



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, December 3, 2020
RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

9:00 am	-	9:45 am	Planning and Development Committee
9:45 am	-	10:00 am	Environment and Infrastructure Committee
10:00 am	-	10:30 am	Corporate Services Committee
10:30 am	-	10:45 am	Break
10:45 am	-	12:15 pm	RDOS Board

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

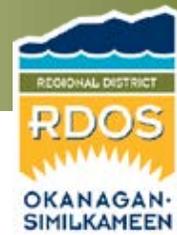
2020 Notice of Meetings

December 17

RDOS Board

OSRHD Board

Committee Meetings



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, December 3, 2020
9:00am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning and Development Committee Meeting of December 3, 2020 be adopted.

B. Delegation

Brittany Tuttle, Urban Systems

Nancy Henderson, Urban Systems.

Ms. Tuttle and Ms. Henderson will provide a Regional Growth Strategy Update

C. South Okanagan Regional Growth Strategy (RGS) Bylaw Review – For Information

D. ADJOURNMENT

2020 Regional Growth Strategy (RGS) Review

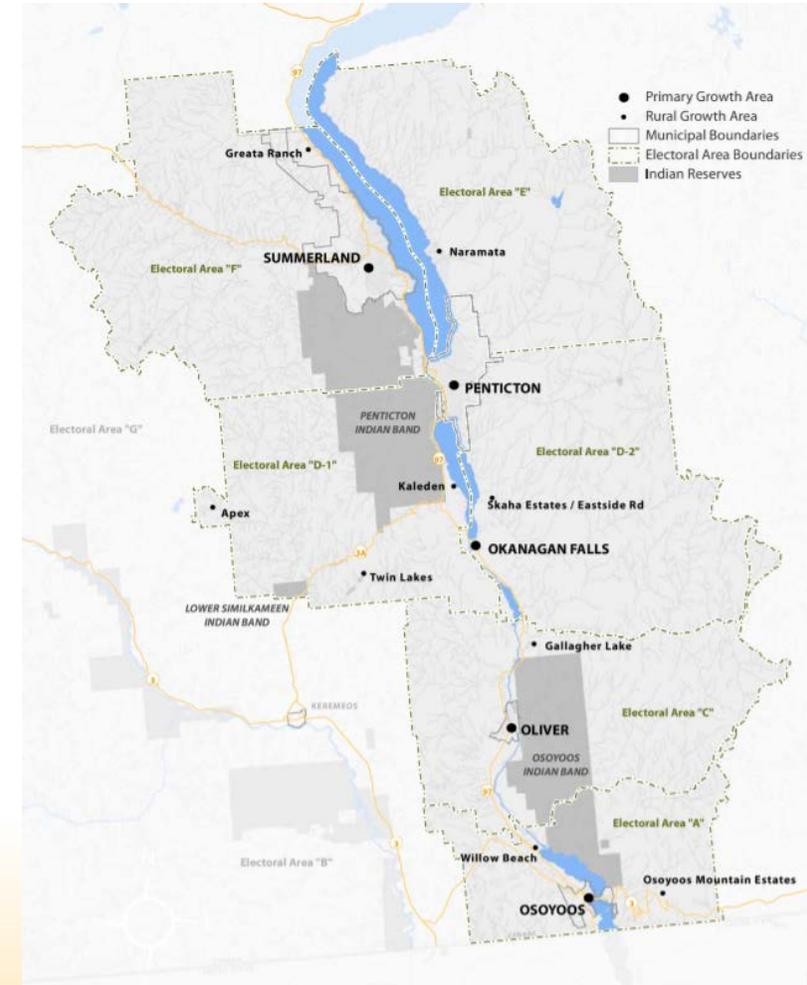


Presentation Outline

- RGS Purpose and Background
- RGS Review Project Scope
- Rural Growth Areas
- Next Steps

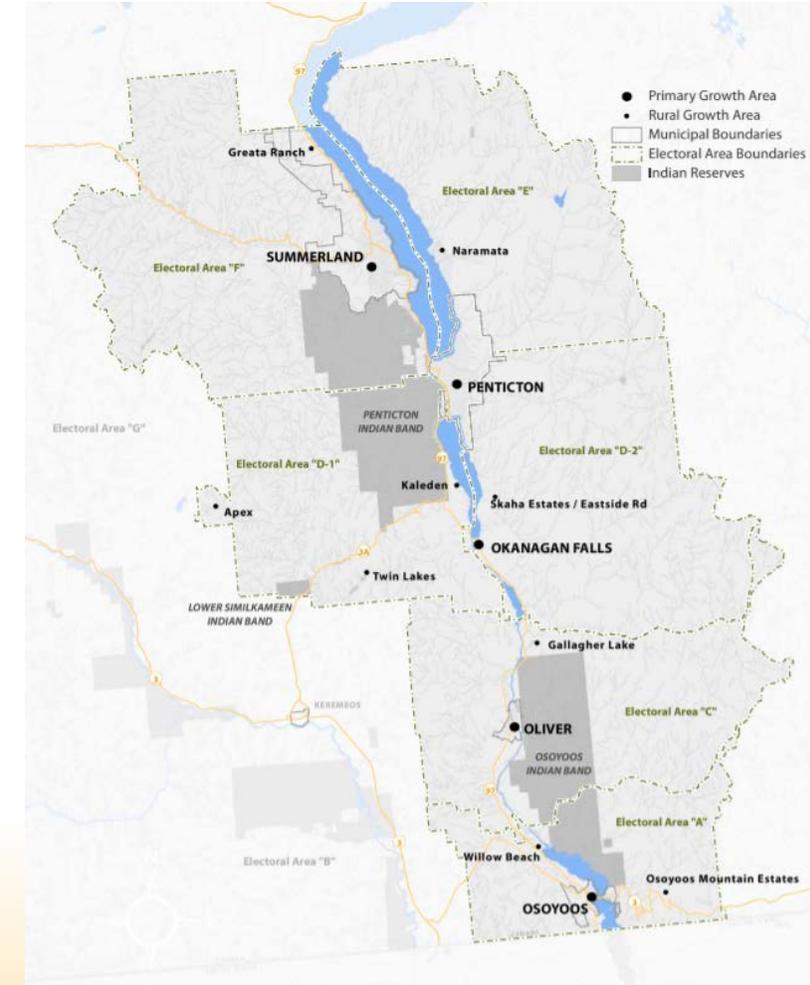
Regional Growth Strategy (RGS)

The South Okanagan Regional Growth Strategy (RGS) is a 20-year regional plan that promotes a human settlement pattern that is socially, economically, and environmentally sustainable.



Regional Growth Strategy (RGS)

- Last updated in 2015-2017 (minor update)
- Plan area includes RDOS Electoral Areas “A”, “C”, “D”, “E”, “F”, and “I”, and Osoyoos, Oliver, Penticton and Summerland.



Regional Growth Strategy (RGS)

RGS Vision Statement:

“South Okanagan residents value and celebrate living in a sustainable region that balances environmental, social and economic considerations with a high quality of life and strong sense of community.”

2020 RGS Review Project Scope Overview

Key RGS Items to Review:

- Regional Profile and Demographics
- Policy on Housing Needs Reports
- Implementation Opportunities
- Growth Area Mapping & Policies

Primary and Rural Growth Areas

Primary Growth Areas

- Larger communities with all necessary services, infrastructure and amenities to accommodate future growth
- Majority of growth will be directed to these areas

Rural Growth Areas

- Established rural settlement area with a minimum of 200 lots/dwelling units
 - Existing community water and/or sewer services
 - Existing commercial, industrial or park development
- OR
- Where development has been pre-determined

Why Are Growth Areas Important?

The RGS's Growth Areas promote a more compact and sustainable development pattern, to facilitate population growth in the region that:

- Is more cost effective (e.g. infrastructure & servicing)
- Reduces commute times and GHG emissions
- Limits sprawl and promotes healthy lifestyles
- Protects natural ecosystems and agricultural lands

RGS's Existing Designated Primary and Rural Growth Areas



Rural Growth Area Considerations

Review and discuss “Rural Growth Areas” designations for:

- Greata Ranch, Gallagher Lake, Willow Beach, and Osoyoos Mountain Estates.

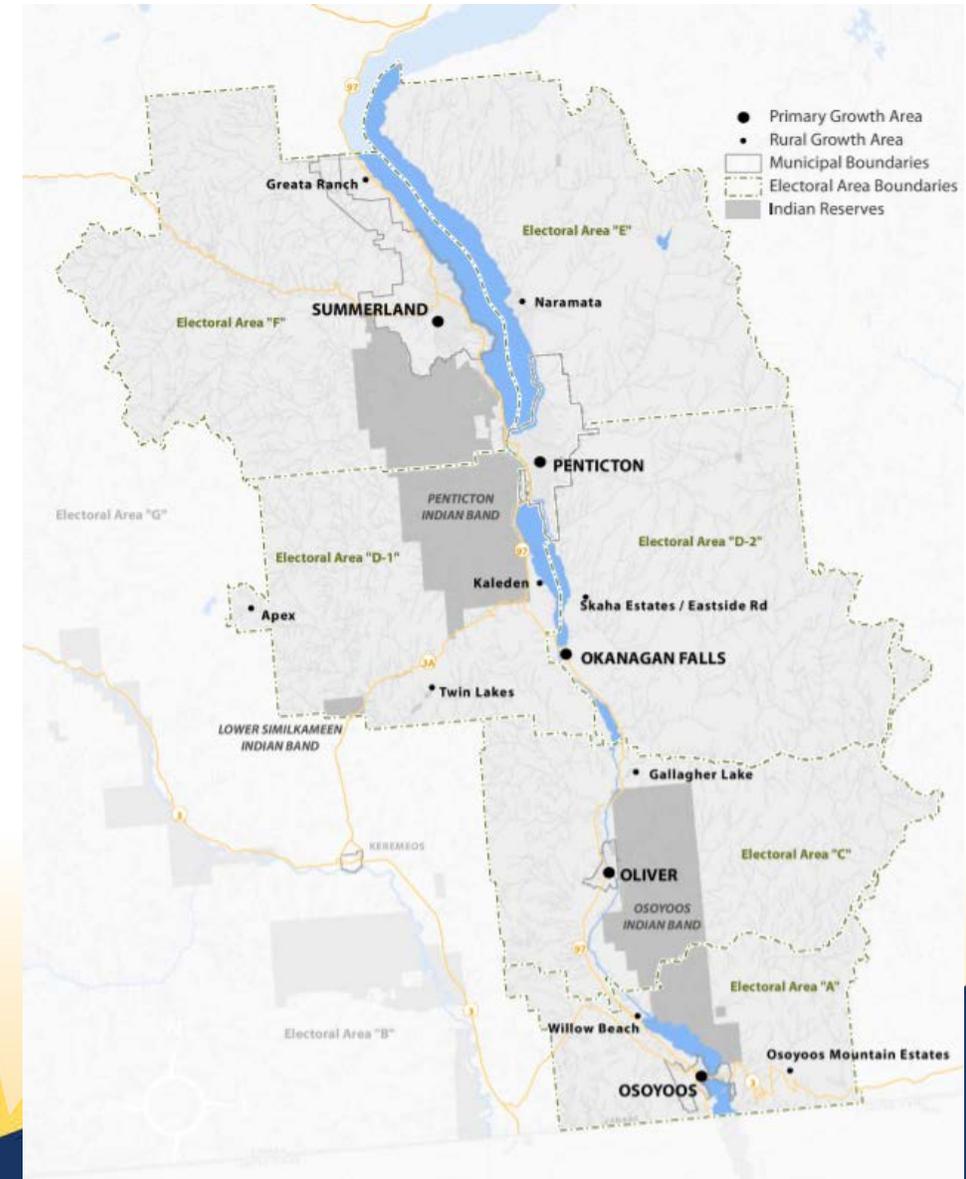
Rural Growth Area Considerations

Purpose of Reviewing these Rural Growth Areas:

- Clarify expectations about intensity of future development and servicing in those areas.
- Promote a sustainable regional development pattern that focusses future growth within the region's Primary Growth Areas.

Rural Growth Area Considerations

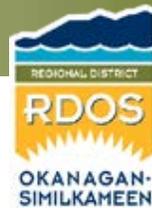
Questions and comments about reviewing Rural Growth Area designations?



Next Steps

- Introduce project publicly on Regional Connections
- Technical Advisory Committee to continue review mapping and policies
- Return to Committee with updated *Regional Profile* and further policy discussion (Q1 2021)

Thank You!



TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: December 3, 2020

RE: South Okanagan Regional Growth Strategy (RGS) Bylaw Review
FOR INFORMATION

Purpose:

The purpose of this report is to provide an overview of the South Okanagan Regional Growth Strategy (RGS) review project.

Background:

The South Okanagan Regional Growth Strategy (RGS) is a 20-year plan with a shared vision for managing growth in the region in a sustainable way. The RGS's plan area includes Electoral Areas "A", "C", "D", "E", "F", and "I" as well as the municipalities of Osoyoos, Oliver, Penticton and Summerland.

The RGS bylaw was first adopted by the Board in 2010, and last reviewed and updated in 2016/2017.

At its meeting of August 6, 2020, the RDOS Board awarded Urban Systems Ltd. a contract to undertake a focused "medium-level" review the Regional Growth Strategy.

The RGS has an ongoing Technical Advisory Committee (TAC) governed by a Terms of Reference established by the RDOS Board. The TAC consists of senior planning staff from Summerland, Penticton, Osoyoos, Oliver and the RDOS, who are involved with guiding the RGS Review project.

Work on the RGS review is underway, with a project scope that includes updating the RGS's Regional Profile, addressing the region's Housing Needs Reports, reviewing the status of Rural Growth Areas, reviewing implementation opportunities, and public engagement.

Regional Profile and Demographics:

The RGS's background context, known as the "Regional Profile", provides an overview of the region along with future growth and demographic projections. The information has not been updated since the 2016/2017 review or earlier. The key regional information to be updated will include historical population growth, migration rates, age cohorts, and long-term projections for population growth and demographic shifts.

Housing Needs Reports:

All local governments in B.C. are required to complete housing needs reports by April 2022, and provide policy considerations for the Housing Needs Assessments in their RGS and OCP bylaws. The RDOS and its project partners (Penticton, Summerland, Keremeos) will have their Housing Needs Report completed in early 2021, with Oliver and Osoyoos reports having been recently completed. Each of these reports will be considered at a regional policy level during the RGS update.

Primary Growth Areas:

Designated growth areas are an important aspect of the Regional Growth Strategy. The RGS's policies and mapping directs the majority of future growth to the region's urban centers called "Primary Growth Areas". The Primary Growth Areas are expected to remain unchanged, and include Penticton, Summerland, Osoyoos, Oliver and Okanagan Falls.

Directing the bulk of growth to the Primary Growth Areas is a cornerstone of the RGS, because it promotes a more compact and sustainable development form that builds upon existing infrastructure and services to meet the region's growing population. Directing the majority of development to Primary Growth Areas is more sustainable as it is more cost effective, limits sprawl, reduces commute times and GHG emissions, while protecting the region's natural ecosystems and valuable agricultural lands.

Rural Growth Areas:

The RGS has also designated a number of areas as "Rural Growth Areas", where limited growth is expected to occur. These areas include Greata Ranch, Naramata, Apex, Kaleden, Skaha Estates / Eastside Rd, Twin Lakes, Gallagher Lake, Willow Beach, and Osoyoos Mountain Estates (see map on Attachment 1).

As part of the review project, certain Rural Growth Areas are being reviewed and discussed by the RGS TAC. At this point, RDOS staff is advising the Board to consider removing Greata Ranch, Gallagher Lake, Willow Beach, and Osoyoos Mountain Estates as Rural Growth Areas from the RGS.

Note that removing these areas from the RGS as "Rural Growth Areas" would not change the zoning that's currently in place for those areas. The status change would help clarify expectations around the intensity of future development and servicing in those particular areas.

Next Steps:

It is anticipated that this project will be completed by Q4 of 2021, and will including further meetings with the Technical Advisory Committee, Planning & Development Committee, as well as the Board of Directors, and member Councils.

Given the COVID-19 pandemic, and the RDOS's responsibility to facilitate public engagement processes that are both safe and accessible, this project will utilize the RDOS's Regional Connections website. Communication materials will begin being posted to the website this month.

In the coming months, the TAC and consultants will continue to review RGS policy sections, and will also discuss potential implementation initiatives that could follow the review project.

As the project progresses, the final amendments and updates will be presented to the public online and in-person to the Regional Board and Councils of the member municipalities (so long as COVID-19 restrictions permit).

Respectfully submitted:

Cory Labrecque

C. Labrecque, Planner II

Endorsed by:

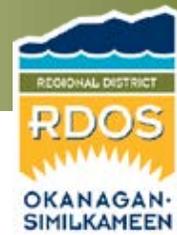


C. Garrish, Planning Manager

Attachments: No. 1 — Map of South Okanagan Regional Growth Strategy

Attachment No. 1 — Map of South Okanagan Regional Growth Strategy





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Environment and Infrastructure Committee

Thursday, December 3, 2020
9:45 am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Environment and Infrastructure Committee Meeting of December 3, 2020 be adopted.

B. CleanBC Organics Infrastructure and Collection Program – Information Only

C. ADJOURNMENT

CleanBC Organics Infrastructure and Collection Program

Grant Applications



New Grant

- \$25.7 M total funds from Province
- Two-thirds coverage
- New food waste compost sites
- Capital funding
- New residential food waste curbside collection
- Funding for collection carts, kitchen catchers and contracted education services



Campbell Mountain Landfill

- Application for new food waste compost facility
- Can be applied to either existing Campbell Mountain property or 1313 Greyback Mtn Rd
- Feasibility study completed and other grants applied for already
- Requires completion construction March 31st, 2024



Electoral Areas 'A' and 'C'

- Oliver Landfill has grant to complete residential compost site by March 31st, 2022
- Grant would support supplying standardized bins to all homes for food waste collection
- Support education on new program
- Requires curbside service by March 31st, 2024
- Consultation already scheduled for 2021 with public



Collaboration

- Oliver Landfill residential compost site can service Town of Oliver, Town of Osoyoos and Osoyoos Indian Band
- Summerland implementing residential food waste compost site
- Collaboration on grant and program roll out benefit for everyone

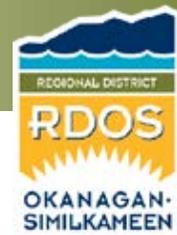


Borrowing Bylaw

- Requirement in grant that Board be aware of potential borrowing required and commit to project goal
- Solid Waste Management Plan does not require further public assent for borrowing
- Reserves and fees available for funding
- Consultation required for both projects
- Grant application is not a commitment to borrowing or financing but does endorse projects



QUESTIONS?



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Corporate Services Committee

Thursday, December 3, 2020
10:00 am

AGENDA

A. APPROVAL OF AGENDA

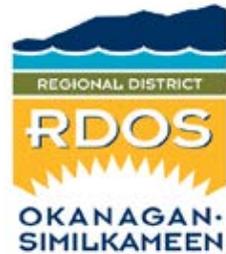
RECOMMENDATION 1

THAT the Agenda for the Corporate Services Meeting of December 3, 2020 be adopted.

B. 2021 CORPORATE BUSINESS PLAN (Strategic Planning)

1. Review November 12th Objectives and Indicators
-

C. ADJOURNMENT



2021 Corporate Objectives/Indicators

Action Plan Definitions:

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

Corporate Action Plan 2021

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 2020	MFS	Q2	
1.1.1.2	Adoption of an informed 2021 – 2025 Financial Plan	MFS	Q1	
1.1.1.3	Successfully meet budget in 95% of established services	MFS	Q4	
1.1.1.4	Enhance the strength of performance indicators in the MD&A	MFS	Q2	
1.1.1.5	Develop a Fees and Charges Policy to provide a decision-making directive for the pricing of services;	MLS/ MFS	Q3	
1.1.1.6	<ul style="list-style-type: none"> · Develop a plan for the creation of operating and capital Reserves in appropriate services · Implement the 2021 Phase 	MFS MFS	Q1 Q4	

Objective 1.1.2 - By being an effective local government

#	ACTION	WHO	WHEN	STATUS
1.1.2.1	Develop a corporate workspace plan	MCS	Q2	
1.1.2.2	Conduct cyber security training for all staff and Rural Directors	MIS	Q3	

Goal 1.2 To Be a Healthy and Safe Organization				
Objective 1.2.1 By implementing the 2021 joint occupational health and safety program				
#	ACTION	WHO	WHEN	STATUS
1.2.1.1	Keep the RDOS injury rate below the average for our WorkSafe BC classification unit	MHR	Q3	
1.2.1.2	Monitor COVID-19 compliance throughout the organization	MHR	Q4	

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	
1.3.1.2	Create and implement a 2021 organizational development action plan	MHR	Q2	
1.3.1.3	Conduct a 2021 Staff Perception Survey	MHR	Q4	
1.3.1.4	Show improved results on the 2021 Staff Perception Survey over the 2020 Survey	MHR	Q4	
1.3.1.5	Provide 360° evaluations for all supervisory staff	MHR	Q4	

Goal 1.4 To deliver a broad array of IT-enabled tools and services throughout the enterprise				
Objective 1.4.1 By providing effective information technology systems and programs to the corporation				
#	ACTION	WHO	WHEN	STATUS
1.4.1.1	Implement technology to provide high quality electronic and publicly accessible Board meetings	MIS	Q3	
1.4.1.2	Investigate connectivity in rural areas	MIS	Q2	
1.4.1.3	Implement the security recommendations from the 2020 IT Assessment and Cyber Attack Report	MIS	Q2	
1.4.1.4	Review the best mechanism for management of telecommunications systems	MIS	Q3	

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 client understanding of RDOS Facilities and Services	MLS	Q2	
2.1.1.2	Renovate the Similkameen Swimming Pool	MCS	Q4	

Objective: 2.1.2 By engaging our citizens in the development and improvement of our programs

#	ACTION	WHO	WHEN	STATUS
2.1.2.1	Investigate the conversion of the Lower Nipit Improvement District to the RDOS	MES	Q3	
2.1.2.2	Utilize the 2020 citizen Survey to develop a plan to improve customer relations and experience	MLS	Q2	

Goal 2.2 To Meet Public Needs Through the provision and enhancement of Key Services

Objective 2.2.1 By improving bylaws, policy and process within the organization

#	ACTION	WHO	WHEN	STATUS
2.2.1.3	Update Invasive weeds and pest bylaws into a single Invasive Species Bylaw	MLS	Q2	
2.2.1.6	Implementation of new Development Services software	MBE	Q1	

Objective 2.2.2 By implementing the 2021 phase of the regional transit future plan

#	ACTION	WHO	WHEN	STATUS
2.2.2.1	Double the Penticton – Kelowna Service	GMCS	Q4	
2.2.2.2	Initiate the West Bench/Penticton Service	GMCS	Q4	

Key Success Driver 3.0: Regional Sustainability

Goal 3.1 To Develop a Healthy and Socially Sustainable Region				
Objective 3.1.1 By providing a regional emergency management program				
#	ACTION	WHO	WHEN	STATUS
3.1.1.1	Bring the regional emergency program concept to the Protective Services Committee for discussion	MCS	Q2	
3.1.1.2	Present the emergency response plan to the Emergency Management Team and the Protective Services Com.	MCS	Q2	
3.1.1.3	Review the Pandemic Component of the Emergency Response Plan	MCS	Q3	
3.1.1.4	Review the Business Continuity Plan	MLS	Q4	

Objective 3.1.2: By implementing the 2021 Phase of the Parks Program				
#	ACTION	WHO	WHEN	STATUS
3.1.2.1	Implement the 2021 phase of the Wharf Park development plan	MCS	Q4	
3.1.2.2	Implement the 2021 phase of the Manitou Park development plan	MCS	Q2	
3.1.2.3	Complete a Regional Parks and Trails Master Plan	MCS	Q3	
3.1.2.4	Investigate the benefit of promoting public/agricultural worker campgrounds throughout the region	MCS	Q4	

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 the Asset Management Plan	MFS	Q2	
3.2.1.2	To introduce an asset/supply chain management program to the Regional District	MFS	Q2	

Objective: 3.2.2: By Reviewing Long-Range Planning Documents				
#	ACTION	WHO	WHEN	STATUS
3.2.2.1	Initiate the development of an Area "G" Official Community Plan	MDS	Q2	
3.2.2.2	Complete review of the South Okanagan Regional Growth Strategy	MPS	Q2	

Goal 3.3: To Develop an Environmentally Sustainable Region				
Objective: 3.3.1: By implementing the 2021 Phase of the Solid Waste Management Plan				
#	ACTION	WHO	WHEN	STATUS
3.3.1.1	Work with the City of Penticton to create a plan to relocate the Penticton Compost Facility at CMLF	MES	Q3	
3.3.1.2	Develop a plan to introduce the curbside collection of organics and implement the 2021 phase	MO	Q2	
3.3.1.3	Develop a plan to construct an organics treatment and processing facility at 1313 Greyback Mountain Road	MES	Q3	

Objective: 3.3.2: By implementing the solid waste infrastructure upgrades and requirements for landfill facilities				
#	ACTION	WHO	WHEN	STATUS
3.3.2.1	Complete the 2021 phase of the Campbell Mountain leachate treatment system project	MES	Q4	
3.3.2.2	Complete Master Plan and Design, Operations and Closure Plans for the Campbell Mountain, Okanagan Falls and Oliver Landfills	MES	Q4	
3.3.2.3	<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	Q2 Q4 2022	
3.3.2.4	Conduct a Shadow Bid for the Heavy Equipment Contract Tender expiring in 2022.	MO	Q3	

Objective 3.3.3 By enhancing RDOS Waste Water Treatment Systems				
#	ACTION	WHO	WHEN	STATUS
3.3.3.1	Complete construction of a solids dewatering works at the Okanagan Falls WWTP	MES	Q4	
3.3.3.2	Develop a Liquid Waste Management Plan for Naramata	MES	Q4	

Objective: 3.3.4: By enhancing the Regional District Water System Delivery				
#	ACTION	WHO	WHEN	STATUS
3.3.4.1	Develop a Filtration Deferral Plan for the Naramata Water System	MO	Q4	
3.3.4.2	Acquisition of the Sage Mesa Water System	MES	Q4	
3.3.4.3	Complete the 2021 Phase of the SCADA Master Plan for all water systems	MES	Q3	
3.3.4.4	Conduct a Water Systems Rate Review	MO	Q4	

Objective 3.3.5: By enhancing dam safety				
#	ACTION	WHO	WHEN	STATUS
3.3.5.1	Prepare a dam safety review on the Chain Lake Dam	MES	Q3	
3.3.5.2	Determine a sustainable methodology to maintain the Shinnish Creek Diversion and the Chain Lake Dam	MES	Q3	

Objective: 3.3.6 To prepare for Climate Change Impact				
#	ACTION	WHO	WHEN	STATUS
3.3.6.1	Develop policies for floodplains, hillside (geotechnical) and fire interface areas	MPS	Q3	
3.3.6.2	Develop a Climate Change Preparedness Plan	MCS	Q4	
3.3.6.3	Explore alternative energy sources to determine financial and environmental benefit	MCS	Q4	

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 2021 Corporate Business Plan	CAO	Q1	
4.1.1.2	Update the Enterprise Risk Management Register and present to 2018-2022 Board of Directors	CAO	Q2	
4.1.1.3	Initiate the 2022 Corporate Business Plan Cycle	CAO	Q3	

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	Open discussions with the City of Penticton for a co-located headquarters	CAO	Q2	
4.2.1.2	Plan and implement an annual Board/member municipal council training program	MLS	Q2	
4.2.1.3	Develop a Governance Protocol setting out roles & responsibilities of Board Members/ Recreation Commissions and Staff	CAO	Q3	
4.2.1.4	Investigate the potential impact of UNDRIP on the Regional District	MLS	Q2	
4.2.1.5	Work with the four Indian Bands on improving Indigenous Relations	MLS	Q4	



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

Thursday, December 3, 2020
10:45 am

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of December 3, 2020 be adopted.

1. Consent Agenda – Corporate Issues

a. Naramata Parks and Recreation Commission – October 26, 2020

THAT the Minutes of the October 26, 2020 Naramata Parks and Recreation Commission meeting be received.

b. Advisory Planning Commission, Electoral Area “A” – November 9, 2020

THAT the Minutes of the November 9, 2020 Advisory Planning Commission, Electoral Area “A” meeting be received.

c. Advisory Planning Commission, Electoral Area “E” – October 26, 2020

THAT the Minutes of the October 26, 2020 Advisory Planning Commission, Electoral Area “E” meeting be received.

d. Community Services Committee – November 19, 2020

THAT the Minutes of the November 19, 2020 Community Services Committee meeting be received.

e. Corporate Services Committee – November 19, 2020

THAT the Minutes of the November 19, 2020 Corporate Services Committee meeting be received.

f. Protective Services Committee – November 19, 2020

THAT the Minutes of the November 19, 2020 Protective Services Committee meeting be received.

g. RDOS Regular Board Meeting – November 19, 2020

THAT the minutes of the November 19, 2020 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Consent Agenda – Corporate Issues be adopted.

B. DELEGATIONS**1. Leighton McCarthy, SOSArts
Kim Lymburner, SOSArts**

Mr. McCarthy and Mr. Lymburner will address the Board to provide an update and Environmental Scan.

C. DEVELOPMENT SERVICES – Building Inspection**1. Building Bylaw Infraction, 7005 Indian Rock Road – Electoral Area “E”**

RECOMMENDATION 3 (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 Lot A, Plan KAP58846, District Lot 391 3986S 4018S, SDYD, that certain works have been undertaken on the lands contrary to the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018; and,

THAT injunctive action be commenced.

D. DEVELOPMENT SERVICES – Rural Land Use Matters**1. Zoning Bylaw Amendment – 5081 8th Avenue, Electoral Area “D”**

- a. Bylaw No.2455.43, 2020
- b. Representations

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2455.43, 2020, Electoral Area “D” 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 January 7, 2020;

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

2. Proposed OCP and Rezoning Amendments – 4850 Naramata Road, Electoral Area “E”

- a. Bylaw No. 2458.16, 2020
- b. Bylaw No. 2459.37, 2020
- c. Representations

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2458.16, 2020, Electoral Area “E” Official Community Plan Amendment Bylaw and Bylaw No. 2459.37, 2020, Electoral Area “E” Zoning Amendment Bylaw be denied.

3. Letter of Concurrence (Freedom Mobile) – Electoral Area “F”

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors authorize a “Letter of Concurrence” to be sent to Innovation, Science, and Economic Development Canada in relation to a proposed telecommunication tower BPE0006C to be located on District Lot 1208, ODYD.

4. Zoning Bylaw Amendment – 1500 Blakeburn Road, Electoral Area “H”

- a. Bylaw No. 2498.19, 2019
- b. Representations

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2498.19, 2019, Electoral Area “H” Zoning Amendment Bylaw be denied.

E. PUBLIC WORKS**1. Award of RFP for Utilities Truck Cabinetry and Crane**

RECOMMENDATION 8 (Weighted Corporate Vote – Majority)

THAT Brutus Truck Bodies by Nor Mar Industries Ltd be awarded the contract to construct and install the Utilities Truck Cabinetry and Crane for \$62,660 plus applicable tax.

2. Application for CleanBC Organic Infrastructure and Collection Program

RECOMMENDATION 9 (Weighted Corporate Vote – Majority)

THAT the Board of Directors submit an application to the CleanBC Organics Infrastructure and Collection Program for funding for the purchase of carts, kitchen catchers and contracted education services for the commencement of curbside residential food waste collection for Electoral Areas ‘A’ and ‘C’; and,

THAT borrowing bylaws, if required, be developed for the RDOS portion of costs for residential food waste collection, including the 1/3 portion of costs required for the CleanBC Organics Infrastructure and Collection Program; and,

THAT letters of support or partnership agreements be offered to the District of Summerland, Town of Oliver, Town of Osoyoos and Osoyoos Indian Band to allow for collaboration for the purchase of carts, kitchen catchers and contracted education services for the commencement of curbside residential food waste collection in these jurisdictions.

3. Application for CleanBC Organic Infrastructure and Collection Program – Campbell Mountain Landfill Compost Facility

RECOMMENDATION 10 (Weighted Corporate Vote –Majority)

THAT the Board of Directors submit an application to the CleanBC Organics Infrastructure and Collection Program for the Campbell Mountain Landfill Compost Facility project; and,

THAT the Board of Directors commit to its share of the project for the remaining one third of the eligible capital costs, plus the ineligible project costs and overages, through preparation of a borrowing bylaw, if required.

