions.
Thanks again!





110 VISTA PLACE PENTICTON





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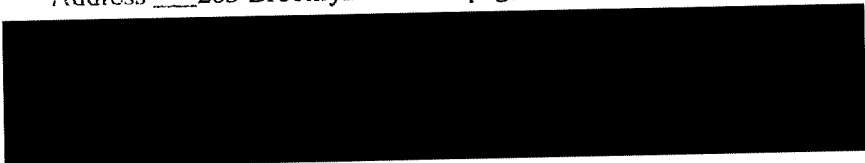
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I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Tyler Pierce _____

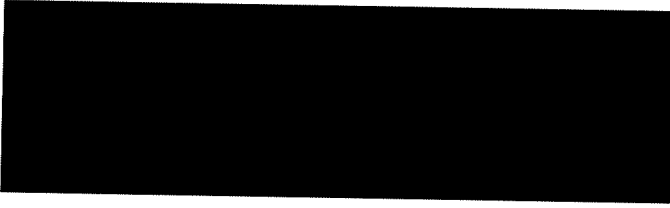
Address 285 Brooklyn St Winnipeg, MB R3J1M3 _____

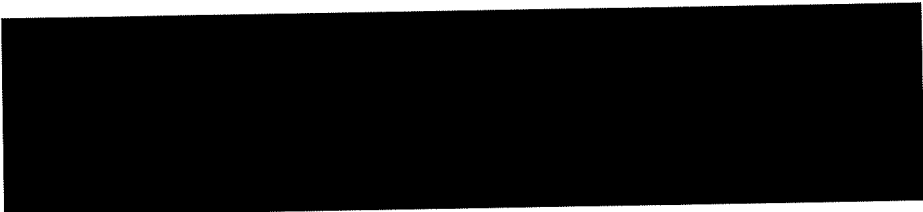


TOGETHER WE CAN MAKE A DIFFERENCE!

Contact the undersigned should you have questions.
Thanks again!







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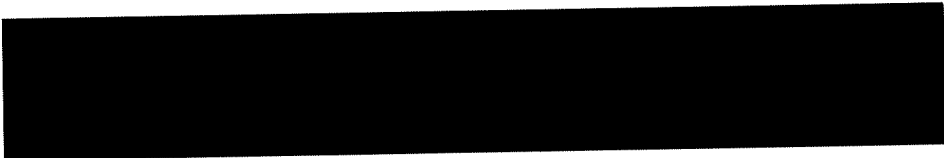
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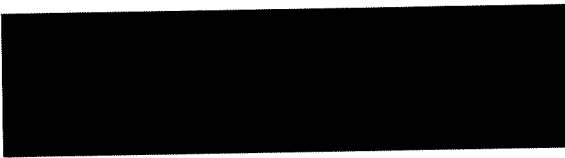
Name Teal Crosson

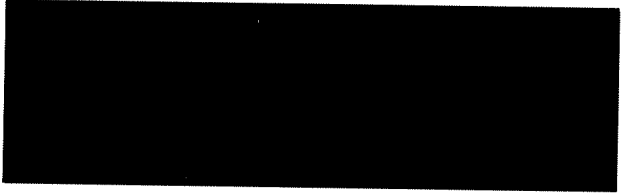
Address 285 Brooklyn St, Winnipeg, MB R3J1M3

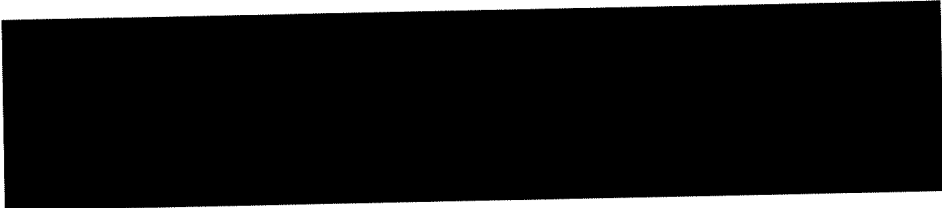


TOGETHER WE CAN MAKE A DIFFERENCE!

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Name Matt Pierce

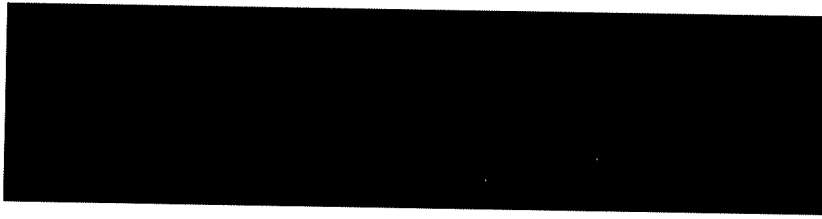
Address 65 Keonaona Lane, Wailuku, HI USA 96793

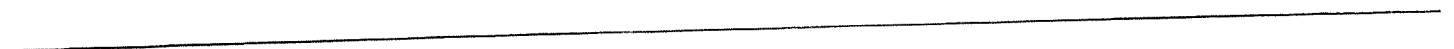
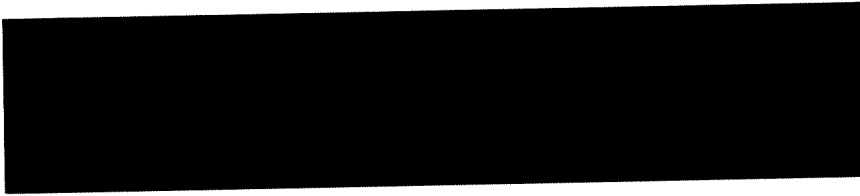


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Name ___Alayna Pierce_____

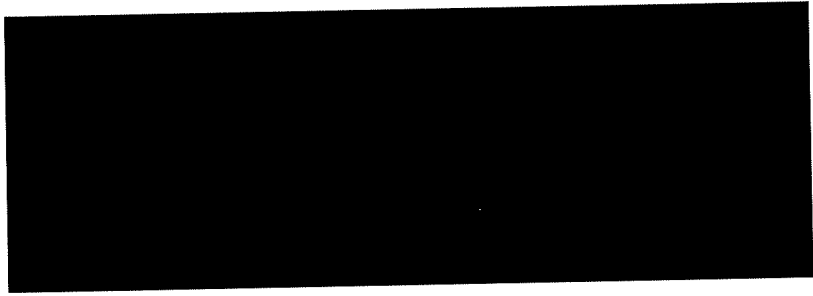
Address ___65 Keonaona Lane, Wailuku, HI USA 96793_____

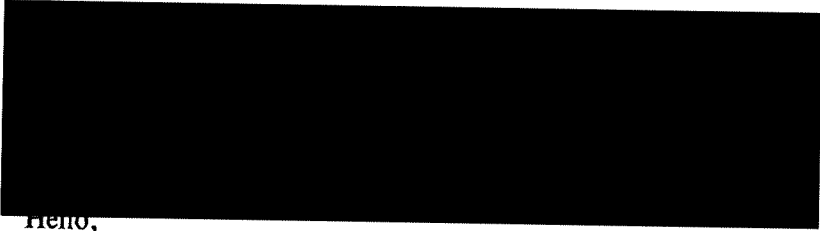


TOGETHER WE CAN MAKE A DIFFERENCE!

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Thanks again!







Herro,

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I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Bram Ramjiawan

Address 351 Tache Ave, Winnipeg, MB R2H 2A6



TOGETHER WE CAN MAKE A DIFFERENCE!

Contact the undersigned should you have questions.
Thanks again!





Shared by others > Scan Mar 29, 2020 (2) • PDF



Sign In



Reply to this email before April 1st! Cut + paste the sentence below and add your contact information at the top. Add separate sets of contact information for each person that replies with you. This information will be added to a master list for a group submission prior to the deadline of April 3rd, 2020.

Scan Mar 29, 2020 (2)
SHARED Mar 20, 5:24 AM

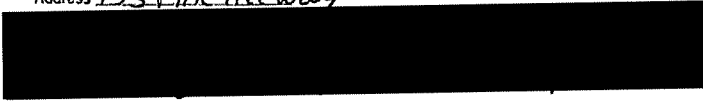
I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road ren

[Copy shared link](#)

Name Angela LaBerge
Address 133 Pine tree Way

[Save link](#)

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TOGETHER WE CAN MAKE A DIFFERENCE!

Contact the undersigned should you have questions.
Thanks again!

Jacque Jackson
(250) 490-6269.

Entire RDOS Area

1313 Greyback Mtn Road

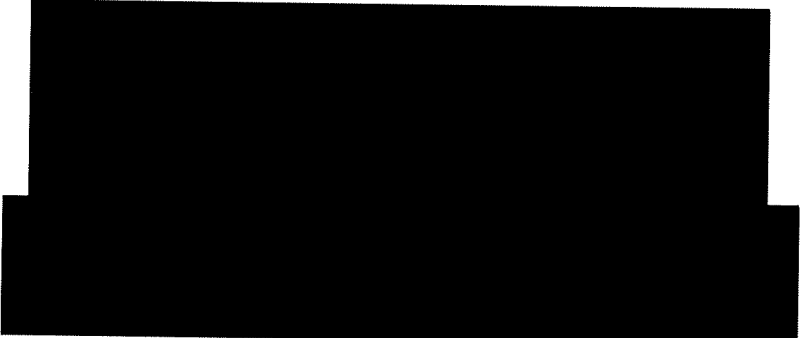


Mr. Jacquie,

Sorry for the delay

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Cassi Petersen
Address 1037 Spiller Rd, Penticton BC, V2A 8T3



Hello,

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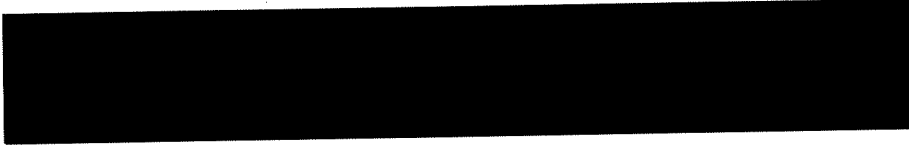
Name



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name __Michael Sean Hill _mike@hoodoo

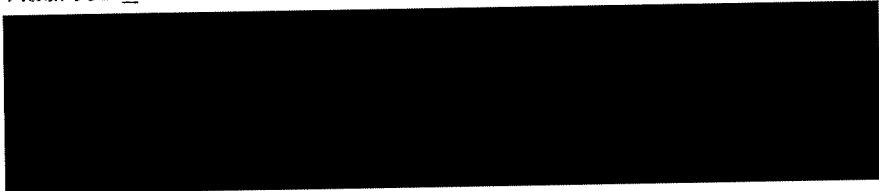
Address _795 Ontario St Penticton __



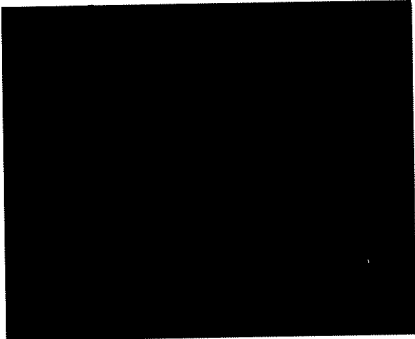
I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name __Lyndie Marie Hill__

Address _795 Ontario St Penticton_



Mike Hill



[REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Thomas Pango

Address 106 Falconridge Drive, Penticton V2A 8T4

[REDACTED]

Name Lana Schultze

Address 106 Falconridge Drive, Penticton V2A 8T4

[REDACTED]

[REDACTED]

Hello,

ACT NOW PLEASE and forward me your opposition to the RDOS removing 1313 Greyback Mountain Road from the ALR.

Here are some things that may not have been realized:

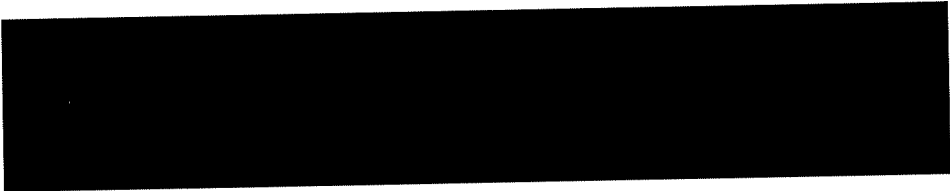
1. The RDOS wants to install a Regional Composting Facility on **80 acres** at 1313 Greyback Mtn Rd making this a **very large industrial site**. Prior to now, this has been a cattle ranch;
2. This Regional Composting **Facility will consist of Biosolids which is** organic matter recycled from **sewage**;
3. The facility is to be an "in-vessel" facility which **WILL** impact atmospheric air quality, water and soil;
4. The soil at 1313 Greyback Mtn Rd is sandy and therefore predisposed to harmful leachate problems;
5. This area is comprised of fractured bedrock so any leachate will contaminate runoff, can pollute water wells in the area, and can pollute the City of Penticton Water Reservoir (Penticton Creek);
6. There are several properties below the landfill that are already contaminated;



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____ Michael Woods _____

Address _____ 119 Vista Pl Penticton BC _____



From: Jacquie Jackson
Sent: Wednesday, March 25, 2020 10:18 AM
To: Jacquie Jackson
Subject: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD

Hello,

You may be aware that the **RDOS is applying to have an 80-acre parcel of land removed from the ALR.** They hope to locate a **BIOSOLIDS WASTES COMPOSTING FACILITY** that would process biosolids/waste water sludge, etc. for the **ENTIRE RDOS AREA** (see attached map "Entire RDOS Area"). The property is 1313 Greyback Mountain Road and is shown in the attached map ("1313 Greyback Mtn Rd").

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ACT NOW and thank you!

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I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____

Address _____

Telephone Number _____



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.
Name Roslyne Buchanan



TOGETHER WE CAN MAKE A DIFFERENCE!



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www.avast.com

[REDACTED]

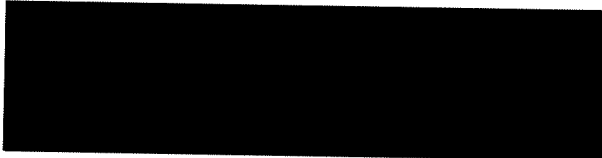
I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.
Name: Mark Binsenberg

[REDACTED]

TOGETHER WE CAN MAKE A DIFFERENCE!



This email has been checked for viruses by Avast antivirus software.
www.avast.com



Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Jacquie Jackson
Sent: Monday, March 30, 2020 2:17 PM
To: Grant Willis
Subject: Re: BIOSOLIDS FACILITY

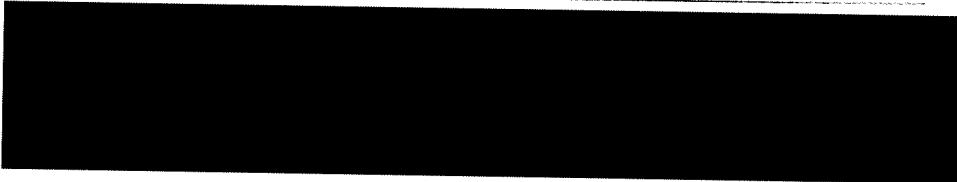
Hi Grant and Pam,

I so appreciate your support but can you send your opposition in the following format please:

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

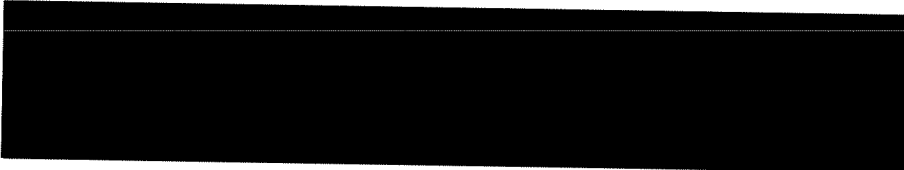
Name Grant Willis

Address _1241 Spiller Rd Penticton BC _____



Name Pam Willis

Address ___1241 Spiller Rd _____



On Mar 30, 2020, at 10:20 AM, Grant Willis [redacted]:

Pam and I are on board with you on this. So mark us down as opposing.

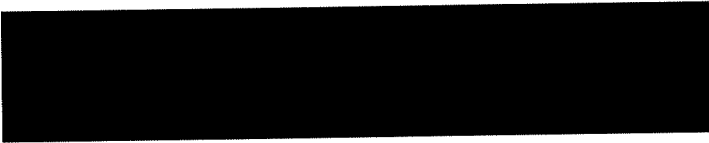
Sent from my BlackBerry 10 smartphone on the TELUS network.



Hello,

ACT NOW PLEASE and forward me your opposition to the RDOS removing 1313 Greyback Mountain Road from the ALR.

Here are some things that may not have been realized:



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Groyback Mountain Road removed from the Agricultural Land Reserve.

Name James Denton

Address 158 Falconridge Drive





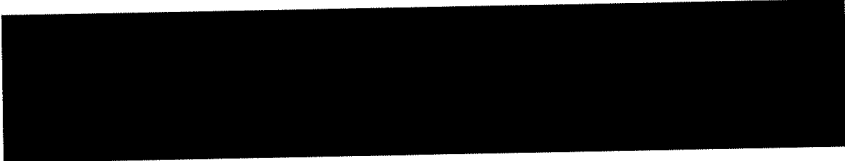
On Mar 30, 2020, at 3:17 PM, Jacquie Jackson

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Julie Fortin

Address 1256 Spiller Rd Penticton V2A 8T3

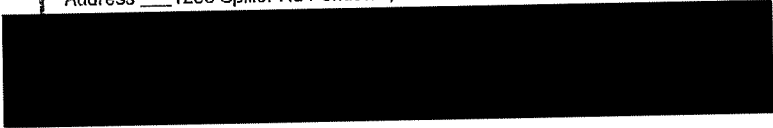




I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Troy Fader

Address 1256 Spiller Rd Pentlcton, B.C. V2A 8T3



On Mar 30, 2020, at 3:17 PM, Jacquie Jackson



Hi Troy and Julie,

I am sure that you are sending in your opposition to the RDOS but I was wondering if both of you will sign my Opposition Letter so that we can go the RDOS showing Spiller/Falconridge residents as a united front.

If you are opposed to the Biosolids Facility (sewage sludge) being built on 1313 Greyback Mountain Road please cut and paste the following statement to a reply email to me. Just repeat the information for each person who wants to sign it.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____

Address _____

Telephone Number _____

Email Address _____

TOGETHER WE CAN MAKE A DIFFERENCE!

Thanks again!



Jacque Jackson

TELUS

Biosolids Facility near Campbell Mountain

From : Jacquie Jackson <jacquie.jackson@telus.net>
Subject : Biosolids Facility near Campbell Mountain
To : Andrea Klemchuk <aklemchuk@telus.net>

Mon, Mar 30, 2020 03:18 PM

Hello,

I am sure that you are sending in your opposition to the RDOS but I was wondering if you and any other adults at your residence will sign my Opposition Letter so that we can go the RDOS showing Spiller/Falconridge residents as a united front.

If you are opposed to the Biosolids Facility (sewage sludge) being built on 1313 Greyback Mountain Road please cut and paste the following statement to a reply email to me. Just repeat the information for **each** person who wants to sign it.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Andrea Klemchuk

Address 1313 Greyback Mountain Road

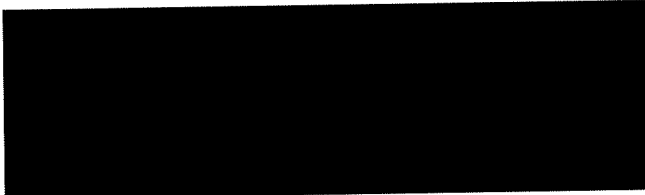
TOGETHER WE CAN MAKE A DIFFERENCE!

Thanks again!

TELUS



Biosolids Facility near Campbell Mountain



Mon, Mar 30, 2020 03:18 PM

Hello,

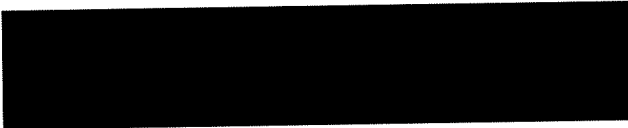
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I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Anthony K. Jackson *A. K. Jackson*

Address 1278 March Ave.

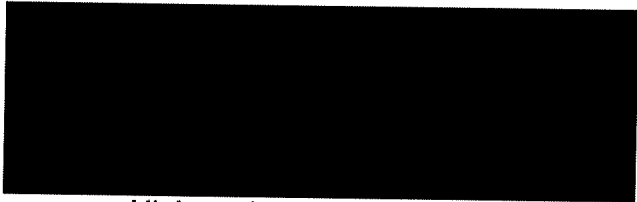


TOGETHER WE CAN MAKE A DIFFERENCE!

Thanks again!

Jacquie Jackson





Hi Jacquie,

Please see the attached. Thank-you.

Andrea and Dave Klemchuk

From: "Jacquie Jackson" <[redacted]>
To: "Andrea Klemchuk" <[redacted]>
Sent: Monday, March 30, 2020 3:18:38 PM
Subject: Biosolids Facility near Campbell Mountain

Hello,

I am sure that you are sending in your opposition to the RDOS but I was wondering if you and any other adults at your residence will sign my Opposition Letter so that we can go the RDOS showing Spiller/Falconridge residents as a united front.

If you are opposed to the Biosolids Facility (sewage sludge) being built on 1313 Greyback Mountain Road please cut and paste the following statement to a reply email to me. Just repeat the information for each person who wants to sign it.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____

Address _____

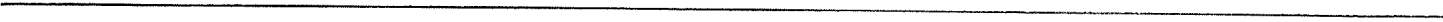
Telephone Number _____

Email Address _____

TOGETHER WE CAN MAKE A DIFFERENCE!

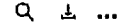
Thanks again!

.





Shared by others > Scan Mar 29, 2020 (2) • PDF



Sign in



Hello,

Scan Mar 29, 2020 (2)
SHARED Mar 30, 5:24 AM

You may be aware that the RDOS is applying to have an 80-acre parcel of land removed from the ALR. They hope to FACILITY that would process biosolids/waste water sludge, etc. for the ENTIRE RDOS AREA (see attached map "Entire RDOS Area" and is shown in the attached map ("1313 Greyback Mtn Rd").

Copy shared link

Many MANY people are opposed to this application by the RDOS. To read more and to "Join the fight", read the attached document directions below.
Please forward this to everybody in your network.
ACT NOW and thank you!

Save link

Report abuse

ACTION REQUIRED:

Reply to this email before April 1st! Cut + paste the sentence below and add your contact information at the top.
Add separate sets of contact information for each person that replies with you.
This information will be added to a master list for a group submission prior to the deadline of April 3rd, 2020.

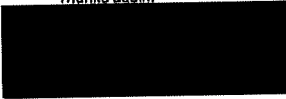
I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed

Name Heavy Craig Morrison

Address 133 Pinetree Lane Penton, VA 2114



Contact the undersigned should you have questions.
Thanks again!



Entire RDOS Area

1313 Greyback Mtn Road

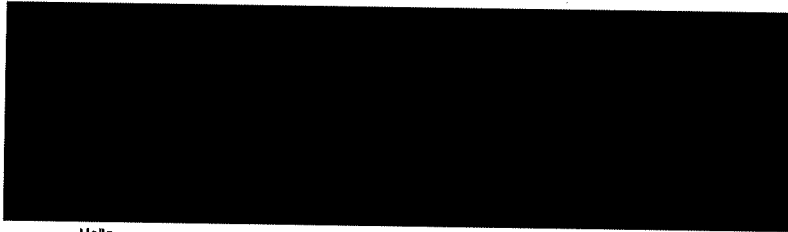


Scan Mar 29, 2020 (2)
SHARED Mar 30, 5:24 AM

[Copy shared link](#)

[Save link](#)

[Report abuse](#)



Hello,

You may be aware that the RDOS is applying to have an 80-acre parcel of land removed from the ALR. They hope to FACILITY that would process biosolids/waste water sludge, etc. for the ENTIRE RDOS AREA (see attached map "Entire RDC Road and is shown in the attached map ("1313 Greyback Mtn Rd").

Many MANY people are opposed to this application by the RDOS. To read more and to "join the fight", read the attached docur directions below.

Please forward this to everybody in your network.
ACT NOW and thank you!

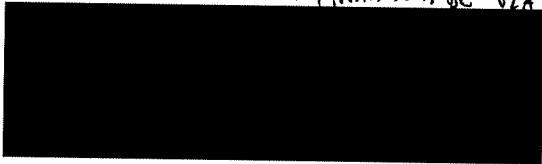
ACTION REQUIRED:

Reply to this email before April 1st! Cut + paste the sentence below and add your contact information at the top. Add separate sets of contact information for each person that replies with you. This information will be added to a master list for a group submission prior to the deadline of April 3rd, 2020.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road remc

Name Kassia Morrison

Address 133 Pinetree Way Penticon, BC V2A 9T4

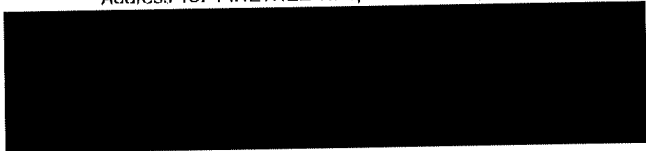


From: Margo Boul
Subject: Re: Biosolids Facility near Campbell Mountain
Date: March 30, 2020 at 8:59 PM
To: Jacquie Jackson

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name MARGO BOULT

Address 107 PINETREE WAY, PENTICTON, BC V2A 8T4



On Mon, Mar 30, 2020 at 3:01 PM Jacquie Jackson

Hi Bill and Margo,

I am sure that you are sending in your opposition to the RDOS but I was wondering if both of you and perhaps your children will sign my Opposition Letter so that we can go the RDOS showing Spiller/Falconridge residents as a united front.

If you are opposed please:

Hit reply,

Cut and paste the blue section below,

Add your contact information for **each** person who wants to sign it.

Then press send.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____


Address _____

Telephone Number _____

Email Address _____

TOGETHER WE CAN MAKE A DIFFERENCE!

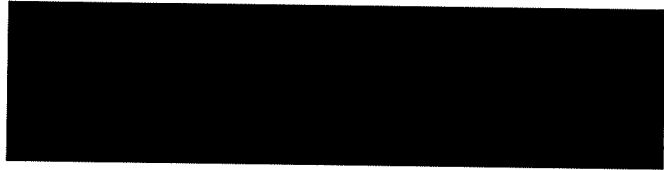
Thanks again!



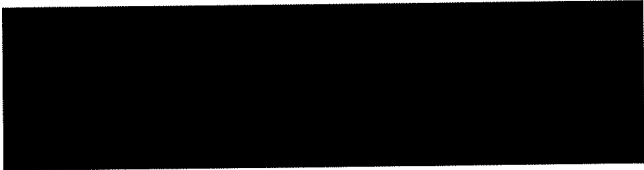
From: Eleanor Papp [REDACTED]
Subject: Biosolids
Date: March 31, 2020 at 12:02 PM

[REDACTED] the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____ Eleanor Papp _____



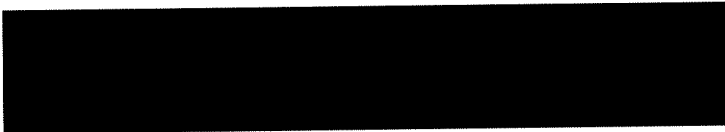
[Get Outlook for iOS](#)



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____Michael Papp_____

Address ___ 147 Pinetree Way, Penticton, BC, V2A8T3



[Get Outlook for iOS](#)

[Redacted]



Hi Jacquie,
Thank you for taking the time to chat with me about the composting / biosolids facility that is planned on 1313 Greyback Road!

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____Anette Engel_____

Address _____948 Naramata Road, Penticton_____

[Redacted]

Anette Engel

[Redacted]

[Redacted]

Sure. Anytime after 9:00 am will work.

Jacquie

On Mar 30, 2020, at 8:57 PM

[Redacted]

Hi Jacquie,
Thank you for your email! I would like to chat with you tomorrow, Tuesday, to tell you what we have experienced, relevant to the landfill etc.
When would be a good time for me to call you?

Anette Engel

[Redacted]

[Redacted]

F
Su

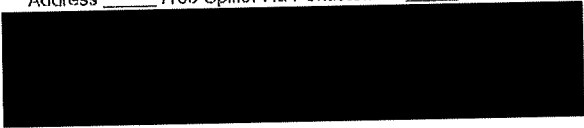


Hi Jacque,
Yes we are all opposed to the biosolids facility being built on 1313 Greyback Mountain Road.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____ Tammy Hansel _____

Address _____ 1100 Spiller Rd Penticton BC _____



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____ Eric Hansel _____

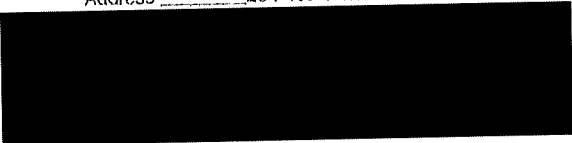
Address _____ 1100 Spiller Rd Penticton BC _____



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____ Sydney Hansel _____

Address _____ 204 403 Churchill Ave Penticton _____



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____ Roman Hansel _____

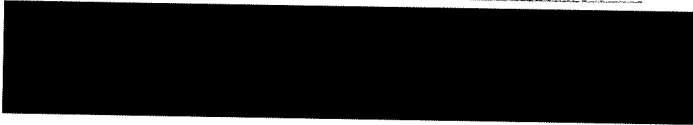
Address _____ 709 Okanagan Ave E. Penticton BC _____



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____ Kyle Gratton _____

Address _____ 204 403 Churchill Ave. Penticton _____



On Mon, Mar 30, 2020 at 3:27 PM Jacquie Jackson -



Hi Tammy,

I am sure that you are sending in your opposition to the RDOS but I was wondering if both of you & Eric and your adult children will sign my Opposition Letter so that we can go the RDOS showing Spiller/Falconridge residents as a united front.

If you are opposed to the Biosolids Facility (sewage sludge) being built on 1313 Greyback Mountain Road please cut and paste the following statement to a reply email to me. Just repeat the information for **each** person who wants to sign it.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____

Address _____

Telephone Number _____

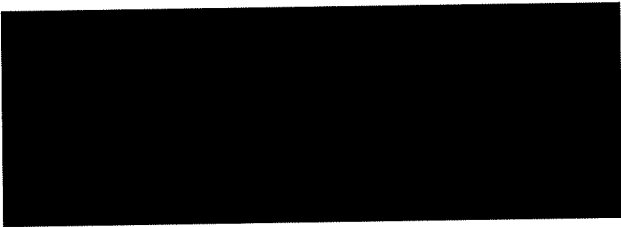
Email Address _____

TOGETHER WE CAN MAKE A DIFFERENCE!

Thanks again!

Jacquie Jackson





I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Catherine Lavoie

Address 1290 smethurst Road, Naramata



my iPhone



On Mar 31, 2020, at 9:13 AM, Ja

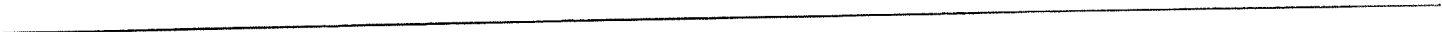
I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

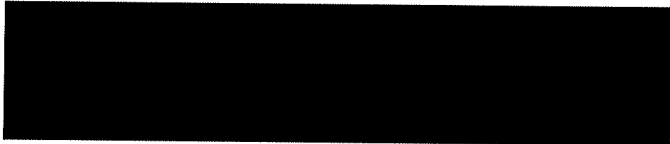
Name _____

Address _____

Telephone Number _____

Email Address _____





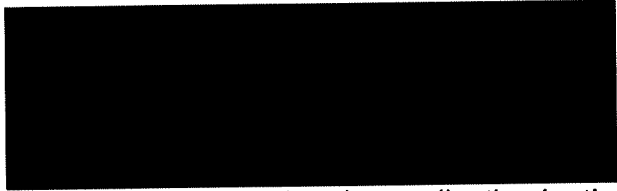
I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name James Thumm

Address 1220 Spiller Rd Penticton

Telephone Number 254 225 2225





I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Denise Bonimani Thumm

Address 1220 Spiller Rd Penticton



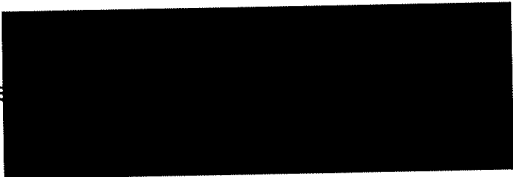
Su

Trish Picherack, [REDACTED], 109 Flagstone Rise, Naramata, V0H 1N1

I am a hiker and enjoy rambling the Campbell Mountain Trails which would be compromised by the proposed compositing site, it was a surprise to see the sign posted near the parking lot last week.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve."

Thank you
Trish Picherack



Hi Jacquie

They never notified us either we also drove by and saw the notice, I am not that good with computers so not sure how to "cut and Paste" so hopefully this works for you,
Thanks, Marc.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.
Kelly Farley
1410 Greyback Mtn. Rd Penticton BC



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.
Jake Farley
1410 Greyback Mtn. Rd Penticton BC



I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.
Russell Hubbard
Vernon, BC



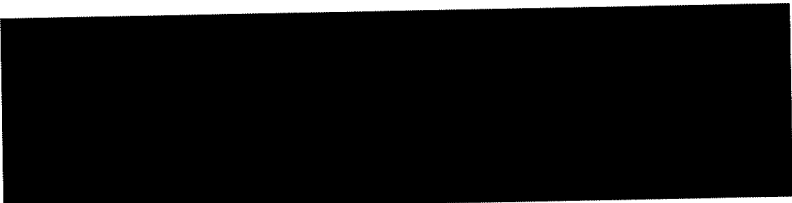
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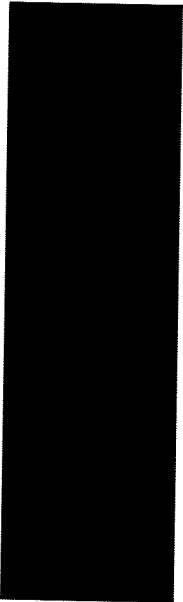
Name _marc Hubbard_____

Address __1400 greyback Mtn. Rd. Penticton_____



TOGETHER WE CAN MAKE A DIFFERENCE!





I am applying to the position of Agricultural Land Commission in the District of Fraser River from the Agricultural Division.

Name: Whitney

Address: 5415 Dabbler Street, Mission BC



I am adamantly opposed to any farm land being moved from production or potential production. BC has not done a good job of protecting the land. We have been abusing the ALR system for too long. Especially now it should be dedicated to everyone that bring self sufficient food production to another part of our society.



[REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Brent Ryll
PO Box 16
Naramata BC
V0H1N0

[REDACTED]

From: Jacquie Jackson
Sent: Sunday, April 05, 2020 12:33 PM
To: Marc Hubbarc
Subject: Re: Biosolids Facility

Hi Marc,

Click on the link below and it should take you right to it:

<https://www.gopetition.com/petitions/stop-an-80-acre-cattle-ranch-from-turning-into-a-biosolids-waste-facility-please.html>

From there you should be able to click on "Sign the Petition" and add your information.

Jacquie

[REDACTED]

[REDACTED]

[REDACTED]

That works perfect. Thanks so much Marc.

Jacquie

On Apr 5, 2020, at 11:12 AM, [REDACTED] wrote:

Hi Jacquie
They never notified us either we also drove by and saw the notice, I am not that good with computers so not sure how to "cut

[REDACTED]

Hi Jacquie

This is to inform you that I am opposed to the Biosolids facility proposed for 1313 Greyback Mountain Road by the RDOS.

Keith Payne
1557 Reservoir Road
Penticton BC V2A 8T3

On Mon, Apr 6, 2020 at 5:02 PM Jacquie Jackson - [REDACTED] wrote:

Hi,

I still haven't received your opposition to the Biosolids Facility going in near Campbell Mountain.

Could you please send it to me asap! Thanks so much!

Jacquie Jackson
[REDACTED]

ACTION REQUIRED IMMEDIATELY:

Hit Reply to send the email back to me.

Highlight the blue area below.

Right click and cut.

Go to the top of the new email to me and right click and paste the blue area.

Then fill in the blank areas.

Add separate sets of contact information for each person that replies with you.

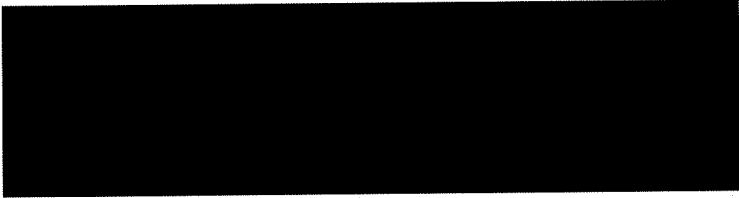
I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name

Address


Telephone Number

Email Address



Hi Ms. Jackson, hope this helps. We are tireless proponents of the preservation of ALR lands.

Sincerely,
Susan Seddon



To Whom It May Concern:

We wish to express our opposition to the proposed removal of 1313 Greyback Mountain Road from the ALR. As farmers here in the Okanagan Valley we are very aware of the pressures across the Province to have land removed from the ALR. This 80 acres of viable farm land should not be removed from the meager 5% of British Columbia's total land base that is protected by the ALR. Our concerns also include the proximity of the proposed site to the Campbell Mountain hiking and biking trails and homes situated on and around the mountain. We feel recreation and farming are compatible, Biosolid Waste Facilities and recreation areas are not. The Biosolids Waste Facility should not be built on ALR land. This 80 acres is protected by the Province as a valuable resource in an ever challenging world of food production. Let's continue to protect our 5%. Further to the above we find the timing of this proposal and deadlines imposed during a world wide crisis to be completely unacceptable. This whole issue should be presented at a time in the future when people's lives and safety are not threatened by a pandemic.

Sincerely,
Susan J. Seddon
Keith H. Johnstone




Jacquie,

In 1973, the British Columbia New Democratic Party led by their Premier Dave Barrett created the Agriculture Land Reserve (ALR).

At this time 1973, I was a member of the Advisory Committee, Electoral Area E. Mr. Dunc McDougall was a Director and in 1980 he became the Chairman of the Regional Districts. We spent many hours of discussion related to many issues. For instance, how a farmer could stay on his property when sold. The promise to our citizens was the **preservation of agricultural land for our future**. Eighty acres of agricultural land for waste materials is outrageous without the studies relating to the geotech, release of methane gas, waterflow particularly relating to melting snow load and the topography of the ground. The keyword really is "agricultural". If this land is proven not suitable for agricultural use and is removed from the ALR it has to be replaced in another area.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Peter Osborne, 76 Huth Avenue, Penticton, BC V2A 2Z8, 



Thank you for this opportunity,
Peter Osborne.

Sent from [Mail](#) for Windows 10

[REDACTED]

I am opposed to the application the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Kelly Schulli

Address 152 Falconridge Drive, Penticton BC V2a8t4

[REDACTED]

Sent from my iPhone

[REDACTED]

Hi Kelly,

Welcome to the neighbourhood! Your support is greatly appreciated!

My husband Jim and I live at 130 Falconridge Drive.

Can you send me your opposition as follows please and do one for each you and your husband as well as any other adult that would like to have their name added to the Petition.

ACTION REQUIRED IMMEDIATELY!

Hit Reply to send the email back to me.

Highlight the blue area below.

Right click and cut.

Go to the top of the new email to me and right click and paste the blue area.
Then fill in the blank areas.

[REDACTED]

Hello, my name is Kelly Schulli my husband and I own 2 properties on Falconridge Drive in Penticton.
Please add me to the petition!

"I am definitely apposed to the possibility of 1313 Greyback Road coming out of the ALR to become a waste facility!"

In addition to what I've read recently on the matter I would add the fact that the dump trucks etc., already reek havoc on our roads all year round!

Thank you for your dedication on this problem,
kindest regards, Kelly Schulli

146 & 152 Falconridge Drive, Penticton BC V2a8t4

[REDACTED]

Sent from my iPhone

[REDACTED]

am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Dan Schulli

Address 152 Falconridge Drive Penticton BC V2a8t4

[REDACTED]

Hi Kelly,

Welcome to the neighbourhood! Your support is greatly appreciated!

My husband Jim and I live at 130 Falconridge Drive.

Can you send me your opposition as follows please and do one for each you and your husband as well as any other adult that would like to have their name added to the Petition.

ACTION REQUIRED IMMEDIATELY!

Hit Reply to send the email back to me.

Highlight the blue area below.

Right click and cut.

Go to the top of the new email to me and right click and paste the blue area.

Then fill in the blank areas.

|

[REDACTED]

Hello, my name is Kelly Schulli my husband and I own 2 properties on Falconridge Drive in Penticton.
Please add me to the petition!

*I am definitely opposed to the possibility of 1313 Greyback Road coming out of the ALR to become a waste facility!

In addition to what I've read recently on the matter I would add the fact that the dump trucks etc., already reek havoc on our roads all year round!

Thank you for your dedication on this problem,
kindest regards, Kelly Schulli

148 & 152 Falconridge Drive, Penticton BC V2a8t4

[REDACTED]

[REDACTED]

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name Nancy Ducharme

Address 22 Abbott Street Penticton BC V2A4J2

[REDACTED]

Sent from my iPhone

[REDACTED]

Hi Kelly,

Welcome to the neighbourhood! Your support is greatly appreciated!

My husband Jim and I live at 130 Falconridge Drive.

Can you send me your opposition as follows please and do one for each you and your husband as well as any other adult that would like to have their name added to the Petition.

ACTION REQUIRED IMMEDIATELY!

Hit Reply to send the email back to me.

Highlight the blue area below.

Right click and cut.

Go to the top of the new email to me and right click and paste the blue area.

Then fill in the blank

[REDACTED]

[REDACTED] name is Kelly Schull my husband and I own 2 properties on Falconridge Drive in Penticton.
Please add me to the petition!

*I am definitely opposed to the possibility of 1313 Greyback Road coming out of the ALR to become a waste facility!

In addition to what I've read recently on the matter I would add the fact that the dump trucks etc., already reek havoc on our roads all year round!

Thank you for your dedication on this problem,
kindest regards, Kelly Schull

146 & 152 Falconridge Drive, Penticton BC V2A8R4

[REDACTED]

Sent from my iPhone

Begin forwarded message:

Stop an 80 acre cattle ranch from turning into a Biosolids Waste Facility, PLEASE!

Published by Jacquie Jackson on 30th Mar 2020

The RDOS (Regional District of the South Okanagan) has applied to have an 80-acre parcel of land removed from the ALR (Agricultural Land Reserve). They hope to locate a BIOSOLIDS WASTES COMPOSTING FACILITY there that would process biosolids/waste water sludge, etc. for the ENTIRE RDOS AREA (from Peachland, to Manning Park, to Anarchist Mountain, to the US/Canada Border and everywhere in between). The property is 1313 Greyback Mountain Road, Penticton BC. This is literally in the shadow of Campbell Mountain where lots and lots of people hike, walk dogs and mountain bike. Who wants a "stinky poo processing plant" there?

Many MANY people are opposed to this application by the RDOS. To read more and to "join the fight", PLEASE sign this petition and SHARE it with everyone in your network. ACT NOW! Together, we can make a difference.

We, the undersigned, oppose the application by the RDOS (Regional District of the Okanagan Similkameen) to the Agricultural Land Commission (ALC) to have 1313 Greyback Mountain Road, Penticton BC removed from the Agricultural Land Reserve (ALR).