F. COMMUNITY SERVICES

1. Canada Cultural Spaces Fund Grant – Naramata Museum
a. Parcel Map

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

THAT the Regional District of Okanagan Similkameen submit an application to the Canada Cultural Spaces Fund Grant for \$100,950 towards the restoration of the Naramata Museum.

G. LEGISLATIVE SERVICES

1. Incorporation Study for Okanagan Falls – For Information Only
a. Okanagan Falls Community Association Request

H. CAO REPORTS

1. Verbal Update

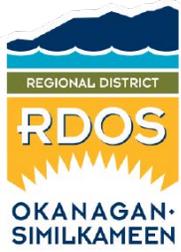
I. OTHER BUSINESS

1. Chair’s Report

2. Directors Motions

3. Board Members Verbal Update

J. ADJOURNMENT

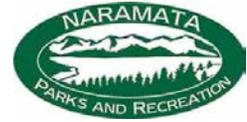


Minutes

Naramata Parks & Recreation Commission

Meeting of October 26, 2020, 6:30 p.m.

OAP Hall, 330 - 3rd Street, Naramata, BC



- Present:** Karla Kozakevich, Director, Electoral Area “E”, left meeting at 7:25 p.m.
- Members:** Dennis Smith (Chair), Maureen Balcaen, Nicole Verpaelst, Ashley Selwood left meeting at 7:48 p.m., Cynthia Enns, Richard Roskell arrived at 6:32 p.m. left meeting at 7:25 p.m., Tom Hoenisch arrived at 6:34 p.m.
- Absent:** Jacqueline Duncan, Adrienne Fedrigo (Recreation Coordinator)
- Staff:** Justin Shuttleworth (Manager of Parks and Facilities)
- Guests:** None
- Recording Secretary:** Heather Lemieux (Recording Secretary)
- Delegates:** Terry McWhirter (President, Penticton Area Cycling Association) left meeting at 7:05 p.m., Chris Heisler (President, Naramata Playschool Society) left meeting at 7:10 p.m.

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m.

ADOPTION OF AGENDA — Moved 6. RDOS DIRECTOR REPORT — Karla Kozakevich (RDOS Area “E” Director) to 4.

Added Chris Heisler (President, Naramata Playschool Society) NPS to delegates.

1.1 **RECOMMENDATION**

It was Moved and Seconded that the Agenda for the Naramata Parks & Recreation Meeting of October 26, 2020 be adopted as amended and all presentations and reports be received.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

2.1 **RECOMMENDATION**

It was Moved and Seconded that the Minutes for Naramata Parks and Recreation Commission of September 28, 2020 be approved as presented.

CARRIED

3. CORRESPONDENCE / DELEGATIONS

- 3.1 Terry McWhirter (President, Penticton Area Cycling Association, PACA) —** Presented an introduction of the association. PACA advocates for regional cyclists, and builds and maintains trails. Discussed Three Blind Mice access points in Naramata, signage, jurisdictions, potential local projects and funding.

Suggested that community recreation and biking group events and programs to be added to the quarterly Naramata Recreation Guides.

PACA requested support to preserve and designate Three Blind Mice access points in Naramata. PACA offered to assess the BMX track at Manitou for improvements in Spring 2021.

ACTION — C. Enns to liaise with PACA regarding Three Blind Mice access points and Manitou BMX track improvements

- 3.2 Chris Heisler (President, Naramata Playschool Society, NPS) —** Presented gratitude for the previous years grant and a verbal report on last years grant expenditures. Discussed upcoming changes to grant process. The NPS requests a recreation grant for \$4,000 in 2021. The RDOS requested formal documentation for the 2020 grant expenses.

- 3.3 Pumpkin Hunt Correspondence** — A note was received from a local family giving positive feedback on the Pumpkin Hunt event.

4. RDOS DIRECTOR REPORT — Karla Kozakevich (RDOS Area “E” Director)

- 4.1 Remembrance Day Ceremony** — A small private ceremony will be held at the Manitou Park cenotaph. Due to COVID-19, a public ceremony is no longer going to take place. Manitou Park excavating has been postponed until after the ceremony.

- 4.2 Adra Tunnel** — Discussed past fundraising and donation initiatives for the restoration of the Adra train tunnel. An inquiry recently came in about previous donations and if they were going to be utilized for the Adra Tunnel or if the funds can be transferred to the Centre Beach Park project. Suggestion heard to utilize the funds raised thus far for some preliminary improvements to the Adra Tunnel entrance such as benches and a historical/educational sign.

ACTION — T. Hoenisch to liaise with the RDOS regarding Adra Tunnel improvements.

5. RDOS STAFF REPORTS

- 5.1 Winter Maintenance** — The parks are undergoing winterizing. Discussed upcoming projects and increases or decreases in maintenance budgets and bathroom facilities.

5.2 Capital Projects — Reminder for NPR members to submit feedback forms to the RDOS.

5.3 FireSmart Program — A question arose about whether a FireSmart Program budget line was needed in the NPR budget or if it's budgeted for elsewhere with the RDOS. Discussed initiating planning and program activities for the 2021 Budget year.

ACTION — D. Smith (Chair) to liaise with the RDOS on the FireSmart Program

6. COMMISSION MEMBER REPORTS

6.1 Skatepark — A. Selwood presented the need for a youth skatepark and/or designated skateboarding area at Spirit Park that will provide cross-generational recreation opportunities. Discussed including the project on the future capital projects list and to begin looking at temporary solutions in the meantime.

ACTION — A. Selwood to liaise with the community and the RDOS regarding the Skatepark Project

6.2 Parks Maintenance Contractor Liaison — Discussed when to remove pickleball nets and port-o-potties. Discussion regarding role of Parks Liaison. RDOS manages the park maintenance contract and operations. Park Liaison to report back to the NPR if service levels meet the needs of the community.

7. BUSINESS ARISING

7.1 Community Building at Wharf Park — Discussion regarding a request for a community building. The RDOS is considering options for land acquisitions and community hall locations.

7.2 Naramata Citizens Association (NCA) — \$1,000 Community banner contribution. Consideration of funding in 2020 or a budget item in 2021.

8. ADJOURNMENT

RECOMMENDATION

It was Moved and Seconded that the Naramata Parks & Recreation Meeting be adjourned at 7:59 p.m.

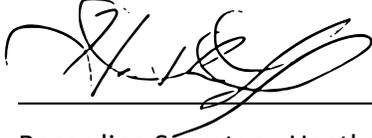
CARRIED

NEXT MEETING: November 23, 2020 at 6:30 p.m.

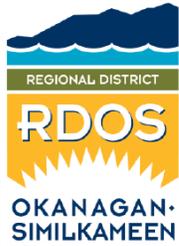
Location TBD



Chair, Dennis Smith, Naramata Parks and Recreation Commission – Electoral Area “E”



Recording Secretary, Heather Lemieux



Minutes

Electoral Area 'A' Advisory Planning Commission

Meeting of Monday, November 9, 2020

At Sonora Centre

Present:

Members: Mark McKenney (Vice-chair), Grant Montgomery, Dwayne Svendsen, Gerry Haskell; Mark Pendergraft – Area A Director

Absent: Peter Beckett (Chair), Manfred Freese, Bill Plaskett

Staff: Christopher Garrish, Planning Manager

Recording Secretary: Mark Pendergraft

Delegates: None

1. CALL TO ORDER

The meeting was called to order at 5:05 p.m

ADOPTION OF AGENDA

The agenda circulated by RDOS was tabled.

MOTION

It was Moved and Seconded that the amended Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. DELEGATIONS

2.1 Delegation:

No delegations

3. OTHER

There being no other business, beyond Item 4. below, no motion was made

4. REVIEW OCP PROJECT

There were two items discussed at the Nov 9th APC meeting. Christopher Garrish of the RDOS led the discussion.

Item 4.1- Area A OCP review update, Presentation from Chris Garrish

- APC raised concerns about the old mapping for fire danger ratings – suggested that wording be added that the mapping needs updating in the future.
- APC suggested that a summary of the Review be mailed out to all residents along with an invite to a virtual meeting.
- APC also requested that RDOS staff send each APC member the final DRAFT OCP document, bound, with all schedules included for our review. (Chris said he'll get that to us in a week)
- APC requested that another virtual Public Meeting be convened, well-advertised so that all rate payers interested can be briefed and be allowed comment on the final DRAFT OCP document, **prior to** it being sent to the RDOS Board for consideration.

Item 4.2- Proposed Amendments to the ESDP areas, Presentation from Chris Garrish

Discussion: The APC reiterated that the implementation of ESDP policy must not conflict with FireSmart activities or practices. Mr. Garrish commented that staff are intent in removing conflicts between ESDP wording and FireSmart activities on private properties.

Motion – Seconded and carried

- THAT the APC recommends to the RDOS Board of Directors that the proposed amendments to the Environmentally Sensitive Development Permit (ESDP) Area (see wording below) designation be approved with the following conditions:
- That parcel coverage percentage reductions be considered (dealing with what square footage a building can be vs. size of the lot)
- That Site-Specific re-zonings may need to be exempt on a case by case basis.

The recommended amended wording is as follows:

Development requiring a permit

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;**

~~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.~~

If passed this would mean only subdivision applications would require an ESDP.

5. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of June 22, 2020 be approved.

CARRIED (UNANIMOUSLY)

6. ADJOURNMENT

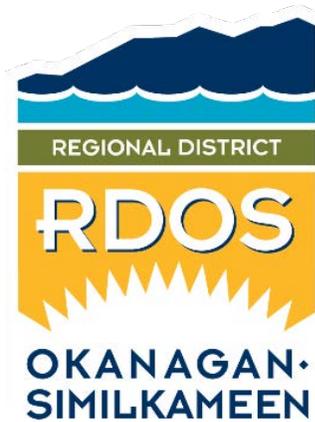
4.1 MOTION

It was Moved and Seconded that the meeting be adjourned at 6:55 pm.

CARRIED (UNANIMOUSLY)

Mark McKenney
Advisory Planning Commission Vice-Chair


_____ Advisory Planning Commission Recording Secretary / minute taker



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, October 26, 2020 at 7:30 p.m.

Naramata Centre Dinning Hall, 460 Ellis Avenue
Naramata, BC

Present:

Members: Bruce Clough (Chair, Electoral Area 'E' APC), Heather Fleck, Don Mancell, Dianna Smith, Richard Roskell, Phil Janzen

Absent: Debbie Selwood

Staff: Cory Labrecque (RDOS Planner)

Guests: Karla Kozakevich (RDOS Area 'E' Director), 15 members of the public

Recording Secretary: Heather Lemieux, via transcription

Delegates: Donna Butler (Ecora Engineering)

1. ADOPTION OF AGENDA

The meeting was called to order at 7:48 p.m. Quorum Present.

MOTION

It was Moved and Seconded by the APC THAT the Agenda be adopted as presented.

CARRIED

2. APPROVAL OF MINUTES

MOTION

It was Moved and Seconded by the APC THAT the Minutes of March 9, 2020 be approved.

CARRIED

3. DELEGATIONS

- 3.1 Donna Butler, Ecora Engineering for Official Community Plan (OCP) and Rezoning Amendments E02018.000 (E2019.017-ZONE)
Applicant: Naramata Holding Ltd

4. DEVELOPMENT APPLICATIONS

- 4.1 E02018.000 (E2019.017-ZONE) - OCP and Rezoning Amendment
Administrative Report submitted by Cory Labrecque

MOTION

It was Moved and Seconded in favour of Option 3. THAT the APC recommends to the RDOS Board of Directors that the subject bylaw be denied.

CARRIED

5. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:29 p.m.

CARRIED

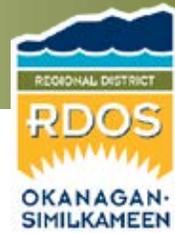
Next Meeting – November 9, 2020 at 7:30 p.m.

Location TBD

Bruce Clough, Chair of the Area 'E' Advisory Planning Commission



Advisory Planning Commission Recording Secretary / minute taker



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Community Services Committee

Thursday, November 19, 2020
9:12 a.m.

MINUTES

MEMBERS PRESENT:

Chair M. Bauer, Village of Keremeos	Director S. Monteith, Electoral Area "I"
Vice Chair R. Gettens, Electoral Area "F"	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director R. Obirek, Electoral Area "D"
Director B. Coyne, Electoral Area "H"	Director T. Roberts, Electoral Area "G"
Director S. Coyne, Town of Princeton	Director K. Robinson, City of Penticton
Director D. Holmes, District of Summerland	Director J. Sentes, City of Penticton
Director M. Johansen, Town of Oliver	Director R. Barkwill, Alt. District of Summerland
Director R. Knodel, Electoral Area "C"	Director J. Vassilaki, City of Penticton
Director K. Kozakevich, Electoral Area "E"	Director C. Watt, City of Penticton
Director S. McKortoff, Town of Osoyoos	

MEMBERS ABSENT:

Director E. Trainer, District of Summerland

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
---	--

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Community Services Meeting of November 19, 2020 be adopted. - **CARRIED**

B. Healthy Communities Partnership – Information Only

The Committee was provided an update on the Healthy Communities Partnership, the Regional District's partnership with Interior Health to create the conditions which support health and well-being for communities.

C. ADJOURNMENT

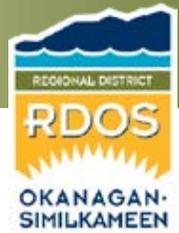
By consensus, the Community Services Committee meeting adjourned at 9:33 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Bauer
Community Services Committee Chair

B. Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Corporate Services Committee

Thursday, November 19, 2020

9:33 a.m.

MINUTES

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"
Vice Chair D. Holmes, District of Summerland
Director M. Bauer, Village of Keremeos
Director G. Bush, Electoral Area "B"
Director B. Coyne, Electoral Area "H"
Director S. Coyne, Town of Princeton
Director R. Gettens, Electoral Area "F"
Director M. Johansen, Town of Oliver
Director R. Knodel, Electoral Area "C"
Director S. McKortoff, Town of Osoyoos

Director S. Monteith, Electoral Area "I"
Director R. Obirek, Electoral Area "D"
Director M. Pendergraft, Electoral Area "A"
Director T. Roberts, Electoral Area "G"
Director K. Robinson, City of Penticton
Director J. Sentes, City of Penticton
Director R. Barkwill, alt. District of Summerland
Director J. Vassilaki, City of Penticton
Director C. Watt, City of Penticton

MEMBERS ABSENT:

Director E. Trainer, District of Summerland

STAFF PRESENT:

B. Newell, Chief Administrative Officer

C. Malden, Manager of Legislative Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was **MOVED** and **SECONDED**

THAT the Agenda for the Corporate Services Meeting of November 19, 2020 be adopted.

CARRIED

B. Select Committees and External Agency Appointments

RECOMMENDATION 2

It was **MOVED** and **SECONDED**

THAT the appointments to select committees and external agencies be adjusted to reflect changes proposed in the November 19, 2020 report from the Chief Administrative Officer, as amended, with the removal of BC Rural Centre and UBCO Water Research Chair Advisory Committee.

CARRIED

C. ADJOURNMENT

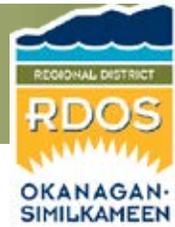
By consensus, the Corporate Services Committee meeting adjourned at 9:38 a.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Protective Services Committee

Thursday, November 19, 2020
10:00 a.m.

MINUTES

MEMBERS PRESENT:

Chair D. Holmes, District of Summerland	Director S. McKortoff, Town of Osoyoos
Vice Chair T. Roberts, Electoral Area "G"	Director S. Monteith, Electoral Area "I"
Director M. Bauer, Village of Keremeos	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director R. Obirek, Electoral Area "D"
Director B. Coyne, Electoral Area "H"	Director K. Robinson, Alt. City of Penticton
Director S. Coyne, Town of Princeton	Director J. Sentes, City of Penticton
Director R. Gettens, Electoral Area "F"	Director R. Barkwill, Alt. District of Summerland
Director M. Johansen, Town of Oliver	Director J. Vassilaki, City of Penticton
Director R. Knodel, Electoral Area "C"	Director C. Watt, City of Penticton
Director K. Kozakevich, Electoral Area "E"	

MEMBERS ABSENT:

Director E. Trainer, District of Summerland

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
---	--

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was **MOVED** and **SECONDED**

THAT the Agenda for the Protective Services Meeting of November 19, 2020 be adopted.

CARRIED

B. DELEGATION

1. Superintendent Brian Hunter, RCMP
 2. Corporal Brian Evans, Area Detachment Commander for Keremeos and Oliver
 3. Sergeant Jason Bayda, Area Detachment Commander for Osoyoos
 4. Sergeant Rob Hughes, Area Detachment Commander for Princeton
 5. Sergeant Dave Preston, Area Detachment Commander for Summerland
 - a. Penticton South Okanagan-Similkameen Regional Detachment Quarterly Report
- Superintendent Hunter presented the 2020-2021 Policing Priorities by municipal area, and the July – September 2020 statistics for calls for service.
-

C. ADJOURNMENT

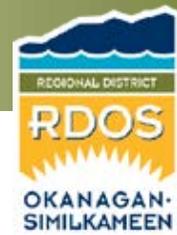
By consensus, the Protective Services Committee meeting adjourned at 11:00 a.m.

APPROVED:

CERTIFIED CORRECT:

D. Holmes
Committee 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 11:05 a.m. on Thursday, November 19, 2020 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"	Director S. Monteith, Electoral Area "I"
Vice Chair S. Coyne, Town of Princeton	Director R. Obirek, Electoral Area "D"
Director M. Bauer, Village of Keremeos	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director T. Roberts, Electoral Area "G"
Director B. Coyne, Electoral Area "H"	Director K. Robinson, City of Penticton
Director R. Gettens, Electoral Area "F"	Director J. Sentes, City of Penticton
Director D. Holmes, District of Summerland	Director R. Barkwill, Alt. District of Summerland
Director M. Johansen, Town of Oliver	Director J. Vassilaki, City of Penticton
Director R. Knodel, Electoral Area "C"	Director C. Watt, City of Penticton
Director S. McKortoff, Town of Osoyoos	

MEMBERS ABSENT:

Director E. Trainer, District of Summerland

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
---	--

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 November 19, 2020 be adopted as amended by removing Item B.8. Development Variance Permit Application, and adding Item F.5., bringing forward the recommendation from the November 19, 2020 Corporate Services Committee meeting regarding Select Committees and External Agency Appointments. - **CARRIED**

1. Consent Agenda – Corporate Issues

- a. Naramata Parks and Recreation Commission – September 28, 2020
THAT the Minutes of the October 15, 2020 Naramata Parks and Recreation Commission meeting be received.
- b. Okanagan Falls Recreation Commission – October 1, 2020
THAT the Minutes of the October 1, 2020 Okanagan Falls Recreation Commission meeting be received.
- c. Kaleden Parks and Recreation Commission – October 6, 2020
THAT the Minutes of the October 6, 2020 Kaleden Recreation Commission meeting be received.
- d. Area F Parks and Recreation Commission – October 7, 2020
THAT the Minutes of the October 7, 2020 Area F Recreation Commission meeting be received.

- e. 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.
- f. Advisory Planning Commission, Electoral Area 'D' – October 13, 2020
THAT the Minutes of the October 13, 2020 Advisory Planning Commission, Electoral Area 'D' meeting be received.
- g. Advisory Planning Commission, Electoral Area 'E' – October 26, 2020
THAT the Minutes of the October 26, 2020 Advisory Planning Commission, Electoral Area 'E' meeting be received.
- h. Advisory Planning Commission, Electoral Area 'I' – September 16 2020
THAT the Minutes of the September 16, 2020 Advisory Planning Commission, Electoral Area 'I' meeting be received.
- i. Letter of Support for Okanagan Falls Irrigation District Application
THAT the Regional District forward a letter to the OBWB in support of the Okanagan Falls Irrigation District's application to the Water Conservation and Quality Improvement grant program for the 'Metering OK Falls Parks and Agricultural Properties' project.
- j. Electoral Area "I" Kaleden Parks and Recreation Commission Appointments
THAT the Board of Directors appoint Debbie Shillitto, Marie-Eve Lamarche and Rick Johnson to the Electoral Area "I" Kaleden Parks and Recreation Commission for a two year term, ending December 31, 2021.
- k. Community Services Committee – October 15, 2020
THAT the Minutes of the October 15, 2020 Community Services Committee meeting be received.
- l. Corporate Services Committee – October 15, 2020
THAT the Minutes of the October 15, 2020 Corporate Services Committee meeting be received.
- m. Environment and Infrastructure Committee – October 15, 2020
THAT the Minutes of the October 15, 2020 Environment and Infrastructure Committee meeting be received.
- n. Planning and Development Committee – October 15, 2020
THAT the Minutes of the October 15, 2020 Planning and Development Committee meeting be received.

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

THAT the proposed amendments to the ESDP areas be referred to the Electoral Area Advisory Planning Commissions. - CARRIED

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

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. - CARRIED

- o. Protective Services Committee – October 15, 2020
THAT the Minutes of the October 15, 2020 Protective Services Committee meeting be received.
- p. RDOS Regular Board Meeting – October 15, 2020
THAT the minutes of the October 15, 2020 RDOS Regular Board meeting be adopted.
- q. RDOS Regular Board Meeting – November 5, 2020
THAT the minutes of the November 5, 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. Development Variance Permit Application – 203 West Bench Drive, Electoral Area “F”
 - i. Permit
That the Board of Directors approve Development Variance Permit No. F2020.014-DVP.
 - b. Development Variance Permit Application – Link Lake Road, Electoral Area “H”
 - i. Permit
 - ii. Representations
That the Board of Directors approve Development Variance Permit No. H2020.005-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. Development Variance Permit Application – 10147 146 Avenue, Electoral Area “A”
 - a. Permit

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors approve Development Variance Permit No. A2020.008-DVP.
CARRIED

- 2. Agricultural Land Commission Referral (“non-adhering residential use”) – 5317 Sunflower Street, Electoral Area “C”

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the RDOS “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. - **CARRIED**

3. Zoning Bylaw Amendment – 500 Secrest Hill Road – Electoral Area “C”
 - a. Bylaw No. 2453.38, 2020
 - b. Representations

RECOMMENDATION 6 (Unweighted Rural Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2453.38, 2020, Electoral Area “C” Zoning Amendment Bylaw be read a third time and adopted. - **CARRIED**

4. Agricultural Land Commission Referral (Non-Farm Use) – 1543 Maple Street, Electoral Area “D”

It was MOVED and SECONDED

THAT the applicant be permitted to address the Board. – **CARRIED** (2/3 majority vote)

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the RDOS Board “authorize” the application to allow a warehouse as a non-farm use on the parcel located at 1543 Maple Street, Okanagan Falls (Lot 2, Plan 14822, District Lot 551, SDYD) to proceed to the Agricultural Land Commission. - **CARRIED**

5. Petition to Enter Service Areas – 3498 Arawana Forestry Road, Electoral Area “E”
 - a. Bylaw No. 1618.02, 2020
 - b. Bylaw No. 2190.08, 2020

RECOMMENDATION 8 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 1618.02, 2020, Naramata Street Lighting Local Service Establishment Amendment Bylaw be adopted;

AND THAT Bylaw No. 2190.08, 2020, Campbell Mountain Landfill Solid Waste Collection and Drop-Off Service Establishment Amendment Bylaw be adopted.

CARRIED

6. Agricultural Land Commission Referral (Subdivision) – 2860 Arawana Road & 3256 Juniper Drive, Electoral Area “E”

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board defer making a decision and directs that the Agricultural Land Commission Referral for 2860 Arawana Road and 3256 Juniper Drive be considered by the Electoral Area “E” Advisory Planning Commission (APC). - **CARRIED**

7. Electoral Area "G" Official Community Plan (OCP) Bylaw Implementation – Contract Award

RECOMMENDATION 10 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Board of Directors award the Electoral Area "G" Official Community Plan (OCP) Bylaw Project to EcoPlan in the amount of \$110,000.00. – **CARRIED**

Opposed: **Director Bush**

8. Development Variance Permit Application – 120 5th Street, Kaleden, Electoral Area "I"
This item was removed from the agenda.

9. Official Community Plan (OCP) and Zoning Bylaw Amendments – Proposed Dock Regulations – Okanagan Basin Lakes

- a. Bylaw No. 2862
- b. Representations

RECOMMENDATION 11 (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 third time. - **CARRIED**

10. Development Procedures Bylaw Updated – Park Land Dedication Proposals

- a. Bylaw No. 2500.16

RECOMMENDATION 12 (Unweighted Rural Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Amendment Bylaw No. 2500.16, 2020, Regional District of Okanagan-Similkameen Development Procedures Bylaw Updated, be read a first, second and third time and adopted. **CARRIED**

-
11. Official Community Plan (OCP) and Zoning Bylaw Amendments – Electoral Area “D” Residential Zone Update – Comprehensive Development (CD) Zones (Phase 3)
- a. Bylaw No. 2603.20
 - b. Bylaw No. 2455.42
 - c. Representations

RECOMMENDATION 13 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2603.20, 2020, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2455.42, 2020, Electoral Area “D” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors consider the process, as outlined in this report from the Chief Administrative Officer dated November 19, 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. 2603.20, 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 December 17, 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. Okanagan-Kootenay Sterile Insect Release Program (SIR)
 - a. SIR Apportionment Options

RECOMMENDATION 14 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

1. THAT the Regional District of Okanagan Similkameen support apportioning the annual value tax burden of the SIR Program among participating Regional Districts using a hybrid formula that determines each Regional District's annual value tax requisition on:

- the Regional District's proportion of the previous year's converted assessment base (land and improvements) for the Program's service area as a whole, weighted at 75%; and,
- the Regional District's proportion of the previous year's total taxable acreage for the Program's service area as a whole, weighted at 25%; and,

2. THAT the Regional District of Okanagan Similkameen support phasing-in the new apportionment approach over a four-year period; and,

3. THAT the Regional District of Okanagan Similkameen support a request from the four participating Regional Districts to the Ministry of Municipal Affairs and Housing for an Order in Council to implement the new apportionment approach and phase-in provision.

CARRIED

Opposed: Director Holmes

2. Award of 2020-2021 Waste Composition Study

RECOMMENDATION 15 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the contract for the 2020-2021 waste composition study and composition comparison be awarded to Tetra Tech Canada Inc. for \$68,000 plus applicable taxes. - **CARRIED**

3. Award of RFP for Agricultural Chipping

RECOMMENDATION 16 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the contract for Agricultural Chipping be awarded to South Okanagan Tree Works for \$300 per hour plus applicable tax, estimated at \$75,000 per annum for a three year term, with an option for a three year extension. - **CARRIED**

D. COMMUNITY SERVICES

1. Provincial License of Occupation Renewal – KVR Osprey Lake to Faulder
a. Parcel Map

RECOMMENDATION 17 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors endorse an application to the Province of British Columbia for a Licence of Occupation renewal over the former Kettle Valley Rail right-of-way from Osprey Lake to Faulder for a period of ten (10) to thirty (30) years, legally described as in the report to the Board dated November 19, 2020 from CAO B. Newell. - **CARRIED**

E. FINANCE

1. Bylaw 2919 – Area “C” Community Works (Gas Tax) Reserve Expenditure Bylaw
a. Bylaw 2919, 2020

RECOMMENDATION 18 (Weighted Corporate Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2919, 2020, Electoral Area “C” Community Works (Gas Tax) Reserve Fund Expenditure Bylaw for the contribution of \$5,000 to fund the extension of ductwork to increase heating efficiencies at the Willowbrook Fire Hall be given first, second, and third reading and adopted. - **CARRIED**

F. LEGISLATIVE SERVICES

1. Board Policy Review as considered at the October 15, 2020 Corporate Services Committee
 - a. Fleet Acquisition, Replacement and Disposal Policy
 - b. Exempt Employee Performance Planning and Review Policy
 - c. Public Complaint Resolution Policy
 - d. 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 Policy
 - g. Proclamation Policy

RECOMMENDATION 19 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors adopt the amended “Fleet Acquisition, Replacement and Disposal Policy”, and the amended “Exempt Employee Performance Planning and Review Policy”; and,

THAT the Board of Directors adopt the “Public Complaint Resolution” and the “Official Recognition” policies; and further,

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.

CARRIED

2. Sickle Point Parkland Acquisition
 - a. Bylaw No. 2914
 - b. Bylaw No. 2915
 - c. Elector Response Form
 - d. Notice of AAP

RECOMMENDATION 20 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2914, 2020, being a bylaw of the Regional District of Okanagan Similkameen to amend Kaleden Recreation Programming and Facility Maintenance Service Establishment Bylaw 1554, 1994 to increase the requisition limit be given 1st, 2nd and 3rd readings;

THAT the Director for Electoral Area “I” consent to the adoption of Bylaw No. 2914, 2020;

THAT Bylaw No. 2914, 2020 be forwarded to the Inspector of Municipalities for approval;

THAT Bylaw No. 2915, 2020, being a bylaw of the Regional District of Okanagan Similkameen to authorize the long-term borrowing of not more than \$3,500,000 for the purchase of Lot A, Plan KAP55255, DL 1035, Land District 54, commonly known as Sickle Point, be given 1st, 2nd and 3rd Readings and be forwarded to the Inspector of Municipalities for approval;

THAT upon approval of the Inspector, participating area approval for Bylaw No. 2915, 2020 be obtained from the electorate within the Kaleden Recreation Programming and Facility Maintenance Service through an alternative approval process (AAP) in accordance with the *Local Government Act*;

THAT the deadline for submitting elector response forms in relation to Bylaw No. 2915, 2020 to the Manager of Legislative Services is no later than 4:30 p.m. on Monday February 8, 2021;

THAT the elector response form attached to the report dated November 19, 2020 be the approved form for Bylaw No. 2915, 2020 alternative approval process;

THAT the total number of eligible electors to which the alternative approval process applies is 1816;

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 182.

CARRIED

3. Electoral Area "E" Parkland Acquisition

- a. Bylaw No. 2917, 2020
- b. Bylaw No. 2918, 2020
- c. Elector Response Form
- d. Notice of AAP

RECOMMENDATION 21 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2917, 2020 Electoral Area "E" Recreation Programming, Parks and Facility Maintenance Local Service Establishment Amendment Bylaw, being a bylaw to increase the requisition limit for the service, be read a first, second and third time;

THAT the Director for Electoral Area "E" consent to the adoption of Bylaw No. 2917, 2020;

THAT Bylaw No. 2917, 2020 be forwarded to the Inspector of Municipalities for approval;

THAT Bylaw No. 2918, 2020, Electoral Area "E" Parkland Acquisition Loan Authorization Bylaw, being a bylaw of the Regional District of Okanagan-Similkameen to authorize the long-term borrowing of not more than \$900,000 for the purchase of 012-287-687, Parcel A(DD 46960F and Plan B3260) Block 135, DL 210, SDYD, Plan 519 in Naramata, be read a first, second and third time and be forwarded to the Inspector of Municipalities for approval;

THAT upon approval of the Inspector, participating area approval for Bylaw No. 2918, 2020 be obtained from the electorate within the Electoral Area "E" Recreation Programming, Parks and Facility Maintenance Local Service through an alternative approval process (AAP) in accordance with the Local Government Act;

THAT the deadline for submitting elector response forms in relation to Bylaw No. 2918, 2020 to the Manager of Legislative Services is no later than 4:30 p.m. on Monday February 8, 2021;

THAT the elector response form attached to the report dated November 19, 2020 be the approved form for Bylaw No. 2918, 2020 alternative approval process;

THAT the total number of eligible electors to which the alternative approval process applies is 1730;

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 173.

CARRIED

4. Bylaw Notice Enforcement Amendment Bylaw – Open Burning amendments
 - a. Bylaw No. 2507.12, 2020

RECOMMENDATION 22 (Unweighted Corporate Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2507.12, 2020 Bylaw Notice Enforcement Amendment Bylaw, being a bylaw to amend the penalty schedule for open burning offences, be read a first, second and third time and be adopted. - **CARRIED**

5. Select Committees and External Agency Appointments
This item was discussed at the November 19, 2020 Corporate Services Committee earlier today and is brought before the Board for consideration.

RECOMMENDATION 23 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the appointments to select committees and external agencies be adjusted to reflect changes proposed in the November 19, 2020 report from the Chief Administrative Officer, as amended, with the removal of BC Rural Centre and UBCO Water Research Chair Advisory Committee.

CARRIED

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, Boot, Knodel, Pendergraft (Alternate to McKortoff), Holmes (Alternate to Boot), Monteith (Alternate to Knodel)*
 - i. Okanagan Basin Water Board Report – October 2020
 - 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 – *Sentes, McKortoff*
 - 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
-

4. Board Members Verbal Update

I. **ADJOURNMENT**

By consensus, the meeting adjourned at 12:39 p.m.