ID	First Name	Last Name	Address	City	State	Postal Code	Region	Date
1	Ms. Eileen	Meehan	[REDACTED]	3725 3rd street	Naramata	Canada	V0H1N0	Mar 31, 2020
2	Mrs. Joanne	Finn	[REDACTED]	4036 Hook Pl.	Naramata	British Columbia	V0H1N0	Canada Mar 31, 2020
This is the WRONG place for this!								
3	Mr. sonny	mohr	[REDACTED]	668 lakeshore dr w. apt107	Penticton	Canada	V2A 1B9	Mar 31, 2020
4		Nancy Nyhus	[REDACTED]	142 Ash Pl	Penticton	BC	V2A6S7	Mar 31, 2020
5		Cec Rathwell	[REDACTED]		Winnipeg	Canada		Mar 31, 2020
6	ms tanya	tougas	[REDACTED]	1160 mcphoe road	naramata	bc	v0h1n1	Canada Mar 31, 2020
7		Alice Strohmaier	[REDACTED]	110-940 Oakville St	Penticton	British Columbia	V2A 8J6	Canada Mar 31, 2020
8		Dawn Lennie	[REDACTED]	3005 Naramata Road	Naramata	BC	V0H 1N1	Canada Mar 31, 2020
9	Ms. Shirley	Nilsson	[REDACTED]	1150 Marron Valley Rd	Penticton	BC	V2A 0E6	Canada Mar 31, 2020
A project like this should be in a forested area that is no where near the aquifer and drinking water reservoir supplies for the town.								
10	Mrs. Dawn	Lemiski	[REDACTED]	212-100 Lakeshore Drive	Penticton	BC		Mar 31, 2020
This is the wrong location for this facility! I drive by the one near Vernon all the time and it has an odour that has made neighbouring properties devalued due to the nasty scent. It has also rendered this beautiful parcel of land in- usable by anyone but this company. Grey back is a beautiful area close to Penticton and Naramata and is utilized by hikers all the time.								
11		Shana Miller	[REDACTED]	170 Upper Bench Road South	Penticton	British Columbia	V2A 8T1	Mar 31, 2020
12	Ms. Cassidy	McDermott	[REDACTED]	1688 Ridgedale ave	Penticton	Bc	V2a2s5	Mar 31, 2020
13		Lindley Granger	[REDACTED]	Killarney St	Penticton	BC	V2A4P9	Canada Mar 31, 2020
14	Dr. Reyanna	Inkster-Henning	[REDACTED]	620 Upper Bench Rd. North	Penticton	BC	V2A 8V2	Canada Mar 31, 2020
15	Mr. Ryan	Perret	[REDACTED]	763 eckhardt ave east	Penticton	Bc	V2a2e1	Canada Mar 31, 2020
16	Mr. Kylan	Verhaeghe	[REDACTED]	480 orchard ave	Penticton	Bc	V2a1y2	Canada Mar 31, 2020
17		Kelly Kenyon	[REDACTED]	195 Lower Bench Rd	Penticton	BC	V2A1B2	Mar 31, 2020
18	Dr. Kelly	Singleton	[REDACTED]		Penticton	Bc	V2A1a4	Canada Mar 31, 2020
19	Ms. Terry	Malo	[REDACTED]		Penticton	Canada	V2A3Y8	Mar 31, 2020
20	Ms. Samantha	Pham	[REDACTED]	179 Westview Dr	Penticton	British Columbia	V2A 7V9	Canada Mar 31, 2020
21	Mr. Wayne	Llewellyn	[REDACTED]		Penticton	Canada	V2A8H1	Mar 31, 2020
This is not the best location. There were two other sites that were previously deemed superior but only got stopped because of a lack of political will. It should either be located west of Summerland as originally proposed, in the Maron Valley area or some other location that's far away from a large group of residents such as in Penticton.								
22	Ms. Charlie	Llewellyn	[REDACTED]	154 Laird Pl	Penticton	British Columbia	V2A 8H1	Canada Apr 01, 2020
23	Mr. Chad	Gentes	[REDACTED]		Penticton	British Columbia		Apr 01, 2020
24		Bruce Fairweather	[REDACTED]	1115 Holden Rd	Penticton	British Columbia	V2A 0B7	Canada Apr 01, 2020
Please do not allow this to go ahead so close to a popular recreation area.								
25	Ms. J.	Doe	[REDACTED]		Timmins	ON	P0N 1H0	Canada Apr 01, 2020
26		Dave Hopkins	[REDACTED]	102-296 Kinney Ave	Penticton	British Columbia	V2A3N9	Canada Apr 01, 2020
Not the right place this business								
27	Ms. Pamela	Kiefer	[REDACTED]	54035 Dawson Rd	Springfield	Manitoba	R5T 0A1	Canada Apr 01, 2020
I vacation in Naramata and have family who live there. This is a terrible idea								
28	Ms. Roslyne	Buchanan	[REDACTED]	127 Falconridge Drive	Penticton	BC	V2A 8T4	Canada Apr 01, 2020
See some background on www.rozsmallfry.com								
29	Mr. Tony	Buckingham	[REDACTED]	1412 naish drive	Penticton	Bc	V2a6l5	Canada Apr 01, 2020
30		Vivian Short	[REDACTED]		Penticton	BC		Canada Apr 01, 2020

ID#	First Name	Last Name	Address	City	State	Postcode	Region	Date		
31	Mr	Robert	Forbes		Penticton	BC		Apr 01, 2020		
32	Mr	Andrew	Brome							
33		Keith	Bates		Lawrence Ave	Penticton	Bc	V2A 9G6	Canada	Apr 01, 2020
34		Barbara	Lambert			Princeton	british columbia		Canada	Apr 01, 2020
					780 Lower Bench Road	Penticton	BC	V2A 8V3	Canada	Apr 01, 2020
This is a desperately terrible idea – the landfill is already threatening the air quality and health of the precious agricultural area and the homes of all who live there. Do we want the south east side of Penticton to become the dumping ground the southern Okanagan? Please RDOS think again.										
35		Myles	Gaulin		174 Twin Lakes Road	Kaleden	B.C.	VOH 1K0		Apr 01, 2020
No thanks!										
36	Ms	Jean	MacLeod		#9 - 650 Ellis Ave., Box 111	Naramata	BRITISH COLUMBIA	VOH 1N0	Canada	Apr 01, 2020
37	Mr	Rolf	Rybak		583 Pineview Rd	Penticton	BC	V2A 7S8		Apr 01, 2020
38	Dr	Kevin	Hill			Penticton	BC		Canada	Apr 01, 2020
39	Mrs	Kelly	Holzhaus		538 Bennett Ave	Penticton	British Columbia	V2A2P6	Canada	Apr 01, 2020
40	Ms.	Barb	Elder		Cabernet Dr.	Okanagan Falls	BC	VOH1R3	Canada	Apr 01, 2020
41	Mr	Joe	Johnston		763 eckhardt ave e	Penticton	Bc	V2a2a5	Canada	Apr 01, 2020
42	Mr	Cody	Marshall		13405 cartwrite ave	Summerland	British Columbia	VOH1Z8	Canada	Apr 01, 2020
43	Mr.	Grant	Furness			Penticton	Bc			Apr 01, 2020
44	Ms.	Deborah	Siu		142 Duncan Pl	Penticton	BC	V2A 4B3	Canada	Apr 01, 2020
45	Mrs	Gayle	Mcintaggart		912 Newton Dr	Penticton	BC	V2a8z3	Canada	Apr 01, 2020
46	mr	r.	Kolbas		14516 Denike street	Sunmerland B.C.	CA	v0h1z8		Apr 01, 2020
no removal of farm land for bio solids waste composting,use crown land instead										
47	mrs	ruth	duff		1111 Bartlett Dr	Penticton	BC	V2A 8Y4	Canada	Apr 01, 2020
48	Mr.	David	Brooks		General Delivery	Keremeos	BC	VOX 1N0	Canada	Apr 01, 2020
Not enough controls on this system yet. Too many unknowns and what is known isn't wonderful.										
49	Mr.	Mark	Binsenberg		127 Falconridge Drive	Penticton	British Columbia	V2A 8T4	Canada	Apr 01, 2020
Tourists won't return after the pandemic to vacation at a dump. Back to the think tank, RDOS!										
50	Ms.	Katerina	CESLA		620 MUNSON MTN. RD	PENTICTON	BC	V2A8S5	Canada	Apr 01, 2020
51		Shirley	MacKenzie		2250 Newton Rd	Cawston	British Columbia	VOX 1C1	Canada	Apr 01, 2020
52	Mr.	Sam	Hauck		1890 Tallgrass Trail	Kelowna	BC	V1P 1T9	Canada	Apr 01, 2020
53		Rebecca	Hill			Penticton	BC	V2A 8S5	Canada	Apr 01, 2020
54	Mr.	Bill	Stephens		8-669 Long Ridge Drive	Kelowna	British Columbia	V1V 2R9	Canada	Apr 01, 2020
What a terrible idea!! This operation should not be within 15 miles of any homes.										
55	Mr	Ted	Samuelson		170 Highland place	Penticton	British Columbia	V2a6m6		Apr 01, 2020
Strongly disagree with this happening to our cities recreational area.										
56	Mr.	Charles	Snyder		1050 Aikins Loop	Naramata	British Columbia	VOH 1N1		Apr 01, 2020
There are surely better areas for this project where it won't affect so many people !										
57	Ms	Leona	Lank		3995 highway 33	Beaverdell	Bc	V0h1a0		Apr 01, 2020
58	Ms	Deanna	Thomson		511 BRAID ST	PENTICTON	British Columbia	V2A4Y3	Canada	Apr 01, 2020
59		Shirley	Tebbs		450 Bromley st unit 209	Coquitlam	Choose...	v3k 6s5	Canada	Apr 02, 2020
60	Miss	M	Cahoon		Ellis Street	Penticton	BC	V2A4L3	Canada	Apr 02, 2020
Stop Biosolide Wast Facility from coming into the community.										
61		Susan	Taylor			Vernon	BC		Canada	Apr 02, 2020
62		Colt	Cash		1-32 Duncan Ave W	Penticton	BC	v2a2y2	Canada	Apr 02, 2020

#	First name	Last name	Phone	Address	City	State	Zip code	Region	Date	
63	Mr	Frank	Malinka	[REDACTED]	2843 Arawana Place	Naramata	BC	VOH 1N1	Canada	Apr 02, 2020
64	Ms	Jennifer	Cockrall-King	[REDACTED]	2770 Noyes Road	Naramata	BC	VOH 1N1	Canada	Apr 02, 2020
65	Mr	Scott	Dean	[REDACTED]	305-3426 Hemlock St	Penticton	BC	V2A BK1		Apr 02, 2020
66		Tari	Di Bello	[REDACTED]	4995 Eastside Road	Okanagan Falls	British Columbia	VOh1r3	Canada	Apr 02, 2020
67	Ms	Stephanie	LaBlanc	[REDACTED]	135 Front street	Penticton	BC	V2A 1H3		Apr 02, 2020
68	Ms	Carole	Beaton	[REDACTED]	706, 250 Marina Way	Penticton	British Columbia	V2A 1H4	Canada	Apr 02, 2020
I am shocked that you are not considering the long term ramifications of the leaching into productive agricultural land. Surely there are other sites that could be considered, especially for the long term.										
69	Ms	val	Tait	[REDACTED]	[REDACTED]	[REDACTED]	BC	VOH1N1	Canada	Apr 02, 2020
70	Ms	Krissy	Neilsen	[REDACTED]	13007 Ganzveld Ave	Summerland	BC	VOH 1Z8	Canada	Apr 02, 2020
71	Mr	Stefan	Ermair	[REDACTED]	102 Vista Place	Penticton	BC	V2A 8T4	Canada	Apr 03, 2020
72		Johanna	Borren	[REDACTED]	250 Upper Bench Road South	Penticton	British Columbia	V2A 8T1	Canada	Apr 03, 2020
73		Kurt	DaSilva	[REDACTED]		Naramata	British Columbia		Canada	Apr 03, 2020
74	Dr	Ingrid	Fedoroff	[REDACTED]	2615 Winifred Rd	Naramata	BC	VOH 1N1	Canada	Apr 03, 2020
75	Mrs	Melissa	Hayden	[REDACTED]	530 boothe rd	Naramata	BC	VOH1N1		Apr 03, 2020
76	Mr	Colin	Ballance	[REDACTED]	2760 Noyes Road	Naramata	BC	VOH 1N1	Canada	Apr 03, 2020
Shame on your directors of RDOS for wanting to use valuable farm land for non agricultural use. Show some leadership and find an alternative site.										
77	Mr	Ryan	Hayden	[REDACTED]	530 boothe rd	Naramata	BC	VOH1N1		Apr 03, 2020
78	Mrs	Kathryn	Cherriman	[REDACTED]	Noyes road	Naramata	Bc	VOH 1N1		Apr 03, 2020
79	MR	Tim	Botsford	[REDACTED]	605 Wiseman Pl	Naramata	BC	VOH1N1	Canada	Apr 03, 2020
80	Ms.	Leanne	Herter	[REDACTED]	2825 Noyes Road	Naramata	British Columbia	VOH 1N1	Canada	Apr 03, 2020
81	Mr.	Ronald	Lewis	[REDACTED]	2825 Noyes Road	Naramata	British Columbia	VOH 1N1	Canada	Apr 03, 2020
82		Thomas	Hines	[REDACTED]	3060 Hayman rd	Naramata	British Columbia	VOH1N1	Canada	Apr 03, 2020
83	Mr	Eugene	Eliuk	[REDACTED]		Naramata	BC			Apr 03, 2020
84	Mr	Bruce	Martel	[REDACTED]	10-650 Ellis Avenue	Naramata	B.C.	VOH1N0		Apr 03, 2020
85	Mr.	William	Bowman	[REDACTED]	2900 Outlook way	Naramata	BC	VOH 1N1	Canada	Apr 03, 2020
86	Mrs	Carol	Castagna	[REDACTED]	2930 Outlook way	Naramata	Bc	VOH 1N1	Canada	Apr 03, 2020
87	Dr.	Victoria	rogers	[REDACTED]	3280 Juniper Rd	Naramata	BC	VOH1N1	Canada	Apr 03, 2020
88	mr	anthony	buchanan	[REDACTED]	300 Pineview	Penticton	BC	v2a-7s1	Canada	Apr 03, 2020
89		Robert	Gray	[REDACTED]	2986 Evergreen Drive	Penticton	British Columbia	V2A 9A8	Canada	Apr 04, 2020
90	Mrs	Shannon	Ayotte	[REDACTED]	11705 64 ave	Delta	Bc	V4e1c7	Canada	Apr 04, 2020
91		Alexandra	Gray	[REDACTED]	637 Van Horne st	penticton	British Columbia	v2a412	Canada	Apr 04, 2020
92	Ms	Erin	Korpisto	[REDACTED]	1-6248 Okanagan Street	Oliver	British Columbia	VOH 1T0	Canada	Apr 04, 2020
93	Mr	Daniel	L	[REDACTED]		Toronto	Ontario		Canada	Apr 04, 2020
94		Mike	Sones	[REDACTED]	10 Cushman Street	Plymouth	MA	02360	USA	Apr 04, 2020
95	Mrs	Carlee	Austin	[REDACTED]	102-223 Conklin ave	Penticton	Canada	V2a2t1		Apr 04, 2020
96	Ms	Kellie	Beck	[REDACTED]		Victoria	British Columbia		Canada	Apr 04, 2020
97	Ms.	Brooke	Nyhus	[REDACTED]	142 ash place	Penticton	Bc	V2a6s7	Canada	Apr 04, 2020
98	Mr	Scott	Austin	[REDACTED]	102-223 Conklin ave	Penticton	Bc	V2a2t1	Canada	Apr 04, 2020
99	Mr	Travis	Briard	[REDACTED]	4050 sunshine rd	Kelowna	British Columbia	V1W3Z6	Canada	Apr 04, 2020
100	Mr.	Andrew	Flower	[REDACTED]	235 11a st. nw	Calgary	Alberta	T2N1x9	Canada	Apr 04, 2020
101		Justin	Bardarson	[REDACTED]		Kamloops	British Columbia		Canada	Apr 04, 2020
102		Joanne	McDougall	[REDACTED]		Whitehorse	Yukon			Apr 04, 2020

#	Title	First name	Last name	Email	Address	City	State	Postcode	Region	Date
103	Mr	Evan	Campbell		4 Iskoot Cr	Whitehorse	Yukon	Y1A 0P5	Canada	Apr 04, 2020
104	Mr.	Jesse	Anderson		206 Douglas Ave	Penticton	British Columbia	V2A 2T8	Canada	Apr 04, 2020
105	Mr	Michaela	Budd		3070 rotary way	Burlington	On	L7m0h1	Canada	Apr 04, 2020
106	Ms	Heather	Duncan		479 Municipal Ave	Penticton	British Columbia	V2A2G3	Canada	Apr 04, 2020
107	Mr	Kris	Hufsky			Toronto	Ontario		Canada	Apr 04, 2020
108	Miss	Jaclyn	Pickerill		1065 Westminster Ave E	Penticton	BC	V2A7P1	Canada	Apr 04, 2020
109	Mr	Thore	Weyrauch		Schlegelstraße 9	Hannover	Lower Saxony	30625	Germany	Apr 04, 2020
110	Ms	Claire	Sear		1073A West 11th Avenue	Vancouver	British Columbia	V6J 2c1	Canada	Apr 04, 2020
111	Mr	Darik	Angeli		2578 s zang st	Denver	Colorado	80228		Apr 04, 2020
112	Mr	Louis	Busch			Heilbronn	BW		Germany	Apr 04, 2020
113		Aaron	Beally		741 Sheppard Ave West	Toronto	Ontario	M3H2S9	Canada	Apr 04, 2020
114	Mr	Schuss	Carlton		4451 52 a street	Delta	Bc	V4k2y3	Canada	Apr 04, 2020
115	Mr	Anton	Holler		191 Bracewell Dr	Penticton	BC	V2A 6X1	Canada	Apr 04, 2020
116	Mrs	Danielle	Scherz		164 Troy court	Penticton	Bc	V2A7L4	Canada	Apr 04, 2020
117		Ryan	Mullin		162 Frank	Ottawa	On	K2p 0x2	Canada	Apr 04, 2020
118		Betty	Korpisto		11607 Tassie Drive	Coldstream	BC	V1B 1H3	Canada	Apr 05, 2020
119	Ms	Jo	Nichols		1261 Evans Ave	Penticton	BC	v2a 8v1	Canada	Apr 05, 2020
					We have to deal with the "stench on the bench" right now and I have no faith this will make it better! Also, keep this land in the ALR and DO NOT place a biosolids waste facility in the HEART of WINE Country!					
120		Catherine	Jones			Penticton	British Columbia		Canada	Apr 05, 2020
121	Ms	Caitlin	Nybus		142 ash pl	Penticton	British Columbia	V2a6s7	Canada	Apr 05, 2020
122	Ms	Candice	Boden		201-102 Van Horne St.	Penticton	BC	V2A4K2	Canada	Apr 05, 2020
123	Mr	Simo	Korpisto		11607 Tassie Dr	Coldstream	BC	V1B 1H3		Apr 05, 2020
					ALR should NOT be used for this. Put it on a rock pile somewhere.					
124		Matt	Wilkins			Kimberley	BC		Canada	Apr 05, 2020
125	Mr	Ken	Hyland		116 Elm	Penticton	BC	V2A 3W1		Apr 05, 2020
					I oppose the removal of this land from the ALR It also needs to be far from even low density areas					
126	Mrs	Christa	Kulch		181 Elm Ave	Penticton	BC	V2A 3W1	Canada	Apr 05, 2020
					I am against the location					
127	Mr & Mrs	Georges & Cheryl	Jansen		305-3313 Wilson St	Penticton	British Columbia	V2A 8J3		Apr 05, 2020
					Ohhh come on. You can find a more remote area than next to a tourist attraction . Zillions of acres in B.C. why next to a park!					
128	Mr	Marc	Hubbard		1400 Greyback Mtn rd	Penticton	BC	V2a 8t3		Apr 05, 2020
129		Albert	BETSCHART		2052 Naramata Road	penticton	Canada	V2A8T9		Apr 05, 2020
130		Garry and Lynn	Crassweller		401 2245 Atkinson St	Penticton	BC	V2A 8R7		Apr 05, 2020
					We are opposing this biosolids waste facility at 1313 Greyback Mountain Rd . And don't appreciate the underhanded way this is being pushed through by the local officials.					
131	Mrs	Jane	Coady		370 Lower Bench Road	Penticton	BC	V2A8V4	Canada	Apr 05, 2020
					Adjacent to Parkland					
132		Lynda	Allen			Penticton	B.C.			Apr 05, 2020
133		Judy	Byer		301 Penticton Ave	PENTICTON	British Columbia	V2A 2M4	Canada	Apr 05, 2020
134	Mr	Ross	Arnot		101 - 3313 Wilson st	Penticton	B C	V2A 8J3	Canada	Apr 06, 2020
					Not wanted, nor needed in this area.					

#	Title	First name	Last name	Email	Address	City	State	Postcode	Region	Date
135	Mr	Jamie	Eberle		150 Van Horne St, 405	Penticton	BC	V2A4K2	Canada	Apr 06, 2020
136	Ms	dianne	bersea		42 - 999 Burraby Avenue	Penticton	BC	V2A 1G7	Canada	Apr 06, 2020
We do need to manage our waste. That is a given. But a site this close to active recreational landscape, this close to human activity, does not sound wise or well considered. Please locate this biosolids waste composting facility in a more isolated area that does not compromise our recreational land or our watersheds.										
137	Mrs.	Eleanor	Walker		970 Pumphouse Rd.	Okanagan Falls	BC	V0H1R0	Canada	Apr 06, 2020
138	Mrs.	Donna	Irwin		142-3400 Wilson street	Penticton	B.C.	v2a 8b9	Canada	Apr 06, 2020
139	Mrs	Katherine	McEachnie		60 Middle Bench Road S	Penticton	British Columbia	V2A8S7	Canada	Apr 06, 2020
Too close to Vineyards and Orchards.										
140	Mrs	Gwen	Sander		101 Wilton Crescent	Penticton	B.C.	V2A 3A3		Apr 07, 2020
141	Ms	Lynn	Greene		662 Corbit Drive	Penticton	British Columbia	V2A 8H3	Canada	Apr 07, 2020
No. I do not want biohazard/biosolids composting site anywhere near or in Agricultural Land Reserves.										
142	Mr.	John	Greene		662 Corbit Drive	Penticton	BC	V2A 8H3	Canada	Apr 07, 2020
I am a frequent user of Campbell Mountain Park.										
143		Elaine	Price		1425 Greyback Mountain Road	Penticton	BC	V2A 6J6	Canada	Apr 07, 2020
144	Mr.	Matthew	Cartere		164 Falcon Ridge Dr	Penticton	BC	V2A 8T4	Canada	Apr 08, 2020
I fully disapprove of this factory invading our hidden gem of penticon outskirts. It is beside our recreation mountain Campbell Mountain and many peoperites that nestle above dont deserve the view of this atrocity and Most likely the sweet aroma of human excrement imported from afar!!! Find a location not near expensive properties and recreation areas. The landfill produces enough hidden gems for us passes by. Thank u for finding a new location!										
145	Mrs	Anette	Engel		948 Naramata Road	Penticton	BC	V2A 8V1	Canada	Apr 08, 2020
I am opposed to taking the 80 acres property on 1313 Greyback Mountain Road out of the ALR. The RDOS has already been bringing all that sudge to the landfill and processing it outdoors, not according to standard, right? It was supposed to be an experiment, and now it should be a permanent solution? That has been creating a lot of odour and leachate for the southern part of the Naramata Bench wine terrort. Will the amount of sudge increase over the years? How much more should this plant process? What about traffic going by wineries, orchards, a high school, a seniors home? Will that increase? The 80 acres at 1313 Greyback Mountain Road have been ranch-land for many years. The property is close to Campbell Mountain recreation area and Three Blind Mice. It is a corridor for wildlife between these two areas. A herd of about 80 elk lives there, certainly also wolves, lynx, etc.. I don't think the whole property should be taken out, but just what is needed for a state of the art, modern, high-tech Biosolids composting facility, as small as possible. The rest should stay in the ALR, or become park land for recreation, biking, hiking etc., protecting the existing wildlife. We can say, the area is disturbed and close to a landfill, so let's just add pollution to an area close to a polluted area. But where so we stop with this? Where is the limit? Close by on Spiller Road, a developer (Canadian Horizon) wants to build a subdivision with 400 houses like they did at Sendero Canyon. I am opposed to that as well, for the same reasons. Give nature space!										

130 Falconridge Drive
Penticton, BC V2A 8T4

April 8, 2020

**Regional District of Okanagan Similkameen
(RDOS)**
101 Martin Street
Penticton, BC V2A 5J9
info@rdos.bc.ca

Provincial Agricultural Land Commission
201, 4940 Canada Way
Burnaby, BC V5G 4K6
ALCBurnaby@victoria1.gov.bc.ca
ALC.Okanagan@gov.bc.ca

- and to -

Minister of Agriculture
Hon. Lana Popham, MLA
Room 325 Parliament Buildings
Victoria, BC V8V 1X4
ARG.Minister@gov.bc.ca

Dan Ashton, MLA
#210, 300 Riverside Drive
Penticton BC V2A 9C9
dan.ashton.MLA@leg.bc.ca

- and to -

Richard Cannings, MP
#202, 301 Main Street
Penticton, BC V2A 5B7
Richard.cannings@parl.gc.ca

John Vassilaki, Mayor
171 Main Street
Penticton, BC V2A 5A9
council@pentiction.ca

TO WHOM IT MAY CONCERN:

Re: Notice of Exclusion Application - "Notice"
Regarding Land in the Agricultural Land Reserve - "ALR"
Plan KAP1190, Sublot 8, District Lot 2711, SDYD
1313 Greyback Mountain Road (Electoral Area "E") - "1313"

**WE OBJECT TO THE EXCLUSION APPLICATION BY THE RDOS TO THE AGRICULTURAL LAND COMMISSION
TO HAVE 1313 GREYBACK MOUNTAIN ROAD REMOVED FROM THE AGRICULTURAL LAND RESERVE.**

OUR OBJECTIONS ARE AS FOLLOWS:

1. 1313 must be protected and remain as agricultural land particularly when we are in an era where food security is a growing global issue and the ALR land must be preserved for its highest and best use – agricultural production. Exhibit 1
2. 1313 must be protected so British Columbians can access locally grown food, and communities and local economies can prosper through farming, ranching and agriculture business, such as B.C.'s growing food-processing sector. Exhibit 2
3. 1313 has a known base of sandy soil on fractured bedrock that can directly contaminate runoff in any direction and ultimately pollute well water. The existing water wells in the area are drilled to depths in excess of 500'. Exhibit 3

4. The City of Penticton recently built a parking lot and established hiking and biking trails on Campbell Mountain which is across the road from 1313 and the pristine beauty of this area needs to be preserved and protected. Exhibit 4
5. There are herds of approximately 30+ California Big Horn Sheep, 100+ Elk and 40+ deer that are currently using 1313 as their wildlife corridor and birthing grounds. There are also numerous coyotes, rattlesnakes, bobcats, cougars, bald eagles and other native species that frequent 1313. Exhibit 5
Exhibit 6
Exhibit 7
Exhibit 8
6. The City of Penticton Water Reservoir (Penticton Creek) is just to the southeast and below 1313. 1362 Greyback Mountain Road's water well is below 1313 and will also be subject to leachate. Exhibit 9
7. Watershed runs through the valley from the east through the north end of 1313 and flows downhill towards Okanagan Lake. Exhibit 10
8. 1313 is in a valley similar to a boxed canyon which restricts air movement and airflow. Exhibit 11
9. Nine (9) residential properties from the north and east as well as numerous view residences to the southeast (Upper Carmi) are in direct sight of 1313. This photo also shows that the watershed flows from the east side of 1313 down to the City of Penticton Water Reservoir (Penticton Creek) which has a huge potential for leachate. Exhibit 12

RECENT EVENTS AND SUPPORTING DOCUMENTATION

10. On March 17, 2020 we went for a drive along Greyback Mountain Road and to our surprise discovered the Notice sign at the entrance to 1313 with a deadline date of April 3, 2020. We searched the RDOS's website for further information and found nothing. We are adjacent landowners and had received or heard nothing about this. Exhibit 13
11. On March 19, 2020 we emailed the ALC requesting a copy of Section 30(1) of the Agricultural Land Commission Act. On March 20, 2020 Katie Cox, Land Use Planner at the ALC advised by email that "The ALC will not see the application until/if the RDOS forwards the application to the ALC. The RDOS will include public comments associated with the Notice of Exclusion in the application materials." Exhibit 14
12. On March 20, 2020 our neighbour Alix MacDonald emailed our Area E Director Karla Kozakevich and sent her a photo of the Notice sign and requested further information. Karla Kozakevich replied by email and stated "My understanding is that there are legal issues right now and the property can't be sold. However we proceeded with the application to exclude with the ALR so we can find out if they agree or not, then if property becomes available for sale we will know how to proceed. If you would like more information, please contact Andrew Reeder at areeder@rdos.bc.ca." Exhibit 15
13. On March 20, 2020 we emailed Mr. Reeder at the RDOS as per Karla Kozakevich's advice but to date have not received a response from him (almost 3 weeks). Exhibit 16
14. On March 21, 2020 we emailed a copy of the Notice Sign and Section 30(1) to our surrounding neighbours to bring this to their attention. Exhibit 17

15. On March 24, 2020 we were contacted by Victoria Kryzanowski, the adjacent land owner to the east of 1313 and she emailed us a copy of the registered letter dated March 12, 2020 that she received from the RDOS. The letter stated "The purpose of this exclusion application is to facilitate the use of the property for the purposes of a composting facility." Exhibit 18
16. On March 24, 2020 our neighbour Alix MacDonald emailed the ALC requesting a copy of the RDOS's application for the Notice of Exclusion. Claire Buchanan, Land Use Planner at the ALC replied by email stating "Based on our records, the application hasn't been submitted through the ALC portal at this time ... exclusion applications require public notification as per ... (specifically a newspaper advertisement, serving notice to owners of land that share a common boundary with the property, and then photographic proof of signage). As such, applicants are required to obtain these documents prior to submitting their application through the ALC portal." Exhibit 19
17. On March 25, 2020 we prepared a petition called "Protect Agricultural Land". This petition, a map of the RDOS region and a map of 1313 was emailed to our neighbourhood and beyond requesting their support in protecting 1313. Exhibit 20
18. The Protect Agricultural Land document, as of today's date, has 96 signatures in opposition to this Notice. This document with the email signatures has been forwarded to the RDOS, the ALC, the MP, the MLA, the Mayor and the Minister of Agriculture by email under separate cover. Exhibit 21
19. On March 25, 2020 our neighbour Alix MacDonald emailed the RDOS requesting a copy of the ALC Application. Christopher Garrish, Planning Manager at the RDOS replied by email which stated "... wanted to let you know that a web-page was created on our site this afternoon in relation to this application ... I am anticipating that we will have the application documents linked to this page sometime tomorrow (Thursday) and that these may answer some of your questions." Exhibit 22
20. On March 25, 2020 we downloaded the RDOS's Application to the ALC and it stated "The site has been identified by the Regional District as a preferred location for a in-vessel composting facility that is in close proximity to the existing sanitary landfill operation at Campbell Mountain (approximately 300 metres to the west). The proposed in-vessel composting facility would serve the City of Penticton (CoP), the Town of Keremeos and Electoral Areas C, D, F, G within the Regional District of Okanagan-Similkameen. There is also a possibility that the District of Summerland and Town of Oliver could choose to be a part of the program in the future. The facility would manage food waste, yard waste, wood waste and potentially biosolids that are generated by the CoP, Okanagan Falls and Town of Keremeos." Exhibit 23
21. On the Agricultural Land Commission's (ALC) website under "Application Guidelines" it states that: "You must serve a signed copy of the application and Notice of Exclusion Application Document to all registered owners of land in the ALR that share a common boundary with the property, including owners of ALR property separated by a public road." To date, we have not received any written correspondence from the RDOS and we share a common boundary with 1313 being the north property line for 1313. Exhibit 24

22. On March 25, 2020 the Penticton Western News published the Notice Application in the local newspaper and it was noted that the deadline date of April 3rd, 2020 had been extended to April 8th, 2020, a whole additional 3 business days. Exhibit 25
23. On March 30, 2020 we drove by the entrance to 1313 and the Notice had the deadline date changed from April 3rd, 2020 to April 8th, 2020. Exhibit 26
24. On March 30, 2020 we started on online GoPetition and as of today's date it has 145 signatures in opposition to this Notice. This GoPetition has been forwarded to the RDOS, the ALC, the MP, the MLA, the Mayor and the Minister of Agriculture by email under separate cover. Exhibit 27
25. On April 3, 2020 RDOS Fact Sheet on Page 3 Next Steps states: "The RDOS is currently awaiting feedback from the ALC regarding siting of the proposed composting facility." This is not correct in that the ALC confirmed on April 6, 2020 that they have received nothing from the RDOS regarding this Notice on 1313. Exhibit 28
26. On April 6, 2020 I received an email from Katie Cox, Land Use Planner, at the ALC that stated: "To clarify, the ALC has not yet received an application for exclusion for this property." Exhibit 29

HISTORY OF EVENTS LEADING UP TO THE NOTICE OF EXCLUSION

27. In an article dated February 7, 2017 Shelby Thom, South Okanagan Video Journalist, Global News, stated that the Campbell Mountain Landfill (CML) "was built long before there were requirements for a special liner or membrane beneath the soil. That's why contaminants from the garbage are now leaching beyond the dump's property line. 'It is a landfill and it was constructed in 1972 so there is going to be leachate. We've been testing around the landfill for years waiting to see if it was going to start moving down towards the lake and in early 2016 we got our first indicators that it was moving off-site,' said Bill Newell, CAO at RDOS". Exhibit 30
28. On April 4, 2017 the RDOS sent a letter to all area residents inviting them to an Open House involving the "Moving the Penticton Wastewater Treatment Sludge Compost Facility" to across Spiller Road and "Siting of a Regional Food Waste Compost Facility" to either Marron Valley or Summerland Landfill. This letter also stated: "Water coming down the mountain can flow through the soil into the Landfill property. If allowed to come in contact with garbage or compostable materials it can pick up contaminants. This ground water, mixed with any surface runoff, can then leave the site contaminating properties down slope. The RDOS has confirmed that traces of contaminated ground water has left the Campbell Mountain property. The main contaminate found are salts, that are an indicator that other, more serious, materials may be moving downhill. The RDOS has informed all affected property owners." Exhibit 31
29. On April 24, 2017 area residents attended the Open House and after hearing the presentations made by Liisa Bloomfield, Engineering Supervisor, Cameron Baughen, Solid Waste Management Coordinator and Janine Dougall, Public Works Manager, regarding moving the Penticton Wastewater Treatment Sludge Compost Facility to across Spiller Road, all in attendance were 100% opposed to their proposal. Open Houses for Marron Valley and Summerland revealed the same results – 100% opposition. Four (4) news articles stated the residents opposition. Exhibits 32

30. On August 30, 2019 a Penticton Western News article stated "... the odours associated with hauling the raw dewatered solids could only be adequately addressed by undertaking mesophilic anaerobic digestion of the fermented primary sludge, which would mean an added capital cost for the city to consider ... it is difficult to find facilities that will take the compost produced by the facility." Exhibit 33
31. The "in-vessel" trucks that currently bring the wastewater sludge to the CML consistently smell and leak their sewage sludge onto Spiller Road. This will only be exacerbated when more trucks are added to bring the wastewater sludge from the surrounding regions.
32. On September 27, 2019 a Penticton Western News article stated "In 2017, the regional district considered a facility to be located at either the Summerland Landfill or the Marron Valley Landfill. Both sites were rejected and both were the subject of considerable public opposition. Reeder has raised concerns ... the Campbell Mountain Landfill has a biosolids facility, but this facility does not have odour control and will affect neighbouring properties, he said. He added that the existing facility at Campbell Mountain does not meet the province's regulations for leachate management." Exhibit 34
33. On January 6, 2020 a Castanet Penticton News article stated "the Regional District of Okanagan Similkameen is eying a parcel of land near the Campbell Mountain Landfill for a new organics and biosolids waste composting facility. The board will meet Thursday to discuss the purchase of an unidentified ALR property next to the dump ... 'The proposed land purchase will buy lands that are currently impacted due to nuisance, thus eliminating a source of complaint and liability,' the report continues ... It initially selected a property in Marron Valley in 2017, but reversed course after outcry from neighbours and the local MLA. The District of Summerland also refused to host the facility at its own landfill later that year." Exhibit 35
34. On January 7, 2020 our neighbour Alix MacDonald emailed us regarding a telephone conversation between neighbour Pam Willis and Area E Director Karla Kozakevich which stated "... She explained that she couldn't say what property they were considering because it was at the in camera phase ... It is possible that the address for the composting site could be the old Spiller Ranch but I really have no idea." Exhibit 36
35. On January 8, 2020 our neighbour Alix MacDonald emailed Cameron Baughen at the RDOS regarding the upcoming meeting that stated "The RDOS board will discuss the actual purchase of the property in a closed session Thursday morning, but later in the afternoon will debate applying for the required grants and required ALR exclusion during an open session." Cameron Baughen's reply email stated "You would be looking for the Board Meeting in the afternoon. This is not an interactive meeting but the public are welcome to attend in the gallery." Exhibit 37
36. On January 9, 2020 an Infotel.ca news article stated "Newell said discussion with landowners for a possible property purchase also needed to be initiated." To date no discussions have taken place. Exhibit 38
37. On January 9, 2020 an Administrative Report from B. Newell, Chief Administrative Officer to the Board of Directors of the RDOS states: Exhibit 39

- “became clear the Campbell Mountain landfill would be the preferred alternative. It is also clear that combining the biosolids and organics composting operations will be significant cost savings
- The Regional District is required to provide a site to the City of Penticton for bio-solids treatment and composting. The current site at Campbell Mountain is non-compliant
- Longer hours will assist in receiving biosolids
- Dramatically reduce existing nuisances
- An appropriate land parcel has been identified. The Agricultural Land Commission is changing ALR exclusion rules after January 30, 2020 that may be problematic
- The proposed land purchase will buy lands that are current impacted due to nuisance, thus eliminating a source of complaint and liability
- build a combined biosolids/food waste composting facility near the Campbell Mountain Landfill
- Opportunity to use the Landfill scales
- Move the facility away from neighbouring properties
- The purchase of land will give us room to grow should additional treatment trains such as digesters or as the population increases
- There will be large areas for compost storage should there be a down turn in compost sales”.

38. On January 9, 2020 two neighbours Roslyne Buchanan and Stefan Ermair attended the City of Penticton Board Meeting and an email dated January 10, 2020 from Roslyne Buchanan was forwarded to all neighbours stating: Exhibit 40
- “thrilled it was the least expensive route
 - no mention that human waste from the waste treatment centre is in the equation
 - they were only looking a household organic recycling
 - no mention of the blight it places on the region’s landscape
 - they are totally sold on the idea that “in vessel” mitigates the odours
 - Apparently, they’ve never driven by “stinky truck” from waste management where the waste is contained “in vessel”
 - Staff were given the go ahead to pursue grants and look at purchasing land
 - Directors view it is our NIMBY problem and just don’t get it impacts so much more broadly
 - Or if they get it, they’ve chosen to put blinders on for their short political term rather than consider future implications.”.
39. On January 10, 2020 Oliver Daily News article states: Exhibit 41
- “RDOS has voted in favour of applying for a grant to construct an in-vessel organic food, yard and biosolid waste (waste water treatment sludge) composting facility near Campbell Mountain Landfill
 - The construction of the composting facility will ... move the process away from neighbouring properties”.
40. On January 12, 2020 our neighbour Alix MacDonald emailed the neighbourhood regarding a telephone conversation she had with Area E Director Karla Kozakevich which states: Exhibit 42
- “a future composting facility on an ‘undisclosed’ location near the landfill

- grant to construct an in-vessel organic food, yard and biosolid waste (waste water treatment sludge) composting facility near the Campbell Mountain Landfill
 - the RDOS could submit an offer to purchase the 'undisclosed' land, with ALC application approval as a subject, or buy it outright
 - If the latter, the land could be resold or used for other purposes should the ALC deny the RDOS's application
 - Ultimately something will be done but whatever happens, it will not go ahead without public consultations such as open houses."
- NOTE - no public consultations have been done to date.

ADDITIONAL CONCERNS

41. We consistently encounter long lineups when scale traffic is backed up hindering our access to our residence. This will only get worse as previously stated above, when the RDOS wants to share the weigh scale which is on the west side of Spiller Road with the biosolids facility which will be on the east side of Spiller Road. The large trucks will be crossing Spiller Road going to and from the weigh scales to the facility on a daily basis. If it is already affecting residential traffic just imagine what it will be like with the biosolids/composting facility being implemented. On March 26, 2020 the RDOS posted an Update: Landfill Traffic Creating Safety Concerns which stated "Lineups on busy days are stretching outside the landfill and blocking traffic. This affects landfill users, and residents who live near the landfill."
42. As the Exhibits clearly show, on several occasions, when the RDOS was asked as to the location of the property they were looking at for a composting/biosolids facility, they refused to disclose the location.
43. As the Exhibits clearly show, the RDOS frequently referred to the proposed property as being a "nuisance" property which is hard to understand in that the property was a cattle ranch. We are not sure what type of nuisance cows would be except perhaps getting out on the roadway but they are certainly no more nuisance than the numerous deer that are consistently in the north end of the CML.
44. As this biosolids facility is to cover a greater area than just the City of Penticton there will be an excessive amount of large heavy trucks bringing sludge up a road that is already too narrow, contains a switchback, has heavy traffic, a very steep incline, a blind corner and winding. There are already too many close call accidents waiting to happen with the existing road and it is in terrible disrepair all year long.
45. Should the biosolids/compost facility be placed on the east side of Spiller Road with the existing CML on the west, residents who live on Spiller Road, Pinetree Way, Falconridge Drive and Vista Place will have no alternative but to **DRIVE THRU THE DUMP** to get to their properties. This will have a huge impact on the Residents mental and physical well-being, the aesthetics of their drive home and a huge decrease in property values. Will the RDOS be compensating home owners for these losses?
46. We are concerned about the additional noise from the trucking, mixing the biosolids, exhaust fans, product curing, optional screening and/or bagging and storage of

Exhibit 43

Exhibit 44

pre/post finished product. The RDOS will not disclose what type of facility they are planning to build.

47. The Environmental Protection Agency "Biosolids Technology Fact Sheet – In-Vessel Composting of Biosolids – Disadvantages that must be considered - states: Exhibit 45
- It is more mechanized, more equipment maintenance is necessary
 - A significant drawback of composting ... is the potential for fires
 - The large amount of carbonaceous material stored and used at composting facilities creates the potential for fires in storage areas as well as in the active composting mass
 - Sufficient aeration and moisture are necessary to avoid fires
 - Can result in environmental impacts if the facility is mismanaged
 - Storage, distribution, and use of the resulting product can also result in environmental impacts if not performed properly
 - In-vessel composting facilities can impact air, water, and soil
 - Primary impact to air is nuisance odors if process air is not properly treated before emission to the atmosphere
 - Odors can result from several possible constituents in the air exiting a composting vessel
 - Bioaerosol is a fungal spore ... are primarily of concern to workers at the composting facility
 - Many early composting facility ... experienced a variety of operating problems
 - Odor complaints from neighbouring residents have caused facilities to operate at reduced capacity or to shut down for extended periods of time for system modification
 - Lack of available spare parts also caused extensive periods of downtime at some facilities
 - A system ... was shut down when ... determined it did not meet temperature requirements for Class A pathogen reduction.
48. A June 10, 2014 article "Chemicals from Land-Applied Biosolids Persist in Soil ... The biosolids, soil, and crop were monitored for a year and a half, which enabled the evaluation of the persistence and movement of contaminants from biosolids into the soil column after biosolid application." Has the RDOS even considered who will be purchasing the end product from this biosolids facility? Exhibit 46
49. In 2017 the RDOS designed and built a leachate capture system and drainage diversion infrastructure along Spiller Road that immediately sluffed in and was not effective and in fact is no longer there.
50. The Campbell Mountain Landfill has been in operation for 48 years (established in 1972) and when we purchased our property in 2010 we were told that it would be closing in 7 years - 2017. Other neighbours were told when it was built in 1972 it would only be there for 10 years – 1982. Other neighbours were told when they purchased in 2002 that it was closing in 10 years - 2012. It is now 2020 and the RDOS has stated in the April 4th, 2017 invitation letter that "The innovative design will allow the Campbell Mountain Landfill to stay open until 2104." Another 84 years! Why extend the life of something that does not meet provincial guidelines, is unethical for the next generations and will only get worse as time progresses?

51. The ALR comprises just 5% of BC's total land base and is the area with the greatest agricultural capacity. As a finite and valuable resource, the province must protect this land.

Please note, all of the residences that are beside or above Campbell Mountain Landfill and that were able to be contacted due to Covid19, are 98% opposed to this Notice.

So when you review all of the documents, the RDOS:

1. was clearly told in the April 2017 public meeting by all area residents that they did not want the Biosolids Facility across Spiller Road;
2. now 3 years later, while we are in a Covid19 Pandemic, the RDOS posted the Notice sign where only 3 property owners would see it;
3. posted the Notice in the local newspaper on the last page stuck in with all of the classified ads, not where it would be readily seen by the public;
4. gave an extension date of a whole 3 business days when we are in a Covid 19 pandemic crisis;
5. did not notify all adjacent land owners;
6. indicated in their emails and on their website that they had completed the application to the ALC and was waiting to hear back from the ALC when in fact the ALC has heard nothing from the RDOS in regards to 1313;
7. has not been forthcoming or accurate with information they have provided to the public in relation to this Notice of Exclusion;
8. have not consulted the public in any way regarding this recent Notice.

Due to the way the Campbell Mountain Landfill has been operated and the lack of transparency from the RDOS, it is very hard to have any confidence that this project will be managed any differently. THE BEST PREDICTOR FOR FUTURE BEHAVIOUR IS PAST BEHAVIOUR.

THEREFORE, WE ASK THAT YOU PLEASE LEAVE 1313 IN THE AGRICULTURAL LAND RESERVE AND PRESERVE AND PROTECT THIS FRAGILE AGRICULTURAL LAND.

Please keep us informed on this or any other matter relating to 1313 going forward.