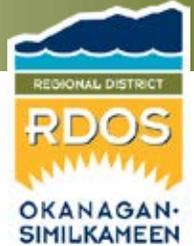
APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 3, 2020
RE: Building Bylaw Infraction – Electoral Area “E”

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 Lot A, Plan KAP58846, District Lot 391 3986S 4018S, SDYD, that certain works have been undertaken on the lands contrary to the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018; and,

THAT injunctive action be commenced.

Civic: 7005 Indian Rock Road, Naramata Legal: Lot A, Plan KAP58846, District Lot 391 3986s 4018s, SDYD

Folio: E-02770.000 Zone: Sunset Acres Comprehensive Development (CD2) Zone

Proposed Development:

The property owner(s) of 7005 Indian Rock Road have:

1. Placed structures without building permits;
2. Undertaken Works in a development permit area without a Watercourse Development Permit;
3. Contravened Zoning Bylaw #2459, 2008.

These infractions are in relation to “Share Lots” on the subject property numbered 13, 14 and 15 (see Attachment No. 3).

Site Context:

The subject property is approximately 64740 m² (6.47 ha) in area and is situated at 7005 Indian Rock Road, approximately 9.4 km north of the Naramata town centre near the intersection of Indian Rock Road and North Naramata Road and is bounded by Okanagan Lake to the west.

Regulatory Provisions:

RDOS Building Bylaw No. 2805, 2018 (“Building Bylaw”) and Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008

The area of the property which is the subject of this enforcement area is located in a Watercourse Development Permit Area (WDP).

Section 23.3.4.1 of the OCP states that a development permit is required for residential, commercial or industrial development on lands within a WDP area, and that this includes the construction of, addition to or alteration of a building or other structure; and alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

Electoral Area “E” Zoning Bylaw No. 2459, 2008

In 2018, and as part of on-going work related to the preparation of a single zoning bylaw for the South Okanagan Electoral Areas, the subject property was rezoned from Tourist Commercial Two (CT2) to CD2 in order to reconcile the historical land use pattern on the lands with the zoning bylaw.

The CD2 Zone limits the parcel to 17 share lots with a maximum of 1 single dwelling and 1 secondary suite per share lot (Section 18.1.9).

While the current and former zoning of the property allows for “accessory buildings and structures”, these are to be located on a “Share Lot” on which a permitted principal use has lawfully been established.

Background:

September of 2014 - advised that two storage containers had been placed on the property and considerable disruption had occurred in a Watercourse Development Permit (WDP) Area.

The violation within the WDP Area was referred MLFNRO Compliance and Enforcement Branch for review and enforcement action, and the Building Official continued to monitor the property for additional development.

July 28, 2016 - a Stop Work Notice was placed on the storage containers and the property owners were notified by mail with respect to requirements to resolve the matter. At that time, the storage containers had been modified into a dwelling unit and storage building, with construction of a pergola/sun shelter and a block retaining wall.

August 30, 2016 - second notice

September 2, 2016 - the owner of the share lots attended at the office to apply for a building permit and was advised that the shipping containers were not a permitted use and that a WDP was required.

September 20, 2016 - the owner advised that he would contract a Qualified Environmental Professional (QEP) in order to obtain a WDP.

October 5, 2016 - the Building Official attended at the site to monitor any works and determined that work had continued on the property in the form of a retaining wall and deck added on to the roof of the storage container.

The Building Official has continued to attend at the site periodically to document with photographs the ongoing development of the property.

February 18, 2020 - the Building Official attended and documented the placement of two additional structures on the property. Both structures appear to contain living quarters. In addition, there is a substantial amount of works which has been undertaken within the WDP Area.

August 19, 2020 – site visit

September 9, 2020 - a final letter was sent to the owner of the shared lot as well as the representative for the Sunset Acres community advising that this matter would be proceeding to the board for resolution.

The Building Bylaw infraction is considered to be Category 3.

Alternatives:

1. Place a notice of deficiencies on the folio file and abandon further enforcement action
2. Place a Section 302 Notice on title
3. Place a Section 302 Notice on title and seek injunctive action

Analysis:

Reasonable efforts have been made to achieve voluntary compliance with the property owner, although this matter has been exacerbated by the additional contraventions with respect to the Watercourse Development Permit Area and the zoning regulations.

Section 6.6 of the Board's "Bylaw Enforcement Procedures" Policy sets out that where unlawful activity has not ceased or where compliance is not being actively pursued within the time period provided for voluntary compliance, that legal proceedings or direct enforcement action should be initiated.

There are potential construction and health and safety deficiencies on this property. 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 to be submitted to the Supreme Court. Seeking a court injunction has a legal cost which, if successful, can only partially be recovered from the property owners. Anticipated cost of legal action is \$5,000-\$25,000.

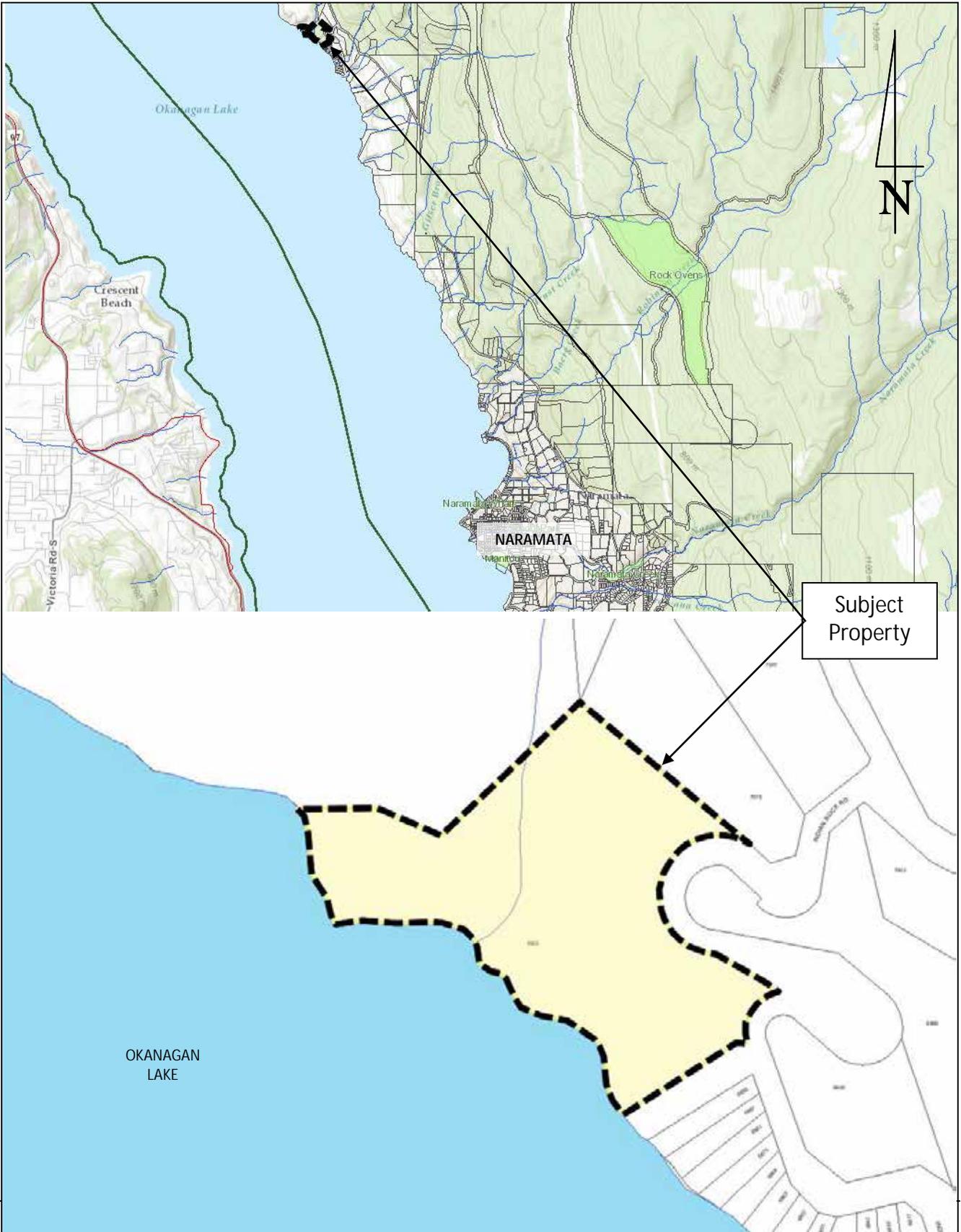
Respectfully submitted:

"L. Miller"

L. Miller, Building & Enforcement Services Manager

Attachments: No. 1 – Context Maps
No. 2 – Site Photos
No. 3 – Sunset Acres Site Plan ("Share Lot" Layout)
No. 4 – Aerial Photo (2017)

Attachment No. 1 – Context Maps



Attachment No. 2 – Photos

September 17 2014



August 19, 2020

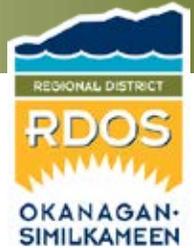




Attachment No. 4 – Aerial Photo (2017)



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 3, 2020
RE: Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2455.43, 2020, Electoral Area “D” 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 January 7, 2020;

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

Purpose: To allow for a 30 unit apartment building (Phase 2 of South Skaha Housing Society Project)

Owners: South Skaha Housing Society Agent: HDR Architecture Associates, Inc. Folio: D-00998.010

Legal: Lot 1, Plan 12558, District Lot 374, SDYD Civic: 5081 8th Avenue

OCP: Town Centre (TC) Zone: Okanagan Falls Town Centre (OFTC)

Proposed OCP: Town Centre (TC) Proposed Zoning: Okanagan Falls Town Centre Site Specific (OFTCs)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to allow for the development of an additional 30 multi-dwelling units in the form of an apartment building.

In order to accomplish this, following amendments to Electoral Area “D” Zoning Bylaw No. 2455, 2008, are being proposed by the applicant:

- amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “D” Zoning Bylaw No. 2455, 2008, Okanagan Falls Town Centre (OFTC) to Site Specific Okanagan Falls Town Centre (OFTCs);
 - increase the maximum density from 100 to 112 dwelling units per ha on the subject parcel
 - reduce the minimum setback for a parcel line adjacent to Highway 97 from 4.5 m to 0.0 m on the subject parcel; and
 - reduce the required number of parking spaces for Residential (apartment building, townhouse) uses from 1.75 to 1.0 spaces per dwelling unit for the subject parcel.
-

In support of the rezoning, the applicant has stated that “BC Housing projects support lower income tenants...Increased density in this location of OK Falls will benefit local businesses and sense of community in a historically under-utilized area in a high profile location...”

“The 0.0 m setback would allow for the construction of a 4 storey, 30 unit, multi-family residential building...the proposed development would otherwise not fit within the confines of the property boundary...all residents will be provided with 1 dedicated parking spot, with 4 additional parking spaces that can be designated as “Visitor Parking”.”

Site Context:

The subject property is approximately 5,014.05 m² in area and is situated on the north side of Highway 97 in the town centre of Okanagan Falls. It is understood that the parcel is comprised of a 26 multi-dwelling unit building (Phase 1 of a BC Housing project for seniors) with 27 surface parking stalls.

The surrounding pattern of development is generally characterised by a mix of uses including commercial businesses fronting Highway 97 and residential uses towards Skaha Lake and Christie Memorial Provincial Park.

Background:

Parcel information:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on September 13, 1962, while available Regional District records indicate that a building permit for multi-family senior housing (2018) has previously been issued for this property. A temporary use permit and development permit were also issued in 2018 for a 26 unit residential building with 27 parking stalls.

The subject property is within the Okanagan Falls Fire District, is serviced by community sewer and water is purveyed by Okanagan Falls Irrigation District and has been classified as “Residential” (Class 01) by BC Assessment.

Ministry of Transportation and Infrastructure (MoTI) has issued a setback permit to permit a setback of 0.0 metres from the road reserve abutting the southern property line (Highway 97) and a permit to install landscaping within the right-of-way.

RDOS Regional Growth Strategy (RGS):

Under the Regional Growth Strategy (RGS) Bylaw No. 2770, 2017, the subject parcel is within the Okanagan Falls Primary Growth Area.

The RGS includes objectives and policies to focus development to serviced areas in designated Primary Growth Areas and Rural Growth Areas (Goal 1), give property to infill development in both Primary Growth Areas and Rural Growth Areas (Objective 1B-2), support a range of accessible and affordable housing (Objective 4B-3), and direct development to areas with publically operated services and infrastructure (Objective 3-A).

Electoral Area “D” OCP Bylaw:

Under the Electoral Area "D" Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject property is currently designated Town Centre (TC), and is the subject of Okanagan Falls Town Centre Development Permit (OFTCDP) Area designation.

The Electoral Area "D" OCP Bylaw contains the following applicable objectives and policies:

- Encourages the most efficient use of land and existing physical infrastructure by promoting infill and intensification of land uses in the Primary growth containment boundary (Section 7.6.5) and encourages increased residential development densities in the form of...low-rise apartments (Section 7.6.4)
- Encourages a range of medium residential dwelling types and sizes, including affordable units, in the Okanagan Falls Town Centre area in order to accommodate and attract people of different socio-economic groups, ages and lifestyles (Section 12.2.4)

Electoral Area "D" Zoning Bylaw No. 2455, 2008:

Under the Electoral Area "D" Zoning Bylaw No. 2455, 2008, the property is currently zoned Okanagan Falls Town Centre (OFTC) which permits, among other uses, multi-dwelling units. The maximum density permitted is 100 dwelling units per hectare (which equates to a maximum of 50 dwelling units on the subject parcel).

The OFTC zone has zero lot line setbacks for all property lines except those fronting Highway 97 where a 4.5 metre setback is required (coinciding with Ministry of Transportation and Infrastructure setback permit requirements).

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).

Public Process:

On November 16, 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 six members of the South Skaha Housing Society Board).

At its meeting of November 10, 2020, the Electoral Area "D" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board to consider the impacts of the three big changes to the zoning bylaw (parking, front setback and density) in this development application.

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 application aligns with the goals of the Regional Growth Strategy (RGS) and Electoral Area "D" OCP Bylaw to promote low-rise apartments and affordable units in the Okanagan Falls Town Centre.

The development will further provide a range of affordable units in a central location and attract a mix of socio-economic groups and household types. Affordability will range from deep subsidy rental

rates, rent geared to income (RGI), and affordable market (CMHC average for moderate income). The proposed increase in density will contribute to both meeting housing needs and supporting growth in Okanagan Falls.

In response to the proposed reduction of parking stalls, affordable housing projects tend to have less parking demand, as the projects are geared towards lower income tenants with fewer personal vehicles per household and it is common planning practice to have parking reductions for affordable housing development.

In this instance, 63 parking stalls will be provided, including one per dwelling unit and an additional seven visitor parking stalls for the site, as well as bicycle racks. In addition, the site is within walking distance of the parks and businesses located in Okanagan Falls to promote alternative transportation (i.e. walking, cycling, scootering).

In response to the proposed reduction of the setback fronting Highway 97, the building is improved by being located closer to the sidewalk as it strengthens the connection between the public and private realms. The physical separation of 11.5 m from the edge of the paved road and proposed building alleviates any potential concerns with proximity of building access to a busy roadway.

Conversely, Administration recognises that it is not generally considered good planning practice to allow "spot zoning" as this introduces discrepancies between permitted uses within a specific area.

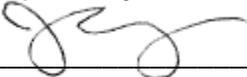
Specifically, this site will contain more density than is permitted on surrounding parcels with fewer vehicle parking and building setback requirements. Of the 30 units proposed, 18 of those units (60%) are 2 or 3 bedroom units which would cater to larger households without the benefit of multiple parking stalls servicing the unit and without nearby on-street parking to accommodate overflow.

In summary, Administration supports the proposed Zoning Bylaw amendments to enable additional affordable rental accommodation with the Okanagan Falls Town Centre.

Alternatives:

1. THAT Bylaw No. 2455.43, 2020, Electoral Area "D" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;
AND THAT the holding of the public hearing be delegated to Director Obirek, or their delegate;
AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Obirek;
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.
2. THAT Bylaw No. 2455.43, 2020, Electoral Area "D" Zoning Amendment Bylaw be deferred; or
3. THAT Bylaw No. 2455.43, 2020, Electoral Area "D" Zoning Amendment Bylaw be, be denied.

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:

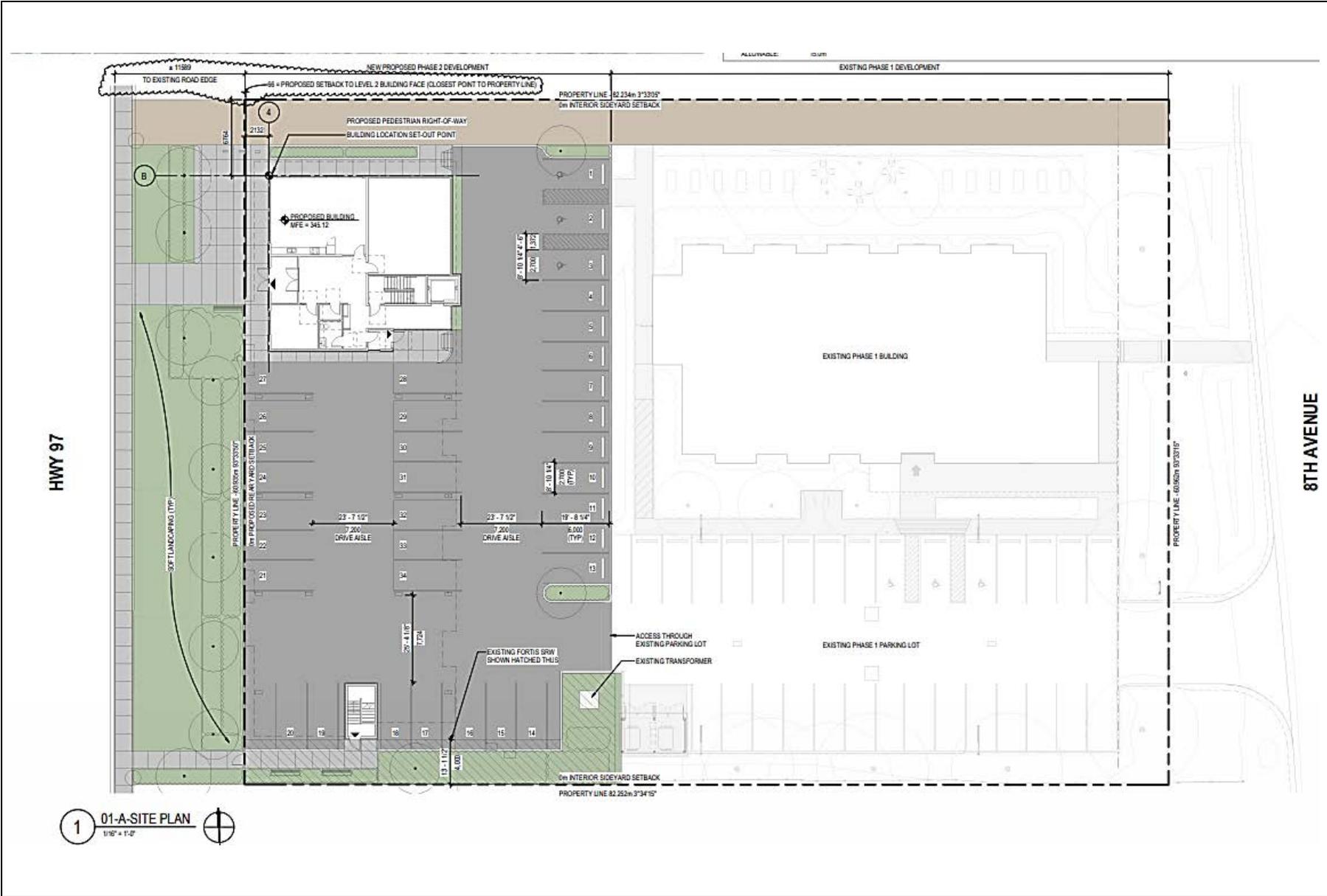


C. Garrish, Planning Manager

Attachments:

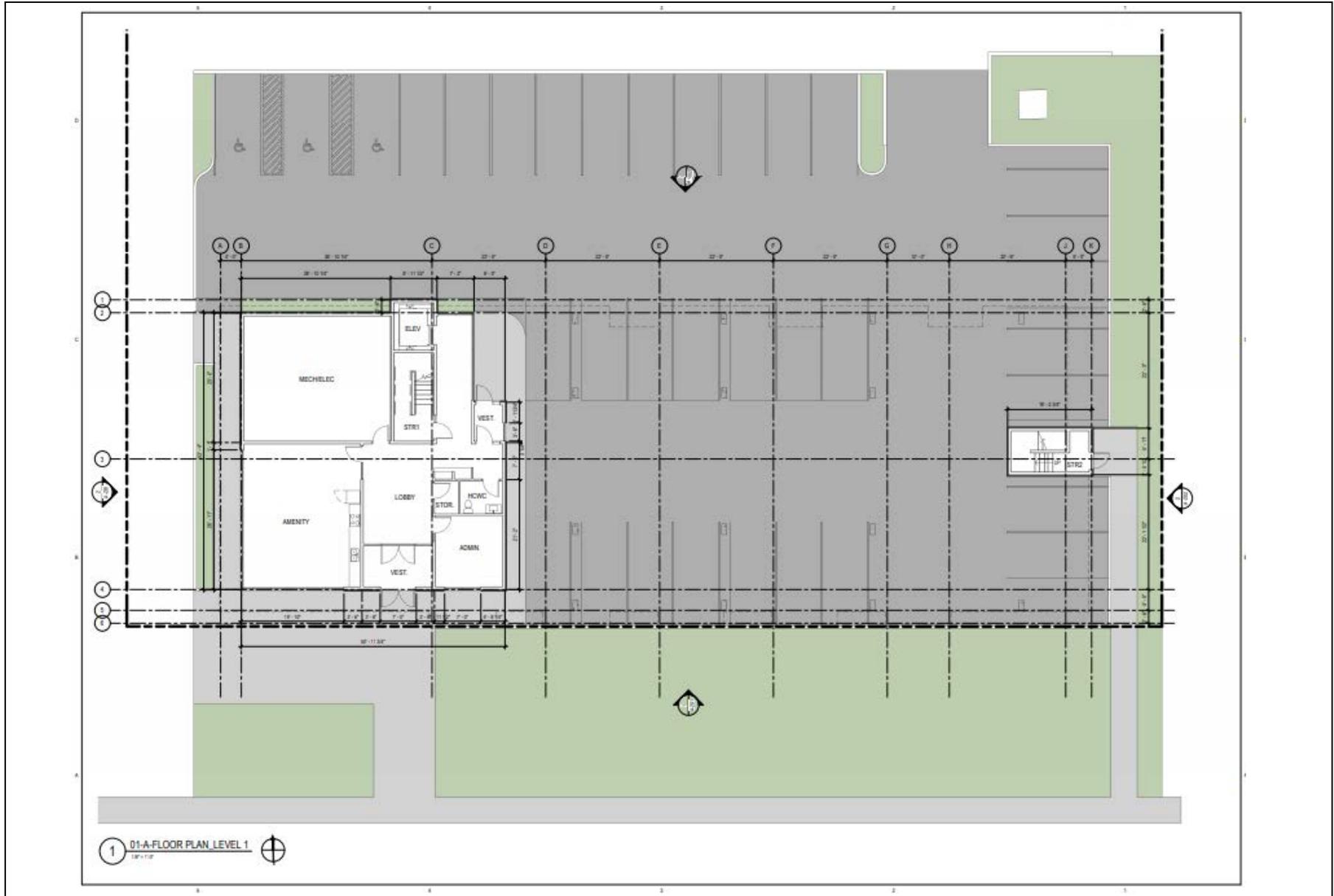
- No. 1 – Applicant’s Site Plan
- No. 2 – Applicant’s Parking Plan / Ground Level
- No. 3 – Applicant’s Building Elevations
- No. 4 – Applicant’s Building Elevations
- No. 5 – Applicant’s Building Elevations
- No. 6 – Applicant’s Building Elevations
- No. 7 – Applicant’s Rendering
- No. 8 – Applicant’s Rendering
- No. 9 – Site Photo (October 2020)
- No. 10 – Site Photo (October 2020)

Attachment No. 1 – Applicant’s Site Plan



1 01-A-SITE PLAN
1/8" = 1'-0"

Attachment No. 2 – Applicant's Parking Plan / Ground Level



Attachment No. 3 – Applicant’s Building Elevations



VIEW LOOKING NORTH EAST



VIEW LOOKING WEST



VIEW LOOKING NORTH WEST



VIEW LOOKING SOUTH EAST

Attachment No. 5 – Applicant's Building Elevations



Attachment No. 6 – Applicant's Building Elevations



Attachment No. 7 – Applicant’s Rendering



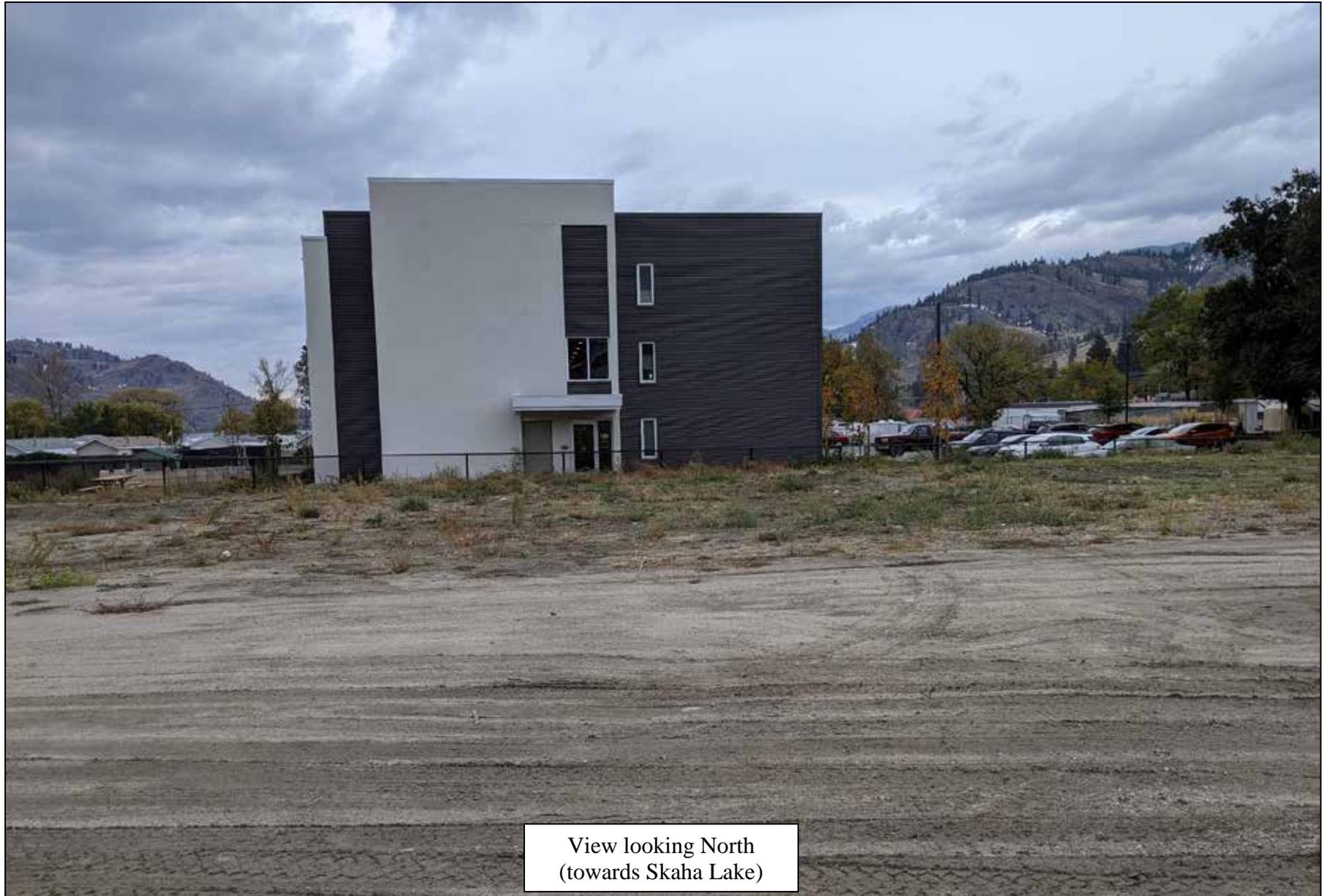
View from Highway 97

Attachment No. 8 – Applicant’s Rendering



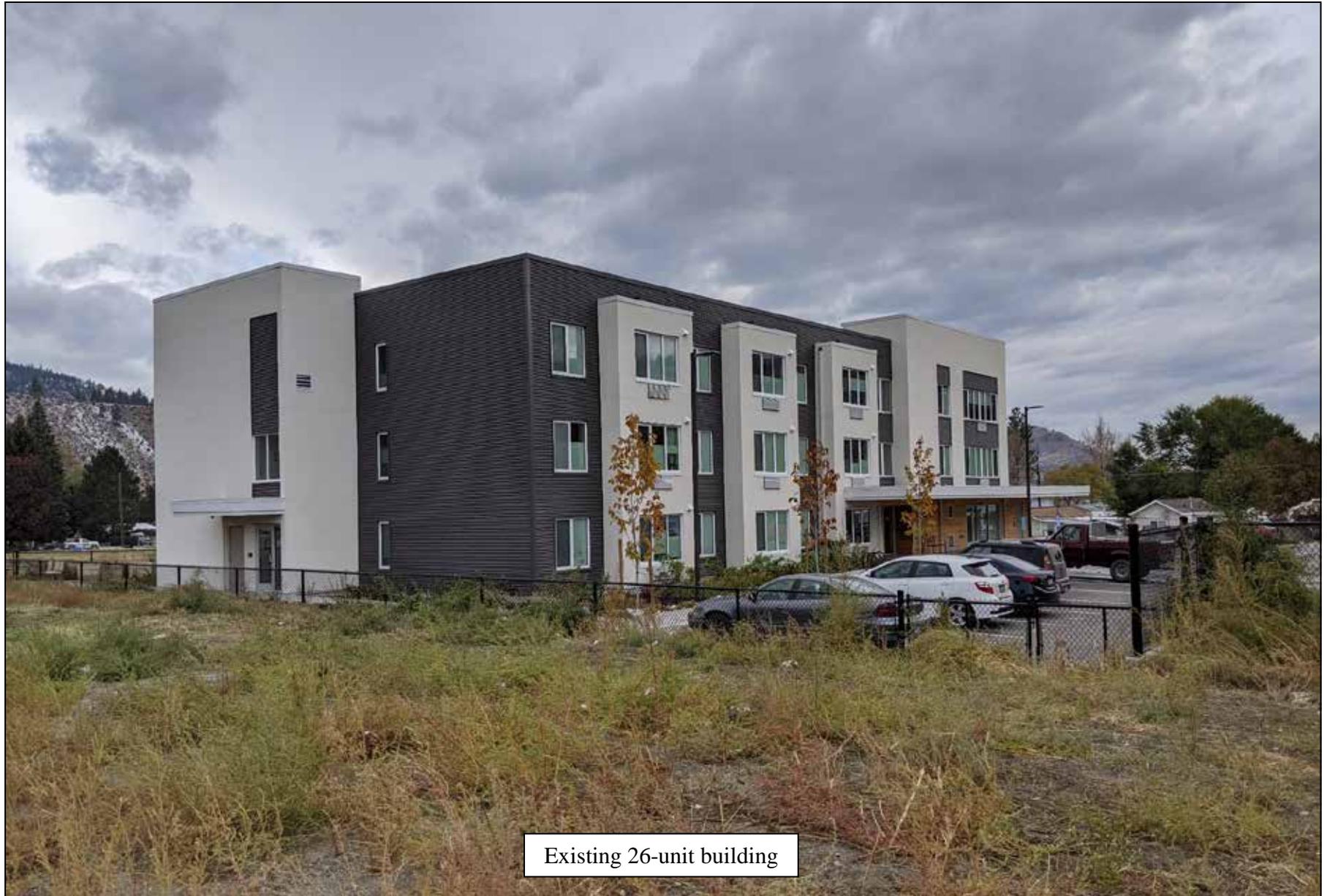
View of Pedestrian Walkway
(Western Property Line)

Attachment No. 9 – Site Photo (October 2020)



View looking North
(towards Skaha Lake)

Attachment No. 10 – Site Photo (October 2020)



Existing 26-unit building

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.43, 2020

A Bylaw to amend the Electoral Area "D" Zoning Bylaw No. 2455, 2008

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 "D" Zoning Amendment Bylaw No. 2455.43, 2020."
2. The "Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:
 - i) replacing Section 13.1.2(a) under Section 13.1 (Okanagan Falls Town Centre Zone) in its entirety with the following:
 - a) see Section 19.13
 - ii) replacing Section 19.13 under Section 19.0 Site Specific Designations in its entirety with the following:

19.13 Site Specific Okanagan Falls Town Centre (OFTCs) Provisions:

- .1 in the case of land described as Lot 1, Plan 12558, District Lot 374, SDYD, and shown shaded yellow on Figure 19.13.1:
 - i) despite Section 13.1.5, the maximum density shall be 112 dwelling units per hectare.
 - ii) despite Section 13.1.7(a)(v), the minimum setback for a parcel line adjacent to Highway 97 shall be 0.0 metres.
 - iii) despite Section 9.6 (Table 9.2), the required number of parking spaces for Residential (apartment building, townhouse) use shall be 1.0 space per dwelling unit.