Sincerely,

Jim and Jacquie Jackson

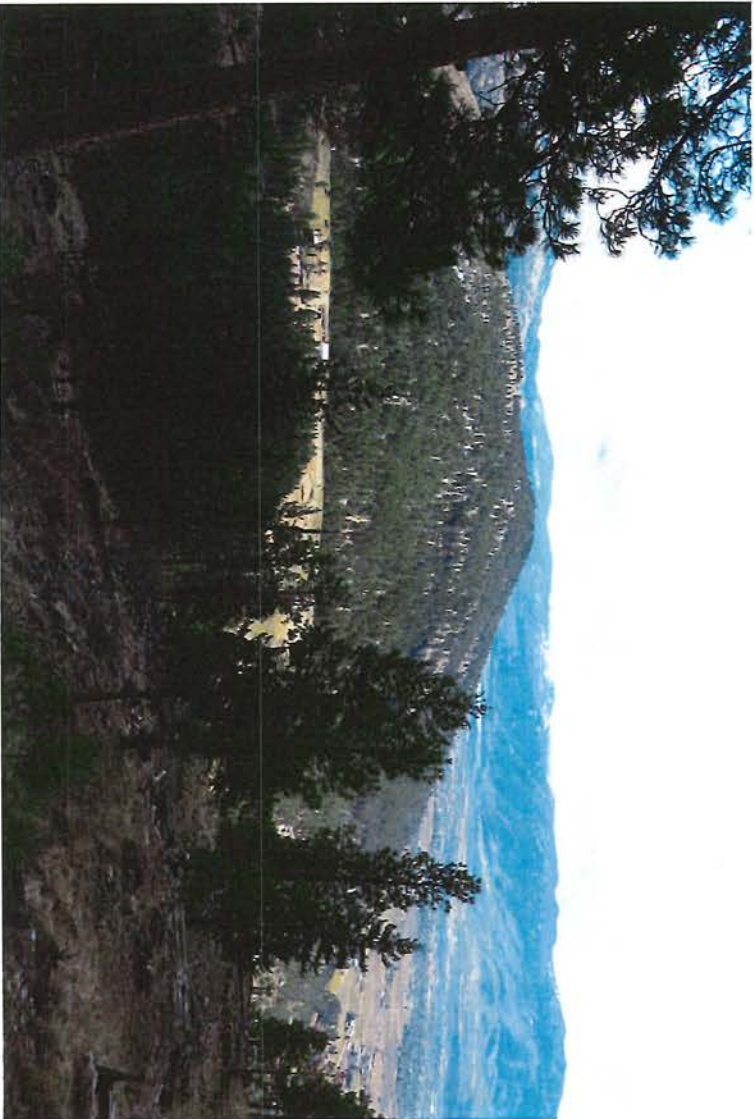


EXHIBIT 1



EXHIBIT 2

EXHIBIT 3



EXHIBIT 4

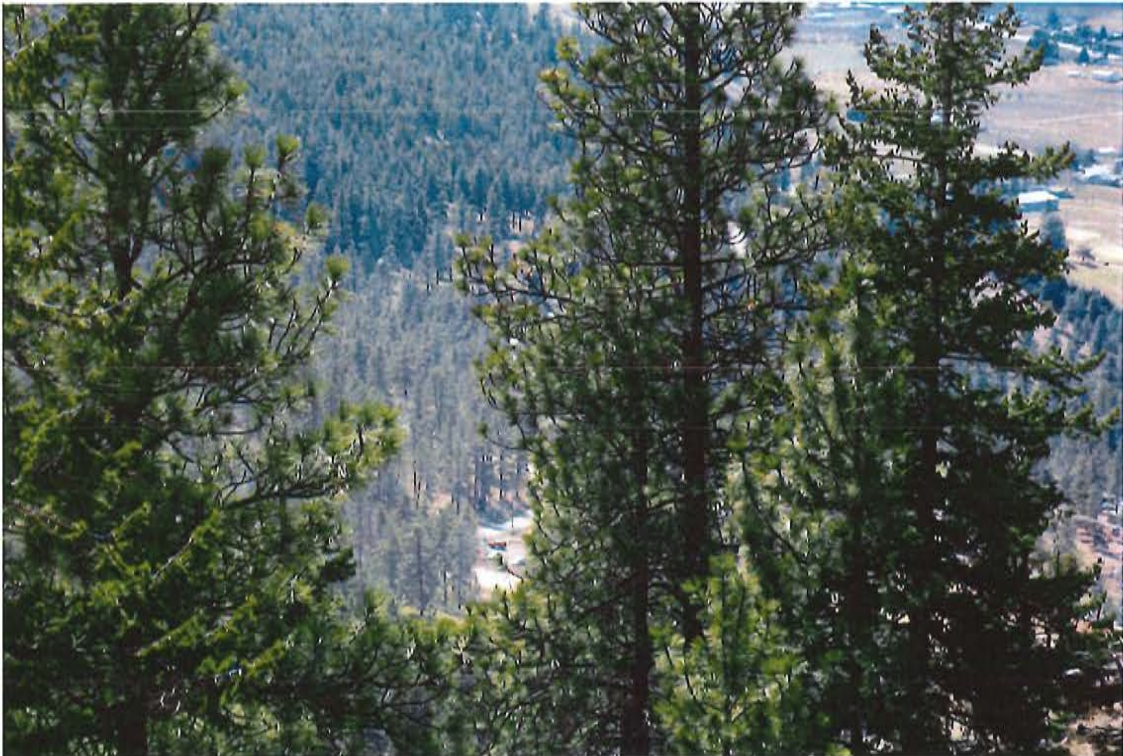


EXHIBIT 5



EXHIBIT 6



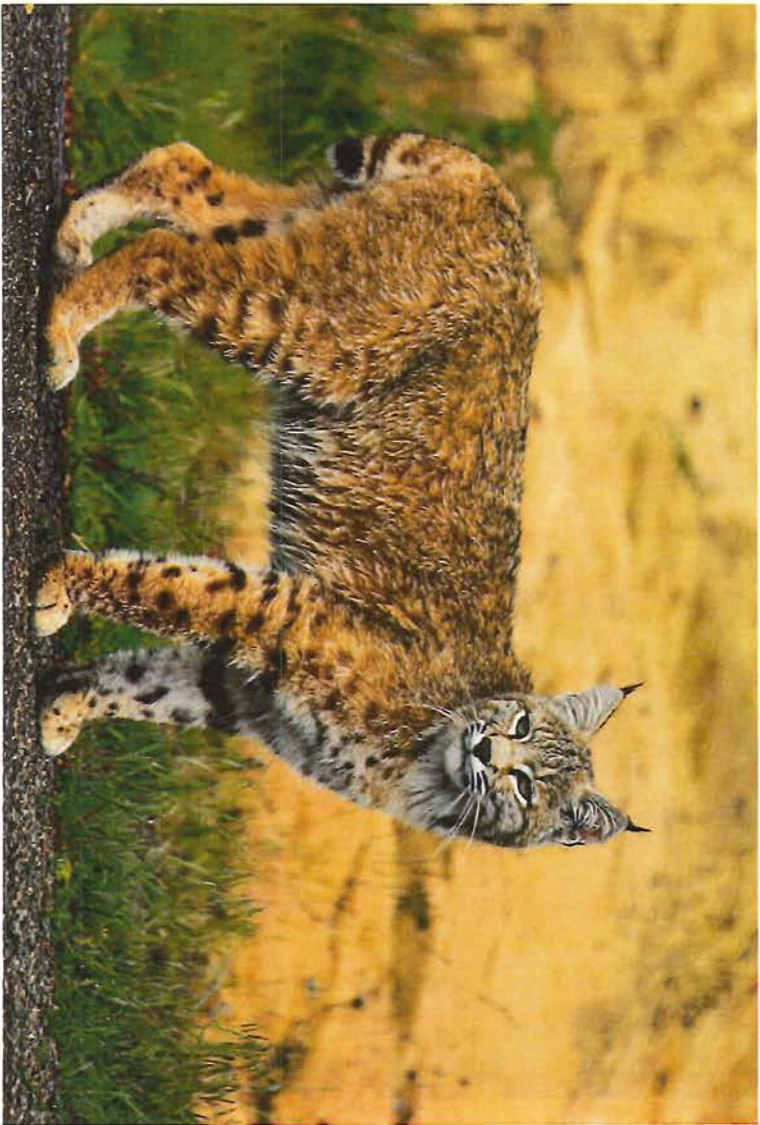


EXHIBIT 7



EXHIBIT 8

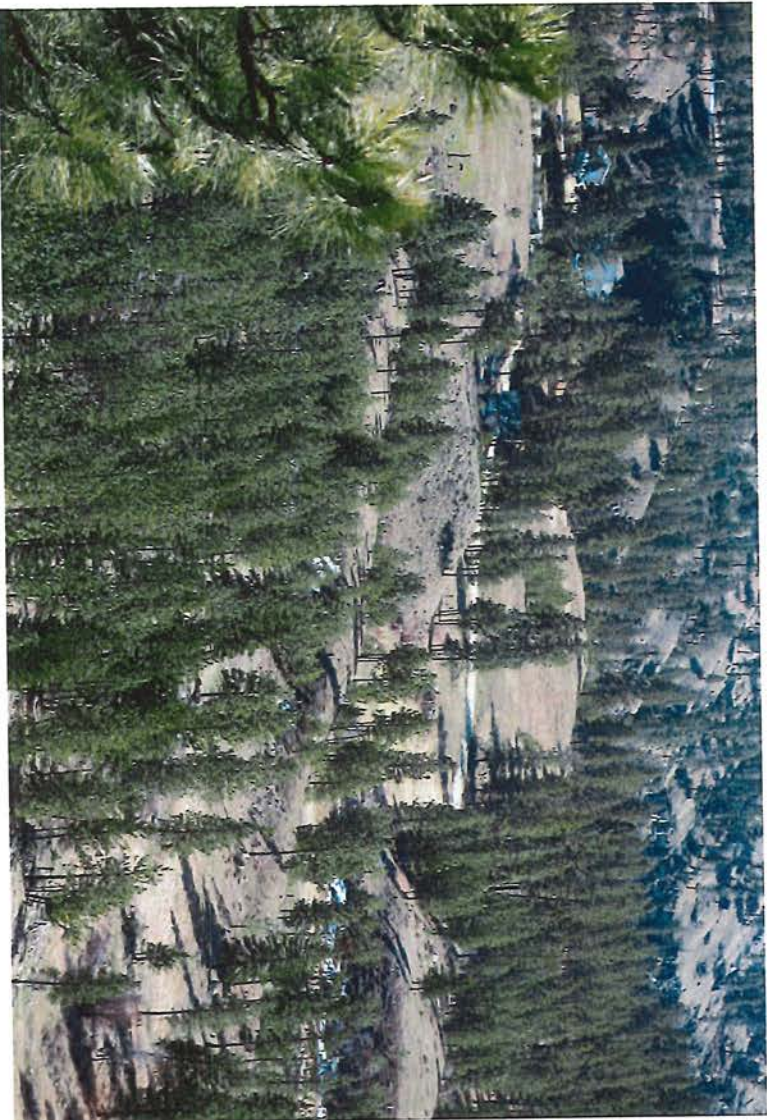
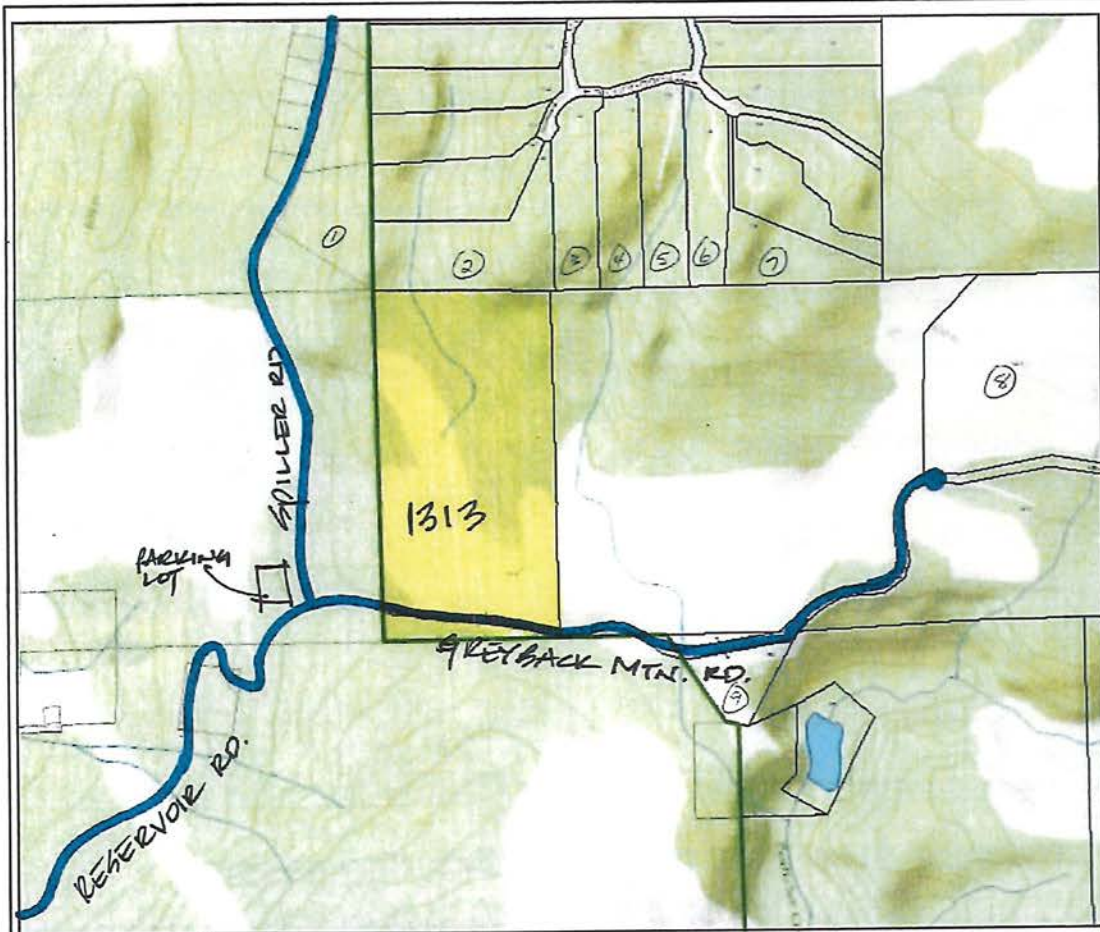


EXHIBIT 9



EXHIBIT 10





0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Regional District Okanagan-Similkameen

This is a consolidated map compiled from representational data to be used for convenience only and has no legal sanction. The Regional District of Okanagan-Similkameen makes no warranty to the correctness or accuracy of the information on this map.



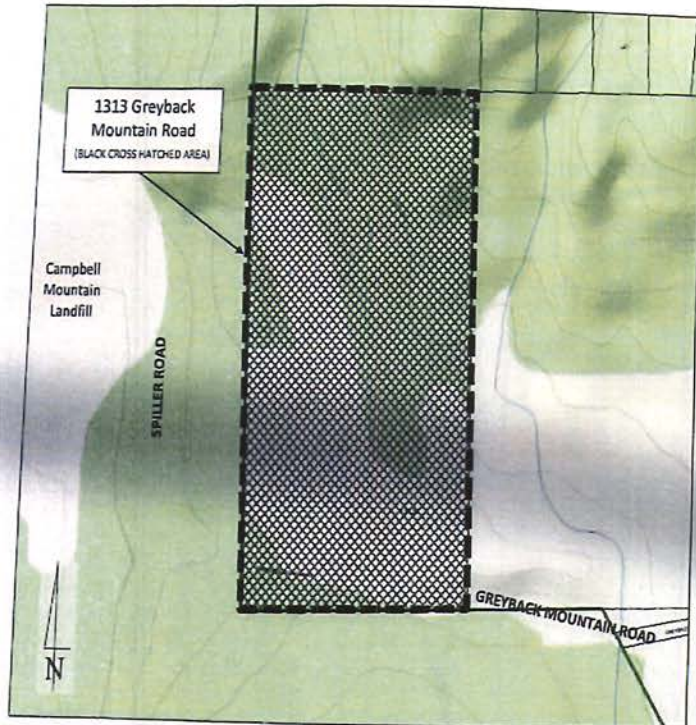
Legend

- Electoral Area Boundaries
- Major Highways
- Indian Reserve
- Parks
- Streams
- Major Lakes
- Small Lakes
- Curbside Pick-Up Days
- Citations

1: 18,056



ALC NOTICE OF EXCLUSION APPLICATION
Regarding Land in the Agricultural Land Reserve



The Regional District of Okanagan-Similkameen (RDOS)

(full name, or names, of registered owner)

of 101 Martin Street, Penticton, BC, V2A-5J9

(mailing address)

intends on making an application pursuant to Section 30(1) of the *Agricultural Land Commission Act* to exclude from the **Agricultural Land Reserve** the following property which is legally described as:

Plan KAP1190, Sublot 8, District Lot 2711, SDYD

(legal description from the title certificate)

and located at:

1313 Greyback Mountain Road (Electoral Area "E")

(street address)

Any person wishing to express an interest in the application may do so by forwarding their comments in writing to:

RDOS, 101 Martin Street, Penticton, BC, V2A-5J9

(name and mailing address of the local government)

by: April 3, 2020

NOTE:

- This notice and the application are posted on the subject property.
- Please be advised that all correspondence received by the local government and/or the ALC forms part of the public record, and is disclosed to all parties, including the applicant.

ALC Okanagan Land Use ALC:EX ALC Okanagan@gov.bc.ca
Sent: 1313 Greyback Mountain Road, Penticton, BC - Notice of Exclusion Application
Date: March 20, 2020 at 8:53 AM
To: Jacques Jackson jacquesj@gnat.com

Good morning,

Thank you for your inquiry. A sign stating "Notice of Exclusion Application" is a requirement when one is applying to exclude land from the Agricultural Land Reserve. This means that the owner or the local government is planning on making an exclusion application and is notifying the public about their intentions. For more information, please refer to:
<https://www.alc.gov.bc.ca/alc/content/applications-and-decisions/application-process>

Section 30(1) of the Agricultural Land Commission Act:

30 (1) An owner of land may apply to the commission to have their land excluded from the Exclusion application by owner agricultural land reserve.

(2) On an application under subsection (1), the commission may do one of the following:

(a) refuse permission to have land excluded from the agricultural land reserve;

(b) grant permission to have land excluded from the agricultural land reserve;

(c) grant permission for a non-farm use, non-adhering residential use, soil or fill use or subdivision of the land.

(3) If the commission makes a decision under subsection (2) (b) or (c), it may impose limits or conditions it considers advisable.

(4) An application under this section, except an application from a first nation government, may not proceed unless authorized by a resolution of the local government if, on the date the application is made, the application

(a) applies to land that is zoned by bylaw to permit farm use, or

(b) requires, in order to proceed, an amendment to an official settlement plan, an official community plan, an official development plan or a zoning bylaw.

(4.1) An application under this section in relation to settlement lands may not proceed unless authorized by a law of the first nation government of the first nation that has legislative authority over the settlement lands.

(5) At the request of the applicant, the commission may waive the required notice and the requirement to have a meeting with the commission with respect to the application.

(5.1) A decision of the commission under subsection (2) (b) or (c) in relation to proposed settlement lands may not be made effective unless and until

(a) those lands are established, in whole or in part, as settlement lands, and

(b)the first nation government in relation to those settlement lands enacts a law approving the commission's decision and provides a certified copy of the law to the commission.

(5.2)Unless a decision under subsection (2) (b) or (c) first becomes effective under subsection (5.1), the decision expires on the earlier of the following dates:

(a)the date the decision expires according to its terms;

(b)the date a notice to suspend negotiations takes effect.

(6)The commission must deliver its written decision to the owner.

As stated on the Notice of Exclusion Application sign, please send any comments on the application to the RDOS. The ALC will not see the application until/if the RDOS forwards the application to the ALC. The RDOS will include public comments associated with the Notice of Exclusion in the application materials.

Sincerely,

Katie Cox | Land Use Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6 | 236.468.2041
ALC.Okanagan@gov.bc.ca | www.alc.gov.bc.ca

If you are not the intended recipient of this e-mail and attachments please notify the sender by return e-mail and delete the e-mail and attachments immediately. This e-mail and attachments may be confidential and privileged. Confidentiality and privilege are not lost by this e-mail and attachments having been sent to the wrong person. Any use of this e-mail and attachments by an unintended recipient is prohibited.

From: Jacquie Jackson [mailto:jacquiej62@gmail.com]
Sent: Thursday, March 19, 2020 2:30 PM
To: ALC Okanagan Land Use ALC:EX
Subject: 1313 Greyback Mountain Road, Penticton, BC - Notice of Exclusion Application

Hello,

We have an inquiry about a "Notice of Exclusion Application" regarding land in the ALR that involves a property adjacent to ours.

We have searched the RDOS's website for any information on this application and can find nothing.

There is a sign posted at the end of the driveway to the subject property stating the following:

"Notice of Exclusion Application
Regarding Land in the Agricultural Land Reserve

The Regional District of Okanagan-Similkameen (RDOS) of 101 Martin Street,

Penticton, BC V2A 5J9 intends on making an application pursuant to Section 30(1) of the Agricultural Land Commission Act to exclude from the Agricultural Land Reserve the following property which is legally described as:

Plan KAP1190, Sublot 8, District Lot 2711, SDYD and located at:

1313 Greyback Mountain Road (Electoral Area "E")

Any person wishing to express an interest in the application may do so by forwarding their comments in writing to:

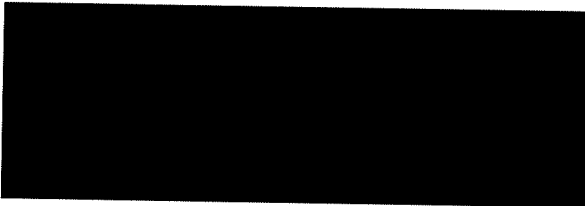
RDOS, 101 Martin Street, Penticton, BC V2A 5J9 by April 3, 2020."

Would you please answer the following questions:

1. What exactly is a "Notice of Exclusion Application"?
2. Could you provide us with a copy of Section 30(1) of the ALCA?
2. Who else do we include in our expression of interest in this application other than the RDOS?

Thank you for your assistance in this matter.

Jim and Jacque Jackson
199 Falcon Ridge Drive



FYI

-----Original Message-----
From: Karla Kozakevich <kkozakevich@rdos.bc.ca>
Sent: Friday, March 20, 2020 10:38 AM
To: Alix MacDonald [REDACTED]
Subject: Re: 1313 Grayback Mountain Road

Hi Alix,
My understanding is that there are legal issues right now and the property can't be sold. However we proceeded with the application to exclude with the ALR so we can find out if they agree or not, then if property becomes available for sale we will know how to proceed. If you would like more information, please contact Andrew Reeder at areeder@rdos.bc.ca Thank you, Karla

On Mar 20, 2020 10:24 AM, Alix MacDonald <alixmac@telus.net> wrote:
Good morning Karla,

I hope that you are well in this strange time we're all in.

A neighbor noticed the "Notice of Exclusion Application" (below) sign posted at 1313 Grayback Mountain Road. Does this mean that the RDOS has purchased that land? Or perhaps this is a case of preliminary preparedness. A few weeks ago I had a conversation with the gal that lived there and, from that, I understood that there were some legalities that had to be sorted, that there were to be some sort of court proceedings. It seems unlikely, given the amount of time that has passed, that this has been settled so wouldn't any transactions be suspended until there was resolution?

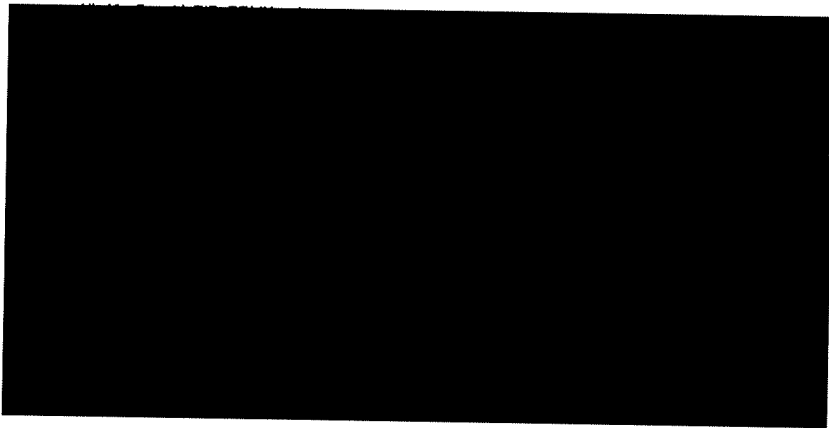
The Notice will be broadcast to a number (we do not have electronic access to everybody) of the residents along Spiller Road and Grayback Mountain Road by a neighbor in Falconridge. It is believed that most people will not have seen the notice, especially those who do to travel Grayback Mountain Road, so doing this will provide them the option to "express an interest in the Application. . . by forwarding their comments in writing to" the RDOS.

Any news you can share would be most appreciated, Karla.

Thank you,

{cid:image002.jpg@01D6FEA1.C59713E0}

Alix



From: Jacquie Jackson [REDACTED]
Subject: Notice of Exclusion Application - 1313 Greyback Mountain Road, Pentlcton
Date: March 20, 2020 at 2:58 PM
To: areeder@rdos.bc.ca



Hello Mr. Reeder:

Karla Kozakevich advised that you could provide us with more information regarding a "Notice of Exclusion Application" for 1313 Greyback Mountain Road, Pentlcton.

As our property is adjacent to 1313 Greyback, we have the following questions:

1. As adjacent land owners why were we not notified that the RDOS is making application to have this 60-acre parcel of land removed from the ALR?
2. Why is the RDOS wanting to exclude this land from the ALR?
3. Is the RDOS intending to purchase this land or will it be going for sale to the public?
5. Is this land the intended parcel for the biosolids facility?
6. If purchased by the RDOS, what does the RDOS intend to use this land for?
7. What will the RDOS be doing with any opposition it may get from area residents regarding this application?
8. How formal does any opposition need to be (i.e.: signed petitions, 50% of the area residents, etc.)?
9. Would the RDOS require actual signatures or would emails suffice?

We look forward to hearing from you and thank you.

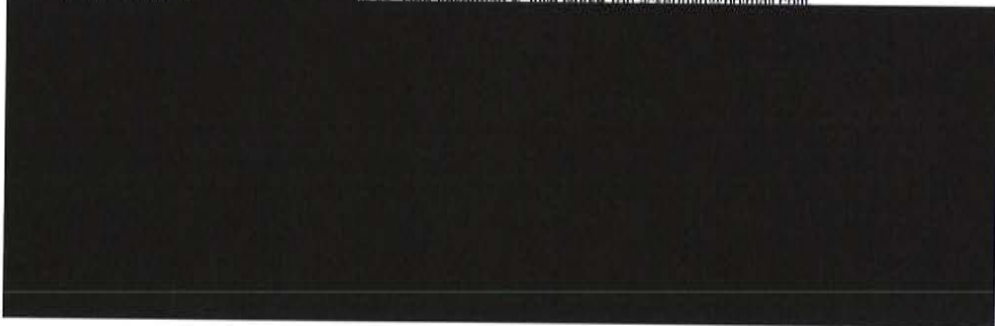
Jim & Jacquie Jackson
130 Falcon Ridge Drive
Pentlcton, BC
[REDACTED]



JJ

Date: March 21, 2020 at 9:52 AM

To: Jacquie Jackson jackson@rdos.com, Rob Ackerman, Julie Nurse, rob.ackerman@hotmail.com



Hi all,

I have sent this email to everyone on our Falconridge Neighbourhood List as well as to 1 residence on Greyback Mountain Road and 6 residences on Lower Spiller Road.

Hope everyone is staying safe and doing fine in these trying times!

A "Notice of Exclusion" sign has been posted at the entrance to 1313 Greyback Mountain Road which is the property that the RDOS is supposedly looking at for a biosolids facility. A copy of the sign is below.

This 80-acre property is directly south of our subdivision on the east side of Spiller Road across from the Campbell Mountain Landfill.

Our RDOS Area E Director, Karla Kozakevich has indicated that the RDOS is proceeding with the application to find out if the ALC agrees or not, then if the property becomes available for sale, the RDOS will know how to proceed.

The sign states that anyone who wishes to express an interest in the application must send their comments in writing to the RDOS by April 3, 2020.

I also contacted the Provincial Agricultural Land Commission for a copy of Section 30(1) of the Act and their reply is below.

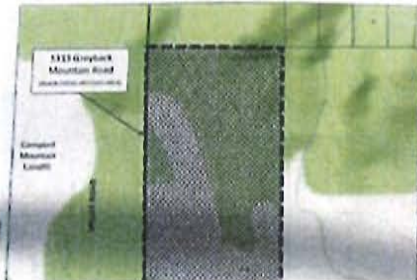
If you know of anyone else who might have concerns about this application please forward this information to them.

Thanks.

Jacquie Jackson



ALC NOTICE OF EXCLUSION APPLICATION
Regarding Land in the Agricultural Land Reserve



The Regional District of Okanagan-Similkameen (RDOS)
(a.k.a. name, or names, of registered owners)

of 101 Martin Street, Penticton, BC, V2A-5J9
(mailing address)

intends on making an application pursuant to Section 30(1) of the Agricultural Land Commission Act to exclude from the Agricultural Land Reserve the following property which is legally described as:

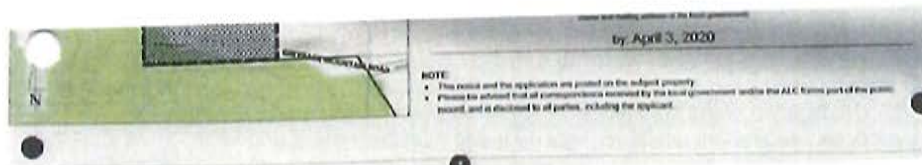
Plan KAP1190, Sublot B, District Lot 2711, SDYD
(legal description from the title certificate)

and located at:

1313 Greyback Mountain Road (Electoral Area "E")
(street address)

Any person wishing to express an interest in the application may do so by forwarding their comments in writing to:

RDOS, 101 Martin Street, Penticton, BC, V2A-5J9



Begin forwarded message:

From: "ALC Okanagan Land Use ALC:EX" <ALC.Okanagan@gov.bc.ca>
Subject: RE: 1313 Greyback Mountain Road, Penticton, BC - Notice of Exclusion Application
Date: March 20, 2020 at 8:52:29 AM PDT

Good morning,

Thank you for your inquiry. A sign stating "Notice of Exclusion Application" is a requirement when one is applying to exclude land from the Agricultural Land Reserve. This means that the owner or the local government is planning on making an exclusion application and is notifying the public about their intentions. For more information, please refer to: <https://www.alc.gov.bc.ca/alc/content/applications-and-decisions/application-process>

Section 30(1) of the Agricultural Land Commission Act:

Exclusion application by owner

30 (1) An owner of land may apply to the commission to have their land excluded from the agricultural land reserve.

(2) On an application under subsection (1), the commission may do one of the following:

- (a) refuse permission to have land excluded from the agricultural land reserve;
- (b) grant permission to have land excluded from the agricultural land reserve;
- (c) grant permission for a non-farm use, non-adhering residential use, soil or fill use or subdivision of the land.

(3) If the commission makes a decision under subsection (2) (b) or (c), it may impose limits or conditions it considers advisable.

(4) An application under this section, except an application from a first nation government, may not proceed unless authorized by a resolution of the local government if, on the date the application is made, the application

- (a) applies to land that is zoned by bylaw to permit farm use, or
- (b) requires, in order to proceed, an amendment to an official settlement plan, an official community plan, an official development plan or a zoning bylaw.

(4.1) An application under this section in relation to settlement lands may not proceed unless authorized by a law of the first nation government of the first nation that has legislative authority over the settlement lands.

(5) At the request of the applicant, the commission may waive the required notice and the requirement to have a meeting with the commission with respect to the application.

(5.1) A decision of the commission under subsection (2) (b) or (c) in relation to proposed settlement lands may not be made effective unless and until

(a) those lands are established, in whole or in part, as settlement lands, and

(b) the first nation government in relation to those settlement lands enacts a law approving the commission's decision and provides a certified copy of the law to the commission.

(5.2) Unless a decision under subsection (2) (b) or (c) first becomes effective under subsection (5.1), the decision expires on the earlier of the following dates:

(a) the date the decision expires according to its terms;

(b) the date a notice to suspend negotiations takes effect.

(6) The commission must deliver its written decision to the owner.

As stated on the Notice of Exclusion Application sign, please send any comments on the application to the RDOS. The ALC will not see the application until/if the RDOS forwards the application to the ALC. The RDOS will include public comments associated with the Notice of Exclusion in the application materials.

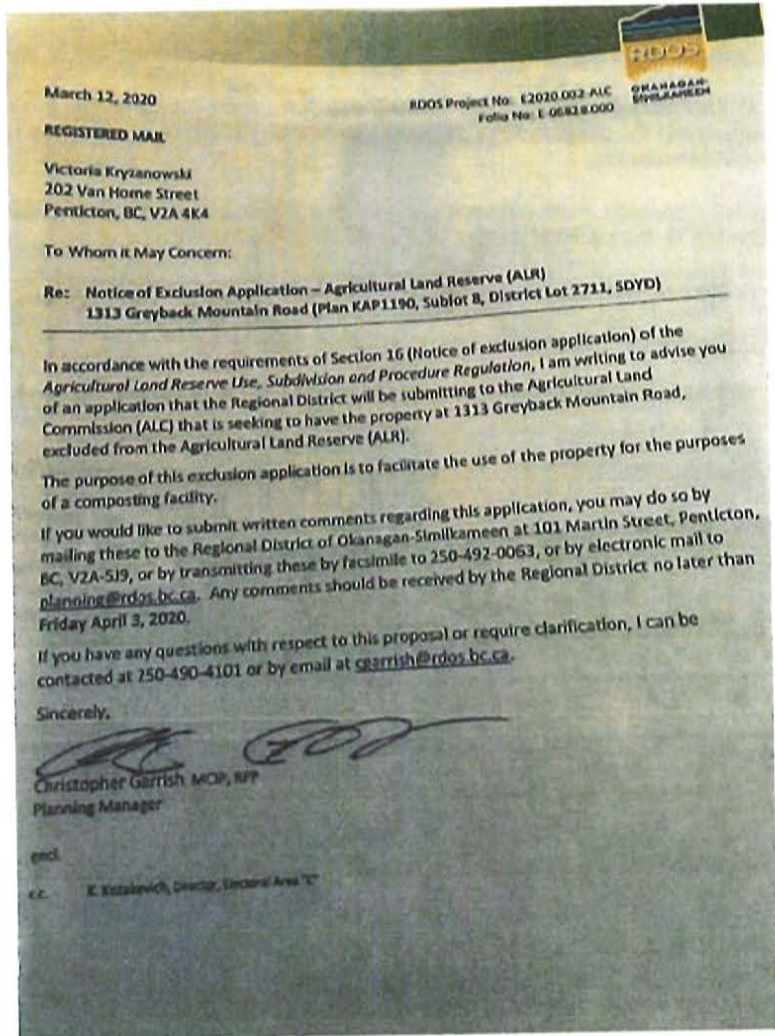
Sincerely,

Katie Cox | Land Use Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6 | 236.468.2041
ALC.Okanagan@gov.bc.ca | www.alc.gov.bc.ca

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From: Victoria Kryzanowski
Subject: Rdos
Date: March 24, 2020 at 12:03 PM
To: jacquiej62@gmail.com
Cc: [Redacted]

VK



Sent from my iPhone

From: Alix MacDonald, Crooked Tree [REDACTED]
Subject: Fwd: Attention: Claire
Date: March 24, 2020 at 4:35 PM
To: Jacqui Jackson [REDACTED]



FYI - from the ALC

Alix MacDonald
Crooked Tree Guest Suites
Sent from my iPhone

Begin forwarded message:

From: "ALC Okanagan Land Use ALC:EX" <ALC.Okanagan@gov.bc.ca>
Date: March 24, 2020 at 4:15:59 PM PDT
To: "Alix MacDonald, Crooked Tree" [REDACTED]
Subject: RE: Attention: Claire

Hello Alix,

Thank you for email.

Based on our records, the application hasn't been submitted through the ALC portal at this time. Per exclusion application instructions, in addition to the general documents required for an application, exclusion applications require public notification as per Section 15, Section 16, and Section 16.1 of the Agricultural Land Reserve General Regulation (specifically a newspaper advertisement, serving notice to owners of land that share a common boundary with the property, and then photographic proof of signage). As such, applicants are required to obtain these documents prior to submitting their application through the ALC Portal.

Based on the information I have, I suspect the applicant is in the process of preparing their application and the additional documentation prior to submitting their application through the ALC Application Portal. As such, at this time if you would like to give specific feedback, I would recommend submitting them as directed on the signage advisory.

In the future, when the application has been submitted through the ALC Portal, you can see the application by searching the ALC Application Portal here: <http://a100.gov.bc.ca/pub/loasp/ist?execution=e2s2> (selection "Application Search").

If you have any further questions, please don't hesitate to contact me.

Best,

Claire Buchanan | Land Use Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6 | T 236.468.3284
claire.buchanan@gov.bc.ca | www.alc.gov.bc.ca

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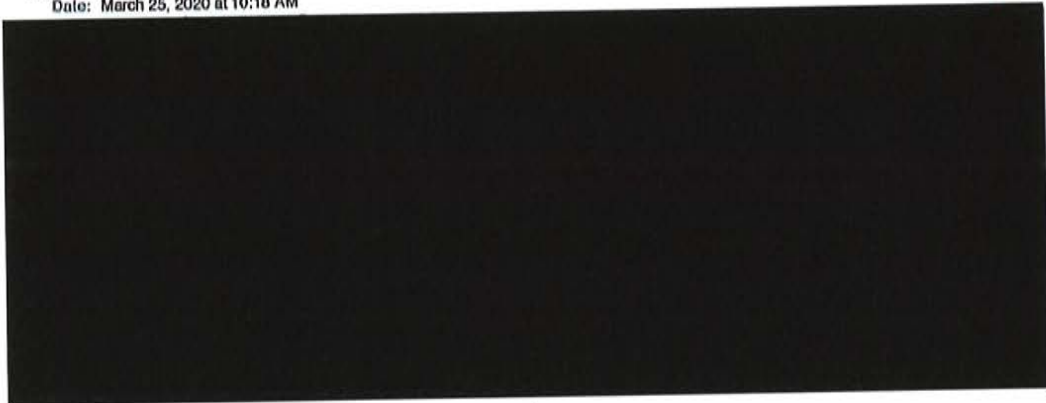
-----Original Message-----

From: Alix MacDonald, Crooked Tree [REDACTED]
Sent: March 24, 2020 11:32 AM
To: ALC Okanagan Land Use ALC:EX <ALC.Okanagan@gov.bc.ca>
Subject: Attention: Claire

Hi Claire,

Thanks for the phone call just now. Here is the sign posted at 1313 Greyback Mountain Road in Penticton. Any information specific to this Application that you can forward would be greatly appreciated.
Thank you!

From: Jacquie Jackson
Subject: BIOSOLIDS FACILITY IN YOUR NEIGHBOURHOOD
Date: March 25, 2020 at 10:18 AM



Hello,

You may be aware that the **RDOS is applying to have an 80-acre parcel of land removed from the ALR**. They hope to locate a **BIOSOLIDS WASTES COMPOSTING FACILITY** that would process biosolids/waste water sludge, etc. for the **ENTIRE RDOS AREA** (see attached map "Entire RDOS Area"). The property is 1313 Greyback Mountain Road and is shown in the attached map ("1313 Greyback Mtn Rd").

Many MANY people are opposed to this application by the RDOS. To read more and to "join the fight", read the attached document named "Protect Agricultural Land" and follow the directions below.

Please forward this to everybody in your network.
ACT NOW and thank you!

ACTION REQUIRED:

Reply to this email **before April 1st!** Cut + paste the sentence below and add your contact information at the top.

Add separate sets of contact information for each person that replies with you. This information will be added to a master list for a group submission prior to the deadline of April 3rd, 2020.

I am opposed to the application by the RDOS to the Agricultural Land Commission to have 1313 Greyback Mountain Road removed from the Agricultural Land Reserve.

Name _____

Address _____

Telephone Number _____

Email Address _____

TOGETHER WE CAN MAKE A DIFFERENCE!

Contact the undersigned should you have questions.
Thanks again!



PROTECT AGRICULTURAL LAND

DATE: MARCH 25, 2020

ADDRESS OF EXCLUSION APPLICATION: 1313 GREYBACK MOUNTAIN ROAD
PENTICTON, BRITISH COLUMBIA

TO: THE REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN (RDOS)

We, the undersigned, in reference to the NOTICE OF EXCLUSION APPLICATION regarding land in the Agricultural Land Reserve and legally described as:

PLAN KAP1190, SUBLOT 8, DISTRICT LOT 2711, SDYD (80 acres)
and located at:

1313 GREYBACK MOUNTAIN ROAD (ELECTORAL AREA "E")

do hereby URGE THE PROTECTION of agricultural lands and accordingly PROTEST AGAINST the exclusion of the lands from the Agricultural Land Reserve for the purposes of a composting facility.

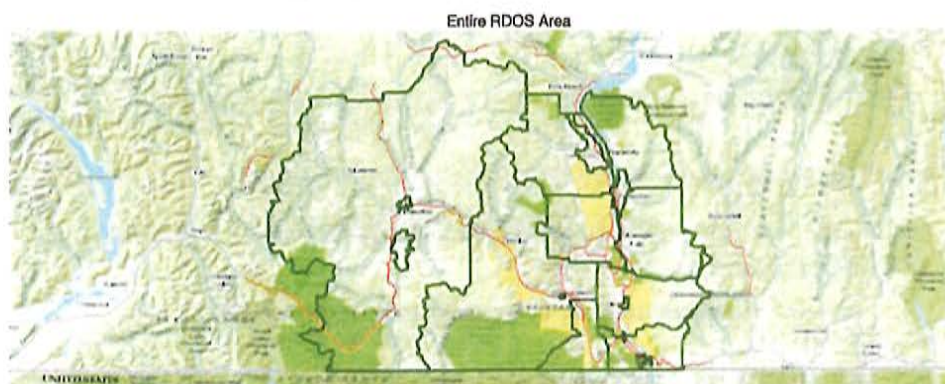
The reasons for our protest are:

- Together we need to protect this agricultural land particularly when we are in an era where food security is a growing global issue and the ALR land must be preserved for its highest and best use – agricultural production.
- Land in the ALR is to be protected so British Columbians can access locally grown food, and communities and local economies can prosper through farming, ranching and agriculture businesses, such as B.C.'s growing food-processing sector.
- The City of Penticton built a parking lot and established hiking and biking trails on Campbell Mountain which is across the road from the above lands and the pristine beauty of this area needs to be maintained.
- Loss of existing wildlife (herd of 30+ California Big Horn Sheep, herd of 100+ elk, deer) and their wildlife corridor and birthing grounds.
- Fractured bedrock can directly contaminate runoff in any direction and ultimately pollute well water and the existing water wells in the area are drilled to depths in excess of 500'.
- A composting facility has no place on agricultural land that has a known base of sandy soil, as well as the added noise, air and environmental pollution that goes along with this type of facility.

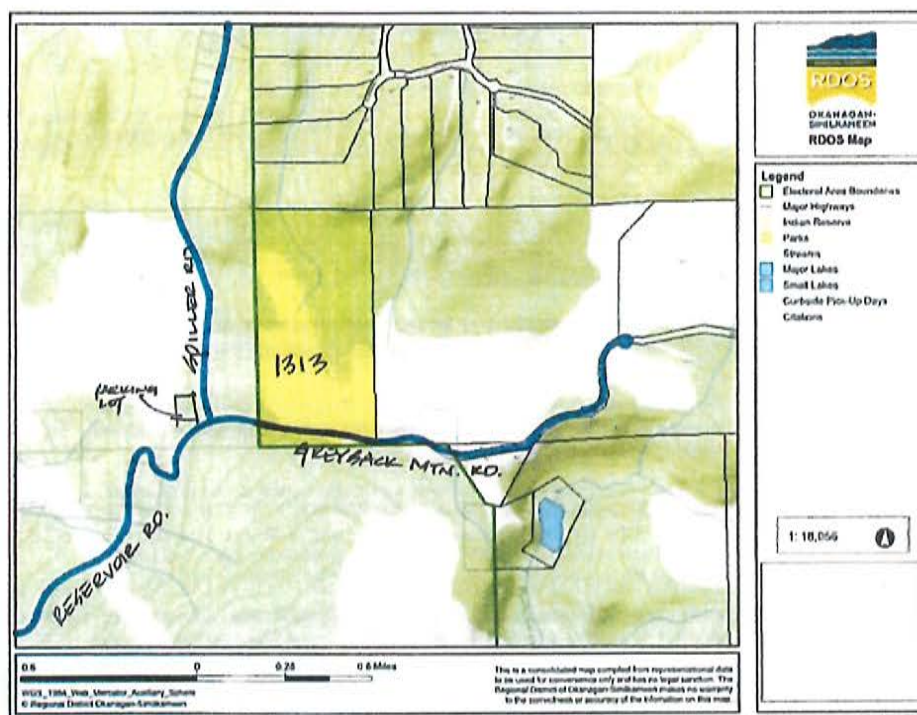
PRINTED NAME	ADDRESS	TELEPHONE	EMAIL

CONTACT: CAMPBELL MOUNTAIN AREA RESIDENTS

TELEPHONE: 250-490-6269



1313 Greyback Min Road



PROTECT AGRICULTURAL LAND

DATE: APRIL 3, 2020

ADDRESS OF EXCLUSION APPLICATION: 1313 GREYBACK MOUNTAIN ROAD
PENTICTON, BRITISH COLUMBIA

TO: THE REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN (RDOS)

We, the undersigned, in reference to the NOTICE OF EXCLUSION APPLICATION regarding land in the Agricultural Land Reserve and legally described as:

PLAN KAP1190, SUBLOT 8, DISTRICT LOT 2711, SDYD (80 acres)
and located at:

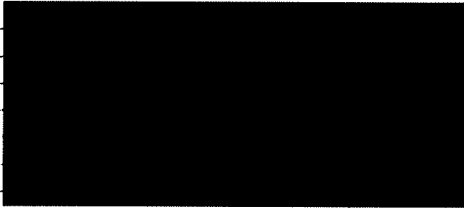
1313 GREYBACK MOUNTAIN ROAD (ELECTORAL AREA "E")

do hereby URGE THE PROTECTION of agricultural lands and accordingly PROTEST AGAINST the exclusion of the lands from the Agricultural Land Reserve for the purposes of a composting facility.

The reasons for our protest are:

- Together we need to protect this agricultural land particularly when we are in an era where food security is a growing global issue and the ALR land must be preserved for its highest and best use – agricultural production.
- Land in the ALR is to be protected so British Columbians can access locally grown food, and communities and local economies can prosper through farming, ranching and agriculture businesses, such as B.C.'s growing food-processing sector.
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- Loss of existing wildlife (herd of 30+ California Big Horn Sheep, herd of 100+ elk, deer) and their wildlife corridor and birthing grounds.
- Fractured bedrock can directly contaminate runoff in any direction and ultimately pollute well water and the existing water wells in the area are drilled to depths in excess of 500'.
- A composting facility has no place on agricultural land that has a known base of sandy soil, as well as the added noise, air and environmental pollution that goes along with this type of facility.

	PRINTED NAME	ADDRESS
1	Steve Boulton	1101 Spiller Rd Penticton V2A6J9
2	Phil Guertin	111 Falconridge Dr Penticton V2A8T4
3	Jacque Jackson	130 Falconridge Dr Penticton V2A8T4
4	Jim Jackson	130 Falconridge Dr Penticton V2A8T4
5	Lori Guertin	111 Falconridge Dr Penticton V2A8T4



6	Elaine Price	1425 Greyback Mtn Rd Penticton
7	Julle Nurse	1266 Spiller Road Penticton V2A6J9
8	Lorraine Nagy	1201 Spiller Road Penticton V2A8T3
9	Cory Rhodes	101-637 Van Horne St Penticton V2A4L2
10	Dave Morgenstern	1550 Reservoir Rd Penticton V2A8T3
11	Stefan Ermair	102 Vista Place Penticton V2A8T4
12	Michael Ermair	102 Vista Place Penticton V2A8T4
13	Adolf Ermair	102 Vista Place Penticton V2A8T4
14	Maria Anna Ermair	102 Vista Place Penticton V2A8T4
15	Alix MacDonald	1278 Spiller Road Penticton V2A8T3
16	Ken Hampson	1278 Spiller Road Penticton V2A8T3
17	Quinn Dagneau	1278 Spiller Road Penticton V2A8T3
18	Spence Dagneau	1278 Spiller Road Penticton V2A8T3
19	Victoria Kryzanowski	202 Van Horne St Penticton
20	Katie Fortuna	1489 Balfour St Penticton
21	Alexandra Gray	101-637 Van Horne St Penticton
22	George McLean	1257 Spiller Road Penticton
23	Coleman Jackson	130 Falconridge Dr Penticton
24	George Nidderly	1362 Greyback Mtn Rd Penticton
25	Chad Nidderly	1362 Greyback Mtn Rd Penticton
26	Phillip Robson	1185 Spiller Road Penticton
27	Gillian Robson	1185 Spiller Road Penticton
28	Kelsey Robson	1185 Spiller Road Penticton
29	Christina Staden	1059 Spiller Road Penticton
30	Dean Hudson	119 Pinetree Way Penticton V2A8T4
31	Deborah Hughes	119 Pinetree Way Penticton V2A8T4
32	Thomas Campbell	118 Vista Place Penticton V2A8T4
33	Ryan McNicol	101 Pinetree Way Penticton
34	Darrell McClarty	122 Vista Place Penticton
35	Karen McClarty	122 Vista Place Penticton
36	Marcus Ansems	1305 Smethurst Rd Naramata V0H1N0
37	Michelle Parry	762 MacCleave Ave Penticton V2A3C3
38	Jim Parry	762 MacCleave Ave Penticton V2A3C3
39	Byron Lutz	1117 Spiller Rd Penticton V2A8T3
40	Jennifer Lutz	1117 Spiller Rd Penticton V2A8T3
41	Dave LaBerge	133 Pinetree Way Penticton
42	Laura Galata	1199 Spiller Road Penticton
43	Steve Galata	1199 Spiller Road Penticton
44	Stephanie Galata	1199 Spiller Road Penticton
45	Herb John Cattee	164 Falconridge Dr Penticton
46	Grant Pierce	19 Blue Wing Place Winnipeg R3Y0C1
47	Gail Pierce	19 Blue Wing Place Winnipeg R3Y0C1
48	Tyler Pierce	285 Brooklyn St Winnipeg R3J1M3
49	Teal Crosson	285 Brooklyn St Winnipeg R3J1M3
50	Matt Pierce	65 Keonaona Lane Wailuku HI 96793
51	Alayna Pierce	65 Keonaona Lane Wailuku HI 96793
52	Bram Ramjawan	351 Tache Ave Winnipeg R2H2A6
53	Angela LaBerge	133 Pinetree Way Penticton
54	Cassi Petersen	1037 Spiller Road Penticton V2A8T3

55	Michael Sean Hill	795 Ontario St Penticton
56	Lyndie Marie Hill	795 Ontario St Penticton
57	Thomas Pango	106 Falconridge Dr Penticton V2A8T4
58	Lana Schultze	106 Falconridge Dr Penticton V2A8T4
59	Michael Woods	119 Vista Pl Penticton
60	Roslyne Buchanan	127 Falconridge Dr Penticton V2A8T4
61	Mark Binsenber	127 Falconridge Dr Penticton V2A8T4
62	Grant Willis	1241 Spiller Road Penticton
63	Pam Willis	1241 Spiller Road Penticton
64	James Denton	158 Falconridge Dr Penticton
65	Julle Fortin	1256 Spiller Rd Penticton V2A8T3
66	Troy Fader	1256 Spiller Rd Penticton V2A8T3
67	David Klemchuk	1238 Spiller Rd Penticton
68	Andrea Klemchuk	1238 Spiller Rd Penticton
69	Henry Craig Morrison	133 Pinetree Way Penticton V2A8T4
70	Kassia Morrison	133 Pinetree Way Penticton V2A8T4
71	Margo Boulit	107 Pinetree Way Penticton V2A8T4
72	Eleanor Papp	147 Pinetree Way Penticton V2A8T3
73	Michael Papp	147 Pinetree Way Penticton V2A8T3
74	Anette Engel	948 Naramata Road Penticton
75	Tammy Hansel	1100 Spiller Rd Penticton
76	Eric Hansel	1100 Spiller Rd Penticton
77	Sydney Hansel	204, 403 Churchill Ave Penticton
78	Roman Hansel	709 Okanagan Ave E Penticton
79	Kyle Gratton	204, 403 Churchill Ave Penticton
80	Catherine Lavole	1290 Smethurst Rd Naramata
81	James Thumm	1220 Spiller Rd Penticton
82	Denise Thumm	1220 Spiller Rd Penticton
83	Trish Picherack	109 Flagstone Rise Naramata V0H1N1
84	Kelly Farley	1410 Greyback Mtn Rd Penticton
85	Jake Farley	1410 Greyback Mtn Rd Penticton
86	Russell Hubbard	Vernon, BC
87	Marc Hubbard	1400 Greyback Mtn Rd Penticton
88	Wendy Cary	5615 Deadpine Drive Kelowna
89	Keith Payne	1557 Reservoir Rd Penticton V2A8T3
90	Brent Ryll	PO Box 16 Naramata V0H1N0
91	Susan J. Seddon	Penticton
92	Keith J. Johnstone	Penticton
93	Peter Osborne	76 Huth Ave Penticton V2A2Z8
94	Kelly Schull	152 Falconridge Dr Penticton V2A8T4
95	Dan Schull	152 Falconridge Dr Penticton V2A8T4
96	Nancy Ducharme	22 Abbott St Penticton V2A4J2

CONTACT: CAMPBELL MOUNTAIN AREA RESIDENTS


TELEPHONE: 250-490-6269



KH

Alix MacDonald
Crooked Tree Guest Suites
Sent from my iPhone

Begin forwarded message:

From: Christopher Garrish <cgarrish@rdos.bc.ca>
Date: March 25, 2020 at 6:32:45 PM PDT
To: "
Cc: JoAnn Peachey <jpeachey@rdos.bc.ca>
Subject: RE: ALC Exclusion Inquiry-1313 Grayback Road

Hi Alix,

Further to JoAnn's email of earlier today, I will be in the office on Monday, but wanted to let you know that a web-page was created on our site this afternoon in relation to this application and can be found at the following link: <https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-e/e2020002-alc/>

I am anticipating that we will have the application documents linked to this page sometime tomorrow (Thursday) and that these may answer some of your questions.

Sincerely,
Chris.



Christopher Garrish MA, MSS, MCIP, RPP * Planning Manager
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4101 | f. 1.877.610.3737 | f. 250.492.0063
www.rdos.bc.ca | cgarrish@rdos.bc.ca | [FACEBOOK](#) | [YOUTUBE](#) | Sign up for

REGIONAL CONNECTIONS

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From: JoAnn Peachey <jpeachey@rdos.bc.ca>
Sent: March 25, 2020 12:04 PM

----- Forwarded message -----
From: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: ALC Exclusion Inquiry-1313 Greyback Road

Hi Alix,

Thanks for your inquiry about the ALC exclusion application at 1313 Greyback Road.

Unfortunately, the file manager is away this week but I have copied him on this email so he is aware of your inquiry and can follow up with any questions you may have.

In the meantime, I have attached some public information, which is from a report reviewed by the Board on January 9, 2020 providing direction to apply for the ALC exclusion to facilitate an in-vessel organics composting facility.

Regards,



JoAnn Peachey - Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4384 • t. 1.877.610.3737 • f. 250.492.0063
jpeachey@rdos.bc.ca • [RDOS](#)
[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

1. Select Application Type

Exclude land from the ALR (Example of a single land owner)

2. Primary Contact

Agent Name Christopher Garrish Organization (Optional) Regional District of Okanagan-Similkameen	Mailing Address 101 Martin Street Penticton, BC, V2A-7R9	Phone Number 250-490-4101
Email: cgarrish@rdos.bc.ca		

3. Parcel(s) under Application

Ownership Type Fee Simple Legal Description Plan KAP1190, Sublot 8, District Lot 2711, SDYD	Parcel ID (PID) 011-781-441 Area 31.8 ha (approx) 80 acres Purchase Date (mm/dd/yyyy) 02/06/2017 Farm Classification Yes	
Owner #1 Name C. Cheveldave & Associates Ltd. – Receiver of Sather Ranch Ltd.	Mailing Address	Phone Number Mobile Number (optional)
Email:		

4. Land Use

Land Use of Parcel(s) under Application

Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Ranching Operation (seasonal cattle feedlot).

Quantify and describe in detail all agricultural improvements made to the parcel(s).

Stock corrals and related fencing.

Quantify and describe all non-agricultural uses that currently takes place on the parcel(s).

Existing dwelling unit for residential use.

Land Use of Adjacent Parcel(s)

	Primary Land Use Type	Specific Activity
North	Residential	Rural Residential subdivision known as Falcon Ridge. 4.0+ ha parcel sizes.
East	Farm	Assumed to be a ranching operation based on "farm" assessment.
South	Vacant land	None (native vegetation)
West	Industrial	Sanitary Landfill and buffer lands. Zoned "Major Utilities (P3)"

5. Other Parcel(s) of Interest

Not applicable

6. Local Government

Regional District of Okanagan-Similkameen (RDOS) — Electoral Area "E"

7. Proposal

How many hectares are you proposing to exclude?

22.56 ha (approx.) 55.75 acres

What is the purpose of the proposal?

The site has been identified by the Regional District as a preferred location for a in-vessel

composting facility that is in close proximity to the existing sanitary landfill operation at Campbell Mountain (approximately 300 metres to the west).

The proposed in-vessel composting facility would serve the City of Penticton (CoP), the Town of Keremeos and Electoral Areas C, D, F, G within the Regional District of Okanagan-Similkameen. There is also a possibility that the District of Summerland and Town of Oliver could choose to be a part of the program in the future.

The facility would manage food waste, yard waste, wood waste and potentially biosolids that are generated by the CoP, Okanagan Falls and Town of Keremeos.

In seeking a new location for its composting operations, the Regional District is attempting to address existing space constraints at the Campbell Mountain landfill. There are minimal opportunities to use closed space for future organics collection and transfer operations at Campbell Mountain.

This has direct implications on the amount of space available for composting operations, as it will affect the space required for siting additional recycling/transfer or composting operations at the landfill. This will be further exacerbated as the region moves towards implementing source-separated organics (SSO), as this will require the development of additional space to facilitate a new organics processing facility.

A new in-vessel composting processing will require approximately 2.04 ha of land area and the subject property features adequate flat areas to site such a facility and there are not expected to be any spatial constraints with this property.

Additional odour controls that would result from composting organics and biosolids in an in-vessel composting facility and to show how the odour dispersion surrounding the CMLF would be reduced with the updated design and being located on the Greyback Mountain Road Property by approximately 69%.

Finally, the diversion of organic materials from the Campbell Mountain landfill are anticipated to extend the lifecycle of the landfill by approximately 11 years. The Regional District further believes that it would be very difficult and expensive to site the composting facility elsewhere within the region and that there are efficiencies to be gained by co-locating any new composting operation in close proximity to the Campbell Mountain landfill.

Explain why you believe that the parcel(s) should be excluded from the ALR.

In addition to the benefits of the location outlined above, the Regional District considers that development of this property for the purposes of an in-vessel composting facility will likely preclude its use for future development. Exclusion will further provide the Regional District with the latitude to site complimentary land uses related to the operation of the Campbell Mountain Landfill at the subject property.

The Regional District is aware that the Commission has previously supported similar operations within the ALR, such as the City of Kelowna's composting facility on Glenmore Road (Resolution #25/2007).

That said, the Regional District is also open to consideration of other options by the Commission, such as:

- a non-farm use approval for the in-vessel composting facility; or
- a partial exclusion involving only that part of the property in the ALR that is required for the in-vessel composting facility.

In the event that the Commission opted for one of these other options, the Regional District considers that there may be an opportunity to enhance the agricultural use of the property, including that part not currently in the ALR (which represents a land area of approximately 9.54 *23.57 acres* ha) through the placement of topsoil generated by the composting facility.

Food and yard waste compost will be kept as separate stream of compost from the biosolids and the Regional District may be able to have this certified as organic. Such compost would be an important soil additive that helps to trap moisture in the soil, saving water, and traps carbon that would otherwise be released as green house gases. While these are not immediate benefits to the agriculture they are important long term benefits.

The Regional District would also be open to making the remainder of the property available for continued grazing purposes through a sublease.

The Regional District would also be open to the inclusion of the northern part of the property into the ALR if it is seen to possess agricultural values.

The Regional District would also be pleased to conduct a site visit/tour of the existing Campbell Mountain landfill operation as well as the subject property with Commissioners in order to provide an in-person overview of the proposal.

8. Attachments

Mandatory Attachments (pdf or jpeg)

Proposal Sketch	53224	proposal_sketch_example.pdf
Certificate of Title	000-111-222	certificate_of_title_example.pdf
Proof of Advertising	53224	notice_of_exclusion_application.pdf
Proof of Serving Notice	53224	exclusion_proof_of_serving_notice.pdf

Proof of Signage 53224 exclusion_post_sign.pdf

Optional Attachments (pdf or jpeg)

Site Photo Site Photographs site_photograph_example.pdf

STEP 3: ADDITIONAL EXCLUSION DOCUMENTS

In addition to the general documents required for an application, exclusion applications require public notification as per Section 15, Section 16, and Section 16.1 of the ***Agricultural Land Reserve General Regulation***. As the applicant, you are responsible for ensuring the notice requirements are fulfilled prior to filing your application with the local government and for all costs arising from providing the notice.

1. Copy of Newspaper Advertisements

Your application must be advertised on two separate occasions not less than 7, or more than 14 days apart, in a newspaper in general circulation in the municipality or regional district where the property under application is located. The wording of the notice must be consistent with the text of the Notice of Exclusion Application Document.

Notice of Exclusion Application Document Template (download fillable PDF)

2. Exclusion Proof of Serving Notice

You must serve a signed copy of the application and Notice of Exclusion Application Document to all registered owners of land in the ALR that share a common boundary with the property, including owners of ALR property separated by a public road. The registered owner of the property may not necessarily be the occupant. Your local government office may be able to help you determine who the registered owners are that must be served notice of your application. In addition, you must submit an Exclusion Proof of Serving Notice declaring the names and addresses of adjacent property owners served, the date of service, and the method of service with the application.

Exclusion Proof of Serving Notice Template (download fillable PDF)

Legal Notices

Legal Notices

Legal Notices

Legal Notices

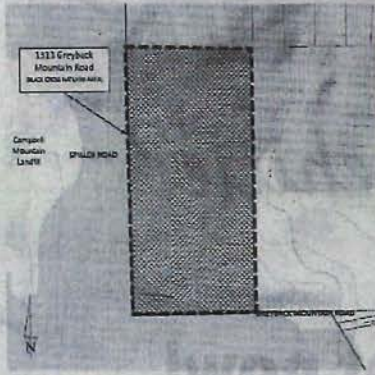
Legal Notices

Merchandise for Sale

Merchandise for Sale

Rentals

ALC NOTICE OF EXCLUSION APPLICATION
Regarding Land in the Agricultural Land Reserve



The Regional District of Okanagan-Similkameen (RDOS)
(Full name, or name of registered owner)
of 101 Marin Street, Penticton, BC, V2A-5J9
(Mailing address)
Intends on making an application pursuant to Section 30(1) of the *Agricultural Land Commission Act* to exclude from the Agricultural Land Reserve the following property which is legally described as:

Plan KAP1190, Sublot 8, District Lot 2711, SDYD
(Legal description from the certificate)
and located at:
1313 Grayback Mountain Road (Electoral Area "E")
(Street address)

Any person wishing to express an interest in the application may do so by forwarding their comments in writing to:
RDOS, 101 Martin Street, Penticton, BC, V2A-5J9
(Name and mailing address of the local government)
by: April 8, 2020

NOTE:
• This notice and the application are posted on the subject property.
• Please be advised that all correspondence received by the local government and/or the ALC forms part of the public record, and is disclosed to all parties, including the applicants.

Misc. Wanted

SSSSS Cash Paid for GOLD & SILVER coins, bars, bullion, ingots, coin collections, jewelry, nuggets, plaster gold, gold dust, gold dental work, old sterling silver, sets, scrap+. Anything gold, silver, platinum etc. Todd The Coin Guy. 250-864-3521

Christine is Buying COIN COLLECTIONS Vintage Jewelry, Gold, Silver, Sterling, China, Estates, Antiques +- 1-778-261-0030 I can make House Calls

S COIN COLLECTOR S BUYING Coins, Collections, Olympic Gold & Silver Coins Canadian, US, World Coins, RCM Mint Sets, Coins Any Collection! Chad, The Coin Expert 250-863-3082

Misc. Wanted

SSS Coin Collector Buying Royal Canadian Mint coins, coin collections, old coins, paper money, pre 1968 silver coins, bullion, bars, world money collections+ ANYTHING GOLD & SILVER Todd The Coin Guy 250-864-3521

Real Estate

Commercial/Industrial Property

Office Space For Lease
Prime Downtown location. Range from 461 to 3267 sq.ft. For further info contact Lorne Dennis @ Locke Property

Apt/Condo for Rent

Princeton 1 Bedroom Apartment for Rent \$700/ month + utilities. No Pets. Damage deposit. 250-295-1006

Transportation

Scrap Car Removal

#1 SCRAP Vehicle / Farm Equipment Removal. Will meet or beat.SSS for cars.778-581-CARS(2277)



ALC NOTICE OF EXCLUSION APPLICATION Regarding Land in the Agricultural Land Reserve



The Regional District of Okanagan-Similkameen (RDOs)

of 101 Martin Street, Penticton, BC, V2A-5J9

Intends on making an application pursuant to Section 30(1) of the Agricultural Land Commission Act to exclude from the Agricultural Land Reserve the following property which is legally described as

Plan KAP1190, Sublot 8, District Lot 2711, SDYD

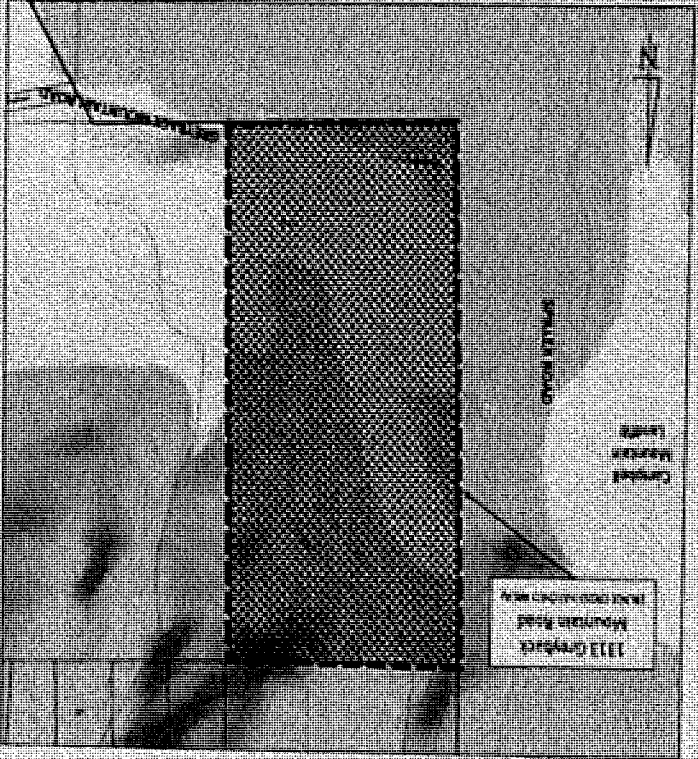
1313 Greystack Mountain Road (Electoral Area "E")

Any person wishing to express an interest in the application may do so by forwarding their comments in writing to

RDOs, 101 Martin Street, Penticton, BC, V2A-5J9

by APRIL 8, 2020

NOTE
• This notice and the application are posted on the subject property.
• Please be advised that all correspondence received by the local government under the ALC forms part of the public record, and is disclosed to all parties, including the applicant.



Stop an 80 acre cattle ranch from turning into a Biosolids Waste Facility, PLEASE!

Published by Jacquie Jackson on 30th Mar 2020

The RDOS (Regional District of the South Okanagan) has applied to have an 80-acre parcel of land removed from the ALR (Agricultural Land Reserve). They hope to locate a BIOSOLIDS WASTES COMPOSTING FACILITY there that would process biosolids/waste water sludge, etc. for the ENTIRE RDOS AREA (from Peachland, to Manning Park, to Anarchist Mountain, to the US/Canada Border and everywhere in between). The property is 1313 Greyback Mountain Road, Penticton BC. This is literally in the shadow of Campbell Mountain where lots and lots of people hike, walk dogs and mountain bike. Who wants a "stinky poo processing plant" there?

Many MANY people are opposed to this application by the RDOS. To read more and to "join the fight", PLEASE sign this petition and SHARE it with everyone in your network. ACT NOW! Together, we can make a difference.

We, the undersigned, oppose the application by the RDOS (Regional District of the Okanagan Similkameen) to the Agricultural Land Commission (ALC) to have 1313 Greyback Mountain Road, Penticton BC removed from the Agricultural Land Reserve (ALR).

1	Ms.	Eileen	Meehan		3725 3rd street	Naramata	Canada	V0H1N0		Mar 31, 2020
2	Mrs.	Joanne	Finn		4036 Hook Pl	Naramata	British Columbia	V0H1N0	Canada	Mar 31, 2020
					This is the WRONG place for this!					
3	Mr	sonny	mohr		668 lakeshore dr w. apt107	Penticton	Canada	V2A 1B9		Mar 31, 2020
4		Nancy	Nyhus		142 Ash Pl	Penticton	BC	V2A6S7		Mar 31, 2020
5		Cec	Rathwell			Winnipeg	Canada			Mar 31, 2020
6	ms	lanya	lougas		1160 mcphoe road	naramata	bc	v0h1n1	Canada	Mar 31, 2020
7		Alice	Strohmalser		110-940 Oakville St	Penticton	British Columbia	V2A 8J6	Canada	Mar 31, 2020
8		Dawn	Lennie		3005 Naramata Road	Naramata	BC	V0H 1N1	Canada	Mar 31, 2020
9	Ms.	Shirley	Nilsson		1150 Marron Valley Rd	Penticton	BC	V2A 0E6	Canada	Mar 31, 2020
					A project like this should be in a forested area that is no where near the aquifer and drinking water reservoir supplies for the town.					
10	Mrs	Dawn	Lemiski		212-100 Lakeshore Drive	Penticton	BC			Mar 31, 2020
					This is the wrong location for this facility! I drive by the one near Vernon all the time and it has an odour that has made neighbouring properties devalued due to the nasty scent. It has also rendered this beautiful parcel of land unusable by anyone but this company. Grey back is a beautiful area close to Penticton and Naramata and is utilized by hikers all the time.					
11		Shana	Miller		170 Upper Bench Road South	Penticton	British Columbia	V2A 8T1		Mar 31, 2020
12	Ms	Cassidy	McDermott		1688 Ridgedale ave	Penticton	Bc	V2a2s5		Mar 31, 2020
13		Lindley	Granger		Killarney St	Penticton	BC	V2A4P9	Canada	Mar 31, 2020
14	Dr	Reyanna	Inkster-Henning		620 Upper Bench Rd. North	Penticton	BC	V2A 8V2	Canada	Mar 31, 2020
15	Mr	Ryan	Perret		763 eckhardt ave east	Penticton	Bc	V2a2e1	Canada	Mar 31, 2020
16	Mr	Kylan	Verhaeghe		480 orchard ave	Penticton	Bc	V2a1y2	Canada	Mar 31, 2020
17		Kelly	Konyon		195 Lower Bench Rd	Penticton	BC	V2A1B2		Mar 31, 2020
18	Dr	Kelly	Singleton			Penticton	Bc	V2A1a4	Canada	Mar 31, 2020
19	Ms	Terry	Malo			Penticton	Canada	V2A3Y8		Mar 31, 2020
20	Ms	Samantha	Pham		179 Westview Dr	Penticton	British Columbia	V2A 7V9	Canada	Mar 31, 2020
21	Mr.	Wayne	Llewellyn			Penticton	Canada	V2A8H1		Mar 31, 2020
					This is not the best location. There were two other sites that were previously deemed superior but only got stopped because of a lack of political will. It should either be located west of Summerland as originally proposed, in the Maron Valley area or some other location that's far away from a large group of residents such as in Penticton.					
22	Ms	Charlie	Llewellyn		154 Laird Pl	Penticton	British Columbia	V2A 8H1	Canada	Apr 01, 2020
23	Mr	Chad	Genies			Penticton	British Columbia			Apr 01, 2020
24		Bruce	Fairweather		1115 Holden Rd	Penticton	British Columbia	V2A 0B7	Canada	Apr 01, 2020
					Please do not allow this to go ahead so close to a popular recreation area.					
25	Ms.	J.	Doe			Timmins	ON	PON 1H0	Canada	Apr 01, 2020
26		Dave	Hopkins		102-296 Kinney Ave	Penticton	British Columbia	V2A3N9	Canada	Apr 01, 2020
					Not the right place this business					
27	Ms	Pamela	Kiefer		54035 Dawson Rd	Springfield	Manitoba	R5T 0A1	Canada	Apr 01, 2020
					I vacation in Naramata and have family who live there. This is a terrible idea					
28	Ms	Roslyne	Buchanan		127 Falconridge Drive	Penticton	BC	V2A 8T4	Canada	Apr 01, 2020
					See some background on www.rozsmallfry.com					
29	Mr	Tony	Backingham		1412 naish drive	Penticton	Bc	V2a6i5	Canada	Apr 01, 2020
30		Vivian	Short			Penticton	BC		Canada	Apr 01, 2020

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ID	Name	First Name	Last Name	Address	City	State	Postal Code	Country	Date
31	Mr	Robert	Forbes		Penticton	BC		Canada	Apr 01, 2020
32	Mr	Andrew	Brome	Lawrence Ave	Penticton	BC	V2A 9G6	Canada	Apr 01, 2020
33		Keith	Bales		Princeton	British Columbia		Canada	Apr 01, 2020
34		Barbara	Lambert	780 Lower Bench Road	Penticton	BC	V2A 8V3	Canada	Apr 01, 2020
This is a desperately terrible idea - the landfill is already threatening the air quality and health of the precious agricultural area and the homes of all who live there. Do we want the south east side of Penticton to become the dumping ground the southern Okanagan? Please RDOS think again.									
35		Myles	Gaulin	mygaulin@gmail.com	174 Twin Lakes Road	Kaloden	B.C.	VOH 1K0	Apr 01, 2020
No thanks!									
36	Ms	Jean	MacLeod	#9 - 650 Ellis Ave., Box 111	Naramata	BRITISH COLUMBIA	VOH 1N0	Canada	Apr 01, 2020
37	Mr	Rolf	Rybak	583 Pineview Rd	Penticton	BC	V2A 7S8	Canada	Apr 01, 2020
38	Dr	Kevin	Hill		Penticton	BC		Canada	Apr 01, 2020
39	Mrs	Kelly	Holzhaus	538 Bennett Ave	Penticton	British Columbia	V2A2P6	Canada	Apr 01, 2020
40	Ms.	Barb	Elder	Cabernet Dr.	Okanagan Falls	BC	V0H1R3	Canada	Apr 01, 2020
41	Mr	Joe	Johnston	763 eckhardt ave e	Penticton	BC	V2a2a5	Canada	Apr 01, 2020
42	Mr	Cody	Marshall	13405 cartwrite ave	Summerland	British Columbia	V0H1Z8	Canada	Apr 01, 2020
43	Mr.	Grant	Furness		Penticton	BC		Canada	Apr 01, 2020
44	Ms.	Deborah	Siu	142 Duncan Pl	Penticton	BC	V2A 4B3	Canada	Apr 01, 2020
45	Mrs	Gayle	McInlaggart	912 Newton Dr	Penticton	BC	V2a8z3	Canada	Apr 01, 2020
46	Mr	r.	Kolbus	14516 Deulke street	Summerland B.C.	CA	v0h1z8	Canada	Apr 01, 2020
no removal of farm land for bio solids waste composting use crown land instead									
47	mrs	ruth	duff	1111 Bartlett Dr	Penticton	BC	V2A 8Y4	Canada	Apr 01, 2020
48	Mr.	David	Brooks	General Delivery	Keremeos	BC	V0X 1N0	Canada	Apr 01, 2020
Not enough controls on this system yet. Too many unknowns and what is known isn't wonderful.									
49	Mr.	Mark	Binsenberg	127 Falconridge Drive	Penticton	British Columbia	V2A 8T4	Canada	Apr 01, 2020
Tourists won't return after the pandemic to vacation at a dump. Back to the think tank, RDOS!									
50	Ms.	Katerina	CESLA	620 MUNSON MTN. RD	PENTICTON	BC	V2A6S5	Canada	Apr 01, 2020
51		Shirley	MacKenzie	2250 Newton Rd	Cawston	British Columbia	V0X 1C1	Canada	Apr 01, 2020
52	Mr.	Sam	Hauck	1890 Tallgrass Trail	Kelowna	BC	V1P 1T9	Canada	Apr 01, 2020
53		Rebecca	Hill		Penticton	BC	V2A 8S5	Canada	Apr 01, 2020
54	Mr.	Bill	Stephens	8-669 Long Ridge Drive	Kelowna	British Columbia	V1V 2R9	Canada	Apr 01, 2020
What a terrible idea! This operation should not be within 15 miles of any homes.									
55	Mr	Ted	Samuelson	170 Highland place	Penticton	British Columbia	V2a6m6	Canada	Apr 01, 2020
Strongly disagree with this happening to our cities recreational area.									
56	Mr.	Charles	Snyder	1050 Atkins Loop	Naramata	British Columbia	V0H 1N1	Canada	Apr 01, 2020
There are surely better areas for this project where it won't affect so many people!									
57	Mr	Leona	Lank	3995 highway 33	Beaverdell	BC	V0b1a0	Canada	Apr 01, 2020
58	Ms	Deanna	Thomson	511 BRAID ST	PENTICTON	British Columbia	V2A4Y3	Canada	Apr 01, 2020
59		Shirley	Tebbs	450 Bromley st unit 209	Coquitlam	Choose...	v3k 6s5	Canada	Apr 02, 2020
60	Miss	M	Cahoon	Elis Street	Penticton	BC	V2A4L3	Canada	Apr 02, 2020
Stop Biosolids West Facility from coming into the community.									
61		Susan	Taylor		Vernon	BC		Canada	Apr 02, 2020
62		Colt	Cash	1-32 Duncan Ave W	Penticton	BC	v2a2y2	Canada	Apr 02, 2020

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EXHIBIT 27

Row	Name	Address	City	Province	Country	Request Date
62	Mr Frank	2843 Arwana Place	Nanaimo	BC	Canada	Apr 02, 2020
63	Ms Nalanda	2770 Noyes Road	Nanaimo	BC	Canada	Apr 02, 2020
64	Ms Jennifer	305-3426 Hemlock St	Peniticon	BC	Canada	Apr 02, 2020
65	Mr Scott	4985 Eastside Road	Okanagan Falls	BC	Canada	Apr 02, 2020
66	Ms Stephanie	135 Front street	Peniticon	BC	Canada	Apr 02, 2020
67	Ms Carole	706, 250 Marina Way	Peniticon	BC	Canada	Apr 02, 2020
68	Ms val	2170 Naranata Rd	Naranata	BC	Canada	Apr 02, 2020
69	Ms Krissy	13007 Conswell Ave	Summerland	BC	Canada	Apr 02, 2020
70	Mr Stefan	102 Vista Place	Peniticon	BC	Canada	Apr 03, 2020
71	Ms Johanna	250 Upper Bench Road	Peniticon	BC	Canada	Apr 03, 2020
72	Mr Kurt	South	British Columbia	BC	Canada	Apr 03, 2020
73	Dr Ingrid	2615 Winfred Rd	Naranata	BC	Canada	Apr 03, 2020
74	Mrs Melissa	530 boobie rd	Naranata	BC	Canada	Apr 03, 2020
75	Mr Colin	2760 Noyes Road	Naranata	BC	Canada	Apr 03, 2020
76	Shane on your directors of RDOS for w	530 boobie rd	Naranata	BC	Canada	Apr 03, 2020
77	Mr Ryan	Noyes road	Naranata	BC	Canada	Apr 03, 2020
78	Mrs Kalhryn	805 Wiseman Pl	Naranata	BC	Canada	Apr 03, 2020
79	Ms Leanne	2825 Noyes Road	Naranata	BC	Canada	Apr 03, 2020
80	Mr Ronald	2825 Noyes Road	Naranata	BC	Canada	Apr 03, 2020
81	Ms Thomas	3060 Hayman rd	Naranata	BC	Canada	Apr 03, 2020
82	Mr Eugene	10-650 Ellis Avenue	Naranata	BC	Canada	Apr 03, 2020
83	Mr Bruce	2900 Outlook way	Naranata	BC	Canada	Apr 03, 2020
84	Mr William	2930 Outlook way	Naranata	BC	Canada	Apr 03, 2020
85	Mrs Carol	3260 Juniper Rd	Naranata	BC	Canada	Apr 03, 2020
86	Dr Victoria	300 Pineview	Peniticon	BC	Canada	Apr 03, 2020
87	Mr anthony	2986 Evergreen Drive	Peniticon	BC	Canada	Apr 03, 2020
88	Mr Robert	11705 64 ave	Delta	BC	Canada	Apr 03, 2020
89	Mrs Shannon	637 Van Horno #	Peniticon	BC	Canada	Apr 04, 2020
90	Ms Alexandra	1-6248 Okanagan Street	Oliver	British Columbia	Canada	Apr 04, 2020
91	Mr Erin	10 Cushman Street	Toronto	Ontario	Canada	Apr 04, 2020
92	Mr Daniel	102-223 Cupula ave	Plymouth	MA	USA	Apr 04, 2020
93	Ms Mike	142 ash place	Peniticon	BC	Canada	Apr 04, 2020
94	Mrs Carlee	102-223 Conklin ave	Peniticon	BC	Canada	Apr 04, 2020
95	Ms Kelle	4050 sunshier rd	Kelowna	BC	Canada	Apr 04, 2020
96	Ms Brooke	235 11a st. nw	Calgary	Alberta	Canada	Apr 04, 2020
97	Ms Nylus	Peniticon	Peniticon	BC	Canada	Apr 04, 2020
98	Mr Scott	Peniticon	Peniticon	BC	Canada	Apr 04, 2020
99	Mr Travis	Peniticon	Peniticon	BC	Canada	Apr 04, 2020
100	Mr Andrew	Peniticon	Peniticon	BC	Canada	Apr 04, 2020
101	Mr Justia	Peniticon	Peniticon	BC	Canada	Apr 04, 2020
102	Ms Joanne	Whitbourne	Whitbourne	Yukon	Canada	Apr 04, 2020

NO	NAME	ADDRESS	CITY	STATE	POSTAL	COUNTRY	DATE
103	Mr Evan Campbell	4 Iskoot Cr	Whitehorse	Yukon	Y1A 0P5	Canada	Apr 04, 2020
104	Mr Jesse Anderson	206 Douglas Ave	Penticton	British Columbia	V2A 2T8	Canada	Apr 04, 2020
105	Mr Michaela Budd	3070 rotary way	Burlington	On	L7M0h1	Canada	Apr 04, 2020
106	Ms Heather Duncan	479 Municipal Ave	Penticton	British Columbia	V2A2G3	Canada	Apr 04, 2020
107	Mr Kris Hufsky		Toronto	Ontario		Canada	Apr 04, 2020
108	Miss Joclyn Pickarill	1065 Westminster Ave E	Penticton	BC	V2A7P1	Canada	Apr 04, 2020
109	Mr Thore Weyrauch	Schlagelstraße 9	Hannover	Lower Saxony	30625	Germany	Apr 04, 2020
110	Ms Claire Sear	1073A West 11th Avenue	Vancouver	British Columbia	V6J 2c1	Canada	Apr 04, 2020
111	Mr Darik Angeli	2578 s zang st	Denver	Colorado	80228		Apr 04, 2020
112	Mr Louis Busch		Heilbronn	BW		Germany	Apr 04, 2020
113	Aaron Beally	741 Sheppard Ave West	Toronto	Ontario	M3H2S9	Canada	Apr 04, 2020
114	Mr Schuss Carlton	4451 52 a street	Delta	Bc	V4k2y3	Canada	Apr 04, 2020
115	Mr Anton Holler	191 Brucewell Dr	Penticton	BC	V2A 6X1	Canada	Apr 04, 2020
116	Mrs Daniela Scherz	164 Troy court	Penticton	Bc	V2A7L4	Canada	Apr 04, 2020
117	Ryan Mullin	162 Frank	Ottawa	On	K2p 0x2	Canada	Apr 04, 2020
118	Betty Korpisto	11607 Tassie Drive	Coldstream	BC	V1B 1H3	Canada	Apr 05, 2020
119	Ms Jo Nichols	1261 Evans Ave	Penticton	BC	v2a 8v1	Canada	Apr 05, 2020
We have to deal with the "steach on the bench" right now and I have no faith this will make it better! Also, keep this land in the ALR and DO NOT place a biosolids waste facility in the HEART of WINE Country!							
120	Catherine Jones		Penticton	British Columbia		Canada	Apr 05, 2020
121	Ms Caitlin Nyhus	142 nsb pl	Penticton	British Columbia	V2a6s7	Canada	Apr 05, 2020
122	Ms Candice Boden	201-102 Van Horne St.	Penticton	BC	V2A4K2	Canada	Apr 05, 2020
123	Mr Simo Korpisto	11607 Tassie Dr	Coldstream	BC	V1B 1H3		Apr 05, 2020
ALR should NOT be used for this. Put it on a reserve.							
124	Matt Wilkins		Kimberley	BC		Canada	Apr 05, 2020
125	Mr Ken Hyland	116 Elm	Penticton	BC	V2A 3W1		Apr 05, 2020
I oppose the removal of this land from the ALR it also needs to be far from even low density areas							
126	Mrs Christa Kulch	181 Elm Ave	Penticton	BC	V2A 3W1	Canada	Apr 05, 2020
I am against the location							
127	Mr & Mrs Georges & Cheryl Jansen	305-3313 Wilson St	Penticton	British Columbia	V2A 8J3		Apr 05, 2020
Obhh come on. You can find a more remote area than next to a tourist attraction. Zillions of acres in B.C. why next to a park!							
128	Mr Marc Hubbard	1400 Greyback Mtn rd	Penticton	BC	V2a 8t3		Apr 05, 2020
129	Albert BETSCHART	2052 Naramata Road	Penticton	Canada	V2A8T9		Apr 05, 2020
130	Garry and Lynn Crassweller	401 2245 Atkinson St	Penticton	BC	V2A 8R7		Apr 05, 2020
We are opposing this biosolids waste facility at 1313 Greyback Mountain Rd. And don't appreciate the underhanded way this is being pushed through by the local officials.							
131	Mrs Jane Coady	370 Lower Bench Road	Penticton	BC	V2ABV4	Canada	Apr 05, 2020
Adjacent to Parkland							
132	Lynda Allan		Penticton	B.C.			Apr 05, 2020
133	Judy Byer	301 Penticton Ave	PENTICTON	British Columbia	V2A 2M4	Canada	Apr 05, 2020
134	Mr Ross Arnot	1101 - 3313 Wilson st	Penticton	B C	V2A 8J3	Canada	Apr 06, 2020
Not wanted, nor needed in this area.							

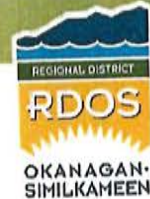
#	Title	First name	Last name	Address	City	State	Postcode	Region	Date
135	Mr	Jamie	Eberle	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
136	ms	dianne	bersea	150 Van Horne St. 405	Penticton	BC	V2A4K2	Canada	Apr 06, 2020
				42 - 999 Burnaby Avenue	Penticton	BC	V2A 1G7	Canada	Apr 06, 2020
				We do need to manage our waste. That is a given. But a site this close to active recreational landscape, this close to human activity, does not sound wise or well considered. Please locate this biosolids waste composting facility in a more isolated area that does not compromise our recreational land or our watersheds.					
137	Mrs.	Eleanor	Walker	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
138	Mrs.	Donna	Irvine	970 Pumphouse Rd.	Okanagan Falls	BC	V0H1R0	Canada	Apr 06, 2020
139	Mrs	Katherine	McEachnie	142-3400 wilson street	penticton	B.C.	v2a 8h9	Canada	Apr 06, 2020
				60 Middle Bench Road S	Penticton	British Columbia	V2ABS7	Canada	Apr 06, 2020
				Too close to Vineyards and Orchards.					
140	Mrs	Gwen	Sander	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
141	Ms	Lynn	Greene	101 Wilton Crescent	Penticton	B.C	V2A 3A3		Apr 07, 2020
				662 Corbitt Drive	Penticton	British Columbia	V2A 8H3	Canada	Apr 07, 2020
142	Mr.	John	Greene	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
				No. I do not want biohazard/biosolids composting site anywhere near or in Agricultural Land Reserves.					
				I am a frequent user of Campbell Mountain Park.					
143		Elaine	Price	662 Corbitt Drive	Penticton	BC	V2A 8H3	Canada	Apr 07, 2020
144	Mr.	Matthew	Cattee	1425 Greyback Mountain Road	Penticton	BC	V2A 6J6	Canada	Apr 07, 2020
				164 Falcon Ridge Dr	Penticton	BC	V2A 8T4	Canada	Apr 08, 2020
				I fully disapprove of this factory invading our hidden gem of penticton outskirts. It is beside our recreation mountain Campbell Mountain and many peoperties that nestle above dont deserve the view of this atrosity and Most likely the sweet aroma of human excrement imported from afar!!! Find a location not near expensive properties and recreation areas. The landfill produces enough hidden gems for us passers by. Thank u for finding a new location!					
145	Mrs	Anette	Engel	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
				948 Naramata Road	Penticton	BC	V2A 8V1	Canada	Apr 08, 2020
				I am opposed to taking the 80 acres property on 1313 Greyback Mountain Road out of the ALR. The RDOS has already been bringing all that sludge to the landfill and processing it outdoors, not according to standard, right? It was supposed to be an experiment, and now it should be a permanent solution? That has been creating a lot of odour and leachate for the southern part of the Naramata Bench wine terroir. Will the amount of sludge increase over the years? How much more should this plant process? What about traffic going by wineries, orchards, a high school, a seniors home? Will that increase? The 80 acres at 1313 Greyback Mountain Road have been ranch-land for many years. The property is close to Campbell Mountain recreation area and Three Blind Mice. It is a corridor for wildlife between these two areas. A herd of about 80 elk lives there, certainly also wolves, hux, etc.. I don't think the whole property should be taken out, but just what is needed for a state of the art, modern, high-tech Biosolids composting facility, as small as possible. The rest should stay in the ALR, or become park land for recreation, biking, hiking etc., protecting the existing wildlife. We can say, the area is disturbed and close to a landfill, so let's just add pollution to an area close to a polluted area. But where so we stop with this? Where is the limit? Close by on Spiller Road, a developer (Canadian Horizon) wants to build a subdivision with 400 houses like they did at Sander Canyon. I am opposed to that as well, for the same reasons. Give nature space!					

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Fact Sheet

April 3, 2020

Proposed Organics Composting Facility



Project Overview

The Regional District of Okanagan-Similkameen (RDOS) Solid Waste Management Plan has identified composting as one of the best means to divert waste entering local Landfills. Food waste and other organic materials account for approximately 40% of waste entering landfills in the Regional District by weight.

There are several distinct advantages to building a composting facility near the Campbell Mountain Landfill:

- The cost of composting is much less than landfilling waste.
- Diverting food waste helps extend the life of the landfill.
- There is a strong demand for food waste compost in the south Okanagan and compost is a valuable soil additive that helps plants grow and conserve water.
- There is the potential to have equipment and personal shared at the Landfill and the compost site.
The proposed facility will create locally available compost local agriculturists
- Feedback gathered by the City of Penticton in 2018 indicated strong support from local residents for the establishment of an organics composting facility.

All composting will take place within a building. This will allow for strict odour controls. The entire site will be lined so all liquids can be collected for recirculation on site. The RDOS has applied for a grant that would fund food waste diversion and the proposed organics composting facility. Even without the grant, the RDOS is confident the current economic model makes good fiscal sense. The RDOS has also partnered with the City of Penticton to look at developing a new compost site to replace their existing waste water treatment sludge compost site at Campbell Mountain.

This partnership has the potential of saving millions of dollars, while permanently removing the odour and leachate associated with the existing Penticton facility.



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www.rdos.bc.ca

Proposed Organics Composting Facility

Frequently Asked Questions

Will local residents be consulted about the proposed organics composting facility?

Yes. The RDOS has developed a comprehensive public engagement plan which includes opportunities to provide feedback and get additional information. RDOS staff have also been in contact with residents as required under rules set out by the Agricultural Land Commission (ALC).

In addition, a solid waste management and rezoning process will also take place.

Should I be concerned about leachate?

The Province of BC strictly forbids compost sites from polluting ground water. The proposed composting facility must have liners and impermeable surfaces to trap any possible leachate. Liquids will be recirculated onsite which will also reduce water consumption.

Will there be any increased noise or odours?

Even with more materials being composted, odours will be reduced by approximately 70% over the current City of Penticton compost site. Mixing and primary composting will take place inside buildings designed for odour control. Any equipment operating outside would be done in the daytime, during regular business hours.

What about traffic?

The compost site is intended to help reduce wait times at the landfill. Vehicles with yard waste will go to the compost site, and not to the landfill. This will reduce line ups at the landfill scale, especially in the spring and fall when traffic volumes are much higher.

Are you mixing food waste and waste water sludge?

No. There will be separate areas for food waste compost and waste water treatment sludge composting. Waste sludge compost will be used to create a landscaping product, while food and yard waste can be used for agricultural compost without the use of waste sludge. The City of Penticton is looking to upgrade the existing waste water treatment sludge facility at Campbell Mountain. The two facilities will be able to share equipment, employees and infrastructure which will help save millions of dollars in construction, land and operating costs. It makes good fiscal sense for the City of Penticton and the RDOS to be working together on this project.

Proposed Organics Composting Facility

Next Steps

The RDOS is currently awaiting feedback from the ALC regarding siting of the proposed composting facility. Alternatively, the facility could be sited on non-ALR land. This presents a more costly option that is still viable.

Due to the COVID-19 crisis, open house events and public meetings are not being scheduled at this time. In the coming weeks, the RDOS will be launching an online engagement website similar to *Shape Your City Penticton*. This new interactive website called *Regional Connections*, will allow you to contribute your ideas and feedback on RDOS issues and projects.

Thank you,



Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

For further information, please call 250-492-0237 or email info@rdos.bc.ca.

CivicReady® Mass Notification System – sign up for routine and emergency notifications: <https://emergency.rdos.bc.ca/civic-ready/>

From: ALC Okanagan Land Use ALC:EX ALC.Okanagan@gov.bc.ca
Subject: RE: 1313 Greyback Mountain Road, Penticton, BC - Notice of Exclusion Application
Date: April 6, 2020 at 8:26 AM
To: Jacquie Jackson [REDACTED]

Hi Jacquie,

To clarify, the ALC has not yet received an application for exclusion for this property. I will keep your email on file for if/when an application is submitted to the ALC in the future, but at this time all comments should be sent to the RDOS.

If the application is submitted to the ALC, the Commissioners will review all file material, including public feedback.

Sincerely,

Katie Cox | Land Use Planner | Agricultural Land Commission
201 - 4940 Canada Way, Burnaby, BC, V5G 4K6 | 236.468.2041
ALC.Okanagan@gov.bc.ca | www.alc.gov.bc.ca

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From: Jacquie Jackson [mailto:jacquiej62@gmail.com]
Sent: Friday, April 3, 2020 3:29 PM
To: ALC Okanagan Land Use ALC:EX
Subject: Re: 1313 Greyback Mountain Road, Penticton, BC - Notice of Exclusion Application

Hi Katie,

I have some concerns regarding this Notice of Exclusion Application by the RDOS for the above property.