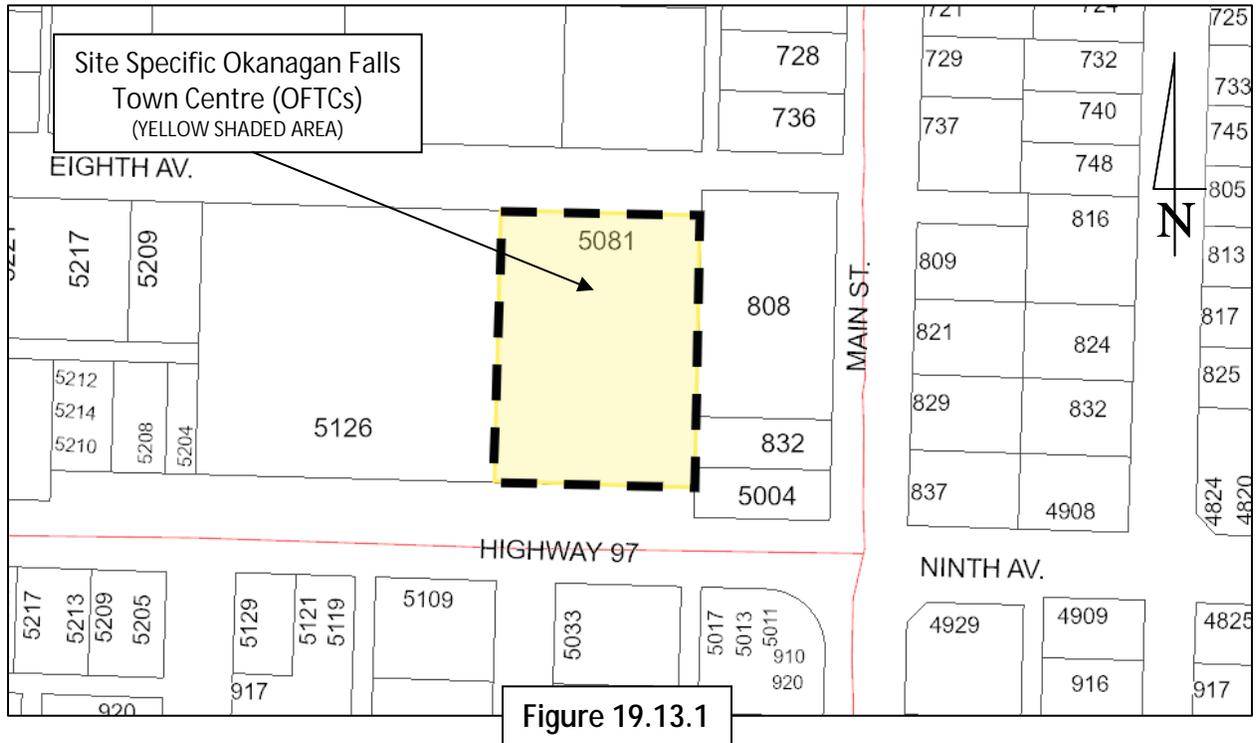


Figure 19.13.1

3. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:
 - i) changing the land use designation on the land described Lot 1, Plan 12558, District Lot 374, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Okanagan Falls Town Centre Zone (OFTC) to Site Specific Okanagan Falls Town Centre Zone (OFTCs).

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

PUBLIC HEARING held on this ____ day of _____, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.43, 2020" as read a Third time by the Regional Board on this ____ day of _____, 2021.

Dated at Penticton, BC this ____ day of _____, 2021.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2021.

For the Minister of Transportation & Infrastructure

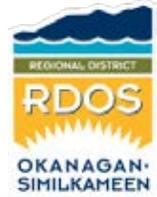
ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

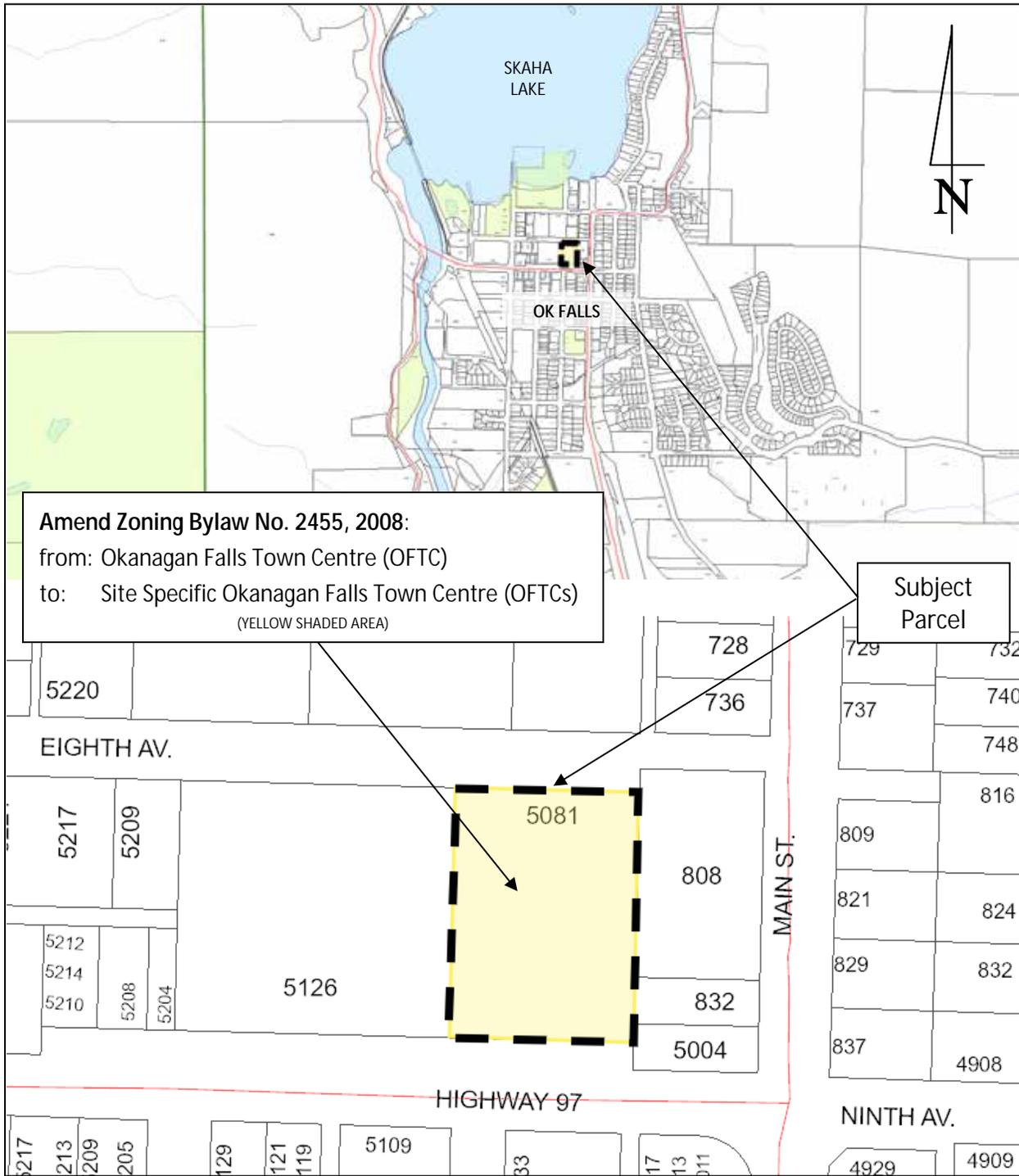
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.43, 2020

File No. D2020.015-ZONE

Schedule 'A'





Your File #: South Skaha
Housing Society
D2020.015-
ZONE-2455.43
eDAS File #: 2020-05241
Date: November 2, 2020

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Text Amendment Bylaw 2455.43 for:
Lot 1, District Lot 374, SDYD, Plan 12558
5081 8th Avenue, Okanagan Falls, BC**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*, subject to the following condition:

- No direct access to or from Highway 97 shall be considered.

If you have any questions, please feel free to call Penticton Development Services at (250) 712-3660.

Yours truly,

Rob Bitte
Development Officer

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2455.43, 2020

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Thank you for the opportunity to provide comments for consideration regarding file D2020.015-ZONW. It is our understanding that the intent is to rezone the property 5081 – 8th Avenue in Okanagan Falls from Okanagan Falls Town Centre (OFTC) to Site Specific Okanagan Falls Town Centre (OFTCs) to allow for construction of a 30 unit multi-family residential building. This rezoning will also include increasing density, decreasing setbacks and decreasing required number of parking spaces per unit. This referral has been reviewed using a health and equity lens, following the principals identified within the Provincial Health Service Authority's Healthy Built Environment Linkages Toolkit. The toolkit is an evidence based resource which links planning principle to health outcomes. The following information is for your consideration:

We are pleased to see the proposed creation of additional housing options for the community. Housing is a key determinant of health and can affect many aspect of our wellbeing. We noted that there was no mention of accessible units within the application. Encouraging the creation of accessible units would help to support the needs of our marginalized populations, thereby increasing the health of the whole community.

Multi-family dwellings have the opportunity to encourage or discourage social interaction between residents. Environments which foster social interactions increases residents' sense of community and wellbeing. Allocating space for community gardens, such as is mentioned within the proposal, will provide meaningful opportunities for people to connect and build a sense of community; this may also increase consumption of fruits and vegetables among residents.

The location of housing relative to busy roadways can impact the level of indoor exposure to air pollution (such as dust), noise and other environmental hazards leading to poorer health outcomes for those residents. High levels of noise exposure can result in sleep disturbance, fatigue and other mental and physical health problems. Mitigation measures to minimize noise levels, vent pollutant concentrations and maintain safe indoor air quality would be suggested due to the location of this development.

Thank you for the opportunity to comment on this rezoning application. If you have any questions or concerns, please feel free to contact me at 250-469-7070 x12287.

Signature:  _____

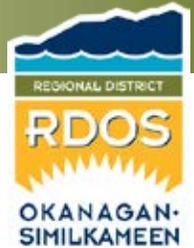
Signed By: Tanya Osborne _____

Agency: Interior Health _____

Title: Community Health Facilitator _____

Date: Nov 10, 2020 _____

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 3, 2020
RE: Proposed OCP and Rezoning Amendments - 4850 Naramata Road, Electoral Area "E"

Administrative Recommendation:

THAT Bylaw No. 2458.16, 2020, Electoral Area "E" Official Community Plan Amendment Bylaw and Bylaw No. 2459.37, 2020, Electoral Area "E" Zoning Amendment Bylaw be denied.

Purpose: To facilitate a 40 lot residential subdivision on the western part of the property.

Owners: Naramata Holding Ltd. Agent: Ecora Engineering Folio: E-02018.000

Civic: 4850 North Naramata Road Legal: District Lot 197S, SDYD, Except Plan B4649 A62

OCP: Resource Area (RA) Proposed OCP: Small Holdings (SH)

Zone: Resource Area (RA) Proposed Zoning: Small Holdings Three (SH3)

Proposed Development:

This application is proposing to amend the zoning of the property in order to facilitate a 40 lot residential subdivision on the western part of the subject property, and requires a reduction in the minimum parcel size requirement for subdivision from 20.0 ha to 1.0 ha.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule 'B' (OCP Map) of Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008, from Resource Area (RA) to Small Holdings (SH);
- amend the zoning under Schedule '2' (Zoning Map) of Electoral Area "E" Zoning Bylaw No. 2459, 2008, from Resource Area (RA), to Small Holdings Three Zone (SH3).

In support of the rezoning, the applicant has stated that: "The development of new 40 lots offers a number of benefits to Naramata and the Penticton area [including] economic activity and jobs ... upgrades to the Naramata Water System and annual taxes and user fees ... property taxes of about \$30,000,000 assessed value (@\$750,000 per home) for Naramata services ... and local spending in retail, restaurant, entertainment and other services."

Site Context:

The subject part of the property proposed for rezoning and development is approximately 61 ha in area, and bounded to the northeast by the KVR trail, and is situated approximately 6.5 km north of the City of Penticton's municipal boundary.

The subject part of the property is surrounded to the north and northeast by a corridor of land zoned Parks and Recreation (PR), as well as undeveloped Resource Area (RA) lands. To the south are Resource Area (RA) lands with some development, and a developed Residential Single Family One (RS1) lot. To the south-west are adjacent Agricultural lands (AG1 and AG1s) that are in the ALR. To the west, there are two developed Small Holdings Two (SH2) and Large Holdings One (LH1) properties.

Background:

The property was created by a plan of subdivision registered with the Land Titles Office in Kamloops in 1990, and available RDOS files indicate that no building or development permits have been issued.

Under the South Okanagan RGS Bylaw No. 2770, 2017, Naramata has been designated as a "Rural Growth Area", however, the growth boundaries of this area have not yet been established.

Under the Electoral Area "E" Naramata Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated as Resource Area (RA), an objective of which is "to maintain the rural character" of such lands, and this is supported by a policy "that these areas will remain rural with limited community services and infrastructure."

The property is further designated as being within an Environmentally Sensitive Development Permit (ESDP) Area due to the presence of "Very High" and "High" environmental values. The property has also been designated as comprising a Watercourse Development Permit (WDP) Area due to three creeks running through the property.

Under Electoral Area "E" Zoning Bylaw No. 2459, 2008, the subject property is currently zoned Resource Area (RA), which establishes a minimum parcel size for subdivision of 20.0 ha, and limits residential density to one (1) principal dwelling unit per parcel and up to four (4) accessory dwellings.

BC Assessment has classified the property as "Residential" (Class 01).

Referrals:

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 97 & 3).

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 67 has been made aware of the proposed amendment bylaw.

Public Process:

On October 8, 2020, a Public Information Meeting (PIM) was held electronically, and was attended by approximately 25 members of the public.

At its meeting of October 26, 2020, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be denied.

Administration recommends that the written notification of affected property owners, the public meetings as well as formal referral to the agencies listed at Attachment No. 1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, the

consultation process undertaken is seen to be sufficiently early and does not need to further ongoing. All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

Administration considers this application to be inconsistent with the Regional Growth Strategy and the Electoral Area “E” OCP Bylaw, given that the subject lands are designated Resource Area (RA) and not identified for future rural-residential development, as well as the area’s distance from Naramata’s village center.

Administration further considers this application to be premature given the pending review of the RGS Bylaw in 2020/21 and review of the OCP Bylaw in either 2021 or 2023. For these reasons, Administration is recommending denial of the subject proposal at this time.

Housing and Development

The current Electoral Area “E” OCP established the land use designations for the area with community engagement and planning analysis. These particular lands are designated Resource Area (RA), which supports a 20 ha minimum parcel size, with the stated objectives to:

- *Recognize that much of the land designated as Resource Area in the Plan area is part of the Okanagan Provincial Forest, and to minimize conflicts between these lands and other land uses;*
and
- *To maintain the rural character and compatibility of land designated Resource Area.*

The OCP encourages cluster housing development in the Resource Area (RA), based on examination of the criteria set out under Section 7.3 (Growth Management). Furthermore, the South Okanagan Regional Growth Strategy provides clear direction to “create walkable, liveable, mixed-use neighbourhoods and communities” by promoting compact smaller lot development that is located close to day-to-day amenities, with a preference for infill. With a residential density of approximately one (1) unit per net hectare of development on undeveloped property, the proposed large-lot residential subdivision does not qualify as cluster housing, promote compactness, walkability, nor does it contemplate infill development and mixed-uses.

The South Okanagan Regional Growth Strategy’s (RGS) first goal is to: “Focus development to serviced areas in designated Primary Growth Areas and Rural Growth Areas” (RGS, pg. 13). This critical policy direction promotes efficient infrastructure investment, mitigates the negative environmental impacts of development by reducing urban and rural sprawl, promotes healthier and more integrated communities, and lower GHG emissions by reducing commuter times and automobile dependency of new residential development.

While Naramata is currently identified as being a “Rural Growth Area” within the RGS, the proposed development is situated in a peripheral area approximately 2.5 km away from Naramata village. At this point, it is unknown whether this peripheral development should be considered part of the “Rural Growth Area”, until such a time that a growth boundary is determined for Naramata through a comprehensive Electoral Area “E” OCP review.

Infrastructure & Transportation:

The property is not currently serviced by a community sewer system, and it appears that the lot sizes have been designed to achieve the maximum density possible through the provision of private on-site septic systems for each property (i.e. 1.0 ha minimum parcel size).

The proponent is proposing to connect to the Naramata community water system, however, it is anticipated that upgrades to the existing water distribution and pumping systems as well as the construction of a new reservoir on the subject property will be required in order to achieve this.

The cost of upgrading the Regional District water distribution and pumping systems is unknown at this time (engineering and financial analysis would be required to determine this), and it is noted that connection to a community water system is not required to subdivide 1.0 ha lots.

The development would have a vehicular access point from North Naramata Road, and proposes approximately 2.5 km of additional linear roadway for local access, whereas the RGS speaks to limiting new infrastructure outside of designated growth areas.

Environmental Considerations:

For Resource Area (RA) lands, the OCP "Generally supports Provincial policies on protection and use of working forests and grass land, and discourages development that might conflict with forestry, livestock and grazing operations and management, or protection of important habitat."

Given the high environmental values of the site, the application also calls into question alignment with the Electoral Area "E" OCP and Regional Growth Strategy's environmental objectives and policies intended to protect the health and biodiversity of sensitive ecosystems in the region, including:

- most of the subject area is of very high conservation ranking, high biodiversity, and high connectivity value for flora and fauna;
- watercourses run directly through some of the proposed lots, and five road crossings are proposed over those creeks, which have been identified as sensitive habitat that act as wildlife corridors, including local bears;
- the large lot size proposed in the plan can result in serious ecological impacts such as loss of ecological values, accelerated habitat fragmentation, with an impact area greater than the development footprint; and
- the proposed development is directly adjacent to the Nature Trust of BC's Trust Creek Conservation Area (on the north third of the west side of the development, adjacent to lot 30) and a buffer has not been proposed.

Hazard Lands:

Administration notes that the property is adjacent to a provincial forest and within a wildfire interface area, and that the risk of wildfire events occurring in this area and potentially threatening the proposed rural residential subdivision cannot be fully mitigated by the Regional District.

Administration also notes that road construction will be required to provide access to the proposed parcels and the associated earthworks needed to construct these road will likely have a visual impact as well as a physical impact on the area's natural watercourses, drainage patterns and groundwater flows.

Alternative:

Conversely, Administration recognises that the subject application proposes a 1.0 ha area for a public park, with a parking lot and KVR trail access to improve recreational opportunities for the neighborhood, as well as water system upgrades that could benefit the surrounding area.

Summary:

In summary, the Administration views the proposal as premature, with a significant shift in land use for the property with widespread impacts. Administration's recommendation to the Board is denial of the application at this time.

In the near future, the RDOS will be undertaking Official Community Plan and Regional Growth Strategy updates, including a new growth boundary for Naramata. These planning processes will help to generate the necessary community input and technical analysis for a comprehensively updated land use framework to guide planning decisions in and around Naramata, including the subject property.

Alternatives:

1. THAT Bylaw No. 2458.16, 2020, Electoral Area "E" Official Community Plan Amendment Bylaw and Bylaw No. 2459.37, 2020, Electoral Area "E" Zoning Amendment Bylaw be read a first time;
AND THAT prior to second reading of Amendment Bylaw Nos. 2458.16, 2020 and 2459.37, 2020, the applicant shall provide an Environmental Impact Assessment report prepared by a Registered Professional Biologist in British Columbia (RPBio), to the satisfaction of the Regional District.
2. THAT Bylaw No. 2458.16, 2020, Electoral Area "E" Official Community Plan Amendment Bylaw and Bylaw No. 2459.37, 2020, Electoral Area "E" Zoning Amendment Bylaw be read a first and second time;
AND THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated December 3, 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. 2458.16, 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 December 17, 2020;
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.
3. THAT Bylaw No. 2458.16, 2020, Electoral Area "E" Official Community Plan Amendment Bylaw and Bylaw No. 2459.37, 2020, Electoral Area "E" Zoning Amendment Bylaw be deferred.

Respectfully submitted:

Endorsed By:

Attachments:

Cory Labrecque



- No. 1 – Agency Referral List
- No. 2 – Applicant's Site Plan
- No. 3 – Aerial Photo (2019)

Cory Labrecque, Planner II

C. Garrish, Planning Manager

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a **p**, prior to the Board considering first reading of Amendment Bylaw No. 2458.16, 2020 and No. 2459.37, 2020.

p	Agricultural Land Commission (ALC)	p	Fortis
p	Interior Health Authority (IHA)	o	City of Penticton
p	Ministry of Agriculture	o	District of Summerland
o	Ministry of Energy, Mines & Petroleum Resources	o	Town of Oliver
o	Ministry of Municipal Affairs & Housing	o	Town of Osoyoos
p	Ministry of Environment & Climate Change Strategy	o	Town of Princeton
p	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	o	Village of Keremeos
o	Ministry of Jobs, Trade & Technology	o	Okanagan Nation Alliance (ONA)
o	Ministry of Transportation and Infrastructure	p	Penticton Indian Band (PIB)
o	Integrated Land Management Bureau	o	Osoyoos Indian Band (OIB)
o	BC Parks	o	Upper Similkameen Indian Band (USIB)
o	School District #53 (Areas A, B, C, D & G)	o	Lower Similkameen Indian Band (LSIB)
o	School District #58 (Area H)	o	Environment Canada
p	School District #67 (Areas D, E, F, I)	o	Fisheries and Oceans Canada
o	Central Okanagan Regional District	p	Canadian Wildlife Services
o	Kootenay Boundary Regional District	o	OK Falls Irrigation District
o	Thompson Nicola Regional District	o	Kaleden Irrigation District
o	Fraser Valley Regional District		
p	Naramata Volunteer Fire Department		

Attachment No. 2 – Applicant's Site Plan



Attachment No. 3 – Aerial Photo (2019)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2458.16, 2020

**A Bylaw to amend the Electoral Area "E"
Official Community Plan Bylaw No. 2458, 2008**

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 "E" Naramata Official Community Plan Amendment Bylaw No. 2458.16, 2020."
2. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, is amended by changing the land use designation of an approximately 61 ha part of the land described as District Lot 197S, SDYD, Except (1) Parcel A (Plan A62) (2) Plan B4649, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Resource Area (RA) to Small Holdings (SH).

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

PUBLIC HEARING held on this ____ day of _____, 20__.

READ A THIRD TIME this ____ day of _____, 20__.

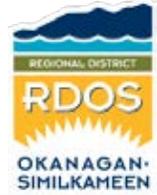
ADOPTED this this ____ day of _____, 20__.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

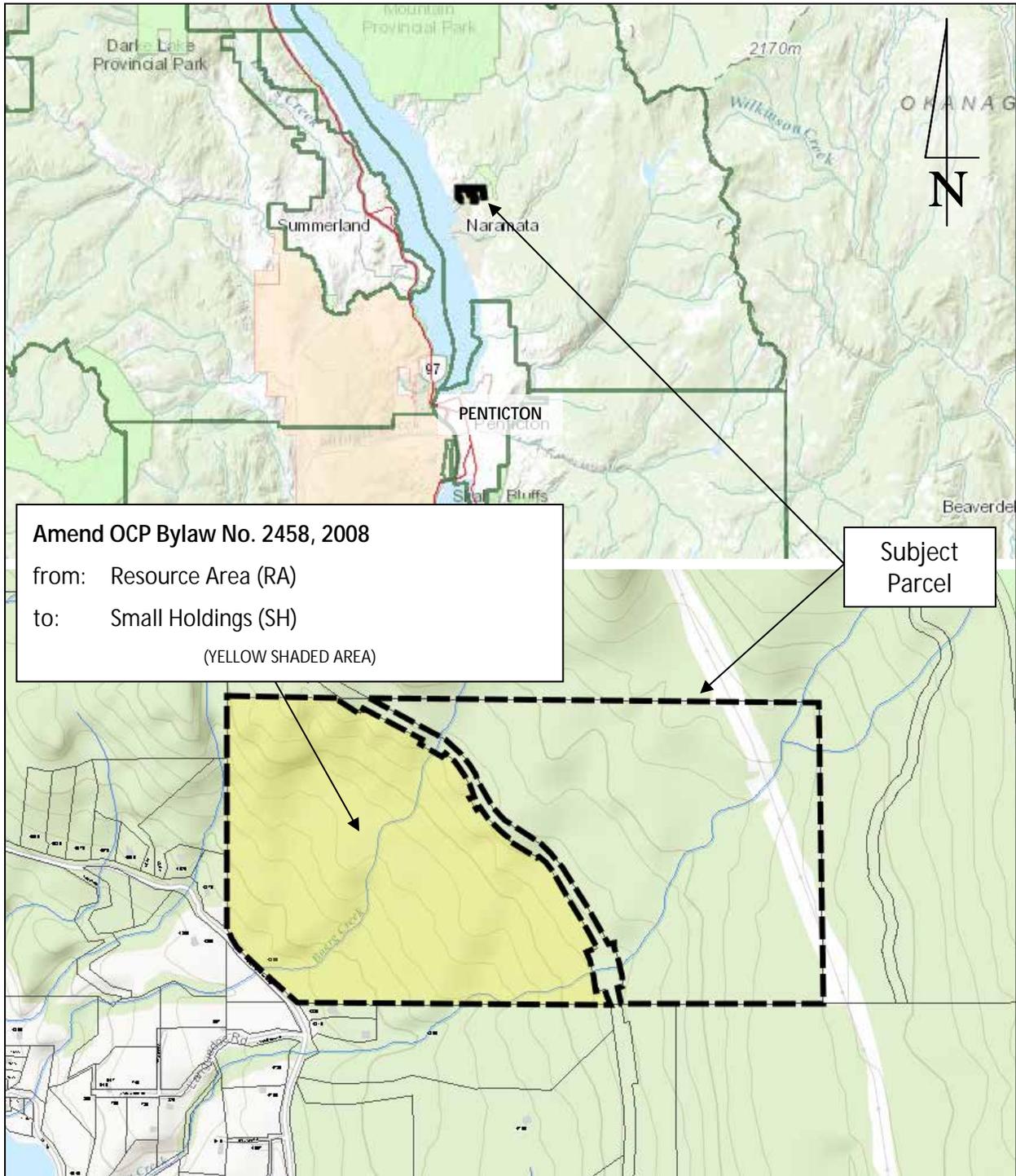
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2458.16, 2020

File No. E2019.017-ZONE

Schedule 'A'



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2459.37, 2020

A Bylaw to amend the Electoral Area "E" Zoning Bylaw No. 2459, 2008

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 "E" Zoning Amendment Bylaw No. 2459.37, 2020"
2. The Official Zoning Map, being Schedule '2' of the Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by:
 - i) changing the land use designation of an approximately 61 ha part of the land described as District Lot 197S, SDYD, Except (1) Parcel A (Plan A62) (2) Plan B4649, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Resource Area (RA) to Small Holdings Three (SH3).

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

PUBLIC HEARING held on this ____ day of _____, 20__.

READ A THIRD TIME this ____ day of _____, 20__.

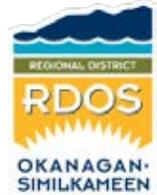
ADOPTED this ____ day of _____, 20__.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

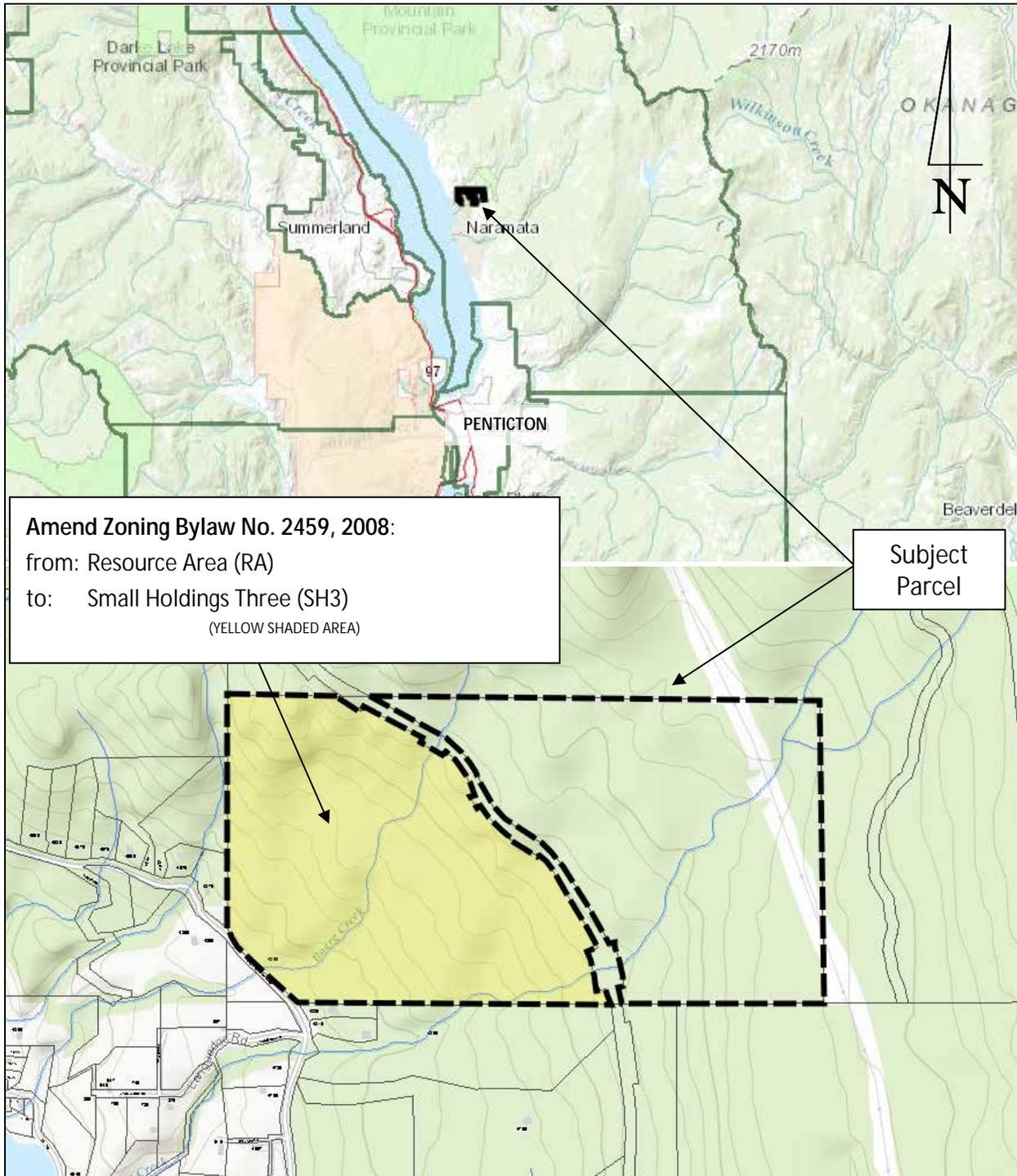
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca

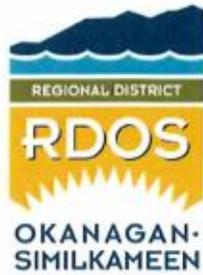


Amendment Bylaw No. 2459.37, 2020

File No. E2019.017-ZONE

Schedule 'A'





Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Anita Kahut
(please print)

Street Address:

RE: Electoral Area "E" Official Community Plan Amendment Bylaw No. 2458.16
Electoral Area "E" Zoning Amendment Bylaw No. 2459.37
4850 North Naramata Road (District Lot 197S, SDYD, Except Plan B4649 A62)

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37.

We are told that water
can be limited. Why have
more people flushing it down
toilet!!!

RECEIVED
Regional District

RECEIVED
Regional District

NOV 19 2020

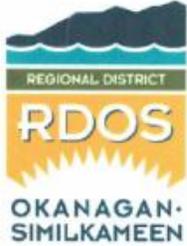
NOV 19 2020

101 Martin Street
Penticton BC V2A 5J9

101 Martin Street
Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting

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.