The Notice sign initially had a deadline date of April 3, 2020 but on March 25, 2020 the RDOS extended the deadline to April 8, 2020.

In your Application Instructions, Step 3: Additional Exclusion Documents

#1. Copy of Newspaper Advertisements - it states that the application must be advertised on two separate occasions not less than 7, or more than 14 days apart, ...

To date, the RDOS has only posted one notice in the newspaper and that was on March 25, 2020 and now next Wednesday, April 8th is the deadline date. How much notice does that actually give the public to express any interest in this Notice?

Canada February 7, 2017 7:19 pm

Regional District of Okanagan Similkameen purchases home near landfill for \$500k



By Shelby Thom
South Okanagan Video Journalist Global News

The Campbell Mountain Landfill, located 5 kilometres east of downtown Penticton, has been operational for 45 years.

It was built long before there were requirements for a special liner or membrane beneath the soil.

That's why contaminants from the garbage are now leaching beyond the dump's property line.

"It is a landfill and it was constructed in 1972 so there is going to be leachate. We've been testing around the landfill for years waiting to see if it was going to start moving down towards the lake and in early 2016 we got our first indicators that it was moving off-site," said Bill Newell, CAO at Regional District of Okanagan Similkameen (RDOS).

The RDOS is attempting to mitigate the problem.

The regional district purchased the property at 1655 Reservoir Road for \$500,000.

Engineering Supervisor Lilsa Bloomfield said it's partially because the property is within a 300-metre buffer zone from the landfill.

Bloomfield said there are also signs of "leachate-type indicator contaminants" in the well, which was not used as a potable source.

Those materials, also discovered in on-site monitoring wells, contain higher than normal levels of sodium and chloride.

Some residents in the area say they aren't worried about leachate migration.

At least one property owner residing at the base of the landfill said their drinking water comes from a domestic source and area residents use irrigation systems for their wineries and orchards.

The RDOS said it will be installing a leachate collection system to ensure contaminated ground water does not reach Okanagan Lake.

"It will put it into a lagoon and will treat the water there and dispose of it," Newell said.

The regional district said the new collection system will be implemented this summer.

Newell said the system is in the design stage therefore the cost has not been finalized.

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April 4, 2017

File No.: 0620.07
Solid Waste Management Plan

JAMES JACKSON
 JACQUELYN JACKSON
 130 FALCON RIDGE DR
 PENTICTON BC V2A8T4

Re: Invitation to Open House about Campbell Mountain Landfill

The Regional District of Okanagan-Similkameen (RDOS) invites you to a public **Open House** on Monday April 24th, 2017 from 6:00 pm to 8:45 pm with a presentation at 7:00 pm at the **Penticton Library Auditorium**, 785 Main Street. This public open house will go over upcoming major capital projects and the potential for the use of biocover in for Campbell Mountain Landfill. Other issues to be discussed include the siting of compost facilities and cart collection in rural areas.

A public website has been set up at www.rdos.bc.ca/departments/public-works/solid-waste/public-consultation-organics-carts-landfills with detailed information.

In 2016, the Regional District developed a new Design, Operations and Closure Plan. The innovative design will allow the Campbell Mountain Landfill to stay open until 2104. In 2017 and 2018 the Campbell Mountain Landfill will be undergoing some large-scale capital projects to help protect the environment.

Biocover Testing

The RDOS is working with Sperling Hansen and Associates, Metro Vancouver and the University of Calgary to develop biocover test plots on the Campbell Mountain Landfill beginning in the Spring of 2017. These plots will test the effectiveness of biocover to break down methane as it is released by the landfill. Methane, a powerful greenhouse gas, makes up about 40% of landfill gas.

In 2008, the Province of BC required larger landfills to install landfill gas capture systems. This involves capping and sealing the landfill to contain gas and then removing the gas with pipes. Analysis shows that the Campbell Mountain Landfill will never capture a significant amount of landfill gas. All the gas collected would be flared.

As an alternative, the RDOS has applied to the Province to install a biocover system across the entire landfill. Biocover works by using a mix of wood chips, organic matter and sand to create an ecosystem for methane eating bacteria. Biocovers are in place across BC but this would be the first use on a facility of this size for primary methane destruction.

If the plots are successful, the RDOS will cover over 8 hectares of landfill with an active biocover in 2018. If they are not successful then the RDOS will be required to install a landfill gas capture system. The biocover option has been estimated at saving over \$13 million over the life of the landfill as compared to landfill gas capture.

Drainage Prevention and Leachate Control

Drainage through the landfill property and leachate leaving the property are intertwined. Water coming down the mountain can flow through the soil into the Landfill property. If allowed to come in contact with

garbage or compostable materials it can pick up contaminants. This ground water, mixed with any surface runoff, can then leave the site contaminating properties down slope.

The RDOS has confirmed that traces of contaminated ground water has left the Campbell Mountain property. The main contaminate found are salts, that are an indicator that other, more serious, materials may be moving downhill. The RDOS has informed all affected property owners.

In 2017 the RDOS will be designing and building a leachate capture system and drainage diversion infrastructure. The drainage diversion will be along Spiller Road. The leachate capture system will be at the base of the landfill. Water collected will be stored in a small lined pond. Depending on the quality of the water collected, the water will either be removed for treatment or used for irrigation on site.

Moving the Penticton Wastewater Treatment Sludge Compost Facility

The RDOS has commenced survey work to look at relocating the City of Penticton Wastewater Treatment Sludge composting operation from its present location within the Campbell Mountain Landfill to one across Spiller Road. The site would be accessed from Spiller Rd and would be within the Campbell Mountain Landfill property. Moving the site will allow for more room within the landfill area for storage of recyclables and future landfilling space.

Siting of a Regional Food Waste Compost Facility


Two locations have been determined as the best sites to potentially locate a large scale Regional Compost Facility. One is located along Marron Valley Road near Highway 3A. The other is located at the Summerland Landfill. The RDOS is commencing public consultation to discuss these sites.

The Regional Compost Facility would be able to compost residential and commercial food waste, yard waste and wood waste. Wastewater treatment sludge could also be composted separately at the site.

Your Feedback and Questions

If you would like to submit any questions or concerns please contact Cameron Baughen, RDOS Solid Waste Management Coordinator, at 250-490-4203. E-mails can be sent to organics@rdos.bc.ca, fax to 250-492-0063 and mail to 101 Martin Street, Penticton BC. We look forward to seeing you at the Open House.

Sincerely,


Lisa Bloomfield, P.Eng.
RDOS Engineering Supervisor



Herald file photo

Hydraulic engineer Jody Good takes a measurement while building riffles during the first phase of the Penticton Creek restoration project in 2015.

Council told residents oppose plan to move biosolids compost site

By Herald Extra Staff

Spiller Road residents didn't take kindly to a recent proposal to move the City of Penticton's biosolids compost site out of the nearby Campbell Mountain Landfill.

"I can tell you 100 per cent of them are opposed to that," Cameron Baughen told city council Tuesday.

Baughen, the solid waste co-ordinator for the Regional District of Okanagan-Similkameen, visited City Hall to provide an update on a public consultation effort that's currently underway.

It's focused on proposed amendments to the RDOS solid waste plan, including construction of a regional compost facility.

Baughen also warned about expensive

work required in years to come at the Campbell Mountain Landfill, which is owned by the city and leased to the RDOS.

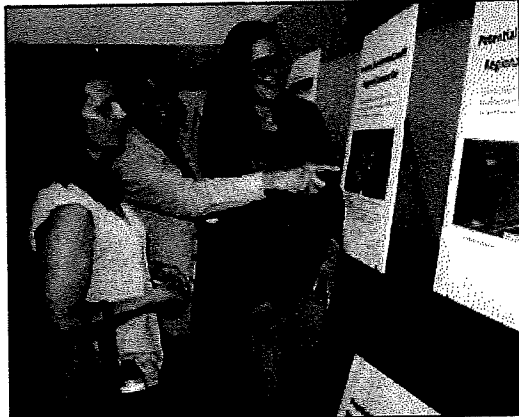
He explained the area where the city composts sludge from its waste-water treatment plant is taking up space that will eventually be needed for garbage.

Leaving the compost site in place will reduce the landfill's lifespan by decades, Baughen said.

Besides moving the biosolids across Spiller Road, he also floated the idea of trucking the material to a new regional compost facility that's proposed to go in at either the Summerland landfill or on Marron Valley Road.

A decision on the biosolids site is not imminent, Baughen said.

Property owners speak out against organics site



More than 100 residents attended a compost public open house at Kaledon Community Hall Wednesday night. Many of the residents live in the vicinity of one of the proposed sites in Marron Valley and are concerned about a drop in property values because of odour, leachate and water quality.

TARA BOWLE/BLACK PRESS

Residents fear odour will affect property values

Tara Bowle
Black Press

Landowners in Marron Valley are concerned property values are going to decay as talk continues around building a regional compost facility in the area.

Connie Cathelin-Castle who owns a 20-acre property that backs on to the proposed site said as soon as potential buyers hear about the organics facility they walk. Along with her husband, Rudy Castle, they have spent 20 years working the land and manueiring it to be what they call the most beautiful properties in the valley.

"We've had a lot of people look at it. They love it and are really interested until they hear about the organics," she said after a public meeting in Kaledon on Wednesday about the proposed facility.

They fear if the facility goes ahead and is built on locatec property owned by a

member of the Penticton Indian Band that their home will never sell. The couple have had the home for sale privately for the last few years, conscious of the reality that as they age they might not be able to maintain the property.

They officially listed it for sale with a realtor just a few months ago after reducing their asking price significantly.

"We've already reduced our price. People are interested. It's a great property. But as soon as they hear about the controversy over the site they aren't interested. I certainly understand their feelings," Cathelin-Castle said.

More than 100 people, mostly from the Marron Valley community, attended a public meeting about the development. Many of the 31 property owners located within an odour control area, determined through a feasibility study by the Regional District Okana-

gan-Similkameen, expressed concerns about property values.

Amy Jo Clark who owns property within a two minute drive of the proposed facility questioned whether the RDOS had plans to compensate residents for lost property values.

She pointed out that it would be three to five years until the facility was in operation and several years before it could be proven that the area was not negatively affected by odour or other problems while in the meantime property owners must wait in limbo.

"There's no question you've reduced property values by 100's of thousands of dollars," she said.

The longtime resident also raised concerns regarding leachate, water quality and the number of trucks that would be going up and down the Marron Valley Road.

Cameron Baughen, solid waste management co-ordinator

for the RDOS said at this point the regional district had not setup anyway to compensate property owners and encouraged residents several times throughout the meeting to stay involved by sending in comments or concerns to the RDOS or talking to their elected officials.

Staff at the RDOS have worked over the last seven years on siting an organics facility that could take yard and food waste, wood chips and treatment sludge for the region. During that time 18 sites were considered and six, including Summerland, underwent further study after the RDOS received a federal grant.

The feasibility study looked at factors including odour control and potential properties affected, cost, impact on the Campbell Mountain Landfill and transportation to and from the site. During the studies 31 properties were identified in Marron Valley as having the potential to be affected by odour at points throughout the year. The modelling showed that no properties would be affected by odour if the Summerland Landfill was chosen.

Odour control is top of mind for staff at RDOS, Baughen said, adding although the operation of the facility will be contracted out the regional district will have strict monitoring in place.

To control odour and leachate the composting will take place inside a building and on concrete. The finished compost will also be stored in a building. By having the compost contained it will not be exposed to the elements and

leachate will be able to be captured and recirculated.

"We want to do this right the first time," he said.

Jackie Goodfellow and her family moved to the area just six months ago. Her home is in the odour zone but her major concerns surround the large trucks that would now be flooding the road.

"In my experience this is a winding, steep dangerous road that

you're now going to send large trucks down. And then there is the junction to consider. There are times I spend 12 minutes sitting there trying to turn and now you're going to be sending 25 trucks a day through there," she said. "On paper it may look like a good choice but the reality is that it's not."

The major concern with the Summerland Landfill is that trucks would have to travel through seven

kilometres of road mainly through residential areas and past a school.

The next public meeting on the organics compost facility will take place in Summerland on May 17 at 6:30 p.m. at Odd Fellows/Rebekah Hall.


Staff will include comments at public information meetings in their recommendation to the board of the RDOS sometime in June.

Thank You

For your vote of confidence and I promise to continue to represent all the citizens of this riding to the best of my ability in the Legislature. Together, we will make a difference in ensuring our regions' success!

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Concerns raised about proposed compost facility

By John Awendi
Black Press

Summersland residents came out to voice their concerns about a proposed regional compost facility considered for the community.

More than 120 people, the majority of them unhappy with the proposal, attended a public information meeting at the Summersland RCMP Hall on Wednesday evening.

Chairman Baughen said waste management coordinator for

the Regional District of Okanagan Similkameen said the proposed facility could save 3,500 to 4,000 tonnes of carbon dioxide a year and extend the life of landfill in the area.

However, there are concerns about odour from the facility, transportation of the materials and trucks.

To reach the site, the trucks would pass through seven kilometre-lined residential areas.

Baughen said other sites with problems

have been poorly treated using the wrong technology or handling raw trash material in the wrong materials.

He said the regional district is working to create a clean site without problems.

"We want to make sure that this site is waste class," he said. "Once you make your neighbours your enemies, you'll never get them back."

At present, the regional district is considering two sites, one in the Marlin Valley

area and one behind the Summersland landfill.

The costs of operating a compost facility at either site is roughly the same, Baughen said.

Residents speaking at the meeting raised concerns about the effects of the site on the community.

Dave Smith, a retired fisheries biologist, said the proposed Summersland site is close to the water treatment facility.

Baughen said the regional district will install the groundwater and will work to ensure liquids from the

compost facility do not contaminate the rest of the groundwater.

Others raised concerns about the increased traffic along Prairie Valley Road. This road, a secondary highway, passes by elementary schools on the way to the proposed facility.

Marciex Heffer said the traffic volume estimated at 20 to 25 trucks a day, would be a potential danger to the children at the elementary schools.

People living in the area said they already have concerns about the safety of children along the busy road.

Marciex Heffer said the projected traffic level could increase significantly in future years.

"Most of us in this area think that this is the worst location," she said.

Odour concerns were also mentioned during the evening.

Some who live in the area said odour winds tend to blow from the west, bringing odour from the site to their homes.

Baughen said these winds have already been considered in the preliminary studies.

Others suggested finding an alternate lo-

cation for the compost facility and reconstructing an access road to the site.

Baughen said the regional district has considered an isolated location but added that the cost of the access road would be prohibitively expensive.

Regional district staff will present comments from this meeting and from an earlier meeting in Kelowna.

The regional district board will make its recommendation of where to locate the site, but if Summersland is selected, the municipality must also approve the proposal.

Concerns raised about compost site

Motion about the proposed facility has been scheduled to come before municipal council on Aug. 28

PENTICTON WESTERN NEWS

JOHN ARENDT / Aug. 25, 2017 4:40 p.m. / LOCAL NEWS / NEWS

Close to 90 Summerlanders with concerns about a proposed regional compost facility met on Friday evening to discuss how to take action.

The meeting, at a home on Mitchell Avenue, was organized by people living near the site of the proposed facility.

Kathy Smith, one of the organizers said in May she and others had asked Summerland council to tell them about the Regional District of Okanagan Similkameen's proposal to have the facility located in Summerland.

They wrote letters to the regional district and the municipality, expressing concerns about water, air, traffic and the local economy if the site were to be located in Summerland.

At the time, they were told any decision would involve a long and detailed consultation process.

A motion about the proposed facility has been scheduled to come before municipal council on Aug. 28.

In addition, the regional district has passed a motion to use \$63,000 for on-site tests. The regional district has also asked Summerland council to pass a motion to begin tests at the site for the future building and operation of the proposed sewage and compost facility.

"This will be a binding agreement and cost taxpayers thousands to alter or rescind," Smith said.

If the regional compost facility is approved, Smith said the regional district will run the operation and Summerland will relinquish its control over the leased site.

She would like municipal council to take time to consider the effects before making a decision on the compost facility.

"What is the hurry?" she asked. "Why do so few Summerland residents know about this?"

She urged residents to write to council, attend the Aug. 28 meeting, talk with their neighbours, post signs or banners and assist with information groups to question council.

Those present at the meeting expressed their concerns about the proposed facility.

"What's going to happen five, 10 or 20 years down the road," asked Mel Kozun, wondering if the facility would eventually take all compost facilities from the entire valley, not just from the regional district.

Marilyn Hansen suggested the Brenda Mine site as a better location. She said this site has been recommended by Tom Siddon, a director at the regional district.

Coun. Janet Peake said members of council need to consider the decision carefully before the vote.

"Our landfill is an asset, and we should be careful with our assets," she said. "I think there's some risk management involved in having a landfill."

A resolution at the council meeting is for the municipality to provide the regional district with access to the landfill site, for the purpose of carrying out technical studies related to the proposed facility.

Compost operation running out of room

By Joslyn Thomson
Western News Staff

As the City of Pasadena continues to grow in population, how the city treats its wastewater solids needs to be adapted to meet new regulations and address the issues with the aging compost facility.

Council heard from David Lyson, project manager and senior process engineer with AECOM, last week about the viable solutions to address the city's growing waste solid production as well as the compost operation at Campbell Mountain Landfill. The city also wanted to ensure it is prepared for the upcoming changes to the Organic Matter Recycling Regulation (OMRR).

"The compost operation up at Campbell Mountain is

an old facility, it's beginning to show its age. This is the whole driver behind trying to develop a solution that can develop a sustainable product and be able to replace the existing facility as it winds," said Lyson, adding they were aiming to come up with three options, at most. "We initially looked at all technology options and we wanted to go through a screening process to look at them and whittle them down."

This meant considering 23 different technologies and evaluating whether they would meet the city's needs and were feasible with the city's budget. According to the report submitted to the city by AECOM, eight of the 23 options were identified for a more detailed evaluation,

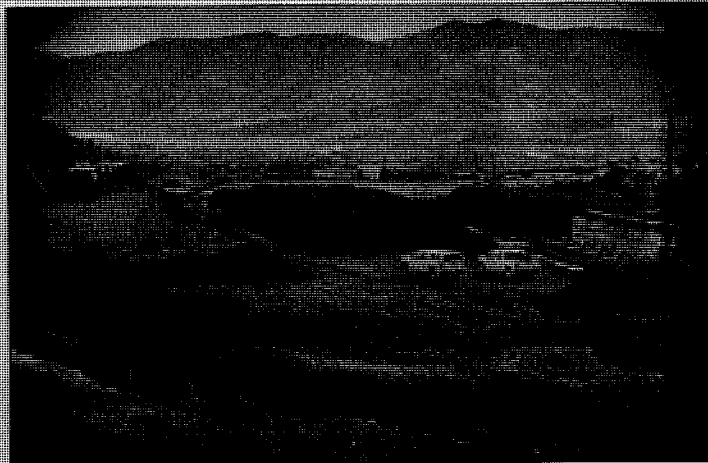
including city and stakeholder input. While this process narrowed the field to three viable technologies, the report stated they are "significantly beyond the planned capital budget for this project."

"It was this aspect that led to the re-examination of a new biosolids composting facility. Given the upcoming changes to OMRR, composting facilities will be able to accept raw, dewatered wastewater solids as a feedstock, thus allowing the city to maintain its current practice of trucking dewatered raw solids from the plant," stated the report's conclusion and recommendations.

"The proposed enclosed, enclosed composting system would be capable of

reliably producing a Class A biosolids product as defined in the regulation, while mitigating issues that have plagued the current operation over the years (primarily odours)."

The proposed facility would contain enclosed compost tunnels as well as an odour control system, which would prevent odours from entering the surrounding community. The report does warn that the odours associated with hauling the raw dewatered solids could only be adequately addressed by undertaking mesophilic anaerobic digestion of the fermented primary sludge, which would mean an added capital cost for the city to provide. The cost of building the facility would be roughly



Pasadena's composting facility at the Campbell Mountain landfill is aging, and the city is considering several options to address the issue, following a presentation at the Aug. 23 council meeting. (Contributed)

\$8.2 million, while the cost to include the digestion process would bring the project cost to \$11.1 million.

Another problem is that it is difficult to find facilities

that will take the compost produced by the facility, but the report stated this will be a challenge regardless of the solids management option the city selects. Len Robson,

manager of public works with the city, said the RFP is looking into constructing a regional compost facility but "it's too early to tell what's going on with that," Robson added.

he will be requesting funding in the upcoming 2020 budget deliberations for the design of this proposed facility but only after further conversations with the RFP.

RDOS studying composting sites

By John Arendt
Black Press Media

The Regional District of Okanagan Similkameen is contributing \$50,000 to an organics composting siting study.

The study is to review the feasibility of an organics composting site at the Campbell Mountain Landfill and the Okanagan Falls landfill.

The organics composting facility is being considered as a way to divert organic materials from landfills.

In a report to the regional district board, Andrew Reeder, manager of operations, said food waste and organic materials account for roughly 40 per cent of waste going to landfills in the region.

Diverting these materials has benefits including extending the life of landfills, reducing greenhouse gas emissions and creating compost for agricultural production.

This is not the first time a composting facility has been considered by the regional district.

In 2017, the regional district considered a facility to be located at either the Summerland Landfill or the Marron Valley Landfill.

Both sites were rejected and



The Okanagan Falls landfill is one of two sites considered for a regional organics composting site. (RDOS photo)

both were the subject of considerable public opposition.

Reeder has raised concerns about both of the sites now under consideration.

The Campbell Mountain Landfill has a biosolids facility, but this facility does not have odour control and will affect neighbouring properties, he said.

He added that the existing facility at Campbell Mountain does not meet the province's regulations for leachate management.

The site at Okanagan Falls is small and is not as efficient as Campbell Mountain. Putting a compost facility at this site could also result in some public opposition, he said.

If the composting facility were to be located at the Okanagan Falls site, the landfill itself may need to be closed to accommodate this option.

If neither of the two sites under consideration proves to be feasible, regional district staff will consider whether further site reviews are warranted.

Suspect arrested

3/21/2020

RDOS eying property near Pentiction landfill for new organics and biosolids comp

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Compost location found?

RDOS eying property near Pentiction landfill for new organics and biosolids composting facility

Colin Dacre - Jan 6, 2020 / 11:00 am | 10 min read



Photo: Google Maps

The Regional District of Okanagan Similkameen is eying a parcel of land near the Campbell Mountain Landfill for a new organics and biosolids waste composting facility.

The board will meet Thursday to discuss the purchase of an unidentified ALR property next to the dump. The location has been selected after a review of Campbell Mountain and the OK Falls landfills, the latest part of a multi-year, sometimes-controversial search for location for a regional composting facility.

The RDOS has been struggling since 2017 to find a place to process biosolids from the Pentiction Wastewater Treatment Plant as well as food and yard waste. The current outdoor facility at Campbell Mountain is not-compliant with regulations and has drawn complaints from neighbours.

An RDOS report says a new grant program has been identified that could fund up to 83 per cent of the expected \$17.2-million price tag for the facility, which would utilize "in-vessel" composting to minimize odours.

"A recent business case comparing a currently designated site at Campbell Mountain and the proposed site has determined, a potential advantage of \$1.7 million to purchase the new site rather than build on the Campbell Mountain Landfill site due to geotechnical considerations," the report says.

The movement of the composting site off the current property will also free up between \$11 million and \$16 million worth of landfill space.

"The proposed land purchase will buy lands that are currently impacted due to nuisance, thus eliminating a source of complaint and liability," the report continues.

Should the grant application be successful, the RDOS would be required to contribute just \$2.9 million to construction, plus the cost of land.

Studies have found that up to 26 per cent of the total waste stream could be diverted from the landfill should a regional composting facility be built and a curb side food collection program be rolled out.

The RDOS has been trying to find a location for such a facility for years. It initially selected a property in Merron Valley in 2017, but reversed course after outcry from neighbours and the local

<https://www.castnet.net/news/Pentiction/273978/RDOS-eying-property-near-Pentiction-landfill-for-new-organics-1>

3/21/2020 RDOS eying property near Penticton landfill for new organics and biosolids composting facility - Penticton News - Caxtonet.net

MLA, The District of Summerland also refused to host the facility at its own landfill later that year.

The RDOS board will discuss the actual purchase of the property in a closed session Thursday morning, but in the afternoon will debate applying for the required grants and required ALR exclusion during an open session.

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Winnipeg - 12:00 pm

F Cameron Baughen cbaughen@rdos.bc.ca
Subject: RE: Open Session regarding "RDOS eying property near Pentiction landfill for new organics and biosolids composting facility"
Date: January 8, 2020 at 11:10 AM
To: Alix MacDonald
Cc: Jacquie Jackson



The Board Agenda is available here: <https://www.rdos.bc.ca/regional-government/board-meetings/2020-schedule-of-meetings-agendas/>

You would be looking for the Board Meeting in the afternoon. This is not an interactive meeting but the public are welcome to attend in the gallery. The RDOS office is at 101 Martin Street. Parking can be an issue and the closest free parking is down on the lake by the Peach concession stand.

Cameron Baughen, RDOS Solid Waste Management Coordinator
101 Martin Street, Pentiction BC
Ph 250-490-4203 TF 1-877-610-3737
cbaughen@rdos.bc.ca www.rdos.bc.ca

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From: Alix MacDonald, Crooked Tree
Sent: January 8, 2020 11:05 AM
To: Cameron Baughen <cbaughen@rdos.bc.ca>
Cc: 'Jacquie Jackson' <
Subject: Open Session regarding "RDOS eying property near Pentiction landfill for new organics and biosolids composting facility"

Hi Cameron,

This Castanet article - <https://www.castanet.net/news/Pentiction/273978/RDOS-eying-property-near-Pentiction-landfill-for-new-organics-and-biosolids-composting-facility#273978> - states that "The RDOS board will discuss the actual purchase of the property in a closed session Thursday morning, but later in the afternoon will debate applying for the required grants and required ALR exclusion during an open session". Many residents of the Falconridge area are interested in attending. Would you please tell me when and where this meeting will take place so that I may inform the neighbourhood?

Thank you,

Alix

Alix MacDonald, BID, BFA(Hons)
Crooked Tree Guest Suites



F : Alix MacDonald, Crooked Tree [REDACTED]
Sub : RE: RDOS eying property near Penticon landfill for new organics and biosolids composting facility
Date: January 7, 2020 at 9:34 AM
To: Jacquie Jackson [REDACTED]



Maybe it would be timed with the new road?

Here's what Pam Willis just sent me:

I called Karla Kozakavitch yesterday and had a long, cordial and interesting conversation. She explained that she couldn't say what property they were considering because it was at the in camera phase. They would also then have to go through the ALR rezoning process with the provincial government. We discussed a huge range of issues up here including Gil and his access through your property.

It is possible that the address for the composting site could be the old Spiller Ranch but I really have no idea. She did say that there is a public portion of the meeting on Thurs afternoon. I may go to hear what they have to say but I told her that I wanted my protest to be known regarding conversion of ALR land to non agricultural use.

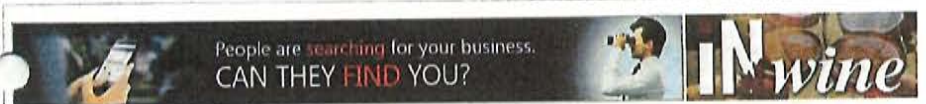
Yours in protest
Pam

Gotta run . . . first trip to town today (yes, 4 yesterday 😊) coming up,

Alix

3/21/2020

Pentiction directors voice approval for regional composting initiative - InfoNews



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Pentiction directors voice approval for regional composting initiative

Steve Arstad



FILE PHOTO - Regional district directors agreed to apply for grant funding to build a composting facility on Campbell Mountain at today's regular board meeting, Jan. 9, 2020. (STEVE ARSTAD / INFOnews.ca)

January 09, 2020 - 4:32 PM

Regional board directors and particularly Pentiction directors voiced their collective enthusiasm over a staff recommendation that would provide impetus for a composting facility.

A staff recommendation calling for a grant application for funds to build a regional composting facility was approved at today's, Jan. 9, regional district board meeting.

Regional District of Okanagan Similkameen chief executive officer Bill Newell told the board the regional district had been studying possible sites for a regional composting facility for several years and had recently approved a site for Oliver.

A search for another more northern site has centred around the Campbell Mountain landfill, with the regional district looking at several properties in the area.

Newell said board authority was required in order for the regional district to apply for a grant that would fund up to 83 per cent of capital costs, if successful.

Newell said discussion with landowners for a possible property purchase also needed to be initiated.



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1/3

3/21/2020

Penticton directors voice approval for regional composting initiative - InfoNews

RDOS manager of operations Andrew Reeder told the board benefits of a composting facility included a potential 25 per cent reduction in landfill use, and the production of compost for local agricultural use.

Penticton director Julius Bloomfield voiced his "full support" for the initiative, while Penticton director Katie Robinson called it "really long overdue."

Penticton director Jake Kimberley said he was in support of extending the life at the landfill.

"Anything to do with landfill is going to be expensive," he said.

Penticton director Frank Regehr also expressed his support.

Next steps will depend on the regional district's success in winning a grant. Reeder says if successful with a grant award this fall, it would take between six months and a year to build the facility, following which the regional district would implement a curbside program.

To contact a reporter for this story, email Steve Arstad or call 250-488-3065 or email the editor. You can also submit photos, videos or news tips to tips@infonews.ca and be entered to win a monthly prize draw.

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Tags: Penticton news, PNJAN2020, RDOS 2020, RDOS composting facility, Steve Arstad

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ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: January 9th, 2020

RE: Organic Composting- Proposed Scope

Administrative Recommendation:

THAT the Regional District apply for an "Investing in Canada Infrastructure Program- B.C." grant in order to construct an in-vessel organics food, yard waste and biosolid waste composting facility;

AND THAT the RDOS submit an application to the Agricultural Land Commission (ALC) for the exclusion of lands required for the purposes of constructing an organics composting facility from the Agriculture Land Reserve (ALR); or, failing that, for a non-farm use;

AND THAT the RDOS enter into an option to purchase agreement for land suitable for the purposes of constructing an organics composting facility; and, once the land is compliant with regulations for that use, proceed to purchase the land.

Purpose:

To locate and acquire property for the construction of an in-vessel organics waste composting facility to accommodate food waste, yard waste and biosolids from the City of Penticton Waste Water Treatment Plant.

Background:

In order to further divert wastes entering the landfill, the Solid Waste Management Plan has identified organics diversion as the primary means of achieving this goal. Food waste and other organic material accounts for approximately 40% of waste going to landfills in the RDOS. Previous studies estimate a diversion potential of 26% of the total waste stream should a curbside food collection program be put in place. Further, previous studies have shown that the costs to process wastes through composting are lower than that of landfilling.

On September 19th, 2019 the Board authorized staff to pursue a compost siting study. Specifically to look at the Okanagan Falls landfill site and lands at or near the Campbell Mountain landfill. Upon review of these two sites it became clear the Campbell Mountain landfill would be the preferred alternative. It is also clear that combining the biosolids and organics composting operations will be a significant cost savings.



These advantages are:

- The Regional District has submitted an application to the Ministry of Environment for a Bio-cover methodology to meet the requirements of the Landfill Gas Regulation. Approval and successful implementation would be assisted by removing organics from Campbell Mountain.
- The Regional District is required to provide a site to the City of Penticton for bio-solids treatment and composting. The current site at Campbell Mountain is non-compliant.
- The organics composting facility leachate control system could be combined with the Campbell Mountain landfill system.
- The Campbell Mountain landfill is open more hours in the week than that of the Okanagan Falls landfill. Longer hours will assist in receiving biosolids, organic amendment, and food waste and will assist with the sale of finished compost. It is also more convenient for the majority of residents in the Service Area.
- There is no water source near the Okanagan Falls landfill where the Campbell Mountain landfill site has an active well on site and the ability to obtain additional water from the City of Penticton.
- The Campbell Mountain Landfill currently has a biosolids composting facility where Okanagan Falls does not. The Okanagan Falls Landfill site is closer to residential land use where the new Campbell Mountain landfill composting facility is a consistent use and will dramatically reduce existing nuisances.
- The driving distances for curbside collection vehicles dropping of garbage and organics will be much lower at Campbell Mountain.

A number of recent events have increased the opportunity and urgency to establish a composting facility. Specifically, a new grant program has become available that could fund food waste diversion, and the proposed organics composting facility. The grant, if successful, would fund up to 83% of capital costs, not including land, but must include a predesign of the facility. The submission deadline is February 26. An appropriate land parcel has been identified. The Agricultural Land Commission is changing ALR exclusion rules after January 30, 2020 that may be problematic. Any application prior to January 30, 2020 will follow current rules.

A recent Business Case comparing a currently designated site at Campbell Mountain and the proposed site has determined a potential advantage of \$1.7M to purchase the new site rather than build on the Campbell Mountain Landfill site due to geotechnical considerations. Also, the movement of the composting site off the Campbell Mountain Landfill property, will save landfill air space, estimated to be valued \$11M to \$16M over the life of the landfill. The proposed land purchase will buy lands that are current impacted due to nuisance, thus eliminating a source of complaint and liability.

Total capital costs for the project are expected to be at \$17.2M plus land costs. Should the Regional District be successful with a grant application our share of the capital costs will be \$2.9M. This will enable a significant reduction in the aggregate biosolids and food waste composting per tonne cost of \$100 to capitalize and process organic wastes.

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Page 2 of 4



Analysis:

There are several distinct advantages to build a combined biosolids/food waste composting facility near the Campbell Mountain Landfill. These advantages are:

- The cost of composting is less than that of landfilling wastes
- Combining biosolids, food waste and yard waste composting in the same facility is shown to reduce costs compared to running multiple sites. This is due to less capital and operating costs to operate one facility versus several. The consultant has identified a \$20 per tonne savings.
- The Biosolids composting does not appear to be eligible for the current grant funding where a combined organics composting facility will be eligible.
- Diverting food waste furthers our objectives to divert organics entering our landfill and helps to trap Carbon that would otherwise be released into our atmosphere.
- Diverting food waste helps to extend the life of the landfill which is currently the most cost effective refuse disposal method. A 26% diversion means that the life of the landfill can be extended.
- Food waste compost will be a separate compost stream than that of the biosolids and can be used on farms.
- Compost is a valuable soil additive helps to trap moisture and conserve water.
- The addition of strict odour control in the new facility will reduce existing nuisances dramatically.
- The City of Penticton must improve its leachate management and odour control in order to be compliant with Provincial regulation
- There is an opportunity to use the Landfill scales and leachate control systems.

There are several distinct advantages to purchase the land near the landfill. These advantages are:

- The capital cost to construct the composting facility is less than the cost to purchase the land, and represents a net savings of \$1.7M
- The construction of the composting facility will move the facility away from neighbouring properties, create a strict odour control system and reduce risks of complaints.
- By moving the composting facility offsite, we create between \$11M to \$16M worth of airspace for the landfill
- The purchase of land will give us room to grow should additional treatment trains such as digesters or as the population increases.
- There will be large areas for compost storage should there be a down turn in compost sales.



Next Steps:

Should the Board agree to the above recommendations, staff will bring back an in-camera report on the land purchase.

Respectfully submitted:

Andrew Reeder, Manager of Operations

From: **Alix MacDonald, Crooked Tree**
 Subject: **Landfill/Composting - the scoop from Kozakevich**
 Date: **January 19, 2000**
 TC

Hi Neighbours,

There has been a lot of fear, confusion and general upset, not to mention some misinformation, swirling about recently vis-à-vis the Campbell Mountain Landfill and a potential new composting facility near to it. As such, I called Karla Kozakevich, RDOS Chair and Director of Electoral Area E, Friday morning to find out what I could about the situation. A recap of our chat is below.

Firstly, nothing has been finalized – far from it, actually - but, as you know, things have been set in motion. Regarding a future composting facility on an 'undisclosed' location near the landfill, the RDOS Board has decided to submit an application to the Agricultural Land Commission (ALC) to see if they will provide an exclusion of ALR land approval for a compost facility or a non-farm use approval for said land. As well, the RDOS Board voted in favour of applying for a grant to construct an in-vessel organic food, yard and biosolid waste (waste water treatment sludge) composting facility near the Campbell Mountain Landfill.

The ALC *"is an independent administrative tribunal dedicated to preserving agricultural land and encouraging farming in British Columbia"*. It is absolutely autonomous and is not influenced in any way by other governmental bodies, businesses or individuals. The ALC makes an unbiased and objective ruling on every application it receives and reviews. A recent application to the ALC by a winery in the Oliver/Osoyoos area was denied which apparently surprised the RDOS. I include this example to illustrate that there is no way to know or even guess how the ALC will view the RDOS's application. I am told that the ruling for the RDOS's application will not be known for 3 months or more.

While waiting for the ALC's ruling, the RDOS could submit an offer to purchase the 'undisclosed' land, with ALC application approval as a subject, or buy it outright. If the latter, the land could be resold or used for other purposes should the ALC deny the RDOS's application. Either way, something HAS to be done. Siding a composting facility near the landfill makes more sense in general to the RDOS; however, they are looking at other locations further away (ones already considered or completely new ones elsewhere in the RDOS) which are still possibilities should this present idea fail. As an aside, the RDOS has been planning to implement other improvements to the landfill such as a new access.

Grant applied for – to establish a compost facility at Campbell Mtn in Penticton

The RDOS board also supported a staff proposal to submit an application to the Agricultural Land Commission (ALC) for exclusion of lands required for the facility, and to proceed with the land purchase once the land is compliant.

"There are several advantages to building a composting facility near Campbell Mountain Landfill," says RDOS chair Karla Kozakevich.

"The proposed facility will reduce costs, extend the life of the landfill, and reduce greenhouse gas emissions and nuisance odours." Previous studies estimate a curbside food collection program could potentially divert 26% of the total waste stream.

The primary advantages of the proposed program and location include:

The cost of composting is less than adding to the landfill.

Combining biosolid, food and yard waste in the same facility is shown to reduce costs compared to operating multiple sites.

Diverting food waste furthers RDOS objectives to divert organics entering the landfill.

Diverting food waste will help extend the life of the landfill and reduce lineups.

New, locally-available food waste compost will be available for both agricultural and residential use.

Compost is a valuable soil additive that helps trap moisture and conserve water.

The construction of the composting facility will establish a strict odour control system and move the process away from neighbouring properties.

A strict leachate management plan will also be established.

Purchasing land to construct the composting facility is more cost effective and represents a net savings of well over \$1M.

On September 19th, 2019 the RDOS board authorized staff to pursue a compost siting study. A number of recent events have increased the opportunity and urgency to establish a composting facility. Specifically, a new grant program has become available that could fund food waste diversion, and the proposed organics composting facility.

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1/2020

Grant applied for – to establish a compost facility at Campbell Mtn in Penticton

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JANUARY 10, 2020, 8:26 AM

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Organic Composting Site Update

The board of the Regional District of Okanagan-Similkameen (RDOS) has voted in favour of applying for a grant to construct an in-vessel organic food, yard and biosolid waste (waste water treatment sludge) composting facility near Campbell Mountain Landfill.

Osoyoos, BC
17°C
Wind: NNW 22 km/h
Gust: 35 km/h

Tonight: 2°C
Sun: 11°C
Sun night: 1°C

Environment Canada / Environnement Canada

[REDACTED]

Sub: RE: Info re: Open Session regarding "RDOS eying property near Pentticon landfill for new organics and biosolids composting"
Date: January 10, 2020 at 10:26 AM



Hello again:
Quick recap on yesterday afternoon's meeting.
Stefan and I attended knowing fully well it was an exercise in futility. Glad we did though because it was interesting to see how they positioned it.

Directors spoke in favour viewing it as wonderful to get organics recycling going in the region. They were thrilled it was the least expensive route.
There was no mention that human waste from the waste treatment centre is in the equation – it was as if they were only looking at household organic recycling.
Absolutely no mention of the blight it places on the region's landscape.
Also, they are totally sold on the idea that "in vessel" mitigates the odours. Apparently, they've never driven by "stinky truck" from waste management where the waste is contained "in vessel".

Staff were given the go ahead to pursue grants and look at purchasing land.
<https://olivedailynews.com/grant-applied-for-to-establish-a-compost-facility-at-campbell-mtn-in-pentticon/?fbclid=IwAR3l8PPrFvkArpvaFwHZHMV96b2Up0iZil-eHaExY-QKYPGPgCMglY-ktSo>

Clearly, directors view it as our NIMBY problem and just don't get it impacts so much more broadly. Or if they get it, they've chosen to put blinders on for their short political term rather than consider future implications.

Still going to share my post further, for selfish and altruistic reasons.

Thanks,
Roz



...
better traffic corridors in general, a new and/or relocated scale and etc..

Secondly, 4 years ago the Ministry Environment mandated that the RDOS upgrade the overall dumping facility. The Ministry's requirements should have been met by the RDOS by now but, since the RDOS has been working very hard on this issue ever since, it has been given time. Nevertheless, time is nigh that *something* be put in place. There have been, as you know, many proposals put forth; there has, as well, been testing of various methods going on. Ultimately something will be done but whatever happens, it will not go ahead without public consultations such as open houses.

Hopefully this information will provide a bit of relief, in the meantime anyway!

Alix

Alix MacDonald, BID, BFA(Hons)
Crooked Tree Guest Suites



Alix MacDonald



4/2/2020

MyNaramata: Print Version

MARCH 26, 2020

RDOS Update: Landfill Traffic Creating Safety Concerns

RDOS

An increase in spring home and yard cleaning has resulted in safety issues at landfills operated by the Regional District of Okanagan-Similkameen (RDOS).

This past weekend, there was a large spike in the number of people visiting landfills. Due to the COVID-19 pandemic, residents are asked to use curbside collection until further notice. If you are self-isolating or displaying symptoms of COVID-19, **STAY HOME**.

The Campbell Mountain Landfill has been especially busy. Lineups on busy days are stretching outside the landfill and blocking traffic. This affects landfill users, and residents who live near the landfill. For the health and safety of the public and to protect staff, the Regional District of Okanagan-Similkameen (RDOS) is requesting the following:

- Use residential yard waste collection. Most residential homes have bi-monthly yard waste collection. The City of Penticton is collecting unlimited amounts of properly packaged yard waste next week. Please contact your local government for information or check your curbside calendar.
- Landfill Customers are asked to bring a credit or debit card for payment. Cash will not be accepted.
- If you are self-isolating or displaying symptoms of COVID-19, follow the order from the Provincial Health Officer and stay home. This includes anyone returning to Canada.

"We understand many people are returning from their winter homes or sitting at home in isolation," says RDOS chair Karla Kozakevich. "But an unnecessary visit to the landfill can place staff and others at risk. Please listen to health professionals and follow self-isolation and physical distancing procedures."

If landfill attendance and the associated risks cannot be mitigated, the RDOS will need to consider increasingly restrictive measures for managing unnecessary exposure, up to and including closing the facilities to non-commercial customers. If additional actions become necessary, advance notice will be posted on the RDOS website and shared with local media. For now, all RDOS landfills are open during regular hours.



Lauri Feindell

From: Info
Sent: April 8, 2020 4:30 PM
To: Planning
Subject: FW: Opposition to Notice of Exclusion Application - 1313 Greyback Mountain Road Penticton

From: Jacquie Jackson [REDACTED]
Sent: April 8, 2020 4:16 PM
To: Info <info@rdos.bc.ca>; alcburnaby@victoria1.gov.bc.ca; Alc Okanagan Land Use Alc:Ex <ALC.Okanagan@gov.bc.ca>; arg.minister@gov.bc.ca; dan.ashton.mla@leg.bc.ca; richard.cannings@parl.gc.ca; council@penticton.ca
Subject: Opposition to Notice of Exclusion Application - 1313 Greyback Mountain Road Penticton

Attachments available until May 8, 2020
Hello,

Attached are the following:

1. Protect Agricultural Land Petition with 96 signatures and confirming emails opposing the Notice of Exclusion Application for 1313 Greyback Mountain Road.

Please note, that of the area residents that live beside or above Campbell Mountain Landfill and signed this petition, there is 98% opposition.

2. Online GoPetition with 145 signatures opposing the Notice of Exclusion Application for 1313 Greyback Mountain Road.

Jacquie Jackson

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Protect Agricultural Land Petition and Emails.pdf
217.6 MB

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GoPetition Results.pdf
27.9 MB

4/2/2020

Chemicals from Land-Applied Biosolids Persist in Soil



Environmental Health - Toxic Substances Hydrology Program

Chemicals from Land-Applied Biosolids Persist in Soil

A study by scientists from the U.S. Geological Survey (USGS) and Colorado State University-Pueblo shows that some chemicals in biosolids that are applied to nonirrigated farmland are sufficiently persistent and mobile to move into the soil beneath farm fields. Biosolids are the treated solid-waste component of wastewater treatment plant effluent; about 50 percent of the biosolids produced in the United States are applied to land as a fertilizer.

The field-scale study was initiated in 2007 in a semi-arid environment in eastern Colorado on land with no previous history of biosolid application. Typical agronomic practices were employed in the study. The biosolids, soil, and crop were monitored for a year and a half, which enabled the evaluation of the persistence and movement of contaminants from biosolids into the soil column after biosolid application.

Measurements indicate that nonylphenols (commonly used in detergents and other manufacturing), benzo[a]pyrene (a polycyclic aromatic hydrocarbon and byproduct of incomplete combustion of organic matter), diethyl phthalate (commonly used in plastics), d-limonene (a solvent obtained from citrus fruits), HHCB (galaxolide, a polycyclic organic musk used in fragrances), and triclosan (an antimicrobial) had migrated downward through the soil by 468 days after application. The study also showed indications that uptake by mature wheat plants was minimal. Soil and biosolid samples that were collected before and after biosolids application and incorporation in the soil were analyzed for 57 chemicals of potential environmental concern. During harvest, wheat samples were collected from control fields and from fields on which biosolids had been applied.

This study was supported by the USGS Toxic Substances Hydrology Program.

Reference

Yager, T.J.B., Furlong, E.T., Kolpin, D.W., Kinney, C.A., Zaugg, S.D., and Burkhardt, M.R., 2014, Dissipation of contaminants of emerging concern in biosolids applied to nonirrigated farmland in eastern Colorado: JAWRA Journal of the American Water Resources Association, v. 50, no. 2, p. 343-357, doi:10.1111/jawr.12163.



Soil sampling in Eastern Colorado indicated that some chemicals introduced to nonirrigated farmland through biosolids application persisted through 468 days, and some chemicals were sufficiently mobile to be detected in soil as deep as 126 centimeters below land surface. Photo credit: Tracy Yager, USGS.

More Information

- [Emerging Contaminants in the Environment Investigation](#)
- [Land Application of Municipal Biosolids Emerging Contaminants Investigation](#)
- For more information contact [Tracy Yager, USGS Colorado Water Science Center](#)



This article was featured as an article in the [USGS GeoHealth Newsletter, Vol. 11, No. 1, 2014](#)

Related Science Features

- [Commonly Used Chemicals Transported to Agricultural Field through Municipal Biosolids Application](#)
- [Cyclical Mobilization and Attenuation of Naturally Occurring Arsenic in an Underground Petroleum Plume](#)
- [Multi-State Survey Measures Parabens in Municipal Wastewater Biosolids](#)
- [Recovery of Stream and Adjacent Groundwater After Wastewater Treatment Facility Closure](#)
- [Pharmaceuticals and Other Chemicals Common in Landfill Waste](#)
- [Hormones in Land-Applied Biosolids Could Affect Aquatic Organisms](#)
- [Biosolids, Animal Manure, and Earthworms: Is There a Connection?](#)
- [Household Chemicals and Drugs Found in Biosolids from Wastewater Treatment Plants](#)

https://toxics.usgs.gov/highlights/2014-06-10-biosolids_teach.html?fbclid=IwAR1ccCm_er7K35NuBCTyYbXwddshexnQDXxqf7vYSWEwvj3tzt6mj0_E

1/2

facilities to operate at reduced capacity or to shut down for extended periods of time for system modification. For example, a horizontal plug-flow system in Hickory, North Carolina, was shut down for more than a year while an odor issue was addressed. The system reopened after the addition of air pollution control equipment. The lack of available spare parts has also caused extensive periods of downtime at some facilities. Design configurations have caused some facilities, primarily vertically oriented plug-flow systems, to experience month-long periods of inoperation while routine maintenance was performed. Difficulties in emptying the vessels have been cited as a reason for significant maintenance requirements (O'Brien, 1986.) A system in Lancaster, Pennsylvania, was shut down when state regulators determined it did not meet temperature requirements for Class A pathogen reduction.

There are three basic compost market strategies. The first is the use of compost areas used by the public sector, such as parks, ball fields, landfill cover, and urban reclamation projects. Second, direct marketing to users maximizes revenue and improves the public image of the producer. This strategy could include distribution centers run by the compost facility where customers, such as homeowners, greenhouses, landscapers, and nurseries, can come to pick up the compost. The third strategy is to use a compost broker. This may result in lower revenue but removes the administrative burden of compost marketing. About 25 percent of composters employ a broker. It should be noted that revenue from compost sales will not cover production costs but should offset market development costs. Sale prices range from \$5 to \$60 per ton.

COSTS

Costs associated with in-vessel composting systems vary considerably from facility to facility. Site specific factors and the many configurations and equipment choices make it difficult to provide general costs for this technology. Annual operation and maintenance costs as low as \$61 and as high as \$534 per dry ton of biosolids composted were cited in a 1989 survey (Alpert *et. al.*, 1989.) A more recent assessment estimated costs for composting

between \$100 and \$280 per dry ton of biosolids processed. In-vessel systems generally represent the high end of such cost ranges (O'Dette, 1996.)

The following items must be considered when estimate costs for a specific in-vessel composting facility:

- C Land acquisition.
- C Equipment procurement, including the composting vessel, loading equipment, conveyors, air supply equipment, temperature monitoring equipment, and odor control equipment.
- C Operation and maintenance labor.
- C Additives, such as bulking agents, to be used in the specific vessel selected.
- C Energy (electricity and fuel for equipment).
- C Water and wastewater treatment.
- C Equipment maintenance and upkeep.
- C Product distribution expenses and marketing revenues.
- C Regulatory compliance expenses such as permitting, product analysis, process monitoring, record keeping and reporting.
- C Preprocessing equipment for bulking agent.

REFERENCES

Other Related Fact Sheets

Odor Management in Biosolids Management
EPA 832-F-00-067
September 2000

Centrifugal Dewatering/Thickening
EPA 832-F-00-053
September 2000

stabilization. Provisions to monitor the degree of stabilization allow operators to determine when the biosolids are adequately processed and ready for removal to curing piles.

Features of the site on which the in-vessel composting facility is to be located must be considered during design, including size, relative position to residential areas, availability of wastewater treatment, drainage, and access. Examples of optimum locations for in-vessel composting include a large tract of land in an industrial area or a site near a municipal solid waste landfill. One needs to determine the meteorology of a potential site so that odors can be adequately treated, diluted and dispersed.

PERFORMANCE

According to a survey conducted by *BioCycle, Journal of Composting and Recycling*, in January 1999, there were 54 in-vessel composting facilities processing wastewater residuals across the United States (Goldstein and Gray, 1999) and 11 more facilities were in various stages of design or construction. Since that survey, at least two facilities (Portland, Oregon and Camden County, New Jersey) have closed. The vendor systems used at the facilities listed in this survey include:

- C Davis Composting and Residuals Management (formerly Taulman Composting Systems.)
- C Bedminster Bioconversion (co-composting with municipal solid waste.)
- C US Filter/International Process Systems.
- C Longwood Manufacturing.
- C American Biotech Systems.
- C Purac.
- C Gicon Tunnels.
- C Resource Optimization Technology (ROT Box.)

- C Compost System Company Paygro.
- C Green Mountain Technologies.
- C Waste Solutions.
- C Royer.
- C Fairfield.
- C Comporec.
- C Compost System Company Dynatherm.
- C Dano.

In addition to these, there are several aerated static pile systems contained within a building that are categorized as in-vessel systems.

The above list is not intended to be a comprehensive list of vendors who offer in-vessel composting facilities. There are also many facilities in operation which use non-patented systems and components.

The number of operating in-vessel composting facilities for biosolids in the United States has steadily increased in the last two decades but has leveled off in recent years. In spite of early operational difficulties and challenges, many early facilities have been upgraded and are successfully operating today.

OPERATION AND MAINTENANCE

In-vessel composting systems can be relatively complex but the skills required for successful operation are common to wastewater treatment plant personnel. Typical labor requirements include heavy equipment operators, maintenance personnel, and instrumentation/computer operators. A clear understanding of biological systems is necessary. Additional staff or consultants are needed to manage end use and to market the compost.

In-vessel composting facilities can require significant maintenance. Many early composting facilities constructed in the United States experienced a variety of operating problems. Odor complaints from neighboring residents have caused

- C Provides organic nitrogen, phosphorus, and potassium.
- C Provides essential plant micronutrients.
- C Can reduce the need for pesticides.

Other environmental benefits of producing and using compost include the recycling of a valuable resource, reduction of dependence on chemical fertilizers, and offsetting the use of natural resources such as trees or peat moss as mulch material.

DESIGN CRITERIA

The following biosolids characteristics must be considered in designing an in-vessel composting system:

- C Moisture content.
- C Volatile solids content.
- C Carbon content.
- C Nitrogen content.
- C Bulk density.

These factors are discussed in detail in *Composting Engineering* (Haug, 1980.)

The following bulking agent characteristics must also be considered:

- C Size.
- C Cost/availability.
- C Recoverability.
- C Carbon availability.
- C Preprocessing requirements.
- C Porosity.
- C Moisture content.

Metals content of the biosolids will affect the usability of the final product and must be considered during design to ensure a market for the final product.

An odor control system is an inherent part of in-vessel design. The cost of an odor control system can account for up to 50 percent of both capital and operation and maintenance costs. Composting facilities usually use either wet scrubbers or biofilters for odor control. The level of odor control required is a function of the quality and quantity of air to be treated, the results of air dispersion modeling, and proximity to occupied dwellings.

The most important design feature of a composting system is the ability to maintain uniform aerobic conditions during composting. The air distribution system may be controlled by cycle timers and/or temperature feedback control. The design must avoid compaction of the composting mass to maintain sufficient pore space for aeration. In addition, provisions for routine monitoring of temperatures must be included.

Equipment should be designed to provide maintenance staff with safe access. Equipment and instrumentation should be able to be removed or repaired without having to relocate composting material.

Systems that minimize worker exposure to hot exhaust process gases are preferable because workers can maintain the system and control odors with greater ease, including minimizing the volume of process air that must be treated.

Many in-vessel systems include a water spray system to add moisture to the composting mass, to control temperatures, and for fire protection.

Detention times, which vary with system configuration, will affect many design considerations, including equipment sizing. Horizontal agitated bed systems are designed for 21 days of aerated composting followed by curing. Other in-vessel systems use 10 to 21 days of active composting. Some state regulations dictate detention times for composting systems. In general, about 21 days is a good minimum time for adequate

In comparison with other types of composting, the in-vessel technology offers the following conveniences:

- C The composting process can be more closely controlled.
- C The effects of weather are diminished.
- C Less bulking agent may be required.
- C The quality of the resulting product is more consistent.
- C Less manpower is required to operate the system and staff is less exposed to the composting material.
- C Process air can be more easily collected for treatment to reduce odor emissions.
- C Less land area is required.
- C Public acceptance of the facility may be better.

Disadvantages

There are also disadvantages associated with in-vessel composting which must be considered before selecting this technology for wastewater solids management. In-vessel composting is generally more costly than other composting methods, particularly with respect to capital expenditures. In addition, because it is more mechanized, more equipment maintenance is necessary. A significant drawback of composting that must be addressed during facility design is the potential for fires. The large amount of carbonaceous material stored and used at composting facilities creates the potential for fires in storage areas as well as in the active composting mass. Sufficient aeration and moisture are necessary to avoid fires.

Environmental Impacts

Several aspects of an in-vessel composting facility can result in environmental impacts if the facility is mismanaged. Proper design and operation can reduce environmental impacts. Storage,

distribution, and use of the resulting product can also result in environmental impacts if not performed properly.

In-vessel composting facilities can impact air, water, and soil. The primary impact to the air is nuisance odors if process air is not properly treated before emission to the atmosphere. Most in-vessel composting facilities treat process air with either a biofilter or chemical scrubbing system prior to release to the atmosphere. Odors can result from several possible constituents in the air exiting a composting vessel. Much work has been done in the last several years to characterize and control odors from composting operations. Bioaerosols (organisms or biological agents in air that affect human health) are also a concern in compost emissions. The most widely studied bioaerosol is *Aspergillus fumigatus*, a fungal spore. Endotoxins (non-living components of cell walls of gram-negative bacteria) and organic dust (such as pollens) are also bioaerosols. These contaminants are primarily of concern to workers at the composting facilities and are generally not present in quantities that would cause reactions in most humans. Health effects to compost facility workers have not been readily apparent in studies conducted to identify such effects (Epstein *et al.*, 1998.)

Impacts to surface water bodies resulting from in-vessel composting are unlikely. The enclosed nature of the technology greatly diminishes the potential for impacts to surface water due to high nitrogen concentrations in runoff. Buildings should be designed with floor drains to sewers or holding tanks. Any unenclosed portions of an in-vessel composting operation, such as materials receiving and mixing, product curing, and product storage should be designed with leachate/runoff containment and provisions for disposal or treatment to avoid runoff potential.

The use of biosolids compost as a soil conditioner results in the following:

- C Increases water holding capacity.
- C Increases aeration and drainage for clay soils.

Composting Basics

During composting, microorganisms break down organic matter in wastewater solids into carbon dioxide, water, heat, and compost. To ensure optimal conditions for microbial growth, carbon and nitrogen must be present in the proper balance in the mixture being composted. The ideal carbon-to-nitrogen ratio ranges from 25 to 35 parts carbon for each one part of nitrogen by weight. A lower ratio can result in ammonia odors. A higher ratio will not create optimal conditions for microbial growth causing degradation to occur at a slower rate and temperatures to remain below levels required for pathogen destruction. Wastewater solids are primarily a source of nitrogen and must be mixed with a higher carbon-containing material such as wood chips, saw dust, newspaper or hulls. In addition to supplying carbon to the composting process, the bulking agent serves to increase the porosity of the mixture. Porosity is important to ensure that adequate oxygen reaches the composting mass. Oxygen can be supplied to the composting mass through active means such as blowers and piping or through passive means such as turning to allow more air into the mass. The proper amount of air along with biosolids and bulking agent is important. Haug (1980) provides the basis for calculating the appropriate amounts of these materials.

active composting and before use. A properly operated facility produces a stable compost which can be easily handled and safely stored. Compost enhances soil properties, such as water holding capacity, nutrient availability, and texture. In *Compost Engineering*, R.T. Haug (1980) discusses several ways to determine the degree of stability achieved during composting including:

- C Oxygen uptake rate.
- C Low degree of reheating in curing piles.
- C Organic content of the compost.
- C Presence of nitrates and the absence of ammonia and starch in the compost.

Because this process results in a usable material, an important and often overlooked part of any composting facility is product storage and marketing. Unlike disposal-oriented technologies, end users and markets for the product are seasonal

with peak demand in the spring and fall. Therefore, provisions for storage of the final product until it is sold are necessary. In addition, product marketing efforts are essential to insure that end users understand the material, recognize its value, and are familiar with proper application techniques.

APPLICABILITY

The physical characteristics of most biosolids allow for their successful composting. However, many characteristics will impact design decisions. These characteristics are discussed in the Design Criteria section.

In-vessel technology is more suitable than other composting technologies in suburban and urban settings because the system allows for containment and treatment of air to remove odors before release. The requirement for a relatively small amount of land also increases its applicability in these settings over other types of composting. However, a market for use of the resulting product will generally be more readily available in suburban and rural areas rather than urban settings.

ADVANTAGES AND DISADVANTAGES

Advantages

Composting offers advantages and disadvantages that must be considered before selecting this option for managing biosolids. First, composting produces a reusable product as long as the feed materials are suitable. Use of the product returns valuable nutrients to the soil and enhances conditions for vegetative growth. Compost can be handled more easily than some other biosolids products such as digested biosolids. It is very friable and has the consistency of a peat soil. In addition, compost, unlike other Class A products, is not subject to end use restrictions. However, composting somewhat increases the amount of material to be managed through addition of bulking agent to improve aeration in the composting mass. Typically, one cubic yard of cake will produce three cubic yards of compost. Some bulking agents can be screened out and reused to minimize this disadvantage. This "disadvantage" may also be an advantage because the product can be sold.

TABLE 1 MAXIMUM METAL CONCENTRATIONS

Metal	Ceiling Concentration (mg/kg)	Pollutant Concentrations (mg/kg)
Arsenic	75	41
Cadmium	85	39
Copper	4,300	1,500
Lead	840	300
Mercury	57	17
Molybdenum	75	NL
Nickel	420	420
Selenium	100	100
Zinc	7,500	2,800

NL = No established limit
 Source: U.S. EPA, 1993 and 1994.

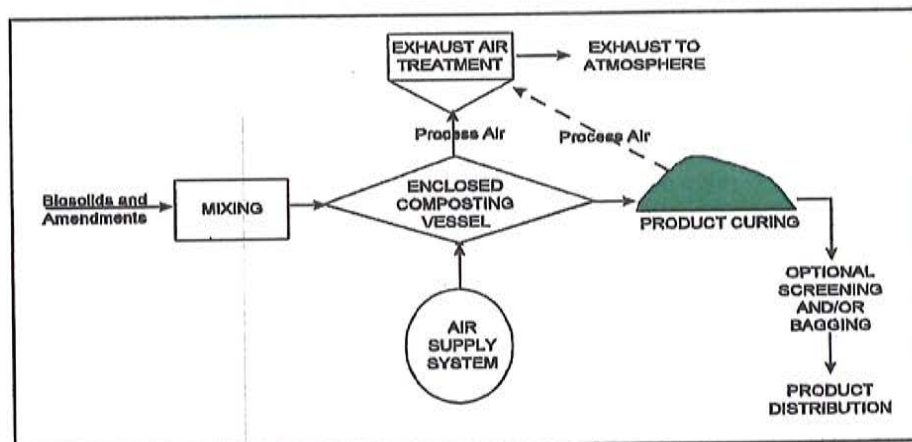
the aeration systems and loading/unloading provisions. The first two systems operate as plug-flow, which means that biosolids and bulking agent are loaded on a periodic basis (typically daily or weekly) while "finished" compost is discharged from the opposite end of the system on roughly the same schedule. The vessel is only completely emptied for maintenance.

In vertical plug-flow systems, the biosolids and bulking agent mixture is introduced into the top of the reactor vessel and compost is discharged out the bottom by a horizontally rotating screw auger. Air is introduced in these systems either from the bottom and travels up through the composting mass where it is collected for treatment or through lances hanging from the top of the reactor.

In horizontal plug-flow systems, the compost and bulking agent mixture is loaded into one end of the reactor. A steel ram pushes the mixture through the reactor. Air is introduced and exhausted through slots in the floor of the reactor. Compost is discharged from the end of the reactor opposite the ram.

The agitated bed reactors are typically open topped. The biosolids and bulking agent mixture is loaded from above. The composting mass is periodically agitated using a mechanical device and air is introduced through the floor of the reactors. Agitated bed reactors can be operated as either plug flow or batch operations. In batch operations, the vessel is loaded with biosolids and bulking agent, processing takes place, and the vessel is emptied.

As with other composting methods, the resulting product is generally cured for at least 30 days after



Source: Modified from U.S. EPA, 1989.

FIGURE 2 FLOW DIAGRAM OF A TYPICAL IN-VESSEL COMPOSTING FACILITY

United States
Environmental Protection
Agency

Office of Water
Washington, D.C.

EPA 832-F-00-061
September 2000



Biosolids Technology Fact Sheet

In-Vessel Composting of Biosolids

DESCRIPTION

Biosolids are primarily organic materials produced during wastewater treatment which may be put to beneficial use. Composting is the biological degradation of organic materials under controlled aerobic conditions. The process is used to stabilize wastewater solids prior to their use as a soil amendment or mulch in landscaping, horticulture, and agriculture. Figure 1 shows an example of a finished product of compost. Stabilization of wastewater solids prior to their use serves to destroy pathogens (disease causing organisms), minimize odors, and reduce vector attraction potential.

The Environmental Protection Agency's (EPA's) 40 CFR Part 503, *Standards for the Use and Disposal of Sewage Sludge*, (the Part 503 Rule) defines two types of biosolids with respect to pathogen reduction: Class A and Class B. The difference is defined by the degree of pathogen reduction on the solids. When federal performance standards are met, composting insures full destruction of



Source: U.S. EPA, 1986.

**FIGURE 1 FINISHED COMPOST
PRODUCT**

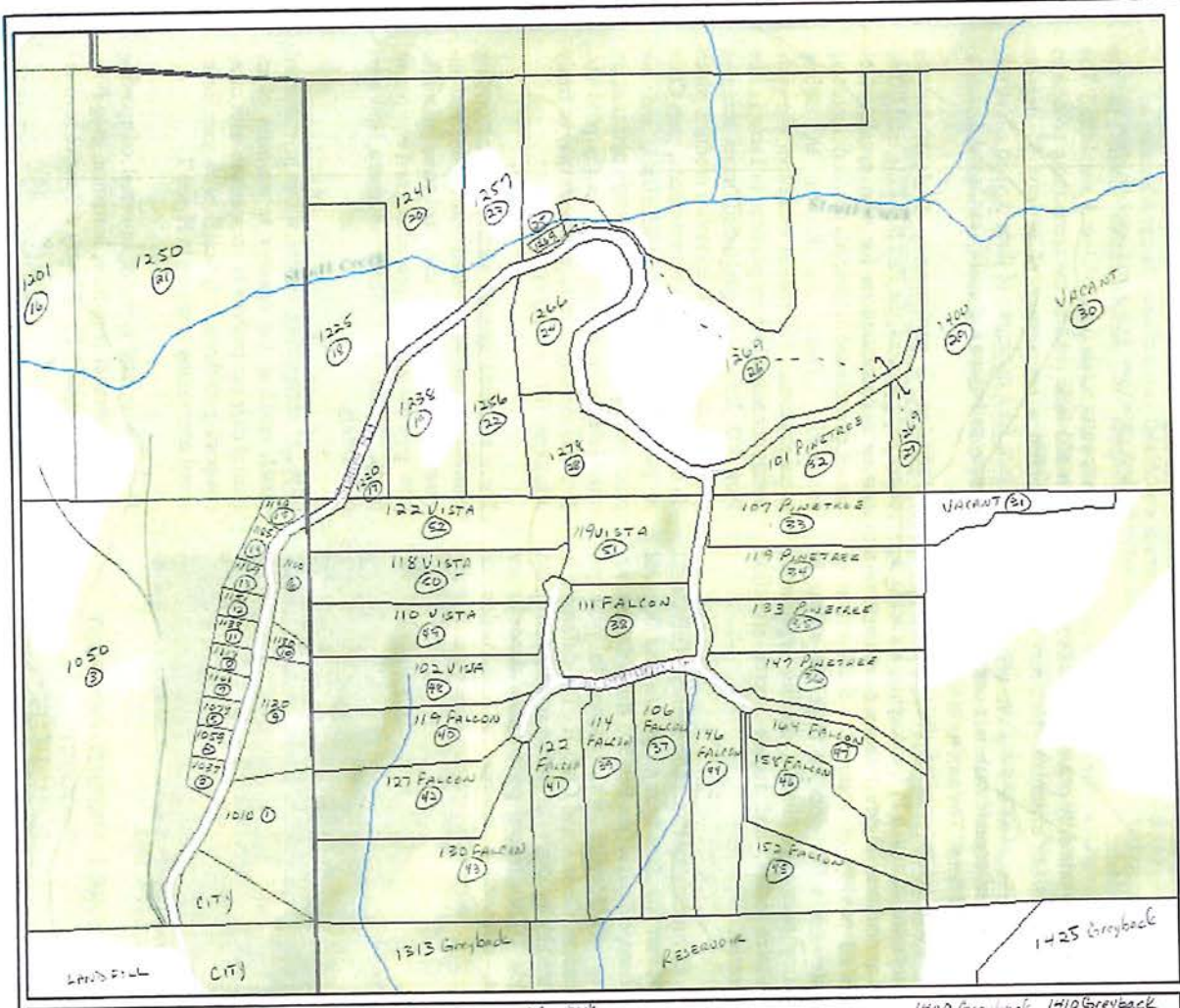
pathogens to *non-detectable levels* in the wastewater solids (i.e., to Class A standards.) The Part 503 Rule requires the composting process to maintain a temperature of at least 55 degrees Celsius for a minimum of three days to effectively destroy pathogens and qualify as Class A.

In addition to performance standards for the composting process, the Part 503 Rule established maximum concentrations for nine metals which cannot be exceeded in biosolids products, including compost. These are known as ceiling concentrations. The federal maximum allowable metals concentrations are provided in Table 1. The Part 503 Rule also established more stringent pollutant concentrations. Biosolids products which do not exceed pollutant concentrations, meet Class A pathogen reduction requirements, and are processed to reduce vector attraction potential are often referred to as *Exception Quality* products. Products meeting these requirements may be freely distributed for a variety of uses.

There are three general methods of composting biosolids: windrow, aerated static pile, and in-vessel. Each method uses the same scientific principals but varies in procedures and equipment needs. This Fact Sheet addresses in-vessel composting.

In-vessel composting occurs within a contained vessel, enabling the operator to maintain closer control over the process in comparison with other composting methods. A typical flow diagram for in-vessel composting is shown in Figure 2.

There are several types of in-vessel composting reactors: vertical plug-flow, horizontal plug-flow, and agitated bin. The primary difference involves



- Legend**
- Parcel Hooks
 - - - Parcel Lines
 - Parcels
 - Electoral Area Boundary
 - Major Highways
 - Indian Reserve
 - Parks
 - Streams

1:16,000

Elkhart Lodge
Tulameen Summit and
Princeton Junction
East Gate Cawston
osyoos

812.8 0 406.40 1362 Greyback 812.8 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Regional District Okanagan-Similkameen

This is a consolidated map compiled from representational data to be used for convenience only and has no legal sanction. The Regional District of Okanagan-Similkameen makes no warranty to the correctness or accuracy of the information on this map.

Lauri Feindell

From: Info
Sent: April 8, 2020 4:30 PM
To: Planning
Subject: FW: Opposition to Notice of Exclusion Application - 1313 Greyback Mountain Road Penticton

From: Jacquie Jackson [REDACTED]
Sent: April 8, 2020 4:16 PM
To: Info <info@rdos.bc.ca>; alcburnaby@victoria1.gov.bc.ca; Alc Okanagan Land Use Alc:Ex <ALC.Okanagan@gov.bc.ca>; arg.minister@gov.bc.ca; dan.ashton.mla@leg.bc.ca; richard.cannings@parl.gc.ca; council@penticton.ca
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Jacquie Jackson

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September 2, 2020

Composting Facility Public Engagement

The City of Penticton needs to upgrade its wastewater solids composting facility at Campbell Mountain. The site no longer meets updated provincial requirements and must be addressed. There is an opportunity for the Regional District of Okanagan-Similkameen (RDOS) and the City of Penticton to combine resources.

The RDOS is planning to build an in-vessel organics composting facility located east of the Campbell Mountain Landfill (CMLF). The site is currently located within the Agricultural Land Reserve (ALR). The property is located at 1313 Greyback Mountain Road. The RDOS is applying for a grant that would fund a large portion of the project's capital costs. This project is expected to streamline operating costs by consolidating equipment and staff. It will also help reduce odours by 70% and remove leachate associated with the existing Penticton facility.

The City of Penticton has completed studies and community engagement involving options to upgrade the wastewater treatment composting facility at CMLF. Feedback gathered in 2018 indicated strong support from residents for establishing an organics composting facility. A 2019 study recommended introducing in-vessel composting (an enclosed environment), which minimizes noise and odours. The current CMLF service area includes all or parts of Electoral Areas B, D, E, F, G, and I, City of Penticton and Village of Keremeos.

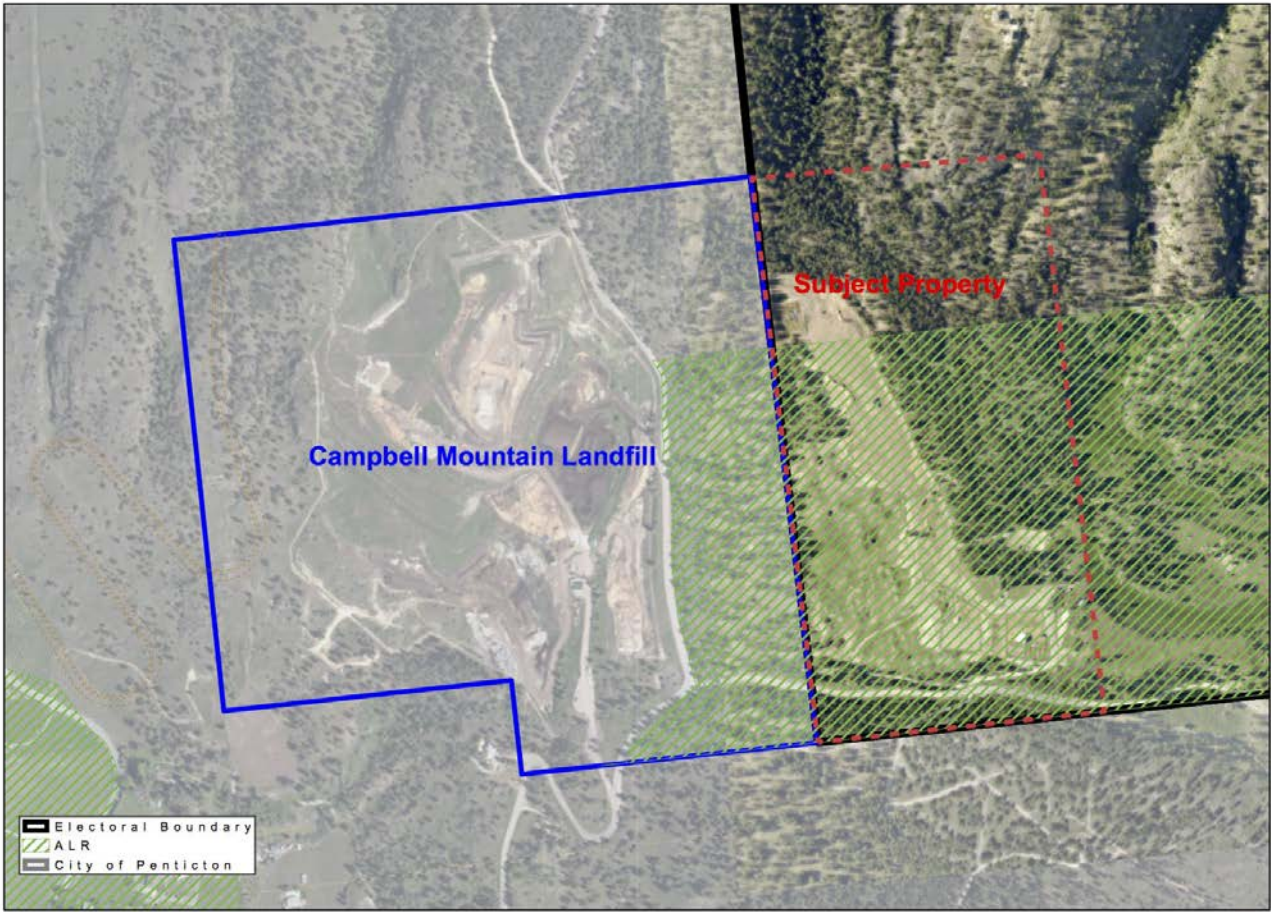
The RDOS is gathering feedback about the proposed organics composting facility at CMLF. The results will be submitted to the RDOS board for consideration as part of an application to the ALC. Due to the COVID-19 crisis, an electronic town hall has been scheduled to provide residents with an opportunity to learn more about the composting facility. The meeting will take place Wednesday, September 30, 2020 from 6:00 to 7:00 pm. Representatives from the RDOS, City of Penticton and a consulting and engineering firm will be available to answer questions. To learn more about how you can participate in the electronic town hall, please visit the RDOS Regional Connections website: <https://rdosregionalconnections.ca/> or contact RDOS Solid Waste.

Watch the meeting on the [RDOS YouTube channel](#) or [RDOS Regional Connections](#).

If you have questions, please call the RDOS Solid Waste Department:
Toll Free: 1-877-610-3737 ext. 4129 **Direct:** 250-490-4129

#####

<https://rdosregionalconnections.ca/> Video: <https://youtu.be/6kgIbfHaPHg>



1313 Greyback Mountain Road





Organics Composting Facility Update

Hello,

The City of Penticton needs to upgrade its wastewater solids composting facility at Campbell Mountain. The site no longer meets updated provincial requirements and must be addressed. There is an opportunity for the City of Penticton to combine resources with the Regional District of Okanagan-Similkameen (RDOS).

The RDOS is planning to build an in-vessel organics composting facility located east of the Campbell Mountain Landfill (CMLF). The site is currently located within the Agricultural Land Reserve (ALR). The property is located at 1313 Greyback Mountain Road. The RDOS is applying for a grant that would fund a large portion of the project's capital costs.

This project is expected to streamline operating costs by consolidating equipment and staff. It will also help reduce odours by 70% and remove leachate associated with the existing Penticton facility.

Alternatively, the facility could be sited on the existing CMLF property with a portion on ALR land. This presents options that are still viable but more costly to develop. The proposals require amending the Solid Waste Management Plan (SWMP) and involve legislative requirements to determine the location, including Agricultural Land Commission (ALC) and rezoning applications.

The SWMP has identified composting as one of the best means to divert waste entering local Landfills. Food waste and other organic materials account for approximately 40% of waste entering landfills in the Regional District by weight. The new composting operation would be designed to accommodate up to 35,000 tonnes of organic materials per year.

Advantages of building an organics composting facility at 1313 Greyback Mountain Road include:

- Reduce greenhouse gas emissions
- Reduce wait times at the landfill by diverting yard waste to the new property
- Reduce the need for agricultural community to burn trees and pruning's
- Create food waste compost, a valuable soil additive for the agricultural community
- Offer commercial retailers another means to dispose of food waste
- Extend the life of the landfill by diverting food waste

The current CMLF service area includes all or parts of Electoral Areas B, D, E, F, G, and I, City of Penticton and Village of Keremeos.

Community Engagement and Next Steps

The City of Penticton has completed studies and community engagement involving options to upgrade the wastewater treatment composting facility at CMLF. Feedback gathered in 2018 indicated strong support from residents for establishing an organics composting facility. A 2019 study recommended introducing in-vessel composting (an enclosed environment), which minimizes noise and odours.

RDOS Solid Waste Management Plan

http://www.rdosmaps.bc.ca/min_bylaws/ES/solid_waste/SWMP/2011_RDOS_SWMP_FINAL.pdf

The RDOS is gathering feedback about the proposed organics composting facility at CMLF. The results will be submitted to the RDOS board for consideration as part of an application to the ALC.

Email: publicworks@rdos.bc.ca

RDOS Office: 101 Martin Street, Penticton, BC, V2A 5J9

If you have questions, please call the RDOS Solid Waste Department:

Toll Free: 1-877-610-3737 ext. 4129 **Direct:** 250-490-4129

Due to the COVID-19 crisis, an electronic town hall will be scheduled to provide residents with an opportunity to learn more about the composting facility and ask questions. Representatives from the RDOS, City of Penticton and a consulting and engineering firm will answer questions.

**Composting Facility
Electronic Town Hall
Wednesday, September 30, 2020
6:00 to 7:00 pm**

Watch the meeting on the [RDOS YouTube channel](#) or [RDOS Regional Connections](#)

To learn more about how you can participate in the electronic town hall, please visit the RDOS Regional Connections website: <https://rdosregionalconnections.ca/> or contact RDOS Solid Waste.

RDOS | City of Penticton | Composting Facility video: <https://youtu.be/6kgIbfHaPHg>

Thank you.



Organics Composting Facility Fact Sheet

The City of Penticton needs to upgrade its wastewater solids composting facility at Campbell Mountain. The site no longer meets updated provincial requirements and must be addressed. There is an opportunity for the City of Penticton to combine resources with the Regional District of Okanagan-Similkameen (RDOS).

The RDOS is planning to build an in-vessel organics composting facility located east of the Campbell Mountain Landfill (CMLF). The site is currently located within the Agricultural Land Reserve (ALR). The property is located at 1313 Greyback Mountain Road. The RDOS is applying for a grant that would fund a large portion of the project's capital costs.

This project is expected to streamline operating costs by consolidating equipment and staff. It will also help reduce odours by 70% and remove leachate associated with the existing Penticton facility.

Alternatively, the facility could be sited on the existing CMLF property with a portion on ALR land. This presents options that are still viable but more costly to develop. The proposals require amending the Solid Waste Management Plan (SWMP) and involve legislative requirements to determine the location, including Agricultural Land Commission (ALC) and rezoning applications.

The SWMP has identified composting as one of the best means to divert waste entering local Landfills. Food waste and other organic materials account for approximately 40% of waste entering landfills in the Regional District by weight. The new composting operation would be designed to accommodate up to 35,000 tonnes of organic materials per year.

Advantages of building an organics composting facility at 1313 Greyback Mountain Road include:

- Reduce greenhouse gas emissions
- Reduce wait times at the landfill by diverting yard waste to the new property
- Reduce the need for agricultural community to burn trees and pruning's
- Create food waste compost, a valuable soil additive for the agricultural community
- Offer commercial retailers another means to dispose of food waste
- Extend the life of the landfill by diverting food waste

The current CMLF service area includes all or parts of Electoral Areas B, D, E, F, G, and I, City of Penticton and Village of Keremeos.

RDOS | City of Penticton | Composting Facility Video: <https://youtu.be/6kglbfHaPHg>

Community Engagement and Next Steps

The City of Penticton has completed studies and community engagement involving options to upgrade the wastewater treatment composting facility at CMLF. Feedback gathered in 2018 indicated strong support from residents for establishing an organics composting facility. A 2019 study recommended introducing in-vessel composting (an enclosed environment), which minimizes noise and odours.

RDOS Solid Waste Management Plan

<https://rdosregionalconnections.ca/13958/widgets/54160/documents/36554>

The RDOS is gathering feedback about the proposed organics composting facility at CMLF. The results will be submitted to the RDOS board for consideration as part of an application to the ALC.

Email: publicworks@rdos.bc.ca

RDOS Office: 101 Martin Street, Penticton, BC, V2A 5J9

If you have questions, please call the RDOS Solid Waste Department:

Toll Free: 1-877-610-3737 ext. 4129 **Direct:** 250-490-4129

Due to the COVID-19 crisis, an electronic town hall will be scheduled to provide residents with an opportunity to learn more about the composting facility and ask questions. Representatives from the RDOS, City of Penticton and a consulting and engineering firm will be available to answer questions.

**Organics Composting Facility
Electronic Town Hall
Wednesday, September 30, 2020
6:00 to 7:00 pm**

Watch the meeting on the [RDOS YouTube channel](#) or [RDOS Regional Connections](#)

To learn more about how you can participate in the electronic town hall, please visit the RDOS Regional Connections website: <https://rdosregionalconnections.ca/> or contact RDOS Solid Waste.



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

INFORMATION RELEASE

September 2, 2020

RDOS Regional Connections public engagement website

The Regional District of Okanagan-Similkameen (RDOS) has activated its new public engagement website. [RDOS Regional Connections](#) is an interactive portal created to share information and gather feedback about regional projects and initiatives. RDOS residents can sign up to receive project updates and participate in shaping your community: rdosregionalconnections.ca


The [2020 Citizen Survey](#) is the first of two projects on RDOS Regional Connections. The survey is an essential tool to evaluate service and program delivery provided by the RDOS. Survey results will highlight how communities are using regional services and facilities, gauge how satisfied residents are with those services and help identify areas for improvement. The survey will also help improve communication and community engagement throughout the region. Survey results and analysis will be shared later in November. [Click here to take the survey](#)

The second project on [RDOS Regional Connections](#) focuses on developing an organics composting treatment and processing facility adjacent to the Campbell Mountain Landfill (CMLF). The RDOS is undertaking public engagement prior to submitting an application to the Agricultural Land Commission for exclusion.

The RDOS has conducted several location studies to develop a facility, construction of which is identified within the [Solid Waste Management Plan](#) as the best means of reducing waste entering the waste stream. For many reasons, the most suitable site is adjacent to CMLF, identified as the Sather Ranch, at 1313 Greyback Mountain Road. The property is 80 acres in size and was listed for court-ordered sale under the supervision of a Receiver. Approximately two thirds of this land is within the Agricultural Land Reserve (ALR). [Click here to watch the video](#)

#####

For further information, please call 250-492-0237 or email info@rdos.bc.ca



Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

CivicReady® Mass Notification System – sign up for routine and emergency notifications



Organics Composting Facility



The Regional District of Okanagan-Similkameen (RDOS) is seeking feedback on a proposal to establish a new organics composting facility adjacent to the Campbell Mountain Landfill (CMLF).

The City of Penticton has committed to replacing their existing wastewater solids composting operation at Campbell Mountain. The RDOS is partnering with the City for an opportunity to build a facility that can compost the wastewater solids as well as food and yard waste organics.

Food waste and other organic materials account for approximately 40% of waste entering landfills in the Regional District by weight, and the RDOS Solid Waste Management Plan has identified composting as one of the best means to divert waste entering local Landfills.

The proposed composting operation would be located east of the CMLF at a site currently located within the Agricultural Land Reserve (ALR). The new operation would be designed to accommodate up to 35,000 tonnes of organic materials per year and would include odour controls and paving the site to contain leachate.

Residents of the current Campbell Mountain Service Area (includes all or parts of Electoral Areas B, D, E, F, G, and I, City of Penticton and Village of Keremeos) are invited to provide feedback until October 2, 2020.

Your input will be shared with the Board at a future meeting as part of a decision on whether to support submitting the ALR Exclusion application to the Agricultural Land Commission for the purpose of constructing the compost facility.

Due to the COVID-19 crisis, the RDOS hosted an electronic town hall on September 30, 2020. The meeting provided an opportunity to learn more about the organics composting facility and ask questions. You can watch the meeting on the [RDOS YouTube Channel](#).

Please see the News Feed below for a list of questions and answers from the September 30, 2020 electronic town hall meeting.

Register to receive updates and participate in the discussion.



Proposed Organics Composting Site



Wastewater Solids Composting Operation

Q ...

QUICK ...

NEWS F...

Please see the News Feed for a list of questions and answers from the September 30, 2020 electronic town hall meeting.

Ask your questions about the proposed facility

Ask a specific question...

Submit

Search

Please see the News Feed for a list of questions and answers from the September 30, 2020 electronic town hall meeting.

6 days ago

https://rdosregionalconnections.ca/compost?tool=news_feed#tool_tab

If the proposed facility can accommodate up to 35,000 tonnes of organic materials per year what is the current capacity? How long is the facility projected to be effective and what plans are there for future scalability?

Picherack asked 8 days ago

The current City of Penticton composting facility receives about ~8000 wet tonnes of wastewater solids (sludge) per year from the City of Penticton and the Okanagan Falls Wastewater treatment plants. Approximately 7,500 to 10,000 tonnes of green waste and wood waste is either composted with the City of Penticton or stored on site and allowed to degrade. Other materials received include seasonal fruit waste and pomace from the agricultural sector. Recoverable food waste coming to the Campbell Mountain Landfill is estimated at more than 6,000 tonnes per year.

Looking 20 years into the future, a common timeline for evaluating the life of a facility, approximately 27,000 tonnes of wastewater solids, green waste, wood waste and food waste is estimated to be received. This is due to increased population within the Campbell Mountain Landfill service area.

In terms of construction costs, it is much more economical to have a larger site than having to increase capacity as needed. The 35,000 tonnes of organic material is an estimate for public consultation. The final design of the compost site will be dependent on the materials that will be received for the facility.

In terms of future scalability, the Regional District would conduct additional public engagement before areas outside the Campbell Mountain Landfill service area would be able to use the composting facility. This is a requirement of the Solid Waste Management Plan process.

What guarantee do you give us about this project that it won't affect the health of the environment regarding leaching and any affects on the surrounding area. As a former land owner of 1655 reservoir road and one of the five properties that was affected and the rdos was never able to give us a proper answer about a buffer zone so will there be a buffer zone. Will we have any knowledge about this? we do not want to be your

neighbour again! You should not be able to use farm land for this project. We really don't want it here. In 2002 we were told that the dump would be done in 30 years and no chance to protest, here we are doing the same again, we are only a few people. Why not use the land you have already destroyed.

Kryzanowski asked 10 days ago

Composting sites and landfills in BC are regulated and overseen by the Ministry of Environment. The composting site being considered would be built above ground and placed on an impermeable layer. All liquids would be collected and recirculated onsite or transported off site for treatment. The Regional District currently monitors the groundwater in the area due to the landfill. The Regional District will review options to establish additional monitoring sites to test any changes in groundwater chemistry. Leaching of materials is strictly prohibited.

Composting sites in BC are not required to have a buffer zone. Landfills in BC are required to have a buffer zone that considers proximity to other uses such as housing and parks. The buffer zone for the Campbell Mountain Landfill is 300 metres from existing or future refuse. This buffer has been mapped and a copy of this map is available by request. This 300-metre buffer is included in the City of Penticton Official Community Plan which is available on the City of Penticton website.

The Regional District has completed several feasibility studies to place the composting site within the existing landfill property. These studies point to a location along Spiller Road. Some area residents voiced concerns about having the composting site in this location as it would be visible from the road.

The property located at 1313 Greyback Mountain Road offers advantages over building within the current Campbell Mountain property. Any composting site would be further from most existing and planned homes. The property would be somewhat hidden from Spiller Road. 1313 Greyback Mountain Road has flat areas that would allow for more cost-effective construction. These benefits are why the Regional District is considering placing the composting site at 1313 Greyback Mountain Road, and not along Spiller Road within the existing landfill property.

Please set up a food waste composting facility ASAP. PUSH hard and get it going. RDOS citizens have to join the 21 century to reduce waste in all forms. Thank you!

Goldman asked 11 days ago

Thank you for your comment.

How can you collect leachate when there is no membrane under the landfill and it has 4 springs under or surrounding it?

Willis asked 27 days ago

The compost sites being considered will be placed on impermeable surfaces allowing for the collection and use of all liquids onsite, or offsite treatment of excess liquids. The compost sites being considered are not permitted to generate any leachate.

When the Campbell Mountain Landfill was opened in 1972, it was designed to be a self-attenuating landfill. This is a landfill design that does not use a liner.

In 2016, leachate was detected outside the Campbell Mountain Landfill. Since 2016 the RDOS has undertaken multiple projects to reduce leachate including new drainage works that divert water around the landfill, a new leachate collection pond and multiple wells along the base of the property collecting impacted ground water.

Monitoring below the landfill continues in an effort to determine whether additional wells are needed to remove groundwater from the property. The City of Penticton is also starting to collect some leachate generated at their compost site at Campbell Mountain.

Why did protest about the Marron Valley site result in the protested Campbell MT. Site being chosen? The current dump was slated to close in the 1990's. All people purchasing land in the area were told that. Is it reasonable to expand a leaking and outdated facility?- on a sidehill as well.

Willis asked 27 days ago

Multiple properties were considered for the development of a Regional Compost site including one in the Marron Valley area. This property was brought forward for lease by a willing title holder. The RDOS Board voted against continuing to consider entering into a lease for the Marron Valley property in 2018.

The City of Penticton has completed studies and community engagement involving options to upgrade the wastewater treatment composting facility at the Campbell Mountain Landfill property. Feedback gathered in 2018 indicated strong support from residents for establishing an organics composting facility for food waste. A 2019 study recommended introducing in-vessel composting, an enclosed environment which minimizes noise and odours for local residents.

Without purchasing a new property, a new compost site at the Campbell Mountain landfill would be built along Spiller Rd; either below or above the road, on land already owned by the City of Penticton.

In 2017, the RDOS held an open house with local residents. Many residents indicated they did not want to look at a compost site along Spiller Rd. The 1313 Greyback Mountain Rd property will help screen the composting facility by trees and the slope.

The 1313 Greyback Mountain Rd property is flat, allowing for easier development of the compost sites than the existing Campbell Mountain property. The 1313 Greyback Mountain Rd property is large enough to allow for food waste composting and wastewater solids composting, whereas the existing Campbell Mountain property would be constrained along Spiller Rd.

The Campbell Mountain Landfill was not slated by the RDOS to close in the 1990's. Presently, the Campbell Mountain Landfill is expected to close between 2103 and 2107. Significant upgrades are in progress to ensure all leachate is collected and the landfill meets the highest standards for landfills in BC. Further public consultation on the Campbell Mountain Landfill is anticipated in 2021 as part of an update to the RDOS Solid Waste Management Plan.