Feedback Form

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: MARISA JANANTUONO
(please print)

Street Address: [REDACTED]

Date: October 20, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

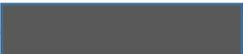
My concerns with regards to the development include increased traffic on Naramata Road which is a narrow road to begin with, and is shared by cyclists and runners. I have concerns regarding water runoff leading to drainage issues; blocking off wildlife leading to loss of wildlife habitats; as well as scarring of Naramata's beautiful landscape (case in point, one just has to look at the 'Outlook' project! There is absolutely nothing 'green' about this development + is now a permanent scar in this gem of our community! Sadly developers' only interest are in development and sprawl with no obligation to conserve + protect! It is my hope that the RDOS recognize Naramata as being a unique and special part of the Okanagan and preserve, conserve and protect this gem from being over-developed. I would be open to 15 homes.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Sylvie L



Cory Labrecque

Mon 10-26

40 lot subdivision on North Naramata road



Dear C. Labrecque,

I am a resident of North Naramata (Indian rock) and am opposing the development of the 40 lot subdivision proposed near Langedoc Rd.

Not only is this area ranked as very high as an environmentally sensitive area, we simply don't have the road structure to withstand the traffic from an extra 40 to 60 vehicles.

We, as a small community have a "slow" lifestyle, thus meaning we grow our own food, we are farmers, nature preservers, and help each other out in a bind.

We like the community to remain small and slow-living. Adding 40 homes will destroy the look and feel of North Naramata Road where homes are tucked into the woods, and are few and far between. There is only one road in, and one road out.

Adding another 40 homes to this pristine natural area is just ridiculous. What water supply will they tap into? are we going to rely on the volunteer fire dept. to service this area as well?

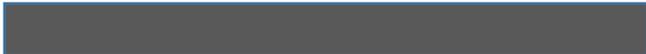
I strongly oppose this development

Sylvie Lefebvre

SYLVIE LEFEBVRE

Owner

East Meets West Leather Co.





Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Jean Whittow
(please print)

Street Address: [REDACTED]

Date: Oct 26, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

- 1) There is no demonstrable need for this development.
- 2) The construction of roads, homes etc will irreversibly damage the environments + the use + enjoyment of neighbouring land.
- 3) It is going to look like a fancy subdivision not rural Naramata.
- 4) There are inevitably unforeseen consequences, particularly downslope.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Cory Labrecque; Karla Kozakevich ▾

2020-10-08

4850 North Naramata Road - Opposed to 40 lot sub division

This message was sent with High importance.



Regarding:

Project No: E2019.017-ZONE
Project Type: Official Community Plan & Zoning Bylaw Amendments
Application Date: September 23, 2019
Applicant: Donna Butler (Ecora)
Civic Address: 4850 North Naramata Road
Purpose: To allow for a 40-lot subdivision
RDOS Contact: Cory Labrecque
250-490-4204 / clabrecque@rdos.bc.ca

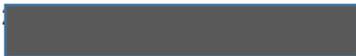
We live in Naramata on Albrecht Road.

We are opposed to this development proceeding in any way for many reasons, the primary ones being:

1. Lack of adequate planning for the impact of construction and resident road traffic on the Naramata road system. This system is already showing signs of approaching max capacity during peak tourism season and any new growth must be held until this issue is adequately addressed to the communities satisfaction.
2. Lack of clear and enduring responsibility for water or land movement damage caused by the development impacting public and private properties in the area.
3. Lack of understanding how this development will impact the on-site ecology and wider ecology of the Naramata area in terms of wildlife, vegetation, water flows, wildfire mitigation and other factors.
4. Lack of analysis of this development's impact on the value of the tourism business to Naramata's local economy. This tourism business is based, in part, on Naramata's reputation for its rural quality.
5. Failure to evaluate the local impact of this development when combined with other in-process and proposed developments in the Naramata area in the context of an updated area E community plan.

Thank you for your consideration of these concerns.

Tina Baird & Hugh McClelland





Cory Labrecque

2020-10-23

Subdivision on North Naramata Road



Hi ,
Sadly I can't be on that meeting , and it would not change anything ! I'm very angry that the meeting
Is only now , because there working , planning and doing there thing already for a few Years ! I know, because
I was living right beside and enjoyed this little paradise for 8 Years . I was walking every Day that hill , enjoy nature
and the Animals who live there ! I could tell You many Story's , but its not helping and as I can see , the upper Lots are sold
already !!!!! I hope that You look in to the Environmental study from the upper Lots and just below the fence from the vineyards
!?
Please put a camera up there and see how many Elk , Bears , White tale deer and Coyotes having there daily walk true this
Corridor ! I'm so disappointed that nobody seams to care only the money counts today !
Last Sunday , before I left Naramata I walked up the new Road and it broke my Heart . Every so often I see Bear tracks and big
Apple poops
from him , going up the Road . Where is he going to move ?
Naramata was a little nice Neighborhood when I came in 2012 . I still will visit my Friends , but Naramata lost
his Glow for me . I decided to move away next year .
I hope You can stop the black future for that tiny , beautiful Town .
Good luck
Verena Frick



Sheila Hume

Planning

2020-10-20

4850 North Naramata road - rezoning amendment - 2458/16 and 2459/47

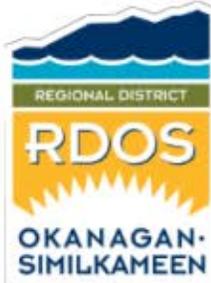


Sheila Hume And Gavin Joyce

Address:



We DO NOT support the rezoning of the subject parcel



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Robert Mackenzie, Wendy Hamlin
(please print)

Street Address: [REDACTED]

Date: October 5, 2020

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Please Find Attached Feedback Letter (3 Pages)

From : R.Mackenzie, W.Hamlin, Dated Oct. 5/20

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

Key Note : Geology poses challenges which may be seriously destructive to the Landscape , its building costs and overall potential including Sewage, Service and other Civil installs .

- The Geology around the Benchlands site is complex with Glacial Lakes and 2 major receding glaciers over time leaving behind sandy beaches (like one near 4850 N. Naramata Road at 510 M) and plenty of Rocky outcrops near the surface with variable Till in-between. These conditions can be very difficult and challenging to build on without considerable blasting and destruction of the landscape. Extreme examples can be noticed elsewhere in Naramata , OK Falls Eastside and in Excess, from West Kelowna to Vernon. Ground Conditions may also present / reveal fracturing in various directions making difficult septic installations, building foundations, among other services , Civil Ground Water Control and Structures. There are often a number of surprises when constructing in this area of the Bench all the way to Indian Rock .

Key Note : This Site has significant Biodiversity which is still intact and identified currently with the RDOS as High and mid to high importance with key Flora and Fauna rapidly disappearing in the South Okanagan . It's Environmental Values and Protection of its species is imperative

- * The Property has been identified as a key Wildlife Corridor with a local Herd of Elk, Bear, Bobcat, Deer, Cougar , among others. Reptiles and Amphibians such as Western (Blue Tailed) Skink , Rubber Boa, Rattlesnakes , Western Tiger Salamanders plus habitat for returning Birds and Insects. The Protection of three Existing Watercourses is paramount on this property with key routes providing important natural drainage along with Highly Sensitive Riparian Wildlife areas . These areas are contiguous with their native surrounding Grasslands , Shrubs and Ponderosa Pines..

Key Note : Jurisdiction Planning / Bylaws and Community Input all play a part in shaping our Present and Future Health and on the Naramata Bench.

- The RDOS have been actively focusing on our best interest and should be commended for their efforts . The APC as a Community Vision focus group, have done an excellent job reviewing new Projects and in line with the OCP. By helping to preserve and plan for Naramata's Holistic, Sustainable future , and recognizing in more depth the Benefits and Shortfalls of particular Growth , the OCP keeps us aware of what is appropriate.

Along with this , the South Okanagan Regional Growth Strategy (RGS) is being fed input from our Local Area E to keep up to date with the needs and wants of the community.

RGS Overview :

"RGS's are long term plans that articulate a Board's Vision for Future Regional Growth. They Promote Sustainable Growth, Assure Alignment with OCP's , and provide Guidance on important Regional and Local Land Use Decisions"

The Purpose of the RGS :

".....to promote human settlement that is Socially, Economically , and Environmentally healthy, and that makes efficient use of public facilities , and services and other resources "..... " to create walkable, liveable, mixed-use neighborhoods and communities by promoting compact, smaller lot development close to day-to-day amenities with a preference for infill"

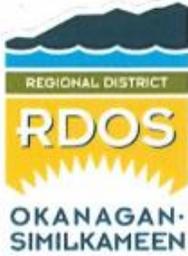
If we are truly following the path of more sustainable village , where Civil Services and Shops and People meet, the Core of the village is waiting for the likes

- It is important that the integrated groups (APC, RDOS, RGS) and the community are made aware of the concerns with this application for re-zoning Amendments.

Items like "Spot-Zoning" Higher density subdivisions in Rural , Farm , Rugged and Environmental Sensitive outskirts, KM's away from the Village Core, is out of Place and not good planning . It can easily fracture the Cohesive , Unique core of the community , mentally and physically. Changing the beauty of the Landscape, discourages visitors from supporting the economy , and residents from comfortably living in a truly beautiful Rural Village .



ROBERT MACKENZIE
WENDY HAMLIN



Feedback Form

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED
Regional District

OCT 19 2020

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Gonda Angus
(please print)

Street Address: [REDACTED]

Date: Oct 18 / 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

① - Primary Concern: The development would alter water courses. Our property is at the bottom of Trust Creek & Braeg Cr. During freshet Trust Creek can run a dangerous rate. Any development on this property will accentuate the runoff. As we said in the water damage lawsuit Kille Pipe - no one took responsibility for down stream damage including RDOS & Ecara

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: _____
(please print)

Street Address: _____

Date: _____

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

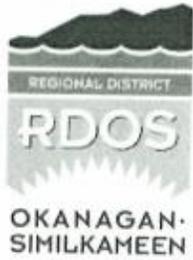
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

② The Developer - what explanation has the developer in this scale
 Can they deal with potential town suits of \$10 million for property damage. SHOULD they post a Bond to cover damages.

③ This development plan does not reflect the rural nature of naramata

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED
Regional District

OCT 26 2020

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Claus P Simonsen Cynthia salting
(please print)

Street Address: [REDACTED]

Date: Oct 26, 20

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

We are the owners of lot 197S which is an orchard property that is situated below the proposed subdivision. Our property is in the ALR and we derive 100% of our income from farming. Our property is bowl shaped and has a 20 inch culvert that runs through the middle installed many years ago. There are also numerous springs that we have drained into this culvert. Lot 197 has many springs and creeks that naturally drain onto and through our property. We are concerned that should 40 large houses and roads be put throughout the property the land will loose the ability to absorb and slowly release the spring melt and heavy spring rainfalls that are increasingly common. A state of the art drainage plan for the proposal will only deliver more runoff through our land and down a wooded gully where it can easily wash out our land pick up debris and wash out the Mill Road culvert and beach properties. We also feel the Community Plan is far out of date especially with regard to how the majority of year round residents feel how our community has evolved into a summer vacation destination. We have many empty houses above us and nearby that are owned by people who use them only seasonally. We would be much more inclined to support a pral that fit into an updated community plan. We were not happy with the virtual public input meeting and felt that not all voices were heard as we and many others were unable to voicer concerns to the planners because the process was technically a challenge for many. We have previously sent in a letter of concern to the RDOS with no reply to our concerns.

Feedback forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

planning@rdos.bc.ca



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: ANTHONY MURDAY
(please print)

Street Address: [REDACTED]

Date: Nov 2 / 20

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

A NUMBER OF ISSUES ARE OF CONCERN
(SEE ATTACHED)

RECEIVED
Regional District

NOV - 3 2020

101 Martin Street
Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

Regional District of
Okanagan Similkameen
101 Main St
Penticton ,BC
V2A 5J9

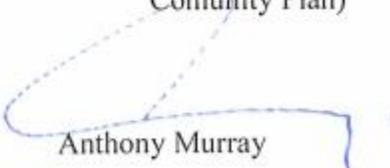
November 2, 2020

RE 4850 North Naramata Road

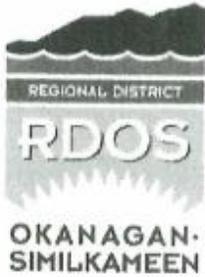
The proposed development of this property will create a number of problems for the community:

The major ones are:

- Pressure on our water system(a 12 lot development is nearby together with other continuing construction off Arawana)
- Uncontrolled water runoff from rain or snow melt(as we have already seen on other recent developments)
- Potential pollution to 2 streams bordering the property from septic systems and other issues
- Inhibiting wildlife(this area is major route for deer,elk and bears)
- Heavy traffic on North Naramata Road during construction(this road already is overused,has no shoulder,and has much pedestrian and bike traffic ,in addition to farm vehicles.
- Impact on the "rural "nature of Naramata(I think we need another look at our Community Plan)



Anthony Murray



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: ARTHUR EVENSEL
(please print)

Street Address: [REDACTED]

Date: October / 20 / 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

PLEASE SEE ATTACHED SCHEDULE "A"

RECEIVED
Regional District

OCT 30 2020

101 Martin Street
Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

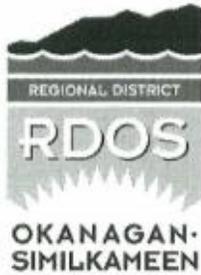
Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal 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.

SCHEDULE "A"

TO

Feedback Form for Arthur Evrensel

1. OCP: This development is outside of, and not consistent with, the OCP, which is a product of extensive public consultation.
2. Time Frame: A long slow development period usually means the developer will likely return to the RDOS seeking further densification due to higher infrastructure development costs than anticipated; a need for more lots due to a further decrease in the housing stock; or a change of ownership of the development and a different approach. This must be avoided.
3. Resources: This development will have impact on the expansion of the municipal water system at the current taxpayer's expense, as well as increased infrastructure maintenance costs (fire, police, roads, etc.) which will also be paid for by taxpayers.
4. Infrastructure: The developer should be required to install storm water management systems beyond culverts and drains.
5. Energy Efficiency: The homes in this development do not seem to be designed to be energy efficient. They are targeting the building code and nothing beyond. The developer should be required to meet a net zero building standard for each individual home or the community as a whole. This size of development should meet a net zero community standard for environmental footprint, energy and water management given the sensitive ecosystems in the Okanagan, the almost total loss of low elevation ecosystems with the Okanagan Valley (due to agriculture) and global warming (e.g. higher average temperatures resulting in increased energy usage in the summer and more severe storms).
6. Sensitive Environment: The moderate and high environmentally sensitive sites should be excluded from the development. The area east of the KVR should be designated as park lands with a prohibition on future development.
7. Traffic: The developer should be required to undertake a traffic study, which includes the impact of the development, as well as the other developments planned and in progress along the Naramata Bench Road and north towards Chute Lake.
8. Maximum # of Lots: We would recommend a maximum of 15 single home lots on the property, to be consistent with the environment of the area.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: MARCIA LANG
(please print)

Street Address: [REDACTED]

Date: October 28, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

See Attached Comments

RECEIVED
Regional District of Okanagan Similkameen

OCT 30 2020

101 Martin Street
Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

Attachment for Feedback Form

Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37

4850 North Naramata Road – District Lot 197S, SDYD, Except Plan B4649 A62

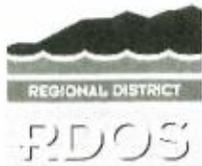
Comments from Marcia Lang

This development is outside the OCP which is a product of extensive public consultation. This development will have significant impact on municipal water system at the current taxpayer's expense, as well as increased infrastructure maintenance costs. The developer should be required to install storm water management systems beyond culverts and drains.

The time frame is an issue. A long slow development period generally means the developer will likely return, seeking further densification due to higher infrastructure costs than anticipated; a need for more lots due to a further decrease in the housing stock; or a change of ownership of the development and a different approach.

The developer should be required to undertake a traffic study, including additional developments which are being planned or in progress, along Naramata Bench and towards Chute Lake.

The moderate and high environmentally sensitive sites should be excluded from the development. The area east of the KVR should be designated as park lands. I would recommend a maximum of 15 single home lots on the property to be consistent with the environment of the area.



OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED
Regional District

OCT 29 2020

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: PAM SUTHERLAND
(please print)

Street Address: [REDACTED]

Date: OCTOBER 28, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

We originally moved out to Naramata in 1985 and rented until we built our current home in 91. It was easy to choose Naramata as a place to raise our children (one has returned to buy property in Naramata, the other one rents in the area). Beautiful natural surroundings, a big sense of community and small village appeal. Over the years we have seen the landscape change as orchards were ripped out for vineyards and housing developments appeared. There seem to be a lot of people living here part time now. RAL Resource Area designations are vital to the environment and to the continuance of what makes Naramata so special to those that live here. Our area is a gem and does not need its hillsides carved up for more homes. Naramatians have seen and heard what happens when developers come in and change the landscape. We do not need more urban sprawl!! The area in question has been designated from what I understand, as having 'very high' and 'high'

P.T.O

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

(not two)

environmental values. There are three creeks running through the property too from what I heard from a local during the recent Zoom meeting. There will be loss of habitat for the Elk population and other animals that travel through the area.

From what I heard, no specific study has been done on how traffic will be affected. When we first moved out here there were three wineries. Now with all the wineries and added developments up Arawana, the traffic in spring summer and fall is greatly affected by tourists and home owners. 40 additional homes on the proposed site would add on average another two cars per household. We are already noticing a marked increase in traffic heading North past our home. We recently turned around in the entrance to Grace Estates just past Gulch Road. The visibility when you leave that property is extremely poor with restricted vision both ways. Added traffic will make for a deadly corner. Also one of the most direct access roads from the proposed development to the village would be down Gulch Road. Its a poorly maintained farm access road at best. The roads in and around Naramata were not made to withstand the traffic it is seeing now.

Just because someone thinks that there is room to put in more and more housing doesn't make it a good plan for the community. Sensitive green spaces are being developed, causing negative environmental impacts and ugly rural sprawl. The decision to develop these areas destroy all that makes Naramata so special.

As an example of how passionate Naramatians are about preserving green spaces look at the recent fantastic fund raising undertaken in a short period of time to preserve/save Centre Beach. We love our community and it should be preserved not over developed by those who are only interested in carving it up for personal profit.

Please pay attention to the locals and make a decision on this property that will protect our valued green spaces and preserve what makes Naramata so special.

Once these spaces are gone, they are gone forever and there's no going back!

Pam Sutherland



Feedback Form

RECEIVED
Regional District

OCT 29 2020

101 Martin Street
Penticton BC V2A 5J9

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: GARY SUTHERLAND
(please print)

Street Address: [REDACTED]

Date: OCTOBER 28/20

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 1975, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

I DO NOT SUPPORT THE REZONING PROPOSAL OR ANY DECISION TO CREATE 40 LOTS ON THE SUBJECT PROPERTY. WOULD THE NEW HOMES BE BUILT AND LIVED IN BY YOUNG FAMILYS? ^{DOUBTFULL} ~~DOUBTFULL~~ AS THE PROPERTY AND BUILD COSTS WOULD EXCEED ONE MILLION DOLLARS, MORE LIKELY VACATION HOMES AND THAT DOES NOT HELP THE COMMUNITY AT ALL. NARAMATA ROAD WAS NOT BUILT AS A CONSTRUCTION CORRIDOR BUT LATELY THE NUMBER OF DUMP TRUCKS, CRANES AND LOWBEDS WITH DB CATS LOADERS ETC IS GETTING OUT OF HAND. IN EXCHANGE FOR SPOILING 40ha OF PRISTINE RURAL LAND THE DEVELOPER HAS SUGGESTED A SMALL PARK AND A PARKING LOT WOULD BE A NICE ADDITION TO THE COMMUNITY. I QUESTION

(OVER) →

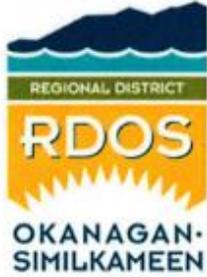
Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

WHETHER THIS PROPOSAL HAS ANY REDEEMING FACTORS AT ALL. THE DEVELOPER WILL MAKE MONEY AND TAKE IT AND LEAVE. THE RDOS WILL COLLECT MORE TAX DOLLARS AND DISTRIBUTE IT ACCORDING TO THE NEEDS OF THE WHOLE DISTRICT LEAVING NARAMATA WITH A MINOR SHARE. WHO WILL BE ON THE HOOK FOR THE WATER, SEWER, ROAD AND OTHER UPGRADES THAT WILL COME WITH EXCESSIVE DEVELOPMENT? WE HAVE A BEAUTIFUL LITTLE COMMUNITY IN NARAMATA AND WOULD LIKE TO MAINTAIN THE SMALL RURAL FEELING. LETS NOT GET CAUGHT UP IN THE CURRENT FEELINGS THAT MORE IS BETTER AND BIGGER IS BETTER. NOT EVERYONE HAS THE RIGHT TO LIVE IN OUR LITTLE PARADISE. I AM NOT AGAINST GROWTH BUT THERE HAS TO BE A MUCH BETTER PLAN THAN HAS BEEN PUT FORWARD IN THIS PROPOSAL. THIS IS A SENSITIVE ENVIRONMENTAL AREA Re: WILDLIFE AND WATER COURSES, THE IMPACT OF THIS DEVELOPMENT IN THIS AREA WOULD BE DEVESTATING. LETS CONSIDER THE FUTURE OF THE AREA RATHER THAN THE DOLLAR SIGNS. ###

Sally J. Hubbard

35 YEAR NARAMATA RESIDENT.



Feedback Form

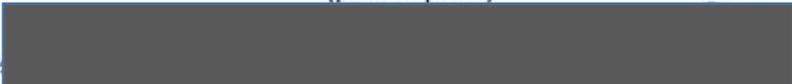
Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Alan Nixon
(please print)

Street Address: 

RE: Electoral Area "E" Official Community Plan Amendment Bylaw No. 2458.16
Electoral Area "E" Zoning Amendment Bylaw No. 2459.37
4850 North Naramata Road (District Lot 197S, SDYD, Except Plan B4649 A62)

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37.

Please send attached typed page.

Thank you.



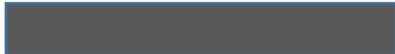
Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting

RE: PROPOSED OCP AMENDMENTS TO FACILITATE A DEVELOPER

Thank you again for the opportunity to respond. I will confine my comments to the presentation at the ACP meeting by the developer's representative. I have already sent an email regarding the main issues as I see them.

The presentation:

1. Implied that Naramata was in need of development and that this was good and should be accomplished prior to any revision of the community plan.
2. Pointed out that there were over 140 vacant lots in existing developments which tends to negate the above. Also, when a sewer system is eventually installed in the village this will free up lots there for homes.
3. Indicated the desirability of rural living - which would not be enhanced by a sub-division for Penticton.
4. Indicated that the Ecora funded biologists had designated a small portion on the northwest and the riparian areas as high sensitivity and a small tract along the east border as less so. This disagrees with the Nature Trust assessment and I have talked with the deer and elk which roam my property and they were unaware that they were to travel on these designated tracts only!! Clearly a thorough environmental assessment is required.
5. Also implied was advantage to the water supply by placing a reservoir on the site. My water pressure is 15psi entering my home so clearly massive changes to the system would have to be made to accommodate a reservoir. The engineers have yet to be consulted.
6. Indicated that the proposed site was equidistant from the village as Arawana. What relevance this has I do not know.

Respectfully submitted, Alan J Nixon. 



roger wild

Planning

2020-10-21

Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37 4850 N Naramata Rd



Wild Holdings Ltd., owner of lots 4970 & 4990 N Naramata Rd would like to register our opposition to the proposed Bylaw Amendment (File No. E2019.017-ZONE). We feel the proposed development is not in the best interest of the area, and have a few specific concerns itemized below;

Rain water infiltration. The proposal calls for 40 1 hectare lots, with access roads, driveways etc. The increase in hardscaping will have significant impact on rain water flows. The area has a lot of bed rock with sparse top soil. This will inevitably lead to excessive erosion and damage, particularly west of Naramata Rd, and down slope to the lake. Tetra-Tech's review document (File: 704-ENG VMin03052-!) details the shortcomings of Ecora's rainwater drainage plans for developments south of the proposed development. Damage to adjacent lots were/is extensive and restitution to property owners is held up in legal wrangling between the developer and various levels of local and provincial government. As the proposed development will be undertaken by the same Limited Liability entity, any subsequent issues regarding damage to adjacent properties are likely to end up in a similar legal "stand-off". Given Ecora's track record we fail to see why RDOS would move forward with the amendment.

Traffic. Traffic volumes on Naramata Rd, especially during construction are very likely to create numerous issues. The road is not suitable for high volume heavy vehicle traffic, which will result in damage and erosion of the road surface and substrate. Additionally the winding nature of the road would increase concerns regarding safety.

Lot Density. 40 1 hectare lots represents a significant increase in dwelling density for the area. Our lot at 4970 N Naramata Rd is currently the smallest lot in the area, most if not all the other lots are 2+ hectares preserving the pastoral feel of this unique area.

Thank you for your consideration of these views in advance

Roger and Lynda Wild
(Wild Holdings Ltd)





Shirjorg

Cory Labrecque

10:09 AM

Feedback for Naramata 40 lot proposal: Please acknowledge you have received this.



This is a terrible proposal that will ruin the very thing that makes Naramata unique. Adding more vehicles to a predominately agriculture-use road will frustrate visitors, farmers and even these rich potential buyers. Locals are desperate for affordable housing and native born young adults already cannot afford to live in their own neighbourhood and have to move away. Do you really think that locals will be able to afford this subdivision? I attended the meeting in October and was dismayed to see the median age of attendees appeared to be about 73 years of age. WHERE ARE THE REPRESENTATIVES OF THE YOUNG ADULTS OF OUR COMMUNITY??? How does a plan like this even begin to engage their interests and need for sustainable housing??

The proposed buyers of this subdivision will likely be weekend summer season wealthy people who will not contribute to the community or have a vested interest in the concerns of maintaining the sustainability of this area. Additionally, the KVR is a valued wilderness experience and looking down onto luxe homes defeats the purpose of offering limited access to nature. Just look at the KVR that is surrounded by the oversized weekend homes in the Stonebrook area...from there to Arawana it is cycling through a subdivision. Visitors can do that at home in their own subdivisions! The wildlife also will have their travelling trails disrupted and they will be at risk as "nuisances".

Greed

should not be a rationale for allowing this subdivision. You will destroy this agricultural based community and our grandchildren will remember it as a place that "used to be". If this subdivision is passed, this land will be covered in concrete and asphalt forever. Do not let this pass.

Thank you.

Shirley Jorgensen





Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Shirley Jorgensen
print)

Street Address: [Redacted]

RE: **Electoral Area "E" Official Community Plan Amendment Bylaw No. 2458.16**
Electoral Area "E" Zoning Amendment Bylaw No. 2459.37
4850 North Naramata Road (District Lot 197S, SDYD, Except Plan B4649 A62)

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

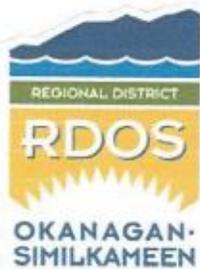
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37.

This is a terrible proposal that will ruin the very thing that makes Naramata unique. Adding more vehicles to a predominately agriculture-use road will frustrate visitors, farmers and even these rich potential buyers. Locals are desperate for affordable housing and native born young adults already cannot afford to live in their own neighbourhood and have to move away. Do you really think that locals will be able to afford this subdivision? These will likely be weekend summer season wealthy people who will not contribute to the community or have a vested interest in the concerns of maintaining the sustainability of this area. The KVR is a valued wilderness experience and looking down onto luxe homes defeats the purpose of offering limited access to nature. Just look at the KVR that is surrounded by the oversized weekend homes in the Stonebrook area...from there to Arawana it is cycling through a subdivision. Visitors can do that at home in their own subdivisions! The wildlife also will have their travelling trails disrupted and they will be at risk as "nuisances".

Greed should not be a rationale for

allowing this subdivision. You will destroy this agricultural based community and our grandchildren will remember it as a place that "used to be". Seriously, there are still affordable homes in the village and surrounding areas. Let people buy these. If this subdivision is passed, this land will be covered in concrete and asphalt forever. Do not let this pass.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting



Feedback Form

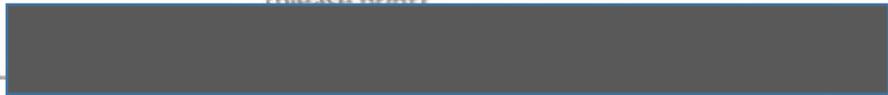
Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: ERIC MISCHEL
(please print)

Street Address: 

Date: Oct. 19, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

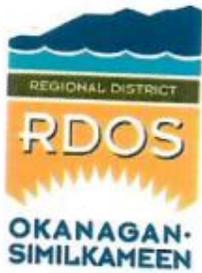
- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

- ① Proposal is outside the Official Community Plan (OCP). This kind of development was not deemed acceptable when OCP was written and should not be allowed now.
- ② current taxpayers may be faced with negative impact on the Municipal Water System, infrastructure and fire, police resources
- ③ Will overburden Naramata Beach Road with intolerable traffic
- ④ Environmentally sensitive areas will be negatively impacted
- ⑤ Home building plans not environmentally efficient

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Brett Warren
(please print)

Street Address: [REDACTED]

Date: 2020-10-26

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

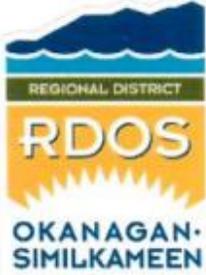
My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Mary Kellough
(please print)

Street Address: [REDACTED]

Date: 2020-10-26

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

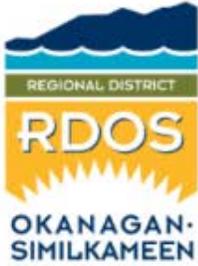
My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Duncan McCowan , Pauline Jones
(please print)

Street Address: [REDACTED]

Date: October 6, 2020

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Please find attached--Feedback letter dated October 6,2020 from D. McCowan and P. Jones

This feedback letter is in addition to the previous letter sent and acknowledged by RDOS planning on Dec. 3,2019

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

CONCERNS re 4850 N NARAMATA ROAD DEVELOPMENT PROPOSAL
File E2019.17-ZONE

- **WATERSHED**
 - highly environmentally-sensitive area
 - 3 creeks run through the property
 - high-risk development in a major catchment area
 - 5 road crossings proposed over the creeks

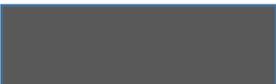
- **GEOLOGY**
 - development will require significant blasting and re-contouring, likely with serious consequences; the potential exists to open subterranean aquifers, which will create huge drainage and surface issues
 - the addition of asphalt and concrete, compounded by steep grades, will significantly alter drainage courses
 - removal and alteration of ground cover will reduce water infiltration, thereby increasing the likelihood of flooding and erosion
 - there is the distinct likelihood of legal ramifications for the RDOS if the developer's drainage system fails; several lawsuits are pending in the case of the Outlook Naramata Benchlands development, where the approved drainage designs were ineffective and caused severe damage to downhill properties

- **SEPTIC**
 - to date the developer has not submitted evidence of sufficient land area and correct soils being present "for percolation of effluent", which they have acknowledged is necessary for sanitary requirements to be met from on-site septic systems

- **WILDLIFE CORRIDOR**
 - the property in question has been identified as being situated in a key wildlife corridor; the proposed subdivision would have negative consequences for human and wildlife interaction

- **INFRASTRUCTURE**
 - increased water demand by a development of this magnitude, beyond the existing service boundary, will require major investment in new water infrastructure
 - traffic and safety issues (vehicular, bicycle, pedestrian) must be addressed, considering both the increased traffic and the numerous egress/ingress points associated with this and other developments along Naramata Road

Duncan McCowan
Pauline Jones





Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Christopher Sutton
(please print)

Street Address: [REDACTED]

Date: 19th October 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 1975, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

I am a resident of Naramata and I would like to state my opposition to this development. This is based on a number of reasons that I would like to set out below.

1. Lack of community attachment

This is an opportunity by a property developer to make money out of developing a site of outstanding rural beauty. Although the owner of the land says he has owned it for a number of years, there is a strong feeling that the business people most closely linked to this opportunity have little or no close ties with the community and therefore are not concerned about how this development will affect the area, in terms of pressure on infrastructure, increased risk of flooding, fires or congestion. Further, without close links, it is difficult to see how they will stay engaged with the protection of the environment once the diggers and trucks move in.

2. History of flooding following similar developments

The series of developments that have occurred on the upper slopes of the Naramata bench have invariably caused issues with flooding further down towards the slopes. The constant disturbance of the

underlying bedrocks and natural drainage channels, which this development will invariably add to, has the potential to cause more flooding to locations in the area.

3. Detracting from the area's natural beauty

The beauty of Naramata is enhanced by the fact that it is not a suburb or heavily populated area. There is an equitable and balanced mix of rural living and natural beauty, supplemented by the agricultural activity in the area. That is why we are becoming such an attractive tourist location. Problem is, we are also becoming an attractive speculative development area. The development of 150 acres of forest will do nothing to enhance the beauty and allure of the area – in fact, quite the opposite.

For example, walk up the KVR towards Robinson Creek and look down at the lake through all the trees. Now imagine in 5 to 10 years time when these houses have been built and all the view has been destroyed through the developers building roads and houses, and also home owners cutting down trees to improve their view. This is not what Naramata needs, nor is it a blank cheque for property developers.

4. Naramata has a natural capacity for homes – we are not under any obligation to create additional, needless capacity

Areas like ours owe their beauty to an understanding that there is a capacity and limit to housing opportunities. Once we have met that capacity, this should not be an argument that more is needed, purely because a developer has a piece of land that they are desperate to build on and make a nice profit.

There are still a number of lots still unsold on the existing building sites of Kettle Ridge and Outlook. These have been on sale for a long time. Before any conversations are had about capacity running out, there should be a review of outstanding lots for sale (and the reasons why) before we open up further tracts of land for development. Also, looking at this area from a distance, the scar that Outlook etc. has caused on the hillside is glaring. Have a look next time you drive along the 97 and look across to Naramata and you will see what effect the deforestation of 150 acres will look like if this is allowed to proceed.

5. This is just the start....

The parcel of land also extends to the north east of the KVR. If this development is allowed to proceed, then the genie is out of the bottle. The precedent will be set and there will be an additional application for the development of that land too. The proposal even has a suggestion for linking the two pieces via a road bridge.

6. The benefits the developer claim are very thin in substance

The economic benefit will be to contractors (who are already in short supply in the area) realtors and lawyers. 40 houses, especially if these become holiday homes, will not have a serious impact on local retail and restaurants, over and above that usually seen during the summer season.

7. Environmental sensitivity is an issue here

By their own admission, the build site includes high and moderate ESAs. The extensive building that will take place on the low level ESAs will bound to have an adverse effect on the more sensitive areas

By their own admission in their report (p7), this is an area of high fire risk. Their mitigation is to clear the trees, which in itself goes against the need to maintain natural beauty. Naramata has FireSmart initiatives in process that will mitigate fire risk without the need to build houses

8. This is not in line with OCP guidelines

I honestly struggle to see how this development meets many of the OCP goals in determining the appropriateness of proposed developments

- The show of dissent on the recent virtual meeting showed that this is not in line with community values
- Scenic vistas will be destroyed, or at a minimum, seriously impacted
- We have enough green space and park space
- Building on 150 acres will not protect important and sensitive features of the natural environment that exist in the area
- OCP goals state that there should be a concentration on infill. This is anything but.
- Recent local flooding shows what impact these kinds of builds have on adjacent agricultural land
- This area would necessitate new infrastructure, especially roads and utilities

9. Developers are trying to fit the reality of a housing estate into a Growth Strategy Bye-law

Yes, Naramata is a rural growth area, and a place where limited future growth is anticipated. This proposed development is a serious threat to that ideal. The developer's argument that this is low density housing tries to hide the reality that this build will have a huge impact on a small area, destroying a key area in the north Naramata area that is enjoyed by locals and tourists who appreciate the rural beauty of the area, rather than overlooking a bloated housing suburb.

Further, existing builds should not give this idea the precedent it is looking for. We have four existing new builds, each one has yet to completed. Just because these exist should not be seen as a green light to more developments. Further, as their application states (p6) there are still over 100 vacant lots. Do we need 40 more?

10. Park Dedication

Do we honestly need the additional parkland that this scheme is offering to build? I think there is enough natural land in the area. It seems ironic that the developer is keen to promote the idea of creating additional parkland as part of their development when they themselves are destroying natural parkland in the pursuit of this development. Further, we do not need additional access to the KVR. Part of the charm is that people and cyclists can travel safely without having to cross more carparks.

11. In conclusion

Finally, should this development be allowed, I do not savour the thought of 10 years of building in the area – dirt trucks up and down the Naramata Road and the slow degradation of an area that needs new housing areas like a fish needs a bicycle. These are seriously steep slopes and building will be a real challenge. Finding stable footings will be a long protracted process, and the area will be severely impacted as building locations are located, inspected and gauged out.

I encourage the Board to recognise that this proposal plays on the opportunities offered by the regional growth plan, especially the concept of low density. Simply put, they are gaming the system, but in reality, it will result in the mass clearing of a significant area of natural beauty. This will not be an easy build and the local area will suffer through the attempts of builders and developers to create housing in an area that does not warrant nor need such a development.

I would also refer the board to a news article that appeared last year that compares the Napa Valley to the Naramata bench:

<https://www.heraldnet.com/life/a-wine-wonderland-awaits-north-of-the-border-in-canadas-napa/>

“A wine wonderland awaits north of the border in Canada’s Napa. Here are prize-winning wines from British Columbia’s *stunningly beautiful Okanagan Valley*.”

Year on year, we are proving to be a popular area for quality wine and recognised as a truly beautiful area. Please do not let property developers ruin this and allow them to make a profit at our expense.



Proposed rezoning of 4850 North Naramata Road



To whom it may concern

My husband and I have lived at 4865 North Naramata Road for the past nearly fifty years. We are of the firm belief that if someone owns a piece of property they should be free to do what they please with it, PROVIDED THAT ANY DEVELOPMENT OF THE PROPERTY DOES NOT SERIOUSLY IMPACT NEARBY PROPERTIES. Unfortunately, that does not appear to be the case for this application.

While the addition of a few new lots would likely not have a great impact on the area the development of forty on the relatively steep and rocky hillside above us, we feel, would.

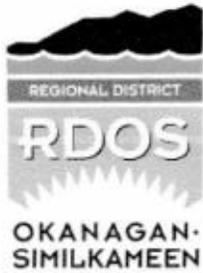
We have the following concerns:

- (1). If approved, this development would add 40 households with the potential of 80 to 160 new residents. Taking into account the accompanying likelihood of the typical two cars per household, it is a lot for an already fragile area.
- (2). As mentioned, the area in question is fairly steep and is largely bedrock. Over the years we have experienced runoff from heavy rainfall, especially in the spring and fall months resulting in our driveway sustaining serious damage. (It has to be rebuilt after each occasion) This with only one residence above us. The addition of another 40 on the hillside above us will likely make the situation worse. The proposed development with the accompanying removal of trees and the addition of paved roads and driveways would no doubt have a negative impact on the capacity of the land to absorb sudden water increases.
- (3). Our house is the last on the north end of the water line. When we have a very dry summer, which is not an infrequent occurrence, the water pressure drops dramatically. As a result, our water becomes a trickle during peak use. We wonder how this will be impacted by another 40 residences.
- (4). The potential for forest fire is now of huge concern. With climate change and lack of snow pack in recent years, the area is tinder dry and the threat of fire is constant. In our own case, we have twice been evacuated and in 2003 were unable to return to our property for several weeks. The most recent fire in 2014, was started just north of our property, and came close to engulfing our home. With heavy development in the hills above us, the threat will increase.
- (5). Another potential problem that doesn't seem to be addressed is that of the Naramata Road itself. Currently, anyone living in the area knows about the appalling state of the road. With the huge increasing pressure of tourists visiting the area, it will get worse and some plan should be in place for upgrading, with or without new development. The volume of traffic alone during peak times is getting to the point where the road may not be able to cope without adjustment. While wineries are a great boost to the local economy, they do add to the congestion. The influx of cyclists, both local and visiting, is also a worry. They are particularly at risk given the meagre bike lane width and the ever increasing traffic pressure.

I have not mentioned the overall environmental impact.

Yours sincerely,
Malcolm and Hazel Clark

Sent from my iPad



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Joanne Finn
(please print)

Street Address: [REDACTED]

Date: 20 Oct. 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

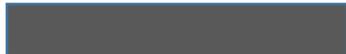
- This proposed overdevelopment is on an environmentally sensitive area.

- The road is not built to handle the number of vehicles that a development of this size would a) require for construction + b) be required for up to 80 additional personal vehicles

- This was not considered in the original OCP! It's far too dense for this area.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

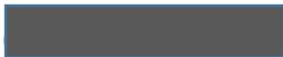
Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal 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.



October 25, 2020

To: Regional District of Okanagan Similkameen (Planning)

FROM: Mark and Wanda Berry



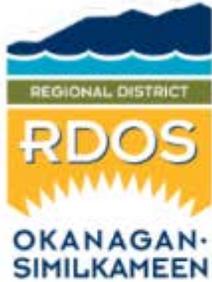
RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. - District Lot 1975, SDYD, Except Plan B4649 A62

This letter is sent with much concern over the proposed 40 lot residential subdivision adjacent to our property for the following reasons:

- 1) This is a major wildlife corridor with 4 creeks (2 seasonal).
- 2) Considering access challenges on steep, uneven and rocky land, the site would require blasting with little regard for the environmental sensitivity and by extension for the impact on wildlife. This would have irreparable ecological damage.
- 3) The impact of 40 sewer systems on rocky terrain
- 4) Increasing traffic on Naramata Road when the road is narrow with few pullout or passing areas. We regularly witness "close calls" between vehicles and pedal bike traffic. Naramata Road has become a mecca for pedal bikers.
- 5) The RUN OFF impact of TRUST CREEK which borders the north west slope and our property (and others) down to Okanagan Lake. Our water well is located along the creek. Are there any guarantees that water etc from above properties wouldn't be diverted to Trust Creek which sees a major flow of water, rocks and forest debris in spring/summer? Well water CONTAMINATION is a tremendous concern for us.

In closing, we ask that all parties involved take a step back to consider that our quality of life (and unspoken true "wealth") comes not from the "push" for "development" and "development wealth" but from retaining ecological function and protecting delicate ecosystems from damage thus minimizing our footprint.

Respectfully submitted,
Mark and Wanda Berry



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Kaleigh Jorgensen
(please print)

Street Address: [REDACTED]

Date: Oct 23, 2020

**RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62**

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

I am absolutely against this rezoning and development. It is right above our family farm, and I have many concerns including water management, fire management, and who takes responsibility when problems arise. The proposed number of houses is out of step with the rural living enjoyed and cultivated by caring citizens who are present to build their community year round. Do people with wealth get to decide what happens to a very unique part of the world? It seems the developers referenced this proposal as aligning with the Community Plan. I do not think that many neighbours to this proposed development would agree that this exclusive and elitist direction of housing in Naramata upholds their values. Perhaps it is time for a new community plan updated to reflect the present and future of Naramata.

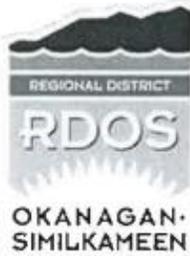
Although we are currently in a pandemic, the feedback process has been difficult to navigate. The Town Hall style Zoom meeting in early October was not recorded despite good feedback from participants. Since a development this large would affect many people for years to come, it was surprising and disconcerting that this proposal was not a front and centre issue for the RDOS to communicate to citizens.

If this plan passes even in a reduced form, what doors does that open for the future of Naramata? Some things once given, can never be gotten back.

Kaleigh Jorgensen



Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: MARK + WANDA BERRY
(please print)

Street Address: [REDACTED]

Date: SEPT 24TH 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

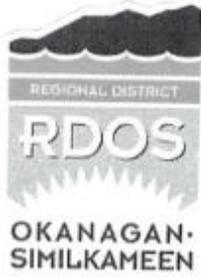
- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

THIS IS A MAJOR WILDLIFE CORRIDOR INCLUDING RATTLE SNAKES, MULE + WHITE TAIL DEER, ELK, MANY LIZARDS AND BEAR, COYOTE'S + WOLVES
4 CREEKS (2 SEASONAL)
NARAMATA RD ITSELF IS GETTING TO BE A MECA FOR PEDAL BIKERS EVEN
THOUGH THE ROAD IS NOT WIDE ENOUGH RESULTING IN CLOSE CALLS WEEKLY.
NORTH NARAMATA ROAD SEE'S HUNDREDS OF BIKES THROUGH THE SUMMER AND
WEEKENDS ALTHOUGH THERE ARE VERY FEW PULL OUTS OR PASSING AREA'S
40 SEWER SYSTEMS ON PROPERTY THAT IS 50% ROCK IS A CONCERN
THE BLASTING THAT WILL TAKE PLACE TO GET THE ROAD IN IS ALSO A MAJOR CONCERN
IT SEEMS NARAMATA IS IN A CONSTANT BATTLE AGAINST DEVELOPERS TRYING TO GET RICH.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: John Evison & Monica Sloan
(please print)

Street Address: [Redacted]

Date: Sept. 24th, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel. *and ask that RDOS consider our concerns outlined in the attached document.*

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

To: RDOS Planning Department , Cory Labrecque
From: Residents of [REDACTED]
Re: 4850 N. Naramata Rd. Project E2019.017 – Zone

We are writing as residents of 4920 N. Naramata Rd. and owners of 4932 N. Naramata Rd. to the proposed rezoning for a 100 acre, 40 lot subdivision of 4850 N. Naramata Rd. We are very concerned over the impact that such a significant development may have on our above identified properties. Having lived on N. Naramata Rd. for almost 14 years, we have come to appreciate the very special uniqueness of what remains of the Ponderosa pine (*Pinus ponderosa*) – Blue bunch wheat grass (*Pseudoroegneria spicata*) biogeoclimatic ecosystem that characterizes this area, and worry that this proposed subdivision will do irreversible harm to this ecosystem. We have a number of specific concerns that we would like to draw to your attention.

1. Stability of Groundwater Aquifers and impact on well-water availability.
Much of the 100 acre planned subdivision consists of surface bedrock interspersed with a light soil. As a result, development in the area will likely require significant rock movement to build roads and home sites. Some blasting may be required. Experience over the years has taught us that blasting for these purposes may result in serious unintended consequences, specifically impacting the subsurface aquifers and the water availability to existing wells in the area. There is no guarantee that pre-existing wells in the area will not be affected by blasting.
2. Impact of springs in 100 acre area.
Infrequently, but especially in years of heavy run-off from snow melt, artesian springs appear in this area. These springs are unmarked and occur between Trust Creek and Baerg Creek. In the spring of 2018 the flow filled the roadside ditch on the east side of N. Naramata Rd. from Baerg Creek northward and flooded an apple orchard on the west side by draining under N. Naramata Rd. Because these springs are very intermittent, our concern is that it will be difficult to factor in this impact in a systematic manner and thus avoiding placing a building site on top of one.
3. Impact of Increasing Surface Water Runoff during Periods of High Precipitation.
With the addition of asphalt and concrete to a 40 unit subdivision, the problem of uncontrolled runoff from this area will be only compounded. The flow of runoff water in Baerg Creek passes under N. Naramata Rd. through an orchard into a gully, ending in Okanagan Lake at Mill Road north of Naramata Village. This likely increase in flow not only in the spring but also in the summer because of thunder storms may affect home sites on Mill Rd.
4. Disruption of Well-Established Wildlife Corridors.
The bench lands are full of well-worn animal tracks that bisect the hills both north-south and east-west providing valley bottom and potential lake access to elk, deer, both mule and white-tail, coyotes and bear populations in the area. A subdivision of this scope would severely impact the use of these wildlife corridors which are decreasing in number as it is. This increases the risk

of negative interaction between wildlife and humans, and the subsequent loss of the species, particularly bears.

5. Loss of Pristine Ponderosa Pine – Blue Bunch Wheat grass Habitat.

The area in question is a nearly pristine, unblemished Ponderosa Pine – Blue Bunch wheatgrass habitat remaining along the Naramata bench back to Penticton. This area is relatively free of invasive plant species such as Diffuse Knapweed (*Centaurea diffusa*), Dalmatian Toadflax (*Linaria dalmatica*), Hounds-tongue (*Cynoglossum officinale*) etc. Any clearing of the land surface will undoubtedly increase the density of invasive species – at least some of the proposed development area is worth preserving for everyone's benefit including the people who may eventually live there.

6. Impact of Naramata Infrastructure.

Anyone who lives along North Naramata Road understands the fragile condition of the infrastructure that supports our local residences. In terms of water availability, based on nominal flows of artesian water available to nearly 10 acre and smaller properties, we are concerned that existing aquifers will not be able to supply to such a high density development (forty 2.5 acre lots) causing irreparable damage to the aquifer (s) we rely on for our water. Residents who have lived in this area for over 40 years and depend on wells have experienced years where the water flow was minimal as a result of a 2-3 year low snowpack. If the developers plan to access reticulated water from the Naramata water system, we assume that significant new water infrastructure development would be required to service the demand from the development and that the costs will be factored into the cost of development and not borne by the residents of Naramata.

While we assume the subdivision will rely on the latest in septic system technology, the more northerly section of the area is represented by significant rock bluffs which would impact the number of septic field sites and their potential success.

In Conclusion:

We hope you will take these concerns seriously in your assessment of the proposed subdivision, recognizing the importance of achieving development that is sustainable and supportable. We do not feel that this proposed development (40 lots) is either, based on the concerns we have provided above.-

Respectfully Submitted

John Evison and Monica Sloan

Owners



To: RDOS Planning Department

From: Residents of [REDACTED]

RE: Project E2019.017- Zone 4850 N. Naramata Rd.

We are writing as residents of 4830 N. Naramata Rd, with regard to the rezoning application for a 100 acre, 40 lot subdivision of 4850 N. Naramata Rd. We have many concerns over the impact that a development of that magnitude will have on our adjacent property, as well as on the greater community. We have lived in our house for more than 6 years, own a business on Naramata Rd and have taken an active role in the Naramata community. We have a number of specific concerns that we would like to draw to your attention in your assessment of the proposed subdivision.

As a professional geologist I am very concerned about terrain. The landscape elements over this 100 acre parcel consist of mixed deposits of glaciolacustrine sediments and outcrops of coarse grained metamorphic rocks. These metamorphic rocks have been altered through geologic faulting. The topography of the surface sediments is controlled by the form of the underlying bedrock, and thus the surface elements are highly variable. There are also a significant number of artisan aquifers.

1. This development will require significant blasting and recontouring to accommodate all the home sites and roads. Serious consequences will likely be the following:
 - An impact on the flows from subsurface aquifers.
 - The potential exists to open aquifers that will create huge drainage and surface issues. Subsurface aquifers in existing wells in the area could be affected.
 - Stability of the surface sediments.
 - With the addition of asphalt and concrete, compounded by steep grades, surface water runoff will significantly change drainage courses, resulting in erosion and severe instability. A case in point is the Outlook Naramata Benchlands Project which included removal of vegetation, blasting of the new subdivision and recontouring the surface. The subsequent rainfall in May 2018 resulted in severe erosion, serious flood damage, danger to downhill properties and a lawsuit.

2. Disruption of Wildlife Corridor

In our backyard we have enjoyed many observations of mule deer, white tail deer, elk, coyotes and our neighbourhood bears as they cross the property. We believe we have a bear den nearby and see them often. The proposed subdivision would create major negative consequences for human and wildlife interaction.

3. Infrastructure

At 4830 N. Naramata Rd, we are the last house on the main Naramata water system. We experience frequent periods of such low water pressure that we have had to install a large pump to supply adequate water to our home. The increased water demand by a development of this magnitude will require major new investment in water infrastructure to avoid future water pressure and supply issues.

Ecora has provided some preliminary infrastructure costs based on their experience with "similar projects". They acknowledge that "limited information" has been obtained to date. Until significant geotechnical investigations are completed, we challenge such comparisons to other projects. Inadequately projected costs cannot be borne by Naramata residents or by the RDOS.

4. Septic

In the Ecora Development Plan submission *"Sanitary requirements could be met from the use of on-site septic systems providing that sufficient land area and the correct soils are present for percolation of effluent"*.

We strongly question that the large area of this development with its numerous outcrops of bedrock will be conducive to effective septic systems. We are also extremely concerned about seepage onto our own property immediately below a number of the proposed units.

5. Naramata Community Plan

The larger traffic issue should be addressed via an impact study of the increased number of vehicle trips per day using North Naramata Rd, particularly considering the numerous egress points associated with this and other proposed developments. Pedestrian as well as vehicular and animal safety is a major concern.

The RDOS Regional Growth Strategy includes to *"promote human settlement that is socially, economically and environmentally healthy"*; We sincerely hope that the RDOS keeps that uppermost in mind while assessing this proposed subdivision.

In conclusion, based on our stated concerns we believe this proposed development of 40 lots does not fit with the RDOS Regional Growth Strategy or with the Naramata Community's best interests.

Thank you for your consideration,

Duncan McCowan, P. Geol. and Pauline Jones

RECEIVED
Regional District

NOV 23 2019

101 Martin Street
Penticton BC V2A 5J9

ED
RICT

19

in Street
Penticton BC V2A 5J9

Naramata Nov 16, 2019

Re: Proposed plan 4850 North Naramata Rd.
DL 197S

Dear Sir or Madam,

My wife and I have lived at 4810 North Naramata Rd since 2012 and have owned the property since 2006. In this time, we have both been active in the community where we are privileged to live. We have many concerns regarding the addition of 40 lots to be developed to the north of us on the east side of North Naramata Rd.

Ecology.

The proposed division into 40 lots includes the Baerg Creek and several animal corridors from east to west, which would be adversely affected by such a largescale development. In addition, as has been experienced with the development, further south denuding the area of trees and changing the land contours has resulted in a serious flood danger for downhill properties. In this case not only properties to the east but also the undermining and destabilisation of North Naramata Rd.

Infrastructure.

There would be considerable strain on the existing infrastructure caused by the addition of 40 homes. The water required, should there not be use of local well, would require an increase in pressure upstream and we would like to know the consequence of this particularly when the commercial irrigation starts in spring.

North Naramata Rd. is relatively narrow with many twists and turns. Areas at the edge have crumbled over time leaving ruts and holes. Cyclists use this road frequently singly or in groups. Has the RDOS considered the impact of potentially 80 more vehicles using the road daily?

Naramata Community Plan.

The plan was designed to allow limited and graduated growth. Naramata is a unique community which thrives on a mix of old and new residents, young and old. It is to be hoped that any developments would not only enrich the tax base but also the cultural and social equity of Naramata by encouraging full-time residents.

Thank you for your consideration,
Sincerely,



Alan and Gail Nixon.

Peter Simonsen/Cyndie Salting

October 21st 2019

[REDACTED]
Naramata B.C.

VOH 1N1

Phone 250-488-0363

Dear Cory Labrecque

We are the owners of lot 197s and are writing to express our concerns about the upland development of lot 197 (project #E2019.017-zone) 4850 North Naramata Rd. Proponent Donna Butler (Ecora).

We are long time experienced fruit growers and landowners in the Naramata and Penticton area. We fully respect an individuals right to do what they wish on their own property within their rights under the law and so long as it does not adversely effect the neighboring community.

Lot 197s has been farmed by us for many years and is zoned agricultural. Our concern is with spring melt and storm water runoff and in this regard Lot 197 is in our opinion highly unsuitable for development due to the amount of bedrock and the steepness of the property.

Baerg Creek flows through our property. Many years back previous owners, in an attempt to make the property farmable , put in drainage and culverts. Over the years we have often had problems with storms and spring runoff but have managed to deal with these random acts of nature and continue to farm. Due to the amount of bedrock and the steepness of lot 197 very little water infiltrates or is held back naturally during these annual events.

My concern is that if the non bedrock portions of the property were covered over with large housing projects with large driveways and outbuildings covering the land that once held back a portion of the runoff, combined with a paved road through the middle; we will lose our culverts, trees and land in these same normal predictable annual weather events.

I can't see how the developer can mitigate these effects, or how we can. Water will always flow onto our lot. If diverted somehow to Robinson creek this is also a problem for my inlaws pear orchard. It can barely handle the upland runoff and frequently floods as it is. If diverted to Trust Creek to the north this amount of water this quickly will cause erosion problems for other property owners.

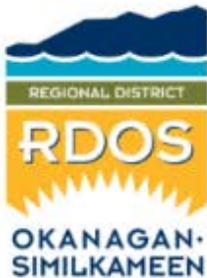
The water from all 3 creeks must eventually must cross Mill Road and the culverts there are often overflowing and threatening the lakefront properties.

We don't believe that it is possible to develop this property without having a negative effect on the neighboring properties.

Sincerely,



Peter Simonsen and Cyndie Salting



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Shelley and Jim Smillie
(please print)

Street Address: [REDACTED]

Date: September 24, 2020

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

N. Naramata Road infrastructure already significantly lacking to support significant increase in vehicle traffic for such a rural area

Already precarious for cyclists and pedestrians dodging vehicles and tractors with no easements, narrow and potholed road

Concern about water drainage for properties below, as witnessed on Gawne Rd after development above

Concern for wildlife, further migrating towards town and urban areas (deer, rams, elk, etc.)

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Pam Sutherland [REDACTED]

Planning

2020-10-11

Rezoning Amendment Naramata

You replied to this message on 2020-10-13 9:48 AM.

We would like to go on record as follows:

Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

I do not support the proposed rezoning of the subject parcel.

Pam Sutherland [REDACTED]

I do not support the proposed rezoning of the subject parcel.

Gary Sutherland [REDACTED]

If time allows before the Board meeting that addresses the first reading of this amendment, we will be dropping off completed feedback forms at the RDOS office.

For now we would like you to be aware of our strong lack of support for the proposed rezoning of the subject parcel.

Regards,

Pam and Gary Sutherland

Sent from my iPad



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Gravin Soyce + Sheila Home.
(please print)

Street Address: 

Date: Oct 20, 2020

**RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. — District Lot 1975, SDYD, Except Plan B4649 A62**

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Given the rural nature and the tourism/hospitality industry of the area Enough is Enough!

Please reject the existing zoning.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



December 16, 2019

File: 2019091
Your File: E2019.017-ZONE

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

Attention: JoAnn Peachey, Planner

Re: Rezoning application to allow 40-lot subdivision at 4850 North Naramata Road,
Naramata, BC.

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development has reviewed the above noted referral. We understand that the proposed re-zoning is to facilitate a 40-lot subdivision at the subject property.

According to our records, the proposed development area contains the following sensitive values:

- Very High and High Conservation Ranking
- Critical Habitat for:
 - Western Rattlesnake
 - Great Basin Gopher Snake
 - Desert Nightsnake
 - Lewis's Woodpecker
- Three riparian corridors

We do not recommend supporting the proposed re-zoning as it is not consistent with the 2008 OCP Resource Area designation (20 ha. minimum lot size). The proposed level of development would result in significant disturbance in an area of very high conservation value and increase human/snake conflict.

Furthermore, we recommend a comprehensive Environmental Assessment be completed before further consideration of re-zoning.

Also:

- the proposed 10m "no-build" zones adjacent to the identified streams may not meet the terms of the RAPR—no indication is made as to how that width was determined

- We strongly recommend requiring a comprehensive RAPR assessment of the riparian areas to show that subdivision as planned will not result in ‘sterilised’ lots—i.e. a useable building site/envelope must be demonstrated in lots within 30 m of watercourses.

It is the proponent’s responsibility to ensure his/her activities are in compliance with all relevant legislation, including the *Water Sustainability Act* and the *Wildlife Act*. The undersigned may be reached at Jamie.Leathem@gov.bc.ca or 250-490-8294 if you have further questions or require additional information.

Sincerely,



Jamie Leathem, M.Sc.
Ecosystems Biologist
For the Referral Committee

JL/jl



Interior Health
Every person matters

December 19, 2019

Cory Labrecque
Penticton City Hall
171 Main Street
Penticton, BC V2A 5A9

RE: File No. E2019.017-ZONE: District Lot 197S, SDYD, Except Plan B4649 A62: 4850 North Naramata Road

Dear Cory Labrecque,

Thank you for the opportunity to provide comments for consideration regarding file E2019.017-ZONE at 4850 North Naramata Road. It is our understanding that the intent is to amend the land use designation of the property from Resource Area (RA) to Small Holdings (SH) within the Electoral Area 'E' Official Community Plan Bylaw; and amend the zoning of the property from Resource Area (RA) to Small Holdings Three (SH3) within the Electoral Area 'E' Zoning Bylaw, to allow for a 40 lot residential subdivision on the western part of the property. This referral has been reviewed from a Healthy Community Development, a Drinking Water Supply and from a Land Use, as it applies to Sewage, perspectives. The following information is for your consideration:

Healthy Community Development

The Regional District of Okanagan Similkameen can support the health of residents by promoting healthy built environment planning principles which health evidence demonstrates has a positive impact on people's physical, mental and social health. [The Healthy Built Environment Linkages Toolkit](#) is an evidence based resource which links planning principles to health outcomes. When residential land use is separated from amenities (e.g. parks, schools, commercial areas, etc) by distance and terrain, the primary transportation choice for most trips is single occupancy vehicle, which supports sedentary, less physically active and more socially isolated lifestyles, and increased carbon emissions. Also, IH supports preserving environmentally sensitive areas to protect biodiversity, corresponding measures of ecosystem function and limiting exposure to environmental hazards, such as wildfire interfaces.

Research demonstrates that more compact, complete, connected and walkable neighbourhoods create environments in which people are physically active and socially connected which has been shown to lower rates of chronic health conditions as well as improve mental health. In addition, from an infrastructure asset management perspective compact communities are more financially feasible to construct and maintain thereby providing clean, safe, reliable utility services well into the future. Compact communities also minimize impact to environmentally sensitive areas and limit exposure to environmental hazards.

Healthy built environment planning principles could be included as criteria when considering how the proposed development supports the health and well-being of community members. Encouraging (or limiting) relatively higher density development to settlement areas or nodes is one way to apply these principles in more rural settings.

Bus: 250-469-7070 x12287
tanya.osborne@interiorhealth.ca
www.interiorhealth.ca

POPULATION HEALTH
505 Doyle Avenue
Kelowna BC V1Y 0C5

Drinking Water Supply

It was noted the proposal for water servicing is to connect to the Naramata Water Supply System. As such, it is important to consider how potable drinking water that meets the BC *Drinking Water Protection Regulation* and Health Canada Guidelines for Drinking Water Quality (GCDWQ) will be consistently provided given:

- Lengthy extension with potentially low usage and long residence/retention within the distribution mains;
- The ability to maintain sufficient chlorine residual within the distribution mains to inhibit microbial survival;
- The ability to provide sufficient chlorine residual while maintaining disinfection by-products below the MACs set out in the GCDWQ;
- Looping of water distribution lines to minimize the creation of dead ends; and
- Ability/design location to facilitate adequate distribution main flushing activities.

Land Use as it applies to Sewage

From the viewpoint of BC policies and regulations governing onsite sewerage dispersal systems and land use:

Within the provided Development Plan, under the "Full Conceptual System Plan" section, the proponents have stated "sanitary requirements could be met from the use of on-site septic systems". However, the Development Plan Maps provided show connections to a sanitary sewer. It is unclear how the proposed lots will be serviced in terms of sewerage – comments have been provided below for either options.

For on-site sewerage servicing: the minimum lot size in the proposed new zone is 1.0ha, which exceeds the best practice of maintaining a minimum lot size of 0.2ha when connecting to community water and individual on-site septic. Please note that should this application be approved and reach subdivision stage, the applicant will be required to demonstrate suitable primary and reserve type 1 trench sewerage dispersal areas on each proposed lots which meet all required criteria from BC Sewerage Standard Practice Manual Version 3.

For connection to an existing sanitary sewer or creation of a private sewer utility: the Sewerage System Regulation under the *Public Health Act* only applies to onsite sewage systems that process a sewage flow of less than 22, 700 litres per day. A community sewer system servicing 40 residential lots will likely exceed this flow. Sewerage systems with flows greater than 22, 700 litres per day fall under the jurisdiction of the Ministry of Environment, under the Municipal Wastewater Regulation.

Thank you for the opportunity to comment on this rezoning application. If you have any questions or concerns, please feel free to contact me at 250-469-7070 x12287.