You state that "Compost sites do not need to obtain an industrial waste discharge permit or air emissions permit in BC." However, as one example, the Greater Vancouver Regional District is issuing air permits to indoor and outdoor compost operations pursuant to Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008 and the BC Environmental Management Act, S.B.C 2003, c.53. Could you please clarify your statement? You also state that "The proposed compost site at Campbell Mountain will be 'invessel' which means the drop off of materials and active composting will be done inside a building. Nuisance odours from a compost site are attributed to fresh materials being dropped off and the active composting process. Being inside, all nuisance odours can be captured and treated." However, there are several indoor compost facilities for which \$1000 penalties have been assessed for "Failure to keep door closed." What enforcement mechanisms do you have in place to ensure that there are not just penalties for violations that result in odours but will prevent noncompliance so that there are no odours? You also state that "In terms of a feasibility study done on building a new compost site, odour control consisted of a membrane sheet over the compost, negative pressure in the building to capture odours and bio-filters to treat the air collected. This methodology estimated a 70% reduction in odour..." Does this mean that 30% odour is already determined to be acceptable? What modelling or analysis will be done to determine the impacts of 30% odour on the surrounding community?

Salamone asked 29 days ago

Thank you for your follow up questions. Please note that the present consultation is not on whether a compost site will be built in the Campbell Mountain area. If the Regional District of Okanagan-Similkameen (RDOS) cannot find a suitable property, a compost site will be built within the present Campbell Mountain Landfill most likely along Spiller Rd (above and/or below it). This land is

already owned by the City of Penticton and leased by the RDOS. The present consultation is regarding the potential for the 1313 Greyback Mtn Road property to site the compost sites instead. The 1313 Greyback Mtn Road property would be much flatter and easier to develop and be screened by trees and the slope.

In terms of your questions, the RDOS can only speak for RDOS facilities. If no options are found, the City of Penticton has stated they will upgrade their current compost site on the existing Campbell Mountain property along Spiller Rd.

The RDOS has not considered issuing air permits and has not brought the idea of issuing air permits to public consultation. It may be considered.

The RDOS has considered facility licensing in keeping with the Local Government Act and the RDOS Solid Waste Management Plan. A draft bylaw to allow the RDOS to license private compost facilities dealing with food waste and waste water treatment sludge was brought to public consultation in January 2014. The RDOS did not adopt a facility license bylaw at that time as no private compost sites dealing with food or wastewater sludge were active in the RDOS. There are now two private compost sites slated for development south west of Princeton and the RDOS will again be considering private sector compost facility licensing.

The project page for prior consultation on organic management facilities is here: <https://www.rdos.bc.ca/public-works/solid-waste/organic-management-facilities/>. Unfortunately, due to a ransomware attack, the linked historic documents are not presently available for the time being on the RDOS website. If you e-mail publicworks@rdos.bc.ca we will do our best to make historic documents available.

Please note, as this facility is intended to be owned by the RDOS, local governments would be exempted from facility licensing as the draft bylaw stands now.

Any odour nuisance issue complaints would need to be addressed following a specific odour management plan. Compost sites should have a clear system for the public to register complaints including how their complaints will be responded to. The elected Board of the RDOS, including representatives of the City of Penticton, ultimately oversee any issues related to RDOS owned facilities. The Province of BC also oversees the operation of compost sites under the Ministry of Environment.

In terms of what constitutes acceptable odours, that is a key goal of ongoing public consultation. The present City of Penticton Wastewater Treatment Sludge compost site has no odour control. Our feasibility study showed a significant reduction in odour, estimated at 70% reduction, if a properly run invessel compost system is constructed. Placing the facility at 1313 Greyback Mtn Rd further limits nuisance odours by moving the facility away from the majority of existing and planned homes in the area. Other capital and operational upgrades can decrease nuisance odours and these will need to be considered in the design phase once a location is determined.

Examples of compost sites that have created problems are very easy to find on the internet as they make the news. There are many more examples of compost sites in BC that do not have problems. Compost sites that were designed to handle the volume of materials received, treat potential odour and are located well away from homes (often near landfills) are operating successfully across BC.

The example technology used for the RDOS feasibility study is in use at Net Zero Waste Abbotsford <http://www.netzerowasteabbotsford.com/>. To our knowledge, including discussions with the City of Abbotsford, this site has not received any odour complaints.

Does containing leachate mean collecting it. If so, what do you do with it?

Simpson asked about 1 month ago

All liquids on the site must be collected to meet Provincial regulations. This is to ensure that no liquids can enter the ground to become leachate. This includes rainwater that may come in contact with fresh materials, materials actively composting or finished compost stored onsite. All compost sites must have a leachate management plan that would include impermeable surfaces and basins to collect all liquids.

Liquids will either be recirculated onto fresh compost or be transported to a wastewater treatment plant. Recirculating the liquids is preferred as less water is then needed for the facility.

The compost site proposed for the Campbell Mountain area will be ‘invessel’ which means the drop off of materials and active composting will be done inside a building. This will mean less liquids to manage from rain and snow. Capturing clean rainwater from buildings is proposed. This clean water can be used at the compost site.

What are the specific odour control mechanisms that will be implemented at the facility ? Will any composting operations take place out of doors? What are the operational requirements imposed to ensure odour control? Will this facility receive an air emissions permit? A solid waste permit? Will groundwater monitoring be required? Under what regulatory programs will this compost facility operate?

Salamone asked about 1 month ago

Larger scale compost sites in BC are regulated under the Organic Matter Recycling Regulation (OMRR). This regulation determines the process a new or existing composting site must follow in BC.

Compost sites must have a leachate management plan and an odour management plan. Leachate management plans are used to ensure no liquids are allowed to escape into the environment. This includes rainwater that comes in contact with fresh materials, active compost or finished compost stored onsite. Ground water monitoring stations set up around a compost site are used to ensure that liquids have not escaped.

The odour management plan looks at ensuring nuisance odours are limited. It must take into consideration the homes and other uses around the facility.

Compost sites do not need to obtain an industrial waste discharge permit or air emissions permit in BC.

The proposed compost site at Campbell Mountain will be ‘invessel’ which means the drop off of materials and active composting will be done inside a building. Nuisance odours from a compost site are attributed to fresh materials being dropped off and the active composting process. Being inside, all nuisance odours can be captured and treated.

Finished compost stored onsite is not a concern for odour. Finished compost must be stored inside or outside on an impermeable surface where any liquids must be collected.

Final design of the compost site has not been developed. At this time the RDOS is applying to the Agricultural Landfill Commission (ALC) for use of 1313 Greyback Mountain Rd as a compost site. The RDOS will also have to rezone the property to allow for a compost site to be constructed. If approvals through the ALC and rezoning are received for the property then a final design can take place.

In terms of a feasibility study done on building a new compost site, odour control consisted of a membrane sheet over the compost, negative pressure in the building to capture odours and bio-filters to treat the air collected. This methodology estimated a 70% reduction in odour as compared to the present City of Penticton Wastewater Sludge compost site at Campbell Mountain which has no odour control. This 70% reduction of current odour includes the additional composting of food waste at the 1313 Greyback Mtn Rd site.

RDOS Organics Composting Facility



September 30, 2020



Background Information

➤ 2015

Organic Management
Facility Siting
Feasibility Study

➤ 2018

Nuisance Study for
operational activities
at CMLF

➤ 2019 – 2020

CMLF composting
facility siting study



In-Vessel Composting

- Composting Overview
- In-Vessel Technology
- Technology Spectrum



Slide 3

RJ [2]3

JR/Wilbert to find a better picture

Reid, Jeremy, 2019-12-18

Technology/Cost Spectrum



Comparison of Sites

Site	Land Ownership	Grading Requirements	Odour Nuisance	Mobile Equipment	Space for Facility
Campbell Mountain Landfill Bench Area	City of Penticton	Substantial grading	Closer to residents	Could share mobile equipment with Landfill Operations	More challenging to meet facility space requirements
Proposed Property	Private Property	Minimal grading	Further from residents	Could require purchasing of additional equipment	Less Challenging to meet facility space requirements

Benefits of a Compost Facility Near CMLF

- Cost of composting is less than landfilling wastes
- Helps trap carbon that would otherwise be released into the atmosphere
- Can extend the life of the landfill
- Strict odour control in the new facility will reduce nuisance
- Opportunity to share landfill operations



Benefits of Combining Biosolids with Other Organics

- Combining biosolids, food waste and yard waste composting in the same facility results in savings per tonne
- Biosolids composting alone not eligible for grant funding



Key Findings – Economic and Social Benefits

- Moving existing composting facility offsite will create \$11M to \$16M worth of airspace for the landfill
- Proposed property is further from neighbours

Key Findings – Operational Improvements

- Proposed property offers more space for expansion and future improvements (i.e. anaerobic digesters)
- More area for storage of compost and bulking agents
- More opportunity to manage the following materials on the proposed property to retain more landfill airspace:
 - Aggregate and concrete management
 - Metal collection, storage, and transfer
 - Mattress stockpiling and management
 - Commercial wood waste
 - Building related construction and demolition materials

Recommendations

- Combine biosolids and food waste composting into one facility
 - Reduces unit processing costs per tonne
 - Ability to produce a saleable compost product for local markets
- Site composting facility on the proposed property
 - Reduced grading requirements
 - Operational benefits related to landfill design, operations, and closure
 - Additional revenue (\$11M - \$16M) and disposal capacity
 - Reduced odour nuisance impacts on residential properties
- Apply for Grant to reduce capital costs and unit processing cost for organic materials



Next Steps

- Receive public feedback on property located at 1313 Greyback Mountain Road
- Present public feedback to RDOS Board of Directors

Questions from Sept 30th 2020 Organics Compost Facility Electronic Open House

What amount of methane is expected from the compost site?

Properly operated composting sites do not generate methane. Composting uses oxygen to speed up the decomposition process. Composting does not allow for the creation of methane by aerating the materials being composted.

Methane is created naturally when organic matter is stored in water without access to oxygen. This happens in landfills where food waste is buried underground and no oxygen is available. There are also specially designed digesters that can create methane. Digesters trap the methane, allowing it to be used like natural gas for heating or electrical production.

Methane is a powerful greenhouse gas. Landfills are a major source of methane in Canada. The Campbell Mountain Landfill is estimated to generate more than 1,000 tonnes of methane each year. This makes it one of the largest point sources of methane in the RDOS. The development of a food waste composting site at the Campbell Mountain Landfill will significantly reduce methane emissions in the RDOS by removing food waste from the landfill and composting it.

What is the amount of material being currently being processed at the City of Penticton Wastewater Solids Composting facility? What are the expected annual amounts of materials to be composted at the facility?

Table 3-5 below explains the estimated current and future feedstocks that are available for the composting sites. The 'Biosolids' estimate below is 'dry tonnes' of wastewater treatment solids. This is the estimated weight of solids without water. The 'wet tonnes', meaning the solids mixed with water brought to the compost site, is estimated at ~8000 tonnes. Wet tonnes refers to the weight at the scale when the solids are still wet.

3.5 Combined Feedstocks

Table 3-5 below depicts the total organic feedstocks expected to be received at a composting facility at the CMLF for 2018 and 2040.

Table 3-5: Total Organics Feedstocks at CMLF

Organic Material	2018		2040	
	Average Annual	Peak Month	Average Annual	Peak Month
Green Waste	10,200	1,273	11,900	1,485
Biosolids	5,900	885	6,900	1,038
Bulking Agent Amendment	2,950 – 4,800	443 – 525	3,450 – 5600	569 – 617
Food Waste & Compostable Paper	7,400 – 9,100	742 – 913	8,600 – 10,600	865 – 1,065
Total Feedstocks	26,450 – 30,000	3,343 – 3,596	30,850 – 35,000	3,957 – 4,205

Is there a provincial or local requirement to have an odour or discharge permit?

Composting sites in BC are regulated under the Organic Matter Recycling Regulation (OMRR) and BC does not require an additional odour or discharge permit. OMRR requires a compost site have an odour management plan to ensure nuisances are minimized. The RDOS does not issue Air Discharge Permits.

EXECUTIVE SUMMARY

The City of Penticton has committed to replacing their existing wastewater solids composting facility at Campbell Mountain. The Regional District of Okanagan-Similkameen (RDOS) is partnering with the City of Penticton for an opportunity to build a facility that can compost the wastewater solids as well as food organics.

The proposed composting operation would have separate streams for composting solids and organic food waste and would be located east of the Campbell Mountain Landfill (CMLF). It would be designed to accommodate up to 35,000 tonnes of organic materials per year. The current CMLF service area includes all or parts of Electoral Areas B, D, E, F, G, and I, City of Penticton and Village of Keremeos.

Improved Composting Process

The proposed composting process uses Gore-Tex (a waterproof, windproof and breathable material) that covers the decomposing organic material to contain odorous emissions and moisture under the covers. Air is injected from under the compost pile to stimulate aerobic decomposition of organic matter to produce a peat-like humus. Channels under the pile also collect leachate which is later reincorporated into the organic materials.

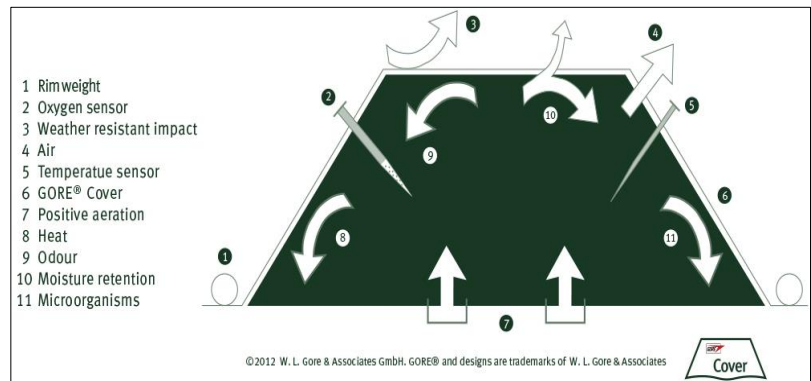


Figure 1 - System dynamics of the GORE Cover System.

Most of the composting activities would also be conducted inside a building that will act as a secondary level of containment so that any residual emissions from the composting process would be captured and treated using a biofilter. This type of composting process called in-vessel composting.

Odour Controls

The first level of defense is the GORE cover membrane that will be used for Step 2 and Step 3 of the composting process. The membrane serves as a waterproof yet breathable material that maintains pile moisture by trapping water molecules along the underside of the membrane, preventing evaporation. The membrane also reduces direct odour emissions, as it creates a “bubble” around the pile, allowing minimal air flow between the pile and the environment. The moisture layer on the underside of the membrane also captures any generated odour molecules, trapping them inside the water droplets.

The second level of defense is the biofilters that industry best practices recommend controlling odours from organic processing facilities. Biofilters are generally comprised of wood chips and mulch and are replaced periodically to maintain optimal odour control capabilities. These features are designed to capture and treat odours, mitigating them from entering the environment. Two large biofilters will be installed to ensure strict odour control.

The combined treatment from these two odour control improvements is calculated to reduce odour emissions from the existing composting operation by nearly 70%.

Leachate Controls

The entire composting operation would be paved so that any leachate generated would be collected and prevented from entering the environment.

Leachate from inside the in-vessel composting process and from the rest of the paved areas will be contained into a large storage tank or stormwater pond. The stored leachate would be recirculated or aerated before being reused in the active composting process to maintain moisture and nutrient levels.

Material Handling and Process Flow

As shown in Figure 2, the upgraded composting facility will work in the following manner. Table A describes the various steps in the handling and processing of the organic materials received.

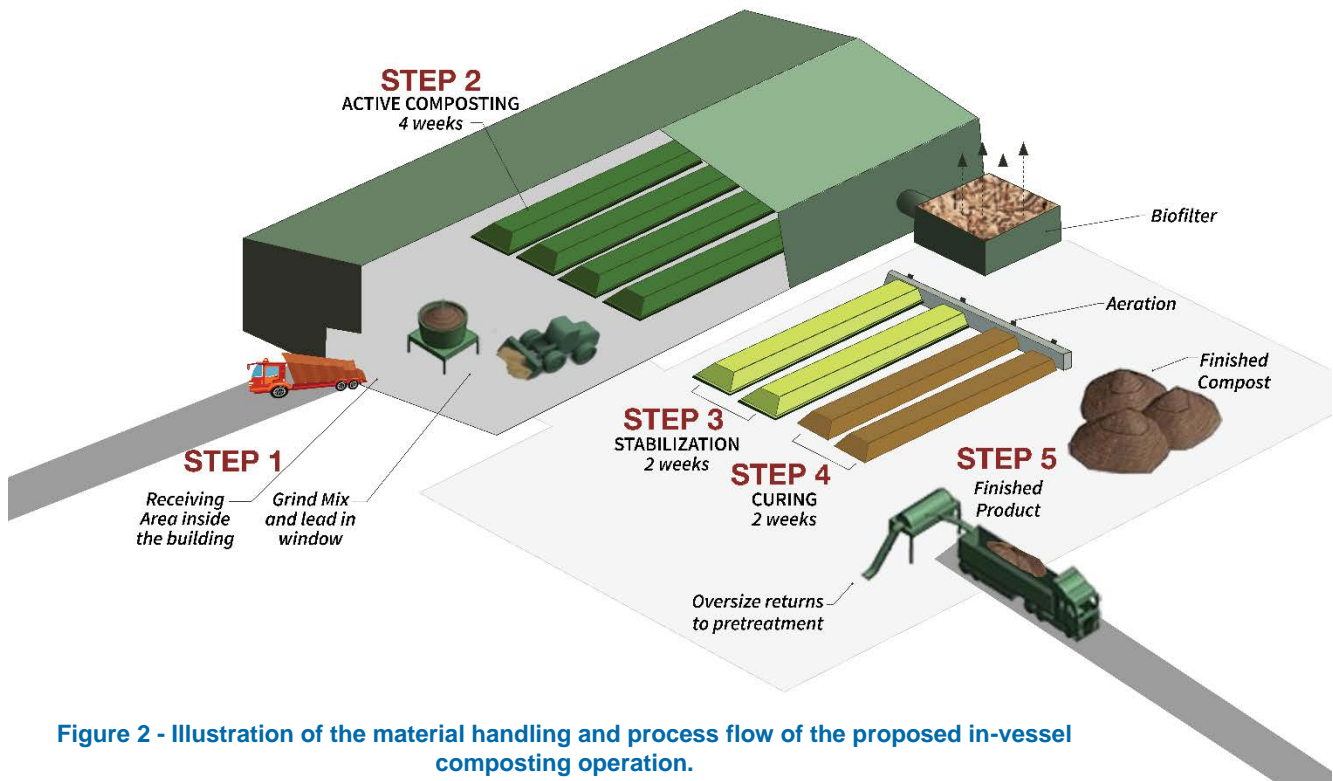


Figure 2 - Illustration of the material handling and process flow of the proposed in-vessel composting operation.

Table A: Summary of Material Handling and Composting Process

Step	Step Description	Summary of Activity
1	Receiving & Feedstock Preparation	<ul style="list-style-type: none"> Receipt of organic feedstocks (food/yard waste and solids in separate streams) Organic material is ground-up and mixed to the desired compost recipe.
2	Phase 1 (Active Composting Phase)	<ul style="list-style-type: none"> Mixed organic materials loaded into bunkers Gore-Tex covers placed and secure over the bunkers. Aeration system activated to maintain optimal operating conditions such as temperature, oxygen, and moisture levels Active composting phase occurs for at least four (4) weeks
3	Phase 2 (Stabilization Phase)	<ul style="list-style-type: none"> Post active composting phase, the organic materials are moved to bunkers outside. Gore-Tex covers are placed and secured on the organic materials and the aeration system is activated again to stabilization of the organic materials. Stabilization phase occurs for another two (2) weeks.

4	Phase 3 (Curing Phase)	<ul style="list-style-type: none"> ▪ The mostly composted organic materials moved to the curing bunkers to complete the composting process. ▪ At this point, the amount of decomposition activity should be minimized, resulting in very little decomposition and odourous emission being released. ▪ Aeration is continued (without covers) to cure the compost and prepare the soil amendment for market. ▪ Curing takes another two (2) weeks.
5	Screening and Finished Product	<ul style="list-style-type: none"> ▪ Cured compost is screened to remove contaminants and “oversized” materials from the finished compost. ▪ Finished compost is stored in large piles to be distributed to end-markets. ▪ Oversized materials are used in the feedstock preparation to stimulate decomposition of fresh organic material.

Socio-Environmental Benefits

The proposed improvements would change the existing composting operation from an open-air system with minimal odour controls, to a two-stream in-vessel system that has extensive odour mitigation measures (enclosed buildings, biofilters, GORE covers) resulting in a 70% decrease of odour release to the environment.

The composting operation is proposed to be located on the adjacent property that is east of the CMLF. This will increase the disposal capacity at the landfill and move the composting operation farther away from most residents thereby reducing potential nuisance impacts.

Besides the operational benefits, the organics composting facility also promotes a circular economy for the organic waste stream. The end product is compost which can be re-used within the region to grow food, hold nutrients in the soil and support local demand from residents and the agricultural sector for high-quality soil, thus completing the circular economy.

Diverting organic materials from the landfill also reduces potential greenhouse gas (GHG) emissions. Landfilled organic waste results in methane, a powerful GHG. Reducing or diverting organic materials away from the landfill reduces decomposing organic waste which can reduce methane production and the Regional District’s environmental or carbon footprint.

Economic Benefits

In addition to the socio-environmental benefits listed above, the proposed improvements will save in the operational costs of the landfill as the cost to compost is less expensive than that of landfilling. The cost of creating a joint, two-stream composting facility for food, yard and waste solids will reduce capital costs by nearly \$2.5M and processing cost by \$26 per tonne (without the grant) or \$66 per tonne (with the grant).

The property located at 1313 Greyback Mountain Road is the most fiscally responsible option for the facility as it is anticipated to save capital costs, create approximately \$11 to \$16M worth of additional landfill airspace, and easily facilitate sharing staff and equipment between the two sites. Relocating the current solids composting facility and reduction or organics will extend the life of the landfill, deferring future costs that will save taxpayer dollars.



Organics Composting Facility Town Hall FEEDBACK

Wednesday, September 30, 2020 - 6:00 to 7:00 pm

Thank you for contacting the Regional District of Okanagan-Similkameen (RDOS).

If you would like to take part in the Organics Composting Facility Electronic Town Hall meeting on September 30, 2020 from 6:00 to 7:00 pm, please follow the instructions below:

[Click here to join meeting](#)

Event password: RD@S

Or, click this link <https://rdos.webex.com> and enter the event number: 146 281 0284

If you log in to Webex, you can ask questions using electronic messaging.

Join the audio conference only:

1-844-992-4726 Canada and United States Toll Free

[To get in the queue to ask a question, select: *3]

You can also send questions via email to publicworks@rdos.bc.ca

After the September 30th meeting, you can send questions via regular mail, email or telephone:

RDOS Office: 101 Martin Street, Penticton, BC, V2A 5J9

RDOS Solid Waste Department:

Toll Free: 1-877-610-3737 ext. 4129 **Direct:** 250-490-4129

Organics composting facility public engagement – Information Release:

<https://cms.rdos.bc.ca/assets/Information-Releases/20200925-Composting-Facility-Information-Release.pdf>

Organics composting facility public engagement website: RDOS Regional Connections

<https://rdosregionalconnections.ca/compost>

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Penticton

Feedback for new compost

Virtual town hall meeting on Sept. 30 for the organics composting facility

Casey Richardson - Sep 29, 2020 / 8:00 pm



Photo: Contributed
Site of the Proposed Organics Composting Site

The Regional District of Okanagan-Similkameen is asking for public feedback about [proposed organics composting facility](#) at Campbell Mountain.

Residents within the Campbell Mountain Service Area (includes all or parts of Electoral Areas B, D, E, F, G, and I, City of Penticton and Village of Keremeos) will be able to provide feedback until Oct. 2.

An electronic town hall will be held Sept. 30 from 6 p.m. to 7 p.m. with RDOS and City of Penticton members along with a consulting and engineering firm to answer questions and provide information on the organic composting facility.

Currently the RDOS is working with the City to build a facility that can compost the wastewater solids as well as food and yard waste organics. The new operation would be designed to hold up to 35,000 tonnes of organic materials per year and the plan would implement odour controls and paving the site to contain leachate.

In their findings, the RDOS reported 40 per cent of waste entering landfills comes from food waste and other organic materials in the Regional District by weight.

Composting is the best way to help divert waste from going to landfills, according to the Solid Waste Management Plan.

The submitted feedback will be shared with the Board at a future meeting and help make a decision on whether to support submitting the ALR Exclusion application to the Agricultural Land Commission for the purpose of constructing the compost facility.

Information on how to sign up and [join the meeting can be found online here](#).

[Back to Homepage](#)



Penticton

Movement on compost site

Compost facility would facilitate curb side pickup

Colin Dacre - Jan 9, 2020 / 5:25 pm



Chelsea Powrie

The Regional District of Okanagan Similkameen believes it has finally found a location for a regional compost and biosolids facility.

The board Thursday voted to apply for a grant to construct an in-vessel composting plant near the Campbell Mountain Landfill. It would handle organic food/yard waste — paving the way for a curb side collection program — and the sludge from Penticton's wastewater treatment plant.

The grant could cover up to 83 per cent of the expected \$17.2-million price tag for the facility. The RDOS would be required to pay for the land, with the board authorizing purchase negotiations during a closed session earlier Thursday.

After years of struggling to find a location for a regional compost facility, board members were overwhelmingly enthusiastic.

"When you look at communities like Nanaimo that has had this in place for years and years, it's good that we're catching up," said Penticton Coun. Katie Robinson.

The current outdoor compost facility at Campbell Mountain is not-compliant with regulations and has drawn complaints from neighbours over odour. Previous studies estimate a curb side food collection program could potentially divert 26 per cent of the total waste stream.

"Let's face it we're growing in population and that compost material is going to be growing in volumes," Penticton Coun. Jake Kimberley said. "Hopefully we can educate the population to start separating garbage [from compost]."

The board also voted Thursday to request the Agricultural Land Commission to remove the lands required for the facility from the ALR.

Andrew Reeder, manager of operations, said that if all goes as expected with the ALC, they could have a grant by this fall, and six months to a year later, implementation of a curb side compost pickup program.

The RDOS says it can save \$1.7 million by purchasing new land for the facility, rather than building on the Campbell Mountain Landfill site, due to geotechnical considerations. Moving composting off the site will also free up between \$11 million and \$16 million worth of landfill space.

The proposed in-vessel composting method will minimize odours and leachate, something that delights Gil Szabo, who owns property adjacent to the dump.

"It is of fundamental importance that this building is constructed immediately, with a proper barrier under the concrete slab to prevent the leachate from continuing to enter our water supply. It is also welcome news that the intent to construct this building with proper ventilation to prevent the noxious fumes from continuing to pollute neighbouring properties, and ultimately the lake," he said in an email to Castanet.

The RDOS has been trying to find a location for such a facility for years. It initially selected a property in Marron Valley in 2017, but reversed course after outcry from neighbours and [the local MLA](#). The District of Summerland also refused to host the facility at its own landfill later that year.

-with files from Chelsea Powrie

[Back to Homepage](#)

FEATURED

RDOS uses expropriation to secure compost site

JOE FRIES

Sep 2, 2020



A portion of the Sather Ranch property where the RDOS is considering building a composting facility.

After learning last month of a competing offer on an 80-acre property it's eyeing for a composting facility, the Regional District of Okanagan-Similkameen began the little-used process of expropriating the land to chase off the other potential buyers.

"We don't like expropriation because typically you're trying to yank some grandmother's house away from her," RDOS chief administrative officer Bill Newell said in an interview Thursday.

"But in this case, because it was a court-ordered sale, we recommended the board go ahead with it."

Court documents show an Alberta couple on July 4 offered to purchase 1313 Greyback Mountain Rd for \$1.6 million.

The offer for the Sather Ranch property, which had been the subject of acrimonious bankruptcy proceedings between its former owners, was accepted July 9 by a receiver. The offer was then scheduled to be presented to a B.C. Supreme Court judge for approval on Aug. 13.

But back in the spring, the RDOS struck its own deal with the receiver to allow the RDOS to begin the regulatory work associated with permitting a compost facility at the site while the property was still tied up in court.

As part of that earlier deal, the RDOS put forward an informal offer to purchase the property for \$950,000, which Newell said was the value placed on the land by an appraiser in 2019.

The land is directly across from the Campbell Mountain Landfill, which is operated by the RDOS, making it an ideal location for the new compost facility.

Once the former owners finally settled their court matters and the property's sale was ordered by a judge, the receiver hired a real estate agent and put the property on the market June 23 with an asking price of \$1.595 million.

"We were surprised at the value," said Newell, who doesn't begrudge the receiver for seeking more offers because receivers are obliged to get top dollar for assets under their control.

So, faced with the threat of losing the property to the Alberta couple or getting into a bidding war, the RDOS board met behind closed doors on Aug. 6 and voted to expropriate the land.

"The property was going to move anyway," said Newell. And "then at least we have certainty we're going to get the property, we're going to have certainty on price."

The B.C. Local Government Act allows regional districts to take ownership of private property "for the purpose of exercising or performing its powers, duties and functions," and also requires the former owners be fairly compensated.

Shortly after the decision to go ahead with the expropriation -- a process so rare Newell has never gone through with one in his decades-long career in municipal government -- the RDOS began serving notice to the other parties.

In discussions with the receiver, said Newell, the RDOS learned the Alberta couple had walked away from the deal after hearing the RDOS intended to take the land.

The couple, Kim and Dennis Brodersen, didn't respond to a request for comment Wednesday. The receiver declined comment.

The property purchase isn't finalized just yet, though, because it still needs to be approved by a B.C. Supreme Court judge at a hearing set for Sept. 9.

RDOS consultants expect a new composting facility will result in as much as a 70% reduction in odour from composting operations, because the existing outdoor piles at Campbell Mountain will be eliminated and all organic material trucked to the new facility, which would be enclosed.

Some neighbours have larger concerns about removing the site from the Agricultural Land Reserve.

As of January, the cost of building the composting facility, not including land acquisition, was estimated by RDOS staff at \$17.2 million.

A regional composting facility, along with curbside pickup of organic waste, has been on the books since 2013, but the concept hit a few snags in recent years after proposed sites in Marron Valley and Summerland were shot down due to local opposition.

The RDOS says organics and food waste account for about 40% of what's currently going into local landfills, the lives of which would be extended by diverting that material to a composting facility, which would crank out high-quality products for agricultural use.

The RDOS non-farm-use application to the Agricultural Land Commission to dedicate part of the site to a composting facility is on hold pending public consultation, which is expected to start this week, according to Newell. The land will also have to be rezoned by the RDOS itself.

If the composting facility doesn't go ahead, said Newell, the RDOS will consider other uses for the property or may put it back on the market.

FEATURED

City backs non-farm-use application for compost site

JOE FRIES
Sep 17, 2020



A composting operation in Moncton, N.B.

Contributed/TransAqua

City backs non-farm-use application for compost site

Recognizing the potential benefit for Penticton residents, city council this week gave its unanimous blessing to a plan to remove from the Agricultural Land Reserve a property near the Campbell Mountain Landfill in order to build a regional compost facility.

The Regional District of Okanagan-Similkameen is spending \$1.6 million on the property at 1313 Greyback Mountain Rd., which is directly across from the landfill, and is therefore viewed as an ideal place for a new composting facility.

The 80-acre site was most recently used as a cattle ranch, and building a compost facility will require removing a section from the ALR.

As the neighbouring local government, the city's blessing was sought to bolster a non-farm-use application to the Agricultural Land Commission. Besides taking city residents' organic waste, the facility would also handle sludge from the city's sewage treatment plant.

The RDOS is in the midst of public consultation on the compost project and expects to complete its application to the ALC this fall. An electronic town hall is set for Sept. 30, 6-7 p.m. on the RDOS YouTube Channel. For more information, call 250-490-4129.



The Regional District of Okanagan-Similkameen has identified the site for an organics facility. (RDOS photo)

Land purchase considered for organics facility in South Okanagan

Regional District of Okanagan-Similkameen has identified 32-hectare site

JOHN ARENDT / Aug. 21, 2020 11:49 a.m. / NEWS

The Regional District of Okanagan-Similkameen is considering the purchase of a property at Greyback Mountain Road for an organics treatment and processing facility.

“Purchasing this parcel of land will allow the RDOS to move forward on the landfill expansion,” said Karla Kozakevich, chair of the regional district board. “This will reduce leachate and odour at the site, as well as the amount of waste entering the landfill.”

READ ALSO: RDOS to study sites for composting facility

READ ALSO: Stay away from landfills, Regional District of Okanagan Similkameen urges

The regional district's board of directors authorized the purchase of the property on Aug. 6.

Location studies have been conducted to develop an organics treatment and processing facility. The facility is identified in the regional district's solid waste management plan as the best means of reducing waste entering the waste stream.

The property is 32 hectares in size. Roughly two-thirds of the land is within the Agricultural Land Reserve.

The regional district will have public engagement before completing an application to the Agricultural Land Commission for exclusion. A public hearing will be held prior to a zoning amendment.

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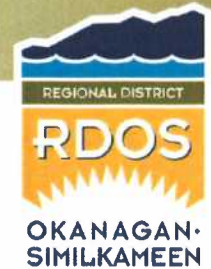
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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

INFORMATION RELEASE

September 30, 2020

Federation of Canadian Municipalities Recognizes RDOS Compost Feasibility Project

The Federation of Canadian Municipalities (FCM) has recently recognized the Regional District of Okanagan-Similkameen (RDOS) for environmental leadership. A feasibility study conducted to determine how to manage compost in the RDOS has been included in a compendium of 20 exceptional projects in the last 20 years funded by FCM. The FCM has supported over 1360 sustainability projects.

About 40% of materials going into RDOS landfills, including food waste, could potentially be composted. A comprehensive feasibility study conducted by the RDOS considered the social, economic and environmental factors of composting. Different compost technologies were considered and costed out. Innovative odour modelling was developed to compare the risks of placing facilities in various locations. Transportation costs, means of collection, sale of compost and greenhouse gas emissions were also estimated.

The feasibility study showed that one large-scale compost site, located near Penticton, would be a viable solution for the Region to deal with commercial food waste, wastewater sludge and urban food waste. Having one large site allowed for the best odour control while lowering overall costs. The feasibility study also showed that smaller compost sites made sense in rural areas for residential food waste and agricultural organics. The odour from these rural sites was found to be manageable if kept small enough. The FCM provided \$175,000 in grant funding through the Green Municipal Fund towards the feasibility study project.

Karla Kozakevich, RDOS Chair, was one of the elected officials that oversaw the development of the feasibility study. "It is an honour to be recognized as having conducted one of the most outstanding environmental leadership projects in Canada," states Kozakevich. "Siting a compost site has the potential to be controversial. Doing it right from the beginning is incredibly important. Our feasibility study helped inform elected officials and the public of the benefits of moving forward and ways to mitigate potential concerns."

Currently the District of Summerland and the RDOS are designing small-scale residential food waste and agricultural compost sites at the Summerland and Oliver Landfills. These facilities will allow for residential food waste collection by 2022 for the Summerland, Oliver and Osoyoos areas.

On Wednesday September 30th the RDOS will be hosting an Organics Composting Facility Electronic Town Hall to discuss whether residents support applying to the Agricultural Land Commission for an Agricultural Land Reserve exclusion for the purpose of a large scale compost site at the Campbell Mountain Landfill near Penticton. This online event will provide an opportunity to learn more about the proposed composting facility and ask questions. Representatives from the RDOS, City of Penticton and a consulting and engineering firm will be available to answer questions.

For more information on the online Town Hall meeting, please visit www.rdos.bc.ca

####



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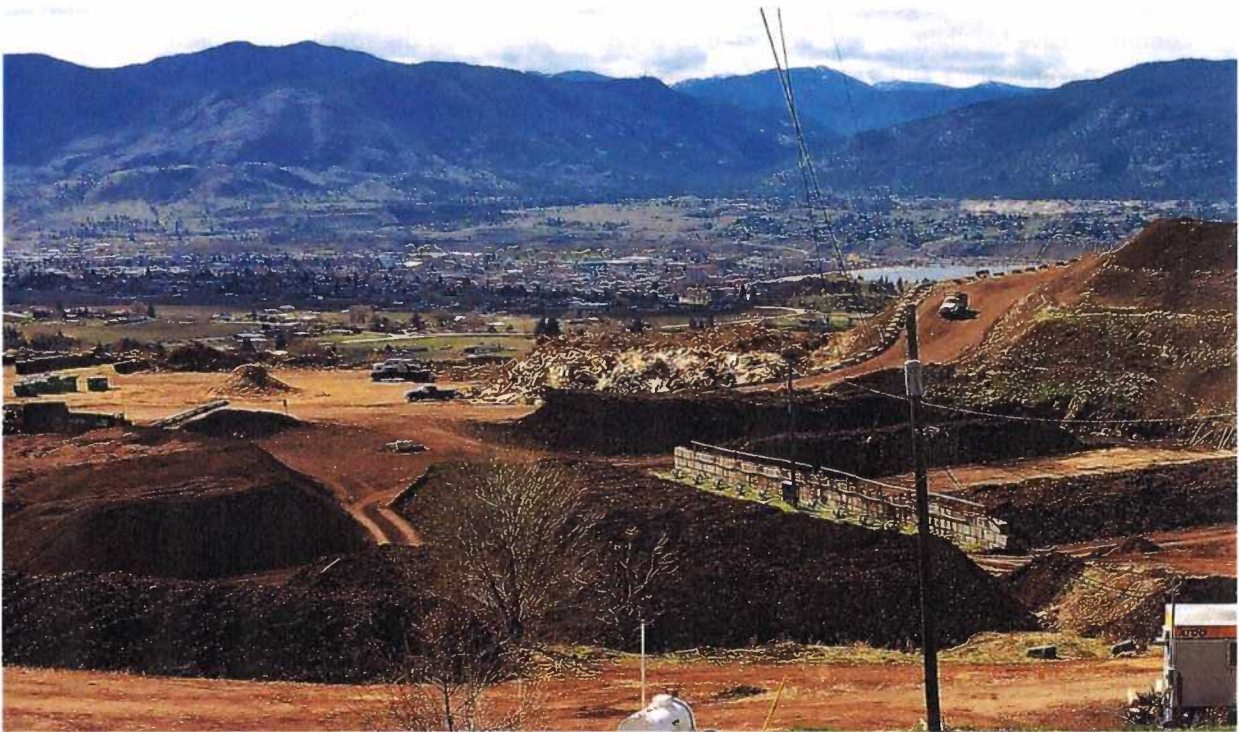
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Federation of Canadian Municipalities Compendium of 20 Outstanding Projects in last 20 Years:
<https://fcm.ca/en/programs/green-municipal-fund/compendium/compendium-case-studies/study-helps-set-direction-new-composting-facility>

For further information, please call 250-490-0237 or email info@rdos.bc.ca

Karla Kozakevich

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen



Campbell Mountain Landfill



Compost Facility

The City of Penticton is working with the Regional District of Okanagan-Similkameen (RDOS) on a proposal to upgrade our community's composting processes at the Campbell Mountain Landfill.

About the Proposal

Project Summary

The City's wastewater treatment compost facility at the [Campbell Mountain Landfill](#) no longer meets updated Provincial requirements.

Recently, an opportunity has arisen to combine resources with the Regional District of Okanagan-Similkameen (RDOS), which seeks to build an organic composting facility. This proposal involves working together to improve the existing site.

The RDOS is purchasing the property adjacent to the existing wastewater treatment compost site to build an in-vessel (indoor) facility to compost both wastewater solids and organics separately.

The RDOS is applying for a grant that would fund a large portion of the project's capital costs. This project would also streamline operating costs through consolidating equipment and personnel resources.

Feedback gathered by the City of Penticton in 2018 indicated strong support from local residents to establish an organics composting facility. Also, a 2019 study recommended introducing in-vessel composting (an enclosed environment), which minimizes nuisances such as noise and odours.

This new composting facility would make it possible for residents, commercial retailers and farmers to dispose of their food and agricultural waste in a sustainable way.

This proposal requires amending the Solid Waste Management Plan. Also, it involves legislative requirements to determine the location, including Agricultural Land Reserve (ALR) and rezoning applications. Citizens are invited to provide feedback by visiting the RDOS community engagement website at rdosregionalconnections.ca.

Benefits of the Proposed Facility

Advantages of building an organics composting facility at 1313 Greyback Mountain Road include:

- Reduce greenhouse gas emissions
- Reduce wait times at the landfill by diverting yard waste to the new property
- Reduce the need for the agricultural community to burn trees and prunings
- Create food waste compost, a valuable soil additive for the agricultural community
- Offer commercial retailers another means to dispose of food waste
- Extend the life of the landfill by diverting food waste

Frequently Asked Questions

Do We Need to Upgrade this Facility?

The upgrades to Penticton's wastewater treatment compost facility at Campbell Mountain Landfill have been flagged as an immediate need. This location no longer meets updated Provincial requirements and this issue must be addressed so that the City can continue to process our wastewater solids.

Whether the City chooses to partner with the RDOS, the facility must be upgraded and will remain at this location.

What Feedback has been Collected from Penticton Residents?

Feedback gathered from Penticton citizens in 2018 indicated strong support for establishing an organics composting facility. Also, a 2019 study recommended introducing in-vessel composting (an enclosed environment), which minimizes nuisances including noise and odours.

The RDOS is gathering feedback about the proposed organics composting facility at rdosregionalconnections.ca until Oct. 2, 2020. The results will be submitted to the RDOS board for consideration as part of an application to the ALC.

Why is Penticton Partnering with the RDOS?

Penticton needs to upgrade its wastewater treatment compost facility. By combining resources with the RDOS, which seeks to build an organics composting facility, it's anticipated the City can gain efficiencies. This all-in-one facility would combine resources to meet the needs of both parties.

The RDOS is applying for a government grant which would cover a large portion of the capital costs. Also, operational costs would be streamlined through consolidating equipment and staff.

Why is the City/RDOS Considering Adding Composting to this Site?

Composting is environmentally friendly, providing a means to convert food waste into a beneficial, useable topsoil. According to the RDOS, food waste and other organic materials account for approximately 40 percent of waste entering our landfill by weight.

Advantages of building an organics composting facility at 1313 Greyback Mountain Road include:

- Reduce greenhouse gas emissions
- Reduce wait times at the landfill by diverting yard waste to the new property
- Reduce the need for the agricultural community to burn trees and prunings
- Create food waste compost, a valuable soil additive for the agricultural community
- Offer commercial retailers another means to dispose of food waste
- Extend the life of the landfill by diverting food waste

Would Composting Benefit Farmers?

Yes. Currently local agriculture industries are limited to burn piles, composting on site, or chipping these piles to eliminate their pruning and other organic brown waste.

During burning bans, these materials can't be burned and chipping programs and on site and composting may not be possible if these organic wastes have pests or blight. The proposed composting facility would provide a more environmentally friendly option to facilitate these needs, while eliminating pests and blight.

The final compost product can be reused on local crops as a method of water and nutrient conservation.

What Does this Proposal Involve?

The RDOS is proposing to build an in-vessel organics composting facility located east of the Campbell Mountain Landfill (CMLF). The RDOS is purchasing the property located east of the landfill to build an in-vessel facility to compost both wastewater solids and organics (in separate areas). The RDOS and City would manage the facility.

This proposal would require amending the Solid Waste Management Plan. Also, it involves legislative requirements to determine the location, including Agricultural Land Reserve (ALR) and rezoning applications.

Why is the Proposed Composting Facility on Agricultural Land? —

The property located at 1313 Greyback Mountain Road is the most fiscally responsible option for constructing the facility. The property is ideally located adjacent the existing landfill. There will be no increase in traffic on local roads and it will be possible to share equipment and staff resources between the two sites.

What Happens if the ALC Turns Down the ALR Application? —

The facility could be sited on the existing CMLF property with a portion on ALR land. This presents options that are still viable but more costly to develop.

The proposals require amending the Solid Waste Management Plan (SWMP) and involve legislative requirements to determine the location, including Agricultural Land Commission (ALC) and rezoning applications.

Would this Facility Mix Food Waste and Wastewater Sludge? —

No. There will be separate areas for food waste compost and wastewater solids treatment composting.

Separating the two compost streams will allow for diversity in the final compost products and their respective uses. The food waste compost would create a topsoil amendment available to residents to use on their vegetable patches or for farmers to use on orchards and vineyards.

The wastewater compost is also suitable for landscaping.

If Approved, When is this Facility Expected to be Built? —

If the proposed composting facility is approved, construction would take more than a year to complete.

Would this Facility Affect Groundwater? —

The proposed composting facility will be designed to meet the latest standards and regulations.

Design standards will include liners and impermeable surfaces to trap any possible leachate, preventing ground water pollution. Liquids will be recirculated on-site, which will also reduce water consumption.

What about Traffic?

The organics composting facility will also alleviate the current traffic congestion and wait times at the landfill.

Vehicles with yard waste will go to the organics compost facility - not to the landfill. This will reduce lineups at the landfill scale, especially in the spring and fall when traffic volumes are much higher.

Will there be any Increased Noise or Odours?

Even with more materials being composted, studies have indicated that odours will be reduced by approximately 70 percent over the current City of Penticton compost site.

Mixing and primary composting will take place inside buildings designed with state of the art odour control. Any equipment operating outdoors would be done in the daytime during regular business hours.

Will Residents have Curbside Pickup of Food Waste?

The City and the RDOS will conduct additional public engagement to consult with residents about developing a curbside collection program including appropriate organics waste bins. These costs have yet to be determined.

Contact Us

How to Provide Feedback

The RDOS will be collecting feedback at rdosregionalconnections.ca until Oct. 2, 2020. The results will be submitted to the RDOS board for consideration as part of an application to the ALC.

To contact the RDOS regarding this project, phone 250-490-4129 or email info@rdos.bc.ca.

Also don't miss the electronic town hall meeting on Wednesday, Sept. 30, 2020 from 6-7 pm (more information below).

Contact Us

[How to Provide Feedback](#) +

[Electronic Town Hall Meeting](#) -

Due to the COVID-19 crisis, an electronic town hall will be scheduled to provide residents with an opportunity to learn more about the composting facility. The meeting will take place Wednesday, Sept. 30, 2020 from 6-7 p.m.

Representatives from the RDOS, City of Penticton and a consulting and engineering firm will be available to answer questions.

Watch the meeting on the [RDOS YouTube channel](#) or [RDOS Regional Connections](#).

To learn more about how you can participate in the electronic town hall, please visit the [RDOS Regional Connections](#) website or contact the RDOS (phone 250-490-4129 or email info@rdos.bc.ca).

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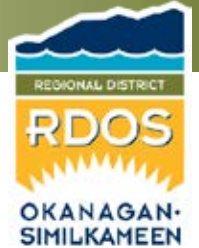
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ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 15, 2020
RE: Zoning Bylaw Amendment – Electoral Area “H”

Administrative Recommendation:

THAT Bylaw No. 2498.22, 2020, Electoral Area “H” Zoning Amendment Bylaw be read a third time and be adopted.