Sincerely,



Tanya Osborne, BAHS
Community Health Facilitator
Healthy Communities



Carol Leung, CIPHI(C)
Environmental Health Officer
Environmental Assessment Program



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

4850 North Naramata Road Bylaw Referral

FN Consultation ID:

L-191127-E2019017-ZONE

Consulting Org Contact:

Cory Labrecque

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Wednesday, December 11, 2019

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

December 11, 2019

Attention: Cory Labrecque

File Number: E2019.017-ZONE

We are in receipt of the above referral. This proposed activity is within the PIB Area of Interest within the Okanagan Nation's Territory, and the lands and resources are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the Tsilhqot'in case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

PIB has specific referral processing requirements for both government and proponents which are integral to the exercise of our management right and to ensuring that the Crown can meet its duty to consult and accommodate our rights, including our Aboriginal title and management rights. According to this process, proponents are required to pay a \$500 processing fee for each referral. This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, PIB will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

4850 North Naramata Road Bylaw Referral

FN Consultation ID:

L-191127-E2019017-ZONE

Consulting Org Contact:

Cory Labrecque

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Wednesday, December 11, 2019

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

December 11, 2019

Attention: Cory Labrecque

File number: E2019.017-ZONE

RE: 40 (forty) day extension

Thank you for the above application that was sent on November 27, 2019.

This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, the Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 40 days from the existing timeline.

Most recently, the Supreme Court of Canada in the Tsilquot'in case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title, and that Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the right to benefit economically from those uses.

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

I appreciate your co-operation.

limlamt,

Maryssa Bonneau
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

4850 North Naramata Road Bylaw Referral

FN Consultation ID:

L-191127-E2019017-ZONE

Consulting Org Contact:

Cory Labrecque
Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Wednesday, December 11, 2019

Activity No Payment

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

January 14, 2020

File number: E2019.017-ZONE

Attention: Cory Labrecque

Re: 4850 North Naramata Road Bylaw Referral: 30 Day No Payment Activity

We write regarding your failure to pay invoice #L-191127-E2019017-ZONE to conduct a review to obtain additional information in the area of the above referral. To date, no payment has been received and we have therefore been unable to conduct a review of this referral; we must therefore put you on notice that we do not consent, agree or otherwise approve of the activity / development referred to by you in your letter to us dated November 27, 2019.

The Okanagan Nation holds unextinguished aboriginal title to the land and resources within our traditional territory. The above-noted activity / development is within PIB's Area of Responsibility within Okanagan territory and as such, is subject to Okanagan title, jurisdiction, rights and interests, and PIB decision making and responsibility.

Over the last two decades, the Supreme Court of Canada has clarified the law respecting the rights of aboriginal people in British Columbia, which includes the Penticton Indian Band, Okanagan Nation. The Court has clarified that Aboriginal title continues to exist in British Columbia, and is protected by s. 35 of the Constitution Act, 1982.

Most recently, in June 2014, the Supreme Court of Canada in the *Tsilhqot'in* case set out the following characteristics and implications of Aboriginal title:

- Aboriginal title is not limited to intensively used sites; it extends to lands physically occupied and lands over which Indigenous peoples exercised control. Regular use of territories for hunting, fishing, trapping and foraging, with an intention and capacity to control the lands, grounds Aboriginal title.
- The Crown has no beneficial interest (the right to use, enjoy and profit from the economic development of lands) in



With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along North Naramata Road. **Bringing electrical service to the proposed lots will require significant extension work the cost of which may be substantial. To date, arrangements have not been completed to meet either the cost, civil work or the land rights requirement to service the proposed subdivision.** The applicant is responsible for costs associated any changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

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>

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

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



This email and any files transmitted with it, are confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you are not the original recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error, and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you receive this email in error, please notify the sender immediately.



December 4 2019

File No: E2019.017-ZONE

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, B.C. V2A 5J9
Via E-mail: planning@rdos.bc.ca

Re: Proposed OCP and zoning bylaw amendments – 4850 North Naramata Road

Dear Cory Labrecque,

Thank you for providing the B.C. Ministry of Agriculture with the opportunity to comment on the proposed Electoral Area E OCP and Zoning Bylaw amendments for the property located at 4850 North Naramata Road. I have reviewed the documentation you have provided. From an agricultural perspective I can offer the following comments:

- Ministry staff note that the proposed development is directly northwest of land located in the Agricultural Land Reserve (ALR). The ALR is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged, and non-agricultural uses are restricted.
- It is important that the applicants/owners/potential purchasers, including those associated with any future development in the immediate area, be aware that this parcel is adjacent to a farming area. There are many activities associated with the business of farming that may generate noise, dust, odours, and other disturbances. These activities may potentially create nuisance complaints and land use conflict if not adequately addressed.
- Ministry staff encourage the applicant and RDOS to work together with their ALR neighbours to ensure that this development acknowledges farming activity in the area and help reduce any potential issues in the future.
- For consideration, the Ministry's [Guide to Edge Planning](#) provides suggestions that this development may benefit from including road signage, vegetative buffering and disclosure statements along the agriculture-urban boundary. Ministry staff note that any proposed access points and structures should be sited in a way that helps minimize the impact on agricultural areas and/or areas required for farming operations.

If you have any questions, please contact me directly at christina.forbes@gov.bc.ca or 250-861-7201.

Sincerely,

Christina Forbes, P.Ag., Regional Agrologist
B.C. Ministry of Agriculture – Kelowna
Office: (250) 861-7201
E-mail: christina.forbes@gov.bc.ca

Email copy: Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

December 18, 2019

Reply to the attention of Sara Huber
ALC Issue: 51633
Local Government File: E2019.017-ZONE

Lauri Feindell
Administrative Assistant, Regional District of Okanagan Similkameen
lfeindell@rdos.bc.ca

Delivered Electronically

Re: Regional District of Okanagan Similkameen Official Community Plan and Zoning Amendment Bylaw Nos. 2458.16 and 2459.37

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS Electoral Area "E" Official Community Plan (OCP) (the "OCP Bylaw") and Zoning Amendment Bylaw Nos. 2458.16 and 2459.37 ("Bylaw No. 2458.16" and "Bylaw No. 2459.37" respectively) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaws are consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the "General Regulation"), the Agricultural Land Reserve Use Regulation (the "Use Regulation"), and any decisions of the ALC.

The Bylaws propose to amend the Electoral Area "E" OCP Bylaw No. 2458, 2008 land use designation from Resource Area (RA) to Small Holdings (SH) and the Electoral Area "E" Zoning Bylaw No. 2459, 2008 zoning designation from Resource Area (RA) to Small Holdings 3 (SH3) in order facilitate subdivision of the property identified as 4850 North Naramata Road; PID: 001-742-183 (the "Property") into 40 lots.

ALC staff recognizes that the Property is not within the ALR and that North Naramata Road separates the Property from the ALR boundary. ALC staff believes that North Naramata Road provides sufficient buffering to mitigate potential conflicts between agricultural and non-agricultural properties. As such ALC staff has no objection to the Bylaws.

Although the proposed development does not directly affect ALR land, ALC staff has some concerns that increased traffic arising from the development might have negative impacts on the adjoining ALR. It is suggested that the Regional District give thought to how it might mitigate impacts of increased traffic on adjoining farmlands by signage, or improved fencing.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to be 'Sara Huber', written in a cursive style.

Sara Huber, Regional Planner

Enclosure: Referral of OCP and Zoning Amendment Bylaw Nos. 2458.16 and 2459.37

CC: Ministry of Agriculture – Attention: Christina Forbes

51633m1



Response - Archaeology (2019-12-06)

Staff Holidays

Greetings RDOS Planners!

Thank you for your referral regarding 4850 Naramata Road, PID 001742183, DISTRICT LOT 197S SIMILKAMEEN DIVISION YALE DISTRICT EXCEPT: (1) PARCEL A (PLAN A62) (2) PLAN B4649. 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 there is high potential for previously unidentified archaeological sites in the south west corner of the property, as indicated by the brown area shown in the screenshot below, and approximately two-thirds of the remaining property has moderate potential for unknown/unrecorded archaeological deposits, as indicated by the beige area 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 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.



Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>

Planning; Lauri Feindell

2019-12-06

Response - Archaeology (2019-12-06)

Staff Holidays

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.

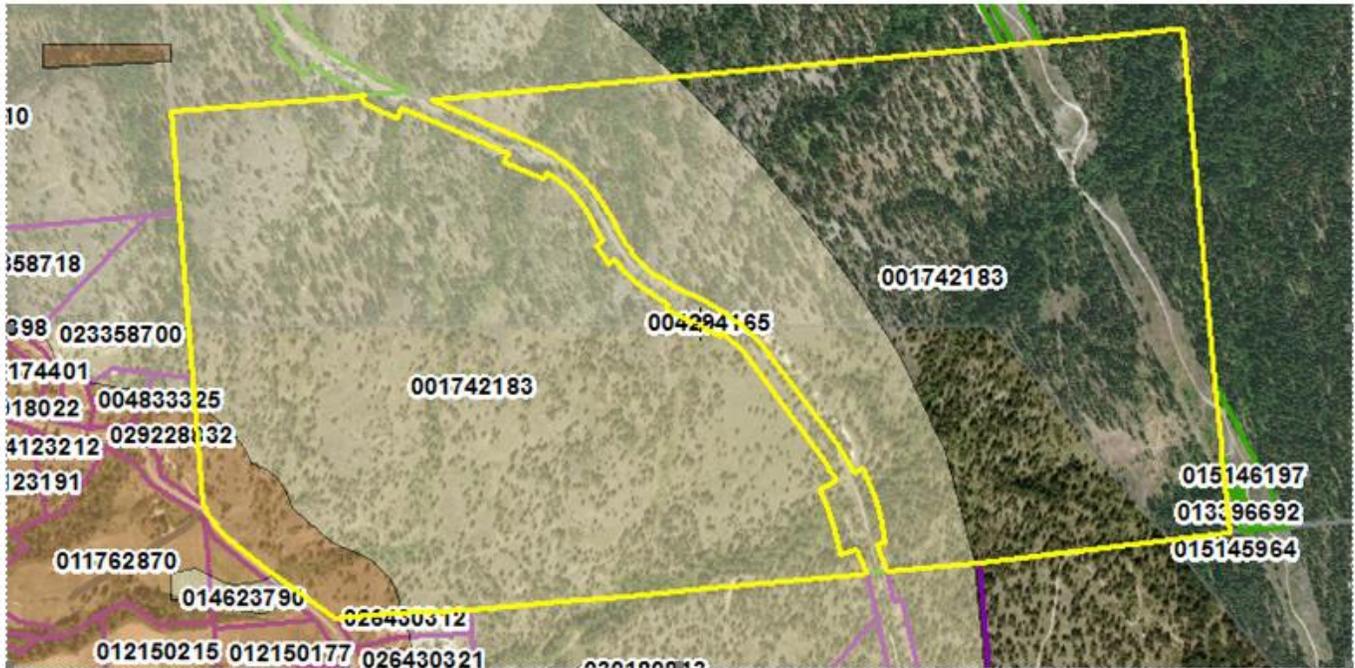
Please let me know if you have any questions regarding this information.

Kind regards,



Response - Archaeology (2019-12-06)

Staff Holidays



Please note that subject lot boundaries (yellow) and areas of archaeological potential (brown) 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 and Data Administrator
 Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
 3rd Floor, 2975 Jutland Road, Victoria, BC V8T 5J9 / PO Box 9816 STN Prov Govt, Victoria, BC V8W 9W3
 Phone: 250-953-3343 | Fax: 250-953-3340 | Website: www.gov.bc.ca/archaeology

To: RDOS

Re: Electoral Area E Official Community Plan Amendment Bylaw No. 2458.16

Electoral Area E Official Zoning Amendment Bylaw No. 2459.37

4850 North Naramata Road

November 26. 2020

This proposal beggars belief!

It is an example of crass money-oriented development which demonstrates a complete disregard for the natural environment and the ambience of the surrounding neighbourhood. It represents the kind of attitude which will lead to the destruction of the planet and our ability to survive.

This proposal is totally at odds with the nature of the area and with the intentions of the Naramata community as designated in the OCP. The area is primarily agricultural with a few single family holdings and surrounded to the north by lands designated Parks and Recreation. It is also adjacent to the KVR Trail which is one of the major tourist attractions of the area. The relatively natural state of lands surrounding the trail needs to be protected for general public enjoyment.

This is a highly sensitive environmental area which has three watercourses running through the property. It is also a transit route for a herd of elk moving to Okanagan Lake. I have personally witnessed the movement of the elk through this area.

The property is also quite removed from any infrastructure and transportation. This would necessitate the development of a major septic system completely at odds with the rural nature of the area. Any proposed attachment to the existing Naramata water system would involve also major upgrades and changes to the area.

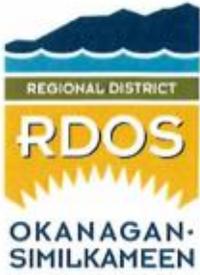
Increased traffic along Naramata Road is also a major concern. In fact, the existing road system can hardly handle the existing level of traffic flows as any resident of Naramata can tell. The days of urban sprawl and dependence on the automobile must surely be ended.

I have lived in Naramata for over thirty years and have witnessed the changes that have occurred in the community. One of the significant changes I have noticed is the erosion of community cohesion. Not long ago, Naramata was a relatively small settlement of orchardists, artisans and local families. There used to be a regular softball league at Manitou Park which attracted many of the young and not so young for regular games. It was a great way to get to know and enjoy the company of others in the community. As far as I know that no longer exists. We have become an area of tourist oriented vineyards and massive, expensive houses. The permitting of such developments is destroying what is so attractive about the area. Lest the reader think that this is a nostalgic paean to an idyllic past, be assured that, in fact it is exactly the opposite. It is an appeal for a different future, one that respects and regards the well-being of the natural environment and all living things.

On a final note, I really am offended by the usual practice of developers to pitch such spurious benefits as jobs, increased tax revenue, and increased economic activity. As far as I am concerned, this is in the nature of bribery. This sort a practice in no way compensates for the losses of the natural environment – wildlife habitat, flora and fauna, declining community well-being, and inappropriate land use decisions.

I urge the RDOS to reject this proposal.

Peter Benson



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Anita Kahut
(please print)

Street Address: [Redacted]

RE: Electoral Area "E" Official Community Plan Amendment Bylaw No. 2458.16
Electoral Area "E" Zoning Amendment Bylaw No. 2459.37
4850 North Naramata Road (District Lot 197S, SDYD, Except Plan B4649 A62)

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37.

We are told that water can be limited. Why have more people flushing it down toilet!!!

RECEIVED
Regional District

RECEIVED
Regional District

NOV 19 2020

NOV 19 2020

101 Martin Street

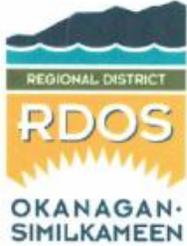
101 Martin Street

Penticton BC V2A 5J9

Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: MARISA JANANTUONO
(please print)

Street Address: [REDACTED]

Date: October 20, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

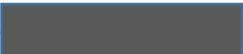
My concerns with regards to the development include increased traffic on Naramata Road which is a narrow road to begin with, and is shared by cyclists and runners. I have concerns regarding water runoff leading to drainage issues; blocking off wildlife leading to loss of wildlife habitats; as well as scarring of Naramata's beautiful landscape (case in point, one just has to look at the 'Outlook' project! There is absolutely nothing 'green' about this development + is now a permanent scar in this gem of our community! Sadly developers' only interest are in development and sprawl with no obligation to conserve + protect! It is my hope that the RDOS recognize Naramata as being a unique and special part of the Okanagan and preserve, conserve and protect this gem from being over-developed. I would be open to 15 homes.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Sylvie L



Cory Labrecque

Mon 10-26

40 lot subdivision on North Naramata road



Dear C. Labrecque,

I am a resident of North Naramata (Indian rock) and am opposing the development of the 40 lot subdivision proposed near Langedoc Rd.

Not only is this area ranked as very high as an environmentally sensitive area, we simply don't have the road structure to withstand the traffic from an extra 40 to 60 vehicles.

We, as a small community have a "slow" lifestyle, thus meaning we grow our own food, we are farmers, nature preservers, and help each other out in a bind.

We like the community to remain small and slow-living. Adding 40 homes will destroy the look and feel of North Naramata Road where homes are tucked into the woods, and are few and far between. There is only one road in, and one road out.

Adding another 40 homes to this pristine natural area is just ridiculous. What water supply will they tap into? are we going to rely on the volunteer fire dept. to service this area as well?

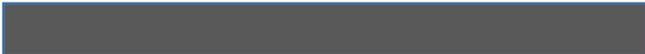
I strongly oppose this development

Sylvie Lefebvre

SYLVIE LEFEBVRE

Owner

East Meets West Leather Co.





Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Jean Whittow
(please print)

Street Address: [REDACTED]

Date: Oct 26, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

- 1) There is no demonstrable need for this development.
- 2) The construction of roads, homes etc will irreversibly damage the environments + the use + enjoyment of neighbouring land.
- 3) It is going to look like a fancy subdivision not rural Naramata.
- 4) There are inevitably unforeseen consequences, particularly downslope.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Cory Labrecque; Karla Kozakevich ▾

2020-10-08

4850 North Naramata Road - Opposed to 40 lot sub division

 This message was sent with High importance.



Regarding:

Project No: E2019.017-ZONE
Project Type: Official Community Plan & Zoning Bylaw Amendments
Application Date: September 23, 2019
Applicant: Donna Butler (Ecora)
Civic Address: 4850 North Naramata Road
Purpose: To allow for a 40-lot subdivision
RDOS Contact: Cory Labrecque
250-490-4204 / clabrecque@rdos.bc.ca

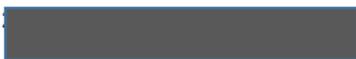
We live in Naramata on Albrecht Road.

We are opposed to this development proceeding in any way for many reasons, the primary ones being:

1. Lack of adequate planning for the impact of construction and resident road traffic on the Naramata road system. This system is already showing signs of approaching max capacity during peak tourism season and any new growth must be held until this issue is adequately addressed to the communities satisfaction.
2. Lack of clear and enduring responsibility for water or land movement damage caused by the development impacting public and private properties in the area.
3. Lack of understanding how this development will impact the on-site ecology and wider ecology of the Naramata area in terms of wildlife, vegetation, water flows, wildfire mitigation and other factors.
4. Lack of analysis of this development's impact on the value of the tourism business to Naramata's local economy. This tourism business is based, in part, on Naramata's reputation for its rural quality.
5. Failure to evaluate the local impact of this development when combined with other in-process and proposed developments in the Naramata area in the context of an updated area E community plan.

Thank you for your consideration of these concerns.

Tina Baird & Hugh McClelland





Cory Labrecque

2020-10-23

Subdivision on North Naramata Road



Hi ,
Sadly I can't be on that meeting , and it would not change anything ! I'm very angry that the meeting
Is only now , because there working , planning and doing there thing already for a few Years ! I know, because
I was living right beside and enjoyed this little paradise for 8 Years . I was walking every Day that hill , enjoy nature
and the Animals who live there ! I could tell You many Story's , but its not helping and as I can see , the upper Lots are sold
already !!!!! I hope that You look in to the Environmental study from the upper Lots and just below the fence from the vineyards
!?
Please put a camera up there and see how many Elk , Bears , White tale deer and Coyotes having there daily walk true this
Corridor ! I'm so disappointed that nobody seams to care only the money counts today !
Last Sunday , before I left Naramata I walked up the new Road and it broke my Heart . Every so often I see Bear tracks and big
Apple poops
from him , going up the Road . Where is he going to move ?
Naramata was a little nice Neighborhood when I came in 2012 . I still will visit my Friends , but Naramata lost
his Glow for me . I decided to move away next year .
I hope You can stop the black future for that tiny , beautiful Town .
Good luck
Verena Frick



Sheila Hume

Planning

2020-10-20

4850 North Naramata road - rezoning amendment - 2458/16 and 2459/47

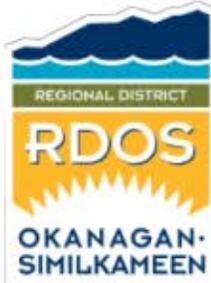


Sheila Hume And Gavin Joyce

Address:



We DO NOT support the rezoning of the subject parcel



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Robert Mackenzie, Wendy Hamlin
(please print)

Street Address: [REDACTED]

Date: October 5, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Please Find Attached Feedback Letter (3 Pages)

From : R.Mackenzie, W.Hamlin, Dated Oct. 5/20

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

Key Note : Geology poses challenges which may be seriously destructive to the Landscape , its building costs and overall potential including Sewage, Service and other Civil installs .

- The Geology around the Benchlands site is complex with Glacial Lakes and 2 major receding glaciers over time leaving behind sandy beaches (like one near 4850 N. Naramata Road at 510 M) and plenty of Rocky outcrops near the surface with variable Till in-between. These conditions can be very difficult and challenging to build on without considerable blasting and destruction of the landscape. Extreme examples can be noticed elsewhere in Naramata , OK Falls Eastside and in Excess, from West Kelowna to Vernon. Ground Conditions may also present / reveal fracturing in various directions making difficult septic installations, building foundations, among other services , Civil Ground Water Control and Structures. There are often a number of surprises when constructing in this area of the Bench all the way to Indian Rock .

Key Note : This Site has significant Biodiversity which is still intact and identified currently with the RDOS as High and mid to high importance with key Flora and Fauna rapidly disappearing in the South Okanagan . It's Environmental Values and Protection of its species is imperative

- * The Property has been identified as a key Wildlife Corridor with a local Herd of Elk, Bear, Bobcat, Deer, Cougar , among others. Reptiles and Amphibians such as Western (Blue Tailed) Skink , Rubber Boa, Rattlesnakes , Western Tiger Salamanders plus habitat for returning Birds and Insects. The Protection of three Existing Watercourses is paramount on this property with key routes providing important natural drainage along with Highly Sensitive Riparian Wildlife areas . These areas are contiguous with their native surrounding Grasslands , Shrubs and Ponderosa Pines..

Key Note : Jurisdiction Planning / Bylaws and Community Input all play a part in shaping our Present and Future Health and on the Naramata Bench.

- The RDOS have been actively focusing on our best interest and should be commended for their efforts . The APC as a Community Vision focus group, have done an excellent job reviewing new Projects and in line with the OCP. By helping to preserve and plan for Naramata's Holistic, Sustainable future , and recognizing in more depth the Benefits and Shortfalls of particular Growth , the OCP keeps us aware of what is appropriate.

Along with this , the South Okanagan Regional Growth Strategy (RGS) is being fed input from our Local Area E to keep up to date with the needs and wants of the community.

RGS Overview :

"RGS's are long term plans that articulate a Board's Vision for Future Regional Growth. They Promote Sustainable Growth, Assure Alignment with OCP's , and provide Guidance on important Regional and Local Land Use Decisions"

The Purpose of the RGS :

".....to promote human settlement that is Socially, Economically , and Environmentally healthy, and that makes efficient use of public facilities , and services and other resources "..... " to create walkable, liveable, mixed-use neighborhoods and communities by promoting compact, smaller lot development close to day-to-day amenities with a preference for infill"

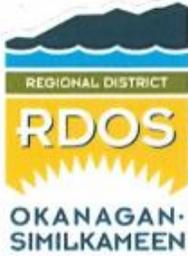
If we are truly following the path of more sustainable village , where Civil Services and Shops and People meet, the Core of the village is waiting for the likes

- It is important that the integrated groups (APC, RDOS, RGS) and the community are made aware of the concerns with this application for re-zoning Amendments.

Items like "Spot-Zoning" Higher density subdivisions in Rural , Farm , Rugged and Environmental Sensitive outskirts, KM's away from the Village Core, is out of Place and not good planning . It can easily fracture the Cohesive , Unique core of the community , mentally and physically. Changing the beauty of the Landscape, discourages visitors from supporting the economy , and residents from comfortably living in a truly beautiful Rural Village .



ROBERT MACKENZIE
WENDY HAMLIN



Feedback Form

RECEIVED
Regional District

OCT 19 2020

101 Martin Street
Penticton BC V2A 5J9

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Gonda Angus
(please print)

Street Address: [REDACTED]

Date: Oct 18 / 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

① - Primary Concern: The development would alter water courses. Our property is at the bottom of Trust Creek & Braeg Dr. During freshet Trust Creek can run a dangerous rate. Any development on this property will accentuate the runoff. As we said in the water damage lawsuit Kille Pipe - no one took responsibility for down stream damage including RDOS & Ecara

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: _____
(please print)

Street Address: _____

Date: _____

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

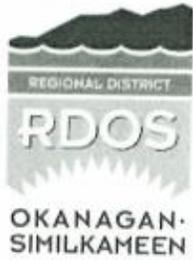
- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

② The Developer - what explanation has the developer in this scale
 Can they deal with potential town suits of \$10 million for property damage.
 SHOULD they post a Bond to cover damages

③ This development plan does not reflect the rural nature of naramata

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED
Regional District

OCT 26 2020

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: Claus P Simonsen Cynthia salting
(please print)

Street Address: [REDACTED]

Date: Oct 26, 20

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

We are the owners of lot 197S which is an orchard property that is situated below the proposed subdivision. Our property is in the ALR and we derive 100% of our income from farming. Our property is bowl shaped and has a 20 inch culvert that runs through the middle installed many years ago. There are also numerous springs that we have drained into this culvert. Lot 197 has many springs and creeks that naturally drain onto and through our property. We are concerned that should 40 large houses and roads be put throughout the property the land will loose the ability to absorb and slowly release the spring melt and heavy spring rainfalls that are increasingly common. A state of the art drainage plan for the proposal will only deliver more runoff through our land and down a wooded gully where it can easily wash out our land pick up debris and wash out the Mill Road culvert and beach properties. We also feel the Community Plan is far out of date especially with regard to how the majority of year round residents feel how our community has evolved into a summer vacation destination. We have many empty houses above us and nearby that are owned by people who use them only seasonally. We would be much more inclined to support a pral that fit into an updated community plan. We were not happy with the virtual public input meeting and felt that not all voices were heard as we and many others were unable to voice concerns to the planners because the process was technically a challenge for many. We have previously sent in a letter of concern to the RDOS with no reply to our concerns.

Feedback forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

planning@rdos.bc.ca



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: ANTHONY MURDAY
(please print)

Street Address: [REDACTED]

Date: Nov 2 / 20

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

A NUMBER OF ISSUES ARE OF CONCERN
(SEE ATTACHED)

RECEIVED
Regional District

NOV - 3 2020

101 Martin Street
Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

Regional District of
Okanagan Similkameen
101 Main St
Penticton ,BC
V2A 5J9

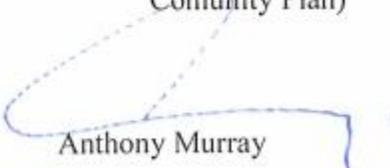
November 2, 2020

RE 4850 North Naramata Road

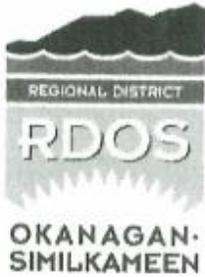
The proposed development of this property will create a number of problems for the community:

The major ones are:

- Pressure on our water system(a 12 lot development is nearby together with other continuing construction off Arawana)
- Uncontrolled water runoff from rain or snow melt(as we have already seen on other recent developments)
- Potential pollution to 2 streams bordering the property from septic systems and other issues
- Inhibiting wildlife(this area is major route for deer,elk and bears)
- Heavy traffic on North Naramata Road during construction(this road already is overused,has no shoulder,and has much pedestrian and bike traffic ,in addition to farm vehicles.
- Impact on the "rural "nature of Naramata(I think we need another look at our Community Plan)



Anthony Murray



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: ARTHUR EVENSEL
(please print)

Street Address: [REDACTED]

Date: October / 20 / 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

PLEASE SEE ATTACHED SCHEDULE "A"

RECEIVED
Regional District

OCT 30 2020

101 Martin Street
Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

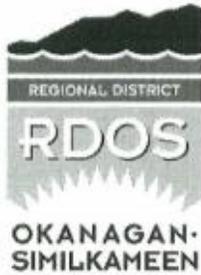
Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal 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.

SCHEDULE "A"

TO

Feedback Form for Arthur Evrensel

1. OCP: This development is outside of, and not consistent with, the OCP, which is a product of extensive public consultation.
2. Time Frame: A long slow development period usually means the developer will likely return to the RDOS seeking further densification due to higher infrastructure development costs than anticipated; a need for more lots due to a further decrease in the housing stock; or a change of ownership of the development and a different approach. This must be avoided.
3. Resources: This development will have impact on the expansion of the municipal water system at the current taxpayer's expense, as well as increased infrastructure maintenance costs (fire, police, roads, etc.) which will also be paid for by taxpayers.
4. Infrastructure: The developer should be required to install storm water management systems beyond culverts and drains.
5. Energy Efficiency: The homes in this development do not seem to be designed to be energy efficient. They are targeting the building code and nothing beyond. The developer should be required to meet a net zero building standard for each individual home or the community as a whole. This size of development should meet a net zero community standard for environmental footprint, energy and water management given the sensitive ecosystems in the Okanagan, the almost total loss of low elevation ecosystems with the Okanagan Valley (due to agriculture) and global warming (e.g. higher average temperatures resulting in increased energy usage in the summer and more severe storms).
6. Sensitive Environment: The moderate and high environmentally sensitive sites should be excluded from the development. The area east of the KVR should be designated as park lands with a prohibition on future development.
7. Traffic: The developer should be required to undertake a traffic study, which includes the impact of the development, as well as the other developments planned and in progress along the Naramata Bench Road and north towards Chute Lake.
8. Maximum # of Lots: We would recommend a maximum of 15 single home lots on the property, to be consistent with the environment of the area.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: MARCIA LANG
(please print)

Street Address: [REDACTED]

Date: October 28, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

See Attached Comments

RECEIVED
Regional District of Okanagan Similkameen

OCT 30 2020

101 Martin Street
Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

Attachment for Feedback Form

Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37

4850 North Naramata Road – District Lot 197S, SDYD, Except Plan B4649 A62

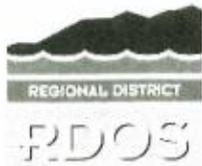
Comments from Marcia Lang

This development is outside the OCP which is a product of extensive public consultation. This development will have significant impact on municipal water system at the current taxpayer's expense, as well as increased infrastructure maintenance costs. The developer should be required to install storm water management systems beyond culverts and drains.

The time frame is an issue. A long slow development period generally means the developer will likely return, seeking further densification due to higher infrastructure costs than anticipated; a need for more lots due to a further decrease in the housing stock; or a change of ownership of the development and a different approach.

The developer should be required to undertake a traffic study, including additional developments which are being planned or in progress, along Naramata Bench and towards Chute Lake.

The moderate and high environmentally sensitive sites should be excluded from the development. The area east of the KVR should be designated as park lands. I would recommend a maximum of 15 single home lots on the property to be consistent with the environment of the area.



OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

RECEIVED
Regional District

OCT 29 2020

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: PAM SUTHERLAND
(please print)

Street Address: [REDACTED]

Date: OCTOBER 28, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

We originally moved out to Naramata in 1985 and rented until we built our current home in 91. It was easy to choose Naramata as a place to raise our children (one has returned to buy property in Naramata, the other one rents in the area). Beautiful natural surroundings, a big sense of community and small village appeal. Over the years we have seen the landscape change as orchards were ripped out for vineyards and housing developments appeared. There seem to be a lot of people living here part time now. RAL Resource Area designations are vital to the environment and to the continuance of what makes Naramata so special to those that live here. Our area is a gem and does not need its hillsides carved up for more homes. Naramatians have seen and heard what happens when developers come in and change the landscape. We do not need more urban sprawl!! The area in question has been designated from what I understand, as having 'very high' and 'high'

P.T.O

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

(not two)

environmental values. There are three creeks running through the property too from what I heard from a local during the recent Zoom meeting. There will be loss of habitat for the Elk population and other animals that travel through the area.

From what I heard, no specific study has been done on how traffic will be affected. When we first moved out here there were three wineries. Now with all the wineries and added developments up Arawana, the traffic in spring summer and fall is greatly affected by tourists and home owners. 40 additional homes on the proposed site would add on average another two cars per household. We are already noticing a marked increase in traffic heading North past our home. We recently turned around in the entrance to Grace Estates just past Gulch Road. The visibility when you leave that property is extremely poor with restricted vision both ways. Added traffic will make for a deadly corner. Also one of the most direct access roads from the proposed development to the village would be down Gulch Road. Its a poorly maintained farm access road at best. The roads in and around Naramata were not made to withstand the traffic it is seeing now.

Just because someone thinks that there is room to put in more and more housing doesn't make it a good plan for the community. Sensitive green spaces are being developed, causing negative environmental impacts and ugly rural sprawl. The decision to develop these areas destroy all that makes Naramata so special.

As an example of how passionate Naramatians are about preserving green spaces look at the recent fantastic fund raising undertaken in a short period of time to preserve/save Centre Beach. We love our community and it should be preserved not over developed by those who are only interested in carving it up for personal profit.