Purpose: To rezone the subject property to allow for a 2-lot subdivision.

Owners: Madelaine McGrath & Carolann Brewer Agent: ALLTerra Land Surveying Folio: H-00632.100

Legal: Lot A, Plan KAP69501, District Lot 101 151 391, YDYD Civic: 2390 Coalmont Road

OCP: Large Holdings (LH) Proposed OCP: Large Holdings (LH)

Zone: Large Holdings Two (LH2) Proposed Zoning: Large Holdings One (LH1)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to create two 4.0 ha parcels. In order to accomplish this, the applicant is proposing to amend the zoning of the property from Large Holdings Two (LH2) to Large Holdings One (LH1).

In support of the rezoning, the applicant has stated that “the OCP designates this property and the adjacent parcels as Large Holdings (LH), so no changes to the OCP will be required. They (owners) have identified several potential building site locations at the top and bottom of the hill.”

Site Context:

The subject property is approximately 8.0 ha in area and is situated approximately 1 km east of Tulameen on the north side of Coalmont Road. It is understood that the parcel is currently vacant.

The surrounding pattern of development is generally characterised by similarly sized Large Holdings Two zoned parcels on either sides of subject parcel. To the north is the Otter Mountain which is largely undeveloped. To the south, across Coalmont Road, is farmlands.

Background:

On August 10, 2020, a Public Information Meeting (PIM) was held electronically and was attended by no members of the public (RDOS staff and both owners were present).

Due to COVID-19, an Area “H” Advisory Planning Commission (APC) meeting was not held. Area “H” APC members were provided the opportunity to comment individually on this application.

At its meeting of September 17, 2020, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of October 15, 2020.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 3).

Analysis:

In considering this proposal, Administration notes that the proposed zoning designation change from LH2 to LH1 is generally consistent with the LH designation under the OCP Bylaw.

While the proposal is to create two parcels (each of size 4.0 ha), no significant impact is anticipated on the neighbouring properties as the subject property is located in proximity to SH4 zoned lots with parcels ranging from 0.5 ha to 1.0 ha.

Regarding servicing of lots, each parcel will have to be serviced by a ground water well and septic system that meets the Regional District's Subdivision Servicing Bylaw requirements

The eastern lot is proposed to be accessed through existing driveway, and a new driveway will be constructed to service the proposed western lot from Coalmont Road.

Further, an environmental assessment was submitted in support of proposed rezoning, which indicated that the proposal will not result in either new parcel having restrictions that would preclude development and that the construction of a new house on the western half (proposed new lot) will not require any clearing or blasting.

Conversely, Administration recognises that the topography is challenging and that the current 7.8 ha parcel size may be the most appropriate for this particular location.

In summary, Administration supports the proposed zoning amendment bylaw, to allow creation of two parcels of size not less than 4.0 ha as it is seen to have no significant impact on surrounding properties or the environment and generally fits with the existing rural character of the neighbourhood.

Alternatives:

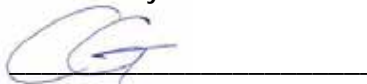
1. THAT third reading of Bylaw No. 2498.22, 2020, Electoral Area "H" Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2498.22, 2020, Electoral Area "H" Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:

R. Gadoya

R. Gadoya, Planning Technician

Endorsed By:



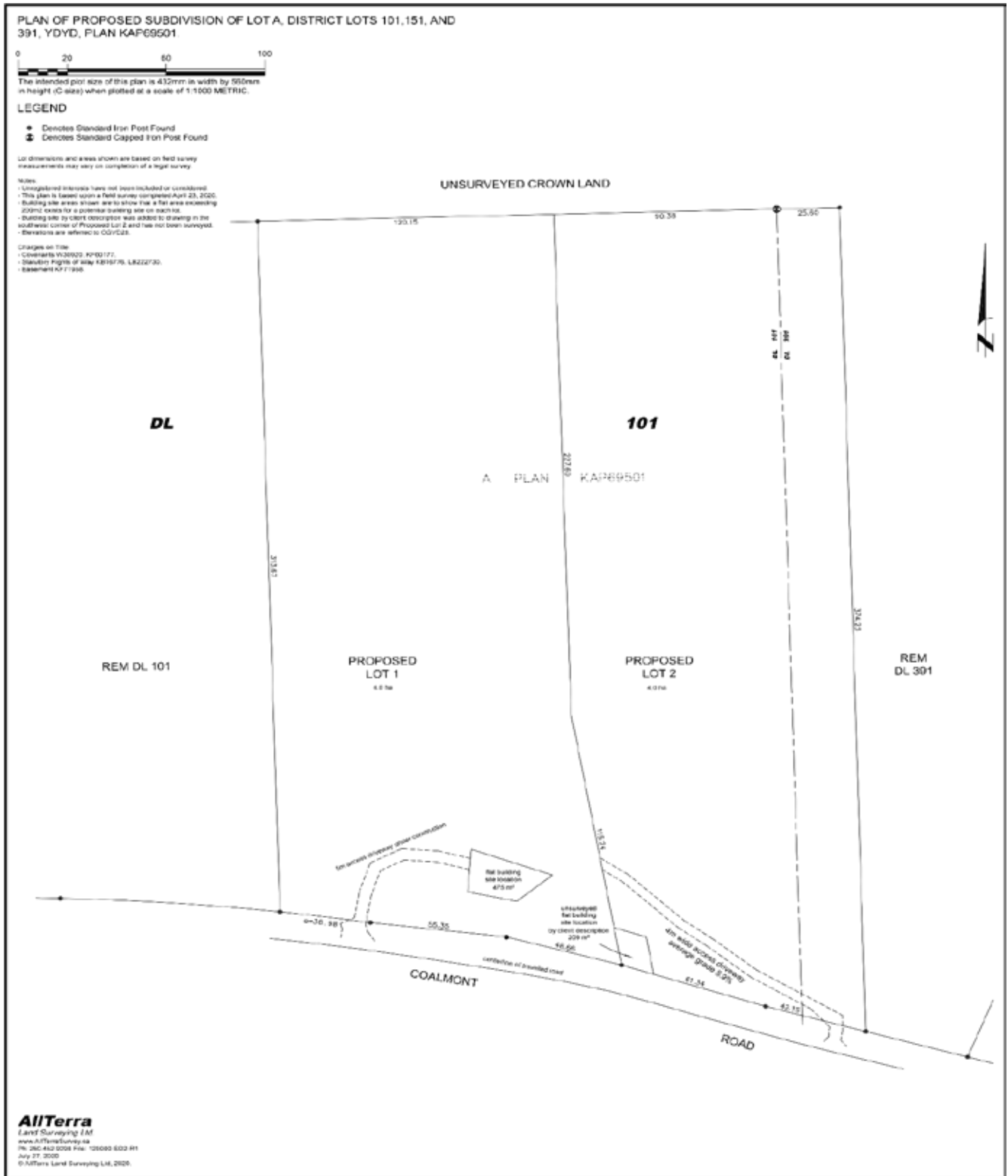
C. Garrish, Planning Manager

Attachments:

No. 1 – Applicant's Site Plan

No. 2 – Site Photo

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2498.22, 2020

A Bylaw to amend the Electoral Area "H" Zoning Bylaw No. 2498, 2020

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Electoral Area "H" Zoning Amendment Bylaw No. 2498.22, 2020."
2. The Official Zoning Map, being Schedule '2' of the Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by:
 - i) changing the land use designation on the land described as Lot A, Plan 69501, District Lot 101 151 391, YDYG, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Large Holdings Two (LH2) to Large Holdings One (LH1).

READ A FIRST AND SECOND TIME this 17th day of September, 2020.

PUBLIC HEARING held on this 15th day of October, 2020.

READ A THIRD TIME this ____ day of _____, 2020.

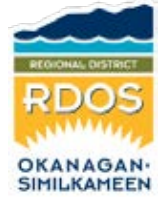
ADOPTED this ____ day of _____, 2020.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

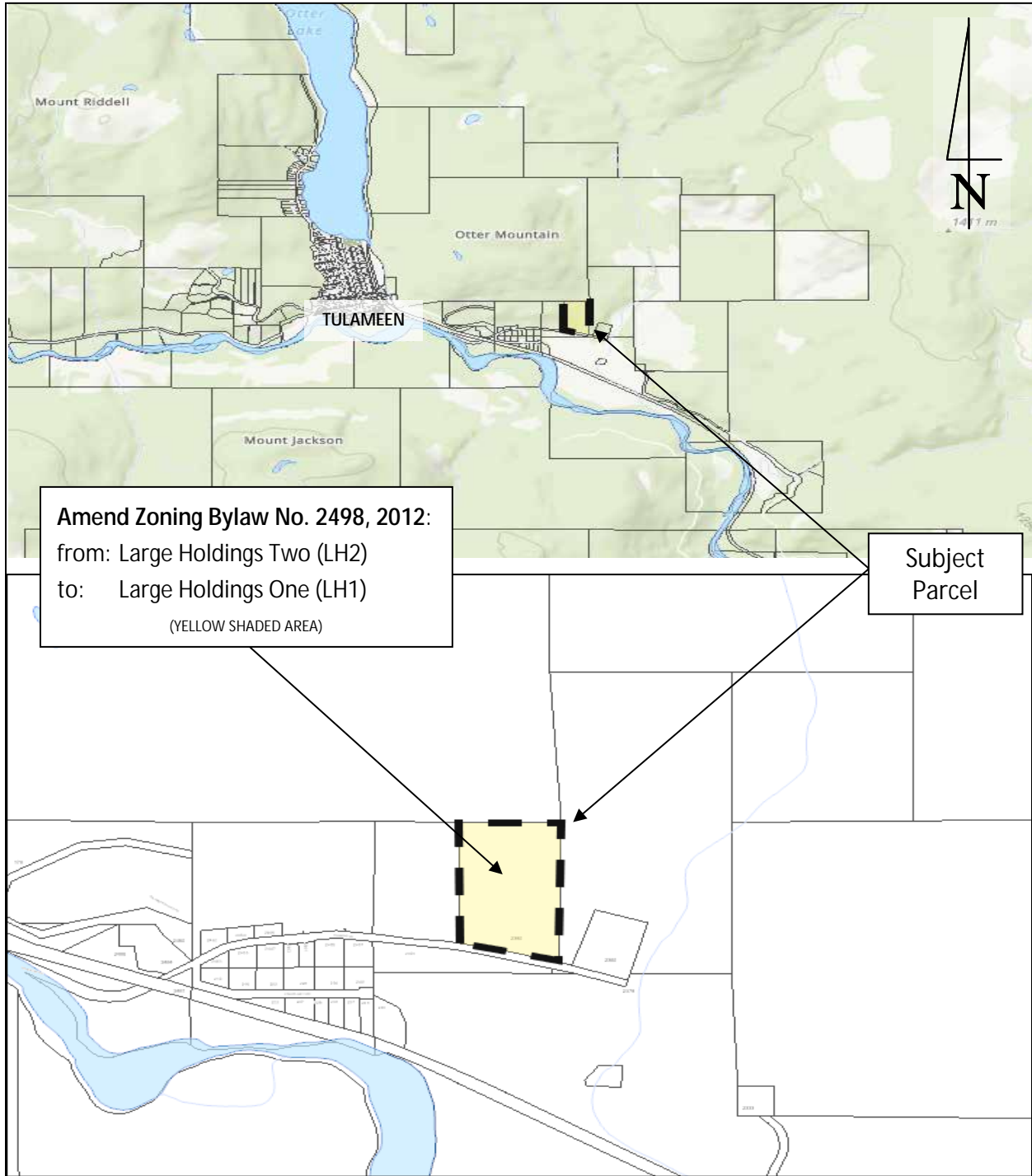
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2498.22, 2020

File No. H2020.007-ZONE

Schedule 'A'



Rushi Gadoya

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

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

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,

Rushi Gadoya

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) and in local directories.

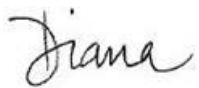
Questions?

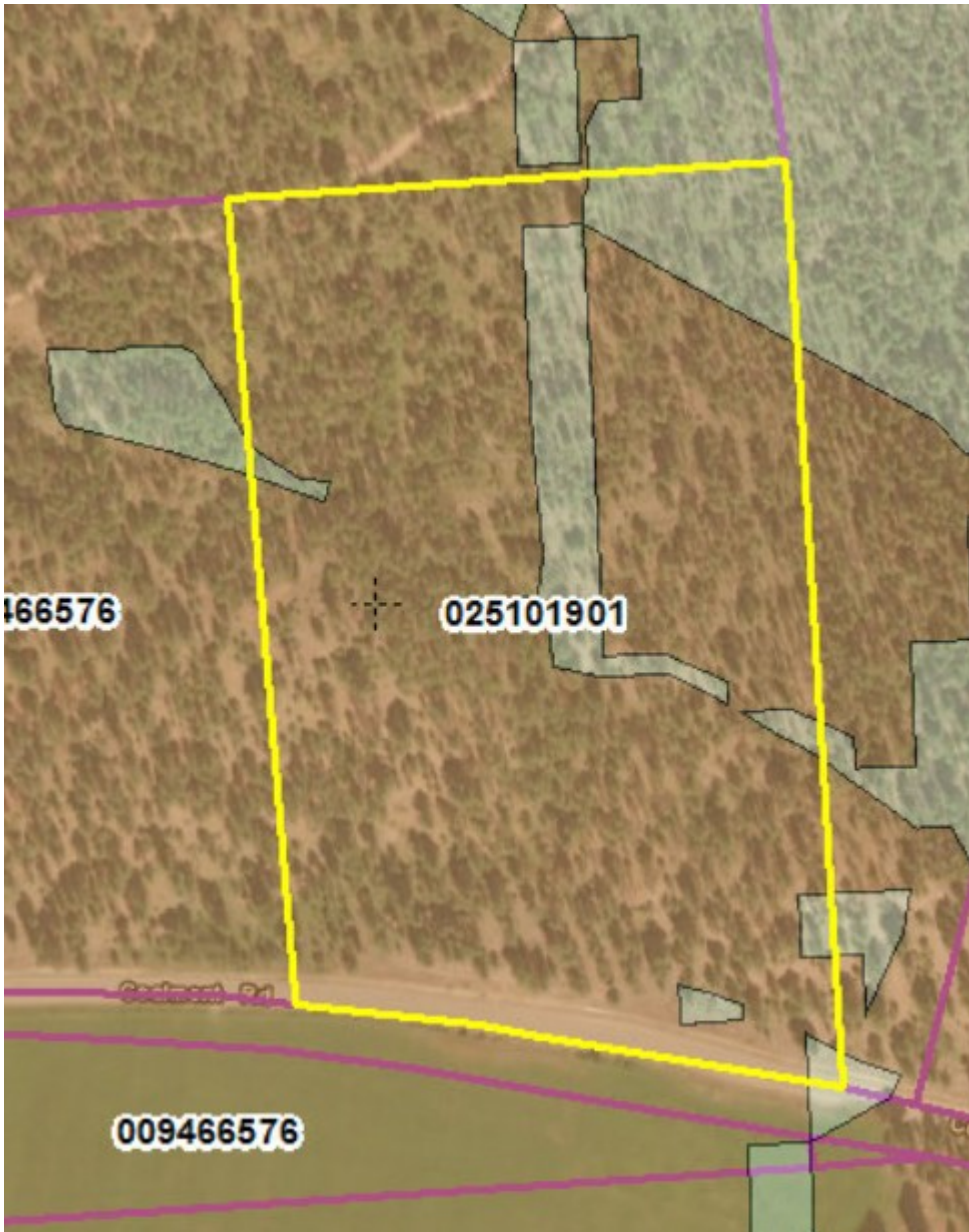
For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

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

Kind regards,

A handwritten signature in cursive script that reads "Diana".



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 | Website: 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 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 • lfeindell@rdos.bc.ca

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Rushi Gadoya

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

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

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 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 • lfeindell@rdos.bc.ca

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Rushi Gadoya

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



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Rushi Gadoya

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

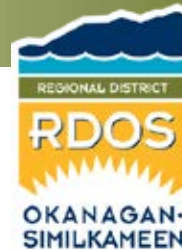
Good morning,

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)



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Zoning Bylaw Amendment – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”
Regulation of Metal Storage Containers

Administrative Recommendation:

THAT Bylaw No. 2895, 2020, Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of November 19, 2020;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Proposed Development:

The purpose of Amendment Bylaw No. 2895 is to introduce zoning regulations governing the use and placement of metal storage containers within the Okanagan Electoral Area zoning bylaws.

Background:

At its meeting of February 20, 2020, the P&D Committee considered a Draft of the 2020 Corporate Action Plan. This Plan included, as an action, a “review the Area I Zoning Bylaw to establish controls for tiny homes, shipping containers and B&B at Apex Mountain Resort” to be completed by Q4 2020.

At its meeting March 5, 2020, the P&D Committee of the Board resolved that the Regional District of Okanagan-Similkameen Storage Container Regulations Zoning Amendment Bylaw No. 2895, be initiated.

At its meeting of October 1, 2020, the P&D Committee of the Board considered public feedback received in relation to Amendment Bylaw No. 2895 and resolved that the following amendments to the bylaw be made:

- 1. a minimum parcel size requirement of 0.5 ha*
 - 2. the replacement of the cladding and roofing requirement with a requirement to paint the container the same colour as the principal dwelling in Low Density Residential and Small Holdings zones;*
 - 3. a definition of “metal shipping container”;*
 - 4. a regulation that metal shipping containers not be located between the front parcel line of a property and the principal dwelling unit in Low Density Residential and Small Holdings zones; and*
-

-
5. a regulation permitting one (1) metal storage container to be used for temporary storage of household goods for a period not exceeding one (1) month.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97 & 3).

Public Process:

As part of the initiation of Amendment Bylaw No. 2895, the following consultation was undertaken:

- referral to individual members of the Electoral Area Advisory Planning Commissions;
- notification of external agencies (April 15, 2020);
- documentation added to Regional District web-page (March 10, 2020);
- notification posted to the Regional District's Facebook page (April 16, 2020); and
- notification on CivicReady to approximately 450 persons (June 9, 2020).

In response to this notification, approximately 50 representations were received from the public and approximately 20 representations were received from APC members.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

Amendment Bylaw No. 2895 contains regulations to govern the placement of shipping containers within the Okanagan Electoral Areas in accordance with the direction previously provided by the Board at committee.

Alternatives:

1. THAT Bylaw No. 2895, 2020, Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw be deferred; or
2. THAT Bylaw No. 2895, 2020, Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw, be denied.

Respectfully submitted:



C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2895, 2020

A Bylaw to amend the Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020."
2. The "Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
 - i) adding a new definition of "metal storage container" under Section 4.0 (Definitions) to read as follows:

"metal storage container" means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;
 - ii) adding a new sub-section 7.27 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.27 Metal Storage Containers

- .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:
 - i) a parcel is greater than 0.5 ha in area;

- ii) the metal storage container is painted in a colour consistent with the principal building; and
 - iii) the metal storage container is not sited between the front parcel line and a principal building.
 - c) Despite sub-section 7.27.1(a) and (b), one (1) metal storage container may be used for temporary storage:
 - i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or
 - ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.
- 3. The "Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:
 - i) adding a new definition of "metal storage container" under Section 4.0 (Definitions) to read as follows:

"metal storage container" means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;
 - ii) adding a new sub-section 7.28 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.28 Metal Storage Containers

 - .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:
 - i) the parcel is greater than 0.5 ha in area;
 - ii) the metal storage container is painted in a colour consistent with the principal building; and

- iii) the metal storage container is not sited between the front parcel line and a principal dwelling.
 - c) Despite sub-section 7.28.1(a) and (b), one (1) metal storage container may be used for temporary storage:
 - i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or
 - ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.
- 4. The "Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:
 - i) adding a new definition of "metal storage container" under Section 4.0 (Definitions) to read as follows:

"metal storage container" means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;
 - ii) adding a new sub-section 7.28 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.28 Metal Storage Containers

 - .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:
 - i) the parcel is greater than 0.5 ha in area;
 - ii) the metal storage container is painted in a colour consistent with the principal building; and
 - iii) the metal storage container is not sited between the front parcel line and a principal dwelling.

- c) Despite sub-section 7.28.1(a) and (b), one (1) metal storage container may be used for temporary storage:
 - i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or
 - ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.
5. The “Electoral Area “E” Zoning Bylaw No. 2459, 2008” is amended by:
- i) adding a new definition of “metal storage container” under Section 4.0 (Definitions) to read as follows:

“metal storage container” means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;
 - ii) adding a new sub-section 7.28 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.28 Metal Storage Containers

 - .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:
 - i) the parcel is greater than 0.5 ha in area;
 - ii) the metal storage container is painted in a colour consistent with the principal building; and
 - iii) the metal storage container is not sited between the front parcel line and a principal dwelling.
 - c) Despite sub-section 7.28.1(a) and (b), one (1) metal storage container may be used for temporary storage:

- i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or
- ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

6. The "Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by:

- i) adding a new definition of "metal storage container" under Section 4.0 (Definitions) to read as follows:

"metal storage container" means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;

- ii) adding a new sub-section 7.29 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.29 Metal Storage Containers

- .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:
 - i) the parcel is greater than 0.5 ha in area;
 - ii) the metal storage container is painted in a colour consistent with the principal building; and
 - iii) the metal storage container is not sited between the front parcel line and a principal dwelling.
 - c) Despite sub-section 7.29.1(a) and (b), one (1) metal storage container may be used for temporary storage:
 - i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed

upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or

- ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

7. The “Electoral Area “I” Zoning Bylaw No. 2457, 2008” is amended by:

- i) adding a new definition of “metal storage container” under Section 4.0 (Definitions) to read as follows:

“**metal storage container**” means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;

- ii) adding a new sub-section 7.31 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.31 Metal Storage Containers

- .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:
 - i) the parcel is greater than 0.5 ha in area;
 - ii) the metal storage container is painted in a colour consistent with the principal building; and
 - iii) the metal storage container is not sited between the front parcel line and a principal dwelling.
 - c) Despite sub-section 7.31.1(a) and (b), one (1) metal storage container may be used for temporary storage:
 - i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the

date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or

- ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

READ A FIRST AND SECOND TIME this ____ day of _____, 2020.

PUBLIC HEARING held on this ____ day of _____, 2020.

READ A THIRD TIME this ____ day of _____, 2020.

I hereby certify the foregoing to be a true and correct copy of the "Regional District of Okanagan-Similkameen Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020" as read a Third time by the Regional Board on this ____ day of _____, 2020.

Dated at Penticton, BC this ____ day of _____, 2020.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2020.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2020.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Required Resolution for Investing in Canada Infrastructure Program – Rural and Northern Communities Grant Applications

Administrative Recommendation:

THAT the Regional District support the following applications to the Investing in Canada Infrastructure Program – Rural and Northern Communities for the following projects, given in priority order:

1. Naramata Water System Infrastructure Upgrades
2. Sun Valley Water Treatment and Generator Upgrade

AND THAT the Regional District commits to its share of each project for staff time, potential cost overruns or other ineligible expenses.

Purpose:

To update the projects for the grant applications and provide required resolution.

Reference:

Investing in Canada Infrastructure Program – Rural and Northern Communities Program Guide

Background:

On June 25, 2020, the second intake of Investing in Canada Infrastructure Program (ICIP) grants was announced. On July 16, 2020 in the Corporate Services Committee, two projects were put forward for application to the Rural and Northern Communities Program (RNC):

- Okanagan Falls WWTP Solids Dewatering Facility
- Naramata Water System Infrastructure Upgrade

Subsequent discussions with the provincial ministry and UBCM indicate that the Okanagan Falls WWTP Solids Dewatering Facility project would not receive additional funding through the ICIP program. The project currently has a \$2M grant through the Strategic Priorities Fund distributed by UBCM that covers 100% of the eligible costs.

One alternative project has sufficient detail to be prepared before the application deadline of October 22, 2020 for the ICIP-RNC program.

Alternatives:

1. Approve the identified projects and recommendation

2. Proceed with only the Naramata Water System Infrastructure Upgrade project with adjustment to resolution accordingly.
3. Cancel both funding applications.

Analysis:

The alternative project suggested is for the Sun Valley Water System. It includes the installation of a treatment system for iron and manganese and addition of a back-up generator. Other potential projects with small water systems have not been developed with sufficient details and costs to meet grant expectations.

The originally approved project is for the Naramata water system and will include both a watermain replacement and reservoir upgrades. Preliminary design work is underway for completing the grant application.

The population served by both of these water systems is less than 5000 people and are therefore able to apply for funding up to 100% of the eligible expenses. Given the short timeline, Sun Valley water system project is the suggested substitute project for this grant program.

These projects both are able to receive 100% funding for eligible costs, however some costs would not be covered by the grant should they proceed. These ineligible costs include any staff wages or benefits or legal work related to right of way acquisition. For the Sun Valley project, the total ineligible costs is estimated at approximately \$8-10k for staff wages. For the Naramata project, the estimated staff wages are about \$20-25k. Both of these expenses could be recovered through user fees or reserves.

A requirement of the grant program application is to include a Board resolution that accepts the funding responsibility of cost overruns and ineligible costs.

Respectfully submitted:

"Lisa Bloomfield"

L. Bloomfield, Engineering Manager

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Community Economic Recovery Infrastructure Grant Program

Administrative Recommendation:

THAT the Board endorse two applications to the Community Economic Recovery Infrastructure Program (CERIP) grant for:

- **Keremeos Outdoor Pool Restoration and Accessibility Improvements**
- **Kaleden Hotel Structural Rehabilitation**

Purpose:

To secure a grant which will provide 100% funding towards the development, restoration or improvement of an RDOS community facility.

Business Plan Objective:

KSD 2: Building a sustainable region

Goal 2.1 To develop a high level of customer service

Objective 2.1.1: By promoting regional district facilities and services

Background:

The CERIP grant is administered by the Province of British Columbia to provide stimulus funding for infrastructure projects that will assist communities with economic recovery from the impacts of the COVID-19 pandemic. The program aims to provide funding for capital projects that will improve a community's economic resiliency through the enhancement, restoration or development of public facing facilities. The program funds small-scale infrastructure projects which contribute to sustainable communities, promote destination development, support urban and rural economic diversification and strengthen cultural heritage.

The grant provides funding up to a maximum of \$1 million. Projects which will be awarded funding must be open for public use. Projects must begin construction in 2021 and be completed no later than March 31, 2023. The Regional District is able to apply for two grants with the deadline for submission being Thursday October 29, 2020.

Analysis:

Keremeos Community Pool

The condition of the Keremeos Community Pool has deteriorated to the degree that it no longer meets applicable standards. The outdoor pool has been in operation since 1971, with the RDOS having the responsibility over management of the pool since 1987. A Recreational Needs Assessment was conducted in 2017 by RDOS staff and a consultant for Similkameen recreational facilities, which included the rehabilitation of the outdoor pool within its scope. While the antiquated state of the facility does cause some concern, the potential to pursue the funding opportunity presented by this grant program will allow the Regional District to complete works to improve the condition of the pool, as well as making improvements to the accessibility and universal design of the facility.

The scope of the project will include the addition of a commercial pool liner, an improved pump house structure, new pool pump, a sloped entrance into the pool to accommodate mobility challenges, refurbishment of the change room for accessibility and universal design. The scope of work will bring the facility to contemporary standards while also improving a valuable public recreational amenity. The improvements will also extend the pools lifecycle by approximately fifteen to twenty years.

The Regional District was unsuccessful with its grant application for the Keremeos pool for the 'Investing in Canadian Infrastructure' program in January 2019. However, the application for this project will align with the "Community Economic Resilience" stream of the current grant program.

Kaleden Hotel Park and Community Building

The Kaleden Hotel was first constructed in 1911 and closed due to the war a few years later. The building sat idle until the late 1930s when the hotel was sold and stripped of a significant portion of its construction materials and furnishings. The RDOS bought the property in 1979 for the purpose of developing the Kaleden Hotel Park, which currently serves as a regional park. The hotel structure requires significant restoration work due to weather erosion and the lack of a roof structure which has only expedited weather deterioration over time. The current structure is not sound from an engineering perspective for visitors to safely enter the building, the scope of work of the project will address this in order to make the building structurally sound.

Recently, Regional District staff submitted a grant application for the Kaleden Hotel restoration project to the Investing in Canadian Infrastructure program in September 2020, and is awaiting a response. The application for this project would align with the "Unique Heritage Infrastructure" stream of the grant program which provides funding for the rehabilitation of heritage places.

Alternatives:

THAT the Board does not endorse the applications to the Community Economic Recovery Infrastructure Program Grant at this time.

Respectfully submitted:

Apollo Figueiredo

A. Figueiredo, Planner, Community Services

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Award of Manitou Park Public Washroom Construction Project

Administrative Recommendation:

THAT the Regional Board award the construction of a new Public Washroom and septic system at Manitou Park to Plan B Contractors Inc up to the amount of \$282,110.00 exclusive of GST.

Purpose:

To construct a public washroom facility at Manitou Park in Naramata.

Reference:

Manitou Park Location Plan & Washroom Design

Business Plan Objective:

Key Success Driver 3.0: To Build a Sustainable Region

Background:

Manitou Park is located on the east side of Okanagan Lake at 550 Dorothy Avenue in the Naramata village. The existing park washrooms and septic field are near the end of their serviceable life.

Design of the new washrooms was completed by Landform Architecture, and has been done in consultation with the Naramata Parks and Recreation Commission.

Analysis:

The project Request for Proposals (RFP) invited submissions for the construction of a public washroom with six accessible washrooms, a family change room, a mechanical room and a new septic field.

We received six submissions from qualified contractors. A committee comprised of Community Services staff evaluated the proposals based on the criteria outlined within the advertisement. Evaluations were weighted 45% on price, with the remaining weighting based on proponent attributes (20%) and proposal content (35%). A summary of the evaluation scoring is below. Plan B's price of \$282,110 was the lowest we received, and they scored well on both attributes and content.

<i>Contractor</i>	<i>Evaluation Score/100</i>
Plan B Contractors	94.0
Team Construction	89.0
Greyback Construction	88.7
Wildstone Construction	84.6
Duffy Baker Construction	82.2
BPR Construction	69.2

Funding for the project is from Investing in Canada Infrastructure Program grant (\$227k), along with funds from the 2020 Area E Parks & Recreation budget. Total funding available for the project is **\$335,000**. The Plan B Contracting proposal meets all mandatory requirements and is within the proposed budget.

Alternatives:

That the Board does not choose to award the project to the recommended proponent.

Respectfully submitted:

Doug Reeve

D. Reeve, Project Coordinator

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Willowbrook Fire Protection Local Service Establishment Amendment Bylaw

Administrative Recommendation:

THAT Willowbrook Fire Protection Local Service Establishment Amendment Bylaw No. 1388.03, 2020, being a bylaw to change reference to Electoral Area "D" to Electoral Area "I", be adopted.

Reference:

Order in Council No. 216, dated April 27, 2018

Willowbrook Fire Protection Local Service Establishment Bylaw No. 1388, 1993

Business Plan Objective:

KSD 2 Meet public needs through the continuous improvement of key services by improving bylaws, policy and process within the organization

History:

The Order in Council creating Electoral Area "I" directed that the local area services that were provided to Electoral Area "D" must be provided to Electoral Area "D" and Electoral Area "I", as applicable. In addition, the Regional District must, as soon as practicable, amend or repeal its bylaws in respect of services to Electoral Areas "D" and "I".

Analysis:

The Willowbrook Fire Protection Local Service Area straddles the boundary of Electoral Area "C" and what is now Electoral Area "I", previously Electoral Area "D". Bylaw No. 1388.03 updates references in Bylaw No. 1388 that had previously referred to Electoral Area "D" to now refer to Electoral Area "I". There is no change to which parcels are affected by the bylaw or receiving service from the fire department.

Bylaw No. 1388.03, 2020 received three readings on June 4, 2020. The bylaw has now received Statutory Approval and may be adopted.

Alternatives:

THAT first, second and third readings of Bylaw No. 1388.03 be rescinded and the bylaw abandoned.

Respectfully submitted:

"Gillian Cramm"

G. Cramm, Legislative Services Coordinator

Endorsed by:

C. Malden, Manager of Legislative Services

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BYLAW NO. 1388.03, 2020**

A bylaw to amend the Willowbrook Fire Protection Local Service Establishment Bylaw

WHEREAS the Board of Directors of the Regional District of Okanagan-Similkameen wish to proceed under the *Local Government Act*, to amend the Willowbrook Fire Protection Local Service Establishment Bylaw No. 1388, 1993;

AND WHEREAS the Order in Council No. 216 dated April 27, 2018 amended the Letters Patent for the Regional District of Okanagan-Similkameen to create Electoral Area "I";

AND WHEREAS the Order in Council No. 216 directed that the services that were provided to Electoral Area "D" on the date of the Order in Council came into force are continued and must be provided to Electoral Area "D" and Electoral Area "I";

NOW THEREFORE the Board of Directors of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

CITATION

1. This bylaw may be cited for all purposes as the "Willowbrook Fire Protection Local Service Establishment Amendment Bylaw No. 1388.03, 2020".

AMENDMENT OF SERVICE

2. Bylaw No. 1388 is amended by:
 - (a) deleting its long title in its entirety and substituting the following:

"A bylaw to convert the fire protection service within a specified area of Electoral Areas 'C' and 'I' to a local service";
 - (b) deleting the second WHEREAS clause in its entirety and substituting the following:

"AND WHEREAS the Regional District of Okanagan-Similkameen Bylaw No. 875 cited as the C3 D3 Specified Area Establishment and Loan Authorization Bylaw No. 875, 1985 established the fire protection specified area in the community of Willowbrook within Electoral Areas 'C' and 'I'";

- (c) deleting the third WHEREAS clause in its entirety and substituting the following:

“AND WHEREAS the Regional Board of the Regional District of Okanagan-Similkameen wishes to convert the aforesaid C3 D3 Specified Area, within Electoral Areas ‘C’ and ‘I’ to a local service for the purpose of providing fire protection services”;

- (d) deleting section 3 in its entirety and substituting the following:

“The Willowbrook Fire Protection Local Service Area is located entirely within the boundaries of Electoral Areas ‘C’ and ‘I’”.

READ A FIRST, SECOND AND THIRD TIME this 4th day of June, 2020.

Electoral Area “C” DIRECTOR CONSENT OBTAINED this 6th day of June, 2020.

Electoral Area “I” DIRECTOR CONSENT OBTAINED this 4th day of June, 2020.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 30th day of September, 2020.

ADOPTED this ____ day of _____, 20__.

RDOS Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, 20__.

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 15, 2020
RE: Update on Municipal Directors

For information

Purpose:

To advise the Board of changes to municipal appointments to the Board of Directors.

Reference:

Local Government Act sections 198 and 202

Background:

The term of office for municipal directors begins when the person takes office in accordance with section 202 [*oath or affirmation of office*] of the *Local Government Act*, and continues until the earliest of another director taking office in the original director's place; the director ceasing to be a member of the council before the next general local election; or November 30 in the year of a general local election.

Analysis:

2020-2021 Board of Directors

Three municipalities, Oliver, Summerland and Penticton, have made changes to their appointments to the RDOS Board.

For the 2020-2021 year, for which the inaugural meeting is November 5, 2020, the RDOS Board of Directors is comprised of the following members:

Oliver	Martin Johansen (<i>new</i>)
Summerland	Doug Holmes
	Erin Trainer (<i>new</i>)
Penticton	John Vassilaki
	Katie Robinson (<i>new</i>)
	Judy Sentes (<i>new</i>)
	Campbell Watt (<i>new</i>)
Osoyoos	Sue McKortoff
Keremeos	Manfred Bauer
Princeton	Spencer Coyne

Electoral Area "A"	Mark Pendergraft
Electoral Area "B"	George Bush
Electoral Area "C"	Rick Knodel
Electoral Area "D"	Ron Obirek
Electoral Area "E"	Karla Kozakevich
Electoral Area "F"	Riley Gettens
Electoral Area "G"	Tim Roberts
Electoral Area "H"	Bob Coyne
Electoral Area "I"	Subrina Monteith

Communication Strategy:

The names of all RDOS Directors, both elected Electoral Area Directors and municipally appointed Directors, are posted on the RDOS website.

Respectfully submitted:

"Gillian Cramm"

G. Cramm, Legislative Services Coordinator

Endorsed by:

"Christy Malden"

C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Investing in Canada Infrastructure Program (ICIP) – Community, Culture and Recreation and Rural Northern Community Streams – Oliver Parks and Recreation Society

Administrative Recommendation:

THAT the Board of Directors support the Oliver Parks and Recreation Society application for the Oliver & District Arena through the Investing in Canada Infrastructure Program for a total project value of \$3,145,350 with the Regional District of Okanagan-Similkameen share of Community, Culture and Recreation stream being \$838,865 and the Rural Northern Community stream with the Regional District share to be \$0.00; and further

THAT third reading of Oliver and District Arena Loan Authorization Bylaw No. 2844, 2019 be rescinded to amend the amount to be borrowed from \$2,600,000 to \$900,000; and further,

THAT third reading of Oliver and District Arena Loan Authorization Bylaw No. 2844, 2019 be re-read as amended.

Purpose:

To secure up to 100% funding for the *Oliver & District Arena Rehabilitation and Energy Recovery* project from a joint provincial and federal infrastructure grant.

Reference:

- Oliver Parks and Recreation Society Letter of Request
- Oliver Arena Feasibility Phase 1 Concept Panel

Business Plan Objective: *(Tie to current RDOS Business Plan)*

Key Success Driver 3.0: Build a Sustainable Community.

Background:

Through a service agreement Oliver Parks and Recreation operates the Oliver and District Arena on behalf of Regional District of Okanagan Similkameen which owns the asset. Residents from the Town of Oliver and Electoral Area "C" fund the operations and maintenance of this facility through the Oliver Parks and Recreation Service Area.

Built in 1969, the arena building structure itself has a serviceable life of 75 years. Many of the key components such as doors, looped cooling system and concrete slab floor have reached the end of service life and are prematurely failing. In order to maximize the efficiency and life span of the facility these other components should be replaced. The estimated cost for these replacements is up to 3 million dollars over the next 5 years.

In addition, the facility overall is not barrier-free compliant, and several upgrades to washrooms, dressing rooms, entrances and viewing areas are required to meet accessibility standards. Initial investigations have determined that the bleachers, stairs and handrails are still in their original wood frame construction state and do not meet current safety and fire regulations.

Concept design options and Class "C" estimates were prepared for the purpose of the infrastructure grant application by Carscadden, Stokes and MacDonald Architects Ltd. The project was broken down into two phases to reduce financial impact and to maximize eligibility in this cycle of infrastructure funding. Phase 1 option includes the priority improvements needed for ice making operations, washroom/dressing room accessibility, life safety, and a new energy recovery system to significantly reduce energy consumption and greenhouse gas emissions (GHG) in the short term. Phase 2 (future option) addresses overall accessibility through the modernization of the whole facility: universal dressing rooms and new administration spaces, new metal clad spectator seating, and a walking track connected to the upper concourse to provide a no-cost year round indoor physical activity opportunity. Each phase would result in a built environment that will better serve the needs of Oliver and Area C residents.

Analysis:

The ICIP Grant for this intake is funded through both the federal and provincial government and administered through UBCM. For local governments applying through the Community Culture and Recreation (CCR) stream the grant will fund up to 73.33% of eligible for approved projects. For local governments applying through the Rural Northern Community (RNC) stream the grant will fund up to 100.00% of eligible approved projects.

The total project value for the Oliver and District Arena Phase 1 is \$3,145,350.

- If successful in the ICIP grant application CCR stream (maximum amount) the RDOS share will be \$838,865 funded through a borrowing request.
- If successful in the ICIP grant application RNC stream (maximum amount) the RDOS share will be nil.

Part of the criteria for submission to the grant program requires a loan authorization bylaw at third reading. In 2019, Oliver Parks and Recreation applied for a grant for the arena project in the amount of \$2,600,000 and as a result the Board gave three readings to Bylaw No. 2844, which was submitted along with an application which was ultimately not approved. As Oliver Parks and Recreation is now requesting only \$900,000, the Loan Authorization bylaw currently sitting at third reading must now be amended to reflect the lesser amount.

Alternatives:

- The Board of Directors could choose not to support the application.
- The Board of Directors could choose to support the application under a specific program stream.

Respectfully submitted:

Justin Shuttleworth

J. Shuttleworth, Parks & Facilities Manager

LATE ITEMS

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2844, 2019

A bylaw to authorize the long term borrowing for the capital costs associated with the upgrades to the Oliver and District Arena.

WHEREAS the Board of the Regional District of Okanagan Similkameen has authority through supplementary letters patent dated July 9, 1968, to construct, operate and maintain a skating arena in the Town of Oliver;

AND WHEREAS pursuant to the *Local Government Act* and the *Community Charter*, the Regional District of Okanagan-Similkameen may, by loan authorization bylaw, borrow money for capital purposes;

AND WHEREAS the estimated cost of capital upgrades to the Oliver and District Arena including expenses incidental thereto is the sum of three million, one hundred and forty five thousand, three hundred and fifty dollars (\$3,145,350) of which the sum of nine hundred thousand dollars (\$900,000) is the amount of debt intended to be borrowed by this bylaw;

AND WHEREAS the authority to borrow under this bylaw expires five (5) years from the date on which this bylaw is adopted;

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1.0 LOAN AUTHORIZATION

1.1 To borrow upon the credit of the Regional District a sum not exceeding nine hundred thousand (\$900,000) dollars for the capital upgrades required for the Oliver and District Arena.

2.0 TERM OF DEBENTURE.

2.1 The maximum term for which debentures may be issued to secure debt created by this bylaw is twenty (20) years.

LATE ITEMS

3.0 CITATION

- 3.1 This bylaw may be cited as Oliver and District Arena Loan Authorization Bylaw No. 2844, 2019

READ A FIRST, SECOND, AND THIRD TIME this 7th day of February, 2019

THIRD READING RESCINDED AND RE-READ A THIRD TIME AS AMENDED this ___ day of ___, 2020

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this xx day of xx

RECEIVED THE APPROVAL OF THE ELECTORS this ___ day of ___, 20__

ADOPTED this xx day of xx

RDOS Board Chair

Corporate Officer



LATE ITEMS

6359 Park Drive, Box 627, Oliver BC V0H 1T0

P: 250-498-4985 F: 250-498-0097

RDOS Chair and Board
cc: Rick Knodel, Martin Johansen

September 28, 2020

RE: Oliver Arena Rehabilitation and Energy Recovery Project Funding Application

The purpose of this letter is to gain commitment from the RDOS that an application be submitted to the Investing in Canada Infrastructure Program to assist with the costs of the priority capital improvements required for the Oliver & District Arena. The Society would use its own resources to prepare the application and secure all supporting documentation. A council/board resolution would be required to submit along with the application indicating support for the project and commitment to the appropriate financial share of the project, as well as a certified loan authorization bylaw if borrowing will be the source of the local share of the project.

Through a service agreement with the RDOS, the Oliver Parks and Recreation Society operates and maintains the Oliver & District Arena. The Arena facility was first opened in February of 1969 and the 50th anniversary of this milestone was celebrated in 2019. The Society undertook a Facility Condition Life Cycle Assessment of the building in 2017, which indicates that while the original elements present in the building are now 50 years old, the average life expectancy for the structural concrete foundation elements and the structural steel superstructure are approximately 75 years. The average life time expectancy for the metal cladding and metal roofing are both 40 years. The average life time expectancy for the SBS roofing materials are 25 years, while the windows and doors are expected to perform adequately as intended for 40 and 30 years respectively. Therefore, we anticipate that the cladding, roof systems, and both the windows and doors will all need to be replaced once before the entire building reaches the end of its life cycle over the next 27 years. The replacement cost for the entire building (as is) is estimated to be \$7,794,468. In short, while the building structure itself has another 25 years of life, several key components will need to be replaced. The secondary cooling system (brine lines) and concrete slab floor, which are critical for operations of an ice facility, are prematurely failing and need to be replaced at the earliest possible date to ensure operations continue.

In addition to the slab and cooling system there are several other recommendations from the Facility Condition Life Cycle Assessment that will need to be addressed at the earliest opportunity. A summary of immediate and capital reserve expenditures provided in the assessment report needed to extend the life of the Oliver Arena will cost between 2-3 million dollars over the next 1-5 years. The Service Establishment Bylaw (reserve) levels will not be adequate to fund all of the necessary improvements. The Society will request that the RDOS borrow the funds necessary to repair the slab and brine lines in 2022 if another suitable grant or funding option cannot be found.



LATE ITEMS

6359 Park Drive, Box 627, Oliver BC V0H 1T0

P: 250-498-4985 F: 250-498-0097

The Federal and BC governments announced the second round of the Investing in Canada Infrastructure Program with 2 different funding streams, the Community, Culture and Recreation Stream (CCR) and the Rural and Northern Community Infrastructure (RNC) Stream. Both of these grant programs welcome applications from Regional Districts.

On June 25, 2020, the Canadian and British Columbian governments committed up to \$100.6 million towards the second intake of the Community, Culture, and Recreation Program to support cost-sharing of infrastructure projects in communities across the Province that create "improved access to and/or increased quality of cultural, recreational and/or community infrastructure for Canadians, including indigenous peoples and vulnerable populations." The program will provide access to funding for projects that upgrade and build sports facilities, trails, local community centres and spaces for arts and culture. The federal/provincial contributions made if the application is successful is 73.33%. The Rural and Northern Communities (RNC) Program was established to ensure the unique needs of British Columbia's small, rural and remote communities are met – supporting their wide range of infrastructure priorities. On June 25, 2020, the Canadian and British Columbian governments committed up to \$58.7 million towards the second intake of the RNC Program to support cost-sharing of infrastructure projects in communities across the province. Under the Rural and Northern Community Infrastructure stream the maximum senior government contribution to projects to local governments with a population of less than 5000 is up to 100% of eligible costs. The Society believes that the project is eligible under both funding streams and that each stream carries its own advantages for application. It should be noted that Regional Districts may submit one project application per community per program stream. A community is defined as a settlement area within a regional district electoral area or an established or proposed service area.

The Oliver & District Arena is an integral part of life and culture in our community and has been bringing people together for sport, physical activity, social inclusion, employment, volunteer service and entertainment for almost 50 years. Please assist us in ensuring that Oliver continues to have an arena as part of its recreation infrastructure for decades to come.

The Society is requesting confirmation that the Town of Oliver/RDOS will make application through one or both of the funding streams of the Investing in Canada Infrastructure Program for the improvements to the Oliver & District Arena by the deadline of October 22, 2020.

Sincerely,

Carol Sheridan
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