Please pay attention to the locals and make a decision on this property that will protect our valued green spaces and preserve what makes Naramata so special.

Once these spaces are gone, they are gone forever and there's no going back!

Pam Sutherland



Feedback Form

RECEIVED
Regional District

OCT 29 2020

101 Martin Street
Penticton BC V2A 5J9

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: GARY SUTHERLAND
(please print)

Street Address: [REDACTED]

Date: OCTOBER 28/20

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 1975, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

I DO NOT SUPPORT THE REZONING PROPOSAL OR ANY DECISION TO CREATE 40 LOTS ON THE SUBJECT PROPERTY. WOULD THE NEW HOMES BE BUILT AND LIVED IN BY YOUNG FAMILYS? DOUBTFULL AS THE PROPERTY AND BUILD COSTS WOULD EXCEED ONE MILLION DOLLARS, MORE LIKELY VACATION HOMES AND THAT DOES NOT HELP THE COMMUNITY AT ALL. NARAMATA ROAD WAS NOT BUILT AS A CONSTRUCTION CORRIDOR BUT LATELY THE NUMBER OF DUMP TRUCKS, CRANES AND LOWBEDS WITH DB CATS LOADERS ETC IS GETTING OUT OF HAND. IN EXCHANGE FOR SPOILING 40ha OF PRISTINE RURAL LAND THE DEVELOPER HAS SUGGESTED A SMALL PARK AND A PARKING LOT WOULD BE A NICE ADDITION TO THE COMMUNITY. I QUESTION

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

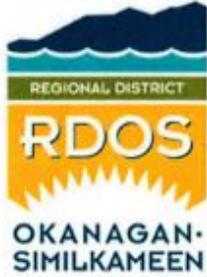
(OVER) →

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.

WHETHER THIS PROPOSAL HAS ANY REDEEMING FACTORS AT ALL. THE DEVELOPER WILL MAKE MONEY AND TAKE IT AND LEAVE. THE RDOS WILL COLLECT MORE TAX DOLLARS AND DISTRIBUTE IT ACCORDING TO THE NEEDS OF THE WHOLE DISTRICT LEAVING NARAMATA WITH A MINOR SHARE. WHO WILL BE ON THE HOOK FOR THE WATER, SEWER, ROAD AND OTHER UPGRADES THAT WILL COME WITH EXCESSIVE DEVELOPMENT? WE HAVE A BEAUTIFUL LITTLE COMMUNITY IN NARAMATA AND WOULD LIKE TO MAINTAIN THE SMALL RURAL FEELING. LETS NOT GET CAUGHT UP IN THE CURRENT FEELINGS THAT MORE IS BETTER AND BIGGER IS BETTER. NOT EVERYONE HAS THE RIGHT TO LIVE IN OUR LITTLE PARADISE. I AM NOT AGAINST GROWTH BUT THERE HAS TO BE A MUCH BETTER PLAN THAN HAS BEEN PUT FORWARD IN THIS PROPOSAL. THIS IS A SENSITIVE ENVIRONMENTAL AREA Re: WILDLIFE AND WATER COURSES, THE IMPACT OF THIS DEVELOPMENT IN THIS AREA WOULD BE DEVESTATING. LETS CONSIDER THE FUTURE OF THE AREA RATHER THAN THE DOLLAR SIGNS. ###

Sally J. Hubbard

35 YEAR NARAMATA RESIDENT.



Feedback Form

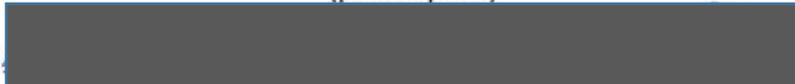
Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Alan Nixon
(please print)

Street Address: 

RE: Electoral Area "E" Official Community Plan Amendment Bylaw No. 2458.16
Electoral Area "E" Zoning Amendment Bylaw No. 2459.37
4850 North Naramata Road (District Lot 197S, SDYD, Except Plan B4649 A62)

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37.

Please send attached typed page.

Thank you.



Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting

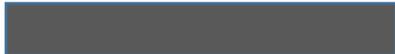
Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal 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.

RE: PROPOSED OCP AMENDMENTS TO FACILITATE A DEVELOPER

Thank you again for the opportunity to respond. I will confine my comments to the presentation at the ACP meeting by the developer's representative. I have already sent an email regarding the main issues as I see them.

The presentation:

1. Implied that Naramata was in need of development and that this was good and should be accomplished prior to any revision of the community plan.
2. Pointed out that there were over 140 vacant lots in existing developments which tends to negate the above. Also, when a sewer system is eventually installed in the village this will free up lots there for homes.
3. Indicated the desirability of rural living - which would not be enhanced by a sub-division for Penticton.
4. Indicated that the Ecora funded biologists had designated a small portion on the northwest and the riparian areas as high sensitivity and a small tract along the east border as less so. This disagrees with the Nature Trust assessment and I have talked with the deer and elk which roam my property and they were unaware that they were to travel on these designated tracts only!! Clearly a thorough environmental assessment is required.
5. Also implied was advantage to the water supply by placing a reservoir on the site. My water pressure is 15psi entering my home so clearly massive changes to the system would have to be made to accommodate a reservoir. The engineers have yet to be consulted.
6. Indicated that the proposed site was equidistant from the village as Arawana. What relevance this has I do not know.

Respectfully submitted, Alan J Nixon. 



roger wild

Planning

2020-10-21

Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37 4850 N Naramata Rd



Wild Holdings Ltd., owner of lots 4970 & 4990 N Naramata Rd would like to register our opposition to the proposed Bylaw Amendment (File No. E2019.017-ZONE). We feel the proposed development is not in the best interest of the area, and have a few specific concerns itemized below;

Rain water infiltration. The proposal calls for 40 1 hectare lots, with access roads, driveways etc. The increase in hardscaping will have significant impact on rain water flows. The area has a lot of bed rock with sparse top soil. This will inevitably lead to excessive erosion and damage, particularly west of Naramata Rd, and down slope to the lake. Tetra-Tech's review document (File: 704-ENG VMin03052-!) details the shortcomings of Ecora's rainwater drainage plans for developments south of the proposed development. Damage to adjacent lots were/is extensive and restitution to property owners is held up in legal wrangling between the developer and various levels of local and provincial government. As the proposed development will be undertaken by the same Limited Liability entity, any subsequent issues regarding damage to adjacent properties are likely to end up in a similar legal "stand-off". Given Ecora's track record we fail to see why RDOS would move forward with the amendment.

Traffic. Traffic volumes on Naramata Rd, especially during construction are very likely to create numerous issues. The road is not suitable for high volume heavy vehicle traffic, which will result in damage and erosion of the road surface and substrate. Additionally the winding nature of the road would increase concerns regarding safety.

Lot Density. 40 1 hectare lots represents a significant increase in dwelling density for the area. Our lot at 4970 N Naramata Rd is currently the smallest lot in the area, most if not all the other lots are 2+ hectares preserving the pastoral feel of this unique area.

Thank you for your consideration of these views in advance

Roger and Lynda Wild
(Wild Holdings Ltd)





Shirjorg

Cory Labrecque

10:09 AM

Feedback for Naramata 40 lot proposal: Please acknowledge you have received this.



This is a terrible proposal that will ruin the very thing that makes Naramata unique. Adding more vehicles to a predominately agriculture-use road will frustrate visitors, farmers and even these rich potential buyers. Locals are desperate for affordable housing and native born young adults already cannot afford to live in their own neighbourhood and have to move away. Do you really think that locals will be able to afford this subdivision? I attended the meeting in October and was dismayed to see the median age of attendees appeared to be about 73 years of age. WHERE ARE THE REPRESENTATIVES OF THE YOUNG ADULTS OF OUR COMMUNITY??? How does a plan like this even begin to engage their interests and need for sustainable housing??

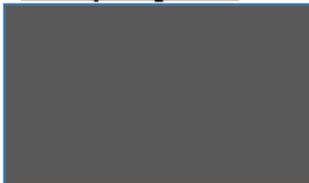
The proposed buyers of this subdivision will likely be weekend summer season wealthy people who will not contribute to the community or have a vested interest in the concerns of maintaining the sustainability of this area. Additionally, the KVR is a valued wilderness experience and looking down onto luxe homes defeats the purpose of offering limited access to nature. Just look at the KVR that is surrounded by the oversized weekend homes in the Stonebrook area...from there to Arawana it is cycling through a subdivision. Visitors can do that at home in their own subdivisions! The wildlife also will have their travelling trails disrupted and they will be at risk as "nuisances".

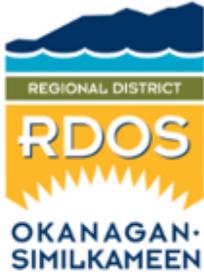
Greed

should not be a rationale for allowing this subdivision. You will destroy this agricultural based community and our grandchildren will remember it as a place that "used to be". If this subdivision is passed, this land will be covered in concrete and asphalt forever. Do not let this pass.

Thank you.

Shirley Jorgensen





Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Shirley Jorgensen
print)

Street Address: [Redacted]

RE: **Electoral Area "E" Official Community Plan Amendment Bylaw No. 2458.16**
Electoral Area "E" Zoning Amendment Bylaw No. 2459.37
4850 North Naramata Road (District Lot 197S, SDYD, Except Plan B4649 A62)

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

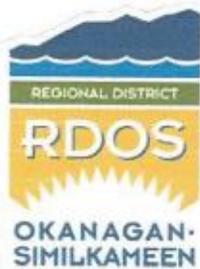
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37.

This is a terrible proposal that will ruin the very thing that makes Naramata unique. Adding more vehicles to a predominately agriculture-use road will frustrate visitors, farmers and even these rich potential buyers. Locals are desperate for affordable housing and native born young adults already cannot afford to live in their own neighbourhood and have to move away. Do you really think that locals will be able to afford this subdivision? These will likely be weekend summer season wealthy people who will not contribute to the community or have a vested interest in the concerns of maintaining the sustainability of this area. The KVR is a valued wilderness experience and looking down onto luxe homes defeats the purpose of offering limited access to nature. Just look at the KVR that is surrounded by the oversized weekend homes in the Stonebrook area...from there to Arawana it is cycling through a subdivision. Visitors can do that at home in their own subdivisions! The wildlife also will have their travelling trails disrupted and they will be at risk as "nuisances".

Greed should not be a rationale for

allowing this subdivision. You will destroy this agricultural based community and our grandchildren will remember it as a place that "used to be". Seriously, there are still affordable homes in the village and surrounding areas. Let people buy these. If this subdivision is passed, this land will be covered in concrete and asphalt forever. Do not let this pass.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting



Feedback Form

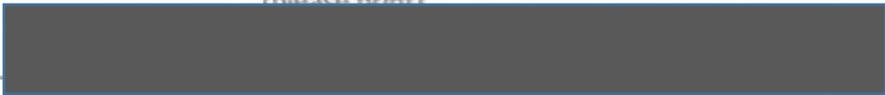
Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: ERIC MISCHHEL
(please print)

Street Address: 

Date: Oct. 19, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

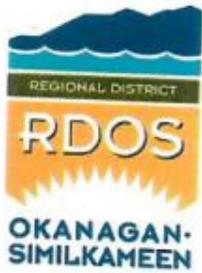
- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

- ① Proposal is outside the Official Community Plan (OCP). This kind of development was not deemed acceptable when OCP was written and should not be allowed now.
- ② current taxpayers may be faced with negative impact on the Municipal Water System, infrastructure and fire, police resources
- ③ Will overburden Naramata Beach Road with intolerable traffic
- ④ Environmentally sensitive areas will be negatively impacted
- ⑤ Home building plans not environmentally efficient

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Brett Warren
(please print)

Street Address: [REDACTED]

Date: 2020-10-26

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

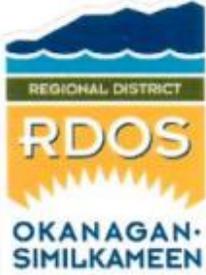
My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Mary Kellough
(please print)

Street Address: [REDACTED]

Date: 2020-10-26

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

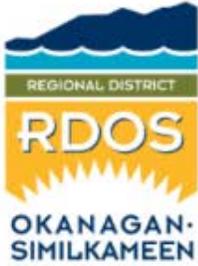
My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Duncan McCowan , Pauline Jones
(please print)

Street Address: [REDACTED]

Date: October 6, 2020

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Please find attached--Feedback letter dated October 6,2020 from D. McCowan and P. Jones

This feedback letter is in addition to the previous letter sent and acknowledged by RDOS planning on Dec. 3,2019

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

CONCERNS re 4850 N NARAMATA ROAD DEVELOPMENT PROPOSAL
File E2019.17-ZONE

- **WATERSHED**
 - highly environmentally-sensitive area
 - 3 creeks run through the property
 - high-risk development in a major catchment area
 - 5 road crossings proposed over the creeks

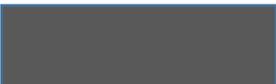
- **GEOLOGY**
 - development will require significant blasting and re-contouring, likely with serious consequences; the potential exists to open subterranean aquifers, which will create huge drainage and surface issues
 - the addition of asphalt and concrete, compounded by steep grades, will significantly alter drainage courses
 - removal and alteration of ground cover will reduce water infiltration, thereby increasing the likelihood of flooding and erosion
 - there is the distinct likelihood of legal ramifications for the RDOS if the developer's drainage system fails; several lawsuits are pending in the case of the Outlook Naramata Benchlands development, where the approved drainage designs were ineffective and caused severe damage to downhill properties

- **SEPTIC**
 - to date the developer has not submitted evidence of sufficient land area and correct soils being present "for percolation of effluent", which they have acknowledged is necessary for sanitary requirements to be met from on-site septic systems

- **WILDLIFE CORRIDOR**
 - the property in question has been identified as being situated in a key wildlife corridor; the proposed subdivision would have negative consequences for human and wildlife interaction

- **INFRASTRUCTURE**
 - increased water demand by a development of this magnitude, beyond the existing service boundary, will require major investment in new water infrastructure
 - traffic and safety issues (vehicular, bicycle, pedestrian) must be addressed, considering both the increased traffic and the numerous egress/ingress points associated with this and other developments along Naramata Road

Duncan McCowan
Pauline Jones





Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Christopher Sutton
(please print)

Street Address: [REDACTED]

Date: 19th October 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 1975, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

I am a resident of Naramata and I would like to state my opposition to this development. This is based on a number of reasons that I would like to set out below.

1. Lack of community attachment

This is an opportunity by a property developer to make money out of developing a site of outstanding rural beauty. Although the owner of the land says he has owned it for a number of years, there is a strong feeling that the business people most closely linked to this opportunity have little or no close ties with the community and therefore are not concerned about how this development will affect the area, in terms of pressure on infrastructure, increased risk of flooding, fires or congestion. Further, without close links, it is difficult to see how they will stay engaged with the protection of the environment once the diggers and trucks move in.

2. History of flooding following similar developments

The series of developments that have occurred on the upper slopes of the Naramata bench have invariably caused issues with flooding further down towards the slopes. The constant disturbance of the

underlying bedrocks and natural drainage channels, which this development will invariably add to, has the potential to cause more flooding to locations in the area.

3. Detracting from the area's natural beauty

The beauty of Naramata is enhanced by the fact that it is not a suburb or heavily populated area. There is an equitable and balanced mix of rural living and natural beauty, supplemented by the agricultural activity in the area. That is why we are becoming such an attractive tourist location. Problem is, we are also becoming an attractive speculative development area. The development of 150 acres of forest will do nothing to enhance the beauty and allure of the area – in fact, quite the opposite.

For example, walk up the KVR towards Robinson Creek and look down at the lake through all the trees. Now imagine in 5 to 10 years time when these houses have been built and all the view has been destroyed through the developers building roads and houses, and also home owners cutting down trees to improve their view. This is not what Naramata needs, nor is it a blank cheque for property developers.

4. Naramata has a natural capacity for homes – we are not under any obligation to create additional, needless capacity

Areas like ours owe their beauty to an understanding that there is a capacity and limit to housing opportunities. Once we have met that capacity, this should not be an argument that more is needed, purely because a developer has a piece of land that they are desperate to build on and make a nice profit.

There are still a number of lots still unsold on the existing building sites of Kettle Ridge and Outlook. These have been on sale for a long time. Before any conversations are had about capacity running out, there should be a review of outstanding lots for sale (and the reasons why) before we open up further tracts of land for development. Also, looking at this area from a distance, the scar that Outlook etc. has caused on the hillside is glaring. Have a look next time you drive along the 97 and look across to Naramata and you will see what effect the deforestation of 150 acres will look like if this is allowed to proceed.

5. This is just the start....

The parcel of land also extends to the north east of the KVR. If this development is allowed to proceed, then the genie is out of the bottle. The precedent will be set and there will be an additional application for the development of that land too. The proposal even has a suggestion for linking the two pieces via a road bridge.

6. The benefits the developer claim are very thin in substance

The economic benefit will be to contractors (who are already in short supply in the area) realtors and lawyers. 40 houses, especially if these become holiday homes, will not have a serious impact on local retail and restaurants, over and above that usually seen during the summer season.

7. Environmental sensitivity is an issue here

By their own admission, the build site includes high and moderate ESAs. The extensive building that will take place on the low level ESAs will bound to have an adverse effect on the more sensitive areas

By their own admission in their report (p7), this is an area of high fire risk. Their mitigation is to clear the trees, which in itself goes against the need to maintain natural beauty. Naramata has FireSmart initiatives in process that will mitigate fire risk without the need to build houses

8. This is not in line with OCP guidelines

I honestly struggle to see how this development meets many of the OCP goals in determining the appropriateness of proposed developments

- The show of dissent on the recent virtual meeting showed that this is not in line with community values
- Scenic vistas will be destroyed, or at a minimum, seriously impacted
- We have enough green space and park space
- Building on 150 acres will not protect important and sensitive features of the natural environment that exist in the area
- OCP goals state that there should be a concentration on infill. This is anything but.
- Recent local flooding shows what impact these kinds of builds have on adjacent agricultural land
- This area would necessitate new infrastructure, especially roads and utilities

9. Developers are trying to fit the reality of a housing estate into a Growth Strategy Bye-law

Yes, Naramata is a rural growth area, and a place where limited future growth is anticipated. This proposed development is a serious threat to that ideal. The developer's argument that this is low density housing tries to hide the reality that this build will have a huge impact on a small area, destroying a key area in the north Naramata area that is enjoyed by locals and tourists who appreciate the rural beauty of the area, rather than overlooking a bloated housing suburb.

Further, existing builds should not give this idea the precedent it is looking for. We have four existing new builds, each one has yet to completed. Just because these exist should not be seen as a green light to more developments. Further, as their application states (p6) there are still over 100 vacant lots. Do we need 40 more?

10. Park Dedication

Do we honestly need the additional parkland that this scheme is offering to build? I think there is enough natural land in the area. It seems ironic that the developer is keen to promote the idea of creating additional parkland as part of their development when they themselves are destroying natural parkland in the pursuit of this development. Further, we do not need additional access to the KVR. Part of the charm is that people and cyclists can travel safely without having to cross more carparks.

11. In conclusion

Finally, should this development be allowed, I do not savour the thought of 10 years of building in the area – dirt trucks up and down the Naramata Road and the slow degradation of an area that needs new housing areas like a fish needs a bicycle. These are seriously steep slopes and building will be a real challenge. Finding stable footings will be a long protracted process, and the area will be severely impacted as building locations are located, inspected and gauged out.

I encourage the Board to recognise that this proposal plays on the opportunities offered by the regional growth plan, especially the concept of low density. Simply put, they are gaming the system, but in reality, it will result in the mass clearing of a significant area of natural beauty. This will not be an easy build and the local area will suffer through the attempts of builders and developers to create housing in an area that does not warrant nor need such a development.

I would also refer the board to a news article that appeared last year that compares the Napa Valley to the Naramata bench:

<https://www.heraldnet.com/life/a-wine-wonderland-awaits-north-of-the-border-in-canadas-napa/>

“A wine wonderland awaits north of the border in Canada’s Napa. Here are prize-winning wines from British Columbia’s *stunningly beautiful Okanagan Valley*.”

Year on year, we are proving to be a popular area for quality wine and recognised as a truly beautiful area. Please do not let property developers ruin this and allow them to make a profit at our expense.



Proposed rezoning of 4850 North Naramata Road



To whom it may concern

My husband and I have lived at 4865 North Naramata Road for the past nearly fifty years. We are of the firm belief that if someone owns a piece of property they should be free to do what they please with it, PROVIDED THAT ANY DEVELOPMENT OF THE PROPERTY DOES NOT SERIOUSLY IMPACT NEARBY PROPERTIES. Unfortunately, that does not appear to be the case for this application.

While the addition of a few new lots would likely not have a great impact on the area the development of forty on the relatively steep and rocky hillside above us, we feel, would.

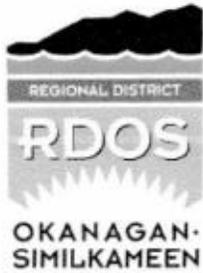
We have the following concerns:

- (1). If approved, this development would add 40 households with the potential of 80 to 160 new residents. Taking into account the accompanying likelihood of the typical two cars per household, it is a lot for an already fragile area.
- (2). As mentioned, the area in question is fairly steep and is largely bedrock. Over the years we have experienced runoff from heavy rainfall, especially in the spring and fall months resulting in our driveway sustaining serious damage. (It has to be rebuilt after each occasion) This with only one residence above us. The addition of another 40 on the hillside above us will likely make the situation worse. The proposed development with the accompanying removal of trees and the addition of paved roads and driveways would no doubt have a negative impact on the capacity of the land to absorb sudden water increases.
- (3). Our house is the last on the north end of the water line. When we have a very dry summer, which is not an infrequent occurrence, the water pressure drops dramatically. As a result, our water becomes a trickle during peak use. We wonder how this will be impacted by another 40 residences.
- (4). The potential for forest fire is now of huge concern. With climate change and lack of snow pack in recent years, the area is tinder dry and the threat of fire is constant. In our own case, we have twice been evacuated and in 2003 were unable to return to our property for several weeks. The most recent fire in 2014, was started just north of our property, and came close to engulfing our home. With heavy development in the hills above us, the threat will increase.
- (5). Another potential problem that doesn't seem to be addressed is that of the Naramata Road itself. Currently, anyone living in the area knows about the appalling state of the road. With the huge increasing pressure of tourists visiting the area, it will get worse and some plan should be in place for upgrading, with or without new development. The volume of traffic alone during peak times is getting to the point where the road may not be able to cope without adjustment. While wineries are a great boost to the local economy, they do add to the congestion. The influx of cyclists, both local and visiting, is also a worry. They are particularly at risk given the meagre bike lane width and the ever increasing traffic pressure.

I have not mentioned the overall environmental impact.

Yours sincerely,
Malcolm and Hazel Clark

Sent from my iPad



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Joanne Finn
(please print)

Street Address: [REDACTED]

Date: 20 Oct. 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

- This proposed overdevelopment is on an environmentally sensitive area.

- The road is not built to handle the number of vehicles that a development of this size would a) require for construction + b) be required for up to 80 additional personal vehicles

- This was not considered in the original OCP! It's far too dense for this area.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

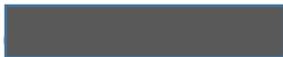
Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal 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.



October 25, 2020

To: Regional District of Okanagan Similkameen (Planning)

FROM: Mark and Wanda Berry



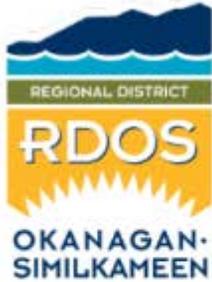
RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. - District Lot 1975, SDYD, Except Plan B4649 A62

This letter is sent with much concern over the proposed 40 lot residential subdivision adjacent to our property for the following reasons:

- 1) This is a major wildlife corridor with 4 creeks (2 seasonal).
- 2) Considering access challenges on steep, uneven and rocky land, the site would require blasting with little regard for the environmental sensitivity and by extension for the impact on wildlife. This would have irreparable ecological damage.
- 3) The impact of 40 sewer systems on rocky terrain
- 4) Increasing traffic on Naramata Road when the road is narrow with few pullout or passing areas. We regularly witness "close calls" between vehicles and pedal bike traffic. Naramata Road has become a mecca for pedal bikers.
- 5) The RUN OFF impact of TRUST CREEK which borders the north west slope and our property (and others) down to Okanagan Lake. Our water well is located along the creek. Are there any guarantees that water etc from above properties wouldn't be diverted to Trust Creek which sees a major flow of water, rocks and forest debris in spring/summer? Well water CONTAMINATION is a tremendous concern for us.

In closing, we ask that all parties involved take a step back to consider that our quality of life (and unspoken true "wealth") comes not from the "push" for "development" and "development wealth" but from retaining ecological function and protecting delicate ecosystems from damage thus minimizing our footprint.

Respectfully submitted,
Mark and Wanda Berry



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Kaleigh Jorgensen
(please print)

Street Address: [REDACTED]

Date: Oct 23, 2020

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

I am absolutely against this rezoning and development. It is right above our family farm, and I have many concerns including water management, fire management, and who takes responsibility when problems arise. The proposed number of houses is out of step with the rural living enjoyed and cultivated by caring citizens who are present to build their community year round. Do people with wealth get to decide what happens to a very unique part of the world? It seems the developers referenced this proposal as aligning with the Community Plan. I do not think that many neighbours to this proposed development would agree that this exclusive and elitist direction of housing in Naramata upholds their values. Perhaps it is time for a new community plan updated to reflect the present and future of Naramata.

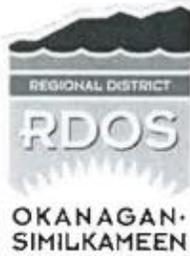
Although we are currently in a pandemic, the feedback process has been difficult to navigate. The Town Hall style Zoom meeting in early October was not recorded despite good feedback from participants. Since a development this large would affect many people for years to come, it was surprising and disconcerting that this proposal was not a front and centre issue for the RDOS to communicate to citizens.

If this plan passes even in a reduced form, what doors does that open for the future of Naramata? Some things once given, can never be gotten back.

Kaleigh Jorgensen



Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2019.017-ZONE

FROM: Name: MARK + WANDA BERRY
(please print)

Street Address: [REDACTED]

Date: SEPT 24TH 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

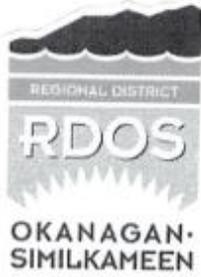
- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

THIS IS A MAJOR WILDLIFE CORRIDOR INCLUDING RATTLE SNAKES, MULE + WHITE TAIL DEER, ELK, MANY LIZARDS AND BEAR, COYOTE'S + WOLVES 4 CREEKS (2 SEASONAL)
NARAMATA RD ITSELF IS GETTING TO BE A MECA FOR PEDAL BIKERS EVEN THOUGH THE ROAD IS NOT WIDE ENOUGH RESULTING IN CLOSE CALLS WEEKLY.
NORTH NARAMATA ROAD SEE'S HUNDREDS OF BIKES THROUGH THE SUMMER AND WEEKENDS ALTHOUGH THERE ARE VERY FEW PULL OUTS OR PASSING AREA'S
40 SEWER SYSTEMS ON PROPERTY THAT IS 50% ROCK IS A CONCERN
THE BLASTING THAT WILL TAKE PLACE TO GET THE ROAD IN IS ALSO A MAJOR CONCERN
IT SEEMS NARAMATA IS IN A CONSTANT BATTLE AGAINST DEVELOPERS TRYING TO GET RICH.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: John Evison & Monica Sloan
(please print)

Street Address: [Redacted]

Date: Sept. 24th, 2020

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel. *and ask that RDOS consider our concerns outlined in the attached document.*

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

To: RDOS Planning Department , Cory Labrecque
From: Residents of [REDACTED]
Re: 4850 N. Naramata Rd. Project E2019.017 – Zone

We are writing as residents of 4920 N. Naramata Rd. and owners of 4932 N. Naramata Rd. to the proposed rezoning for a 100 acre, 40 lot subdivision of 4850 N. Naramata Rd. We are very concerned over the impact that such a significant development may have on our above identified properties. Having lived on N. Naramata Rd. for almost 14 years, we have come to appreciate the very special uniqueness of what remains of the Ponderosa pine (*Pinus ponderosa*) – Blue bunch wheat grass (*Pseudoroegneria spicata*) biogeoclimatic ecosystem that characterizes this area, and worry that this proposed subdivision will do irreversible harm to this ecosystem. We have a number of specific concerns that we would like to draw to your attention.

1. Stability of Groundwater Aquifers and impact on well-water availability.
Much of the 100 acre planned subdivision consists of surface bedrock interspersed with a light soil. As a result, development in the area will likely require significant rock movement to build roads and home sites. Some blasting may be required. Experience over the years has taught us that blasting for these purposes may result in serious unintended consequences, specifically impacting the subsurface aquifers and the water availability to existing wells in the area. There is no guarantee that pre-existing wells in the area will not be affected by blasting.
2. Impact of springs in 100 acre area.
Infrequently, but especially in years of heavy run-off from snow melt, artesian springs appear in this area. These springs are unmarked and occur between Trust Creek and Baerg Creek. In the spring of 2018 the flow filled the roadside ditch on the east side of N. Naramata Rd. from Baerg Creek northward and flooded an apple orchard on the west side by draining under N. Naramata Rd. Because these springs are very intermittent, our concern is that it will be difficult to factor in this impact in a systematic manner and thus avoiding placing a building site on top of one.
3. Impact of Increasing Surface Water Runoff during Periods of High Precipitation.
With the addition of asphalt and concrete to a 40 unit subdivision, the problem of uncontrolled runoff from this area will be only compounded. The flow of runoff water in Baerg Creek passes under N. Naramata Rd. through an orchard into a gully, ending in Okanagan Lake at Mill Road north of Naramata Village. This likely increase in flow not only in the spring but also in the summer because of thunder storms may affect home sites on Mill Rd.
4. Disruption of Well-Established Wildlife Corridors.
The bench lands are full of well-worn animal tracks that bisect the hills both north-south and east-west providing valley bottom and potential lake access to elk, deer, both mule and white-tail, coyotes and bear populations in the area. A subdivision of this scope would severely impact the use of these wildlife corridors which are decreasing in number as it is. This increases the risk

of negative interaction between wildlife and humans, and the subsequent loss of the species, particularly bears.

5. Loss of Pristine Ponderosa Pine – Blue Bunch Wheat grass Habitat.

The area in question is a nearly pristine, unblemished Ponderosa Pine – Blue Bunch wheatgrass habitat remaining along the Naramata bench back to Penticton. This area is relatively free of invasive plant species such as Diffuse Knapweed (*Centauria diffusa*), Dalmatian Toadflax (*Linaria dalmatica*), Hounds-tongue (*Cynoglossum officinale*) etc. Any clearing of the land surface will undoubtedly increase the density of invasive species – at least some of the proposed development area is worth preserving for everyone's benefit including the people who may eventually live there.

6. Impact of Naramata Infrastructure.

Anyone who lives along North Naramata Road understands the fragile condition of the infrastructure that supports our local residences. In terms of water availability, based on nominal flows of artesian water available to nearly 10 acre and smaller properties, we are concerned that existing aquifers will not be able to supply to such a high density development (forty 2.5 acre lots) causing irreparable damage to the aquifer (s) we rely on for our water. Residents who have lived in this area for over 40 years and depend on wells have experienced years where the water flow was minimal as a result of a 2-3 year low snowpack. If the developers plan to access reticulated water from the Naramata water system, we assume that significant new water infrastructure development would be required to service the demand from the development and that the costs will be factored into the cost of development and not borne by the residents of Naramata.

While we assume the subdivision will rely on the latest in septic system technology, the more northerly section of the area is represented by significant rock bluffs which would impact the number of septic field sites and their potential success.

In Conclusion:

We hope you will take these concerns seriously in your assessment of the proposed subdivision, recognizing the importance of achieving development that is sustainable and supportable. We do not feel that this proposed development (40 lots) is either, based on the concerns we have provided above.-

Respectfully Submitted

John Evison and Monica Sloan

Owners



To: RDOS Planning Department

From: Residents of [REDACTED]

RE: Project E2019.017- Zone 4850 N. Naramata Rd.

We are writing as residents of 4830 N. Naramata Rd, with regard to the rezoning application for a 100 acre, 40 lot subdivision of 4850 N. Naramata Rd. We have many concerns over the impact that a development of that magnitude will have on our adjacent property, as well as on the greater community. We have lived in our house for more than 6 years, own a business on Naramata Rd and have taken an active role in the Naramata community. We have a number of specific concerns that we would like to draw to your attention in your assessment of the proposed subdivision.

As a professional geologist I am very concerned about terrain. The landscape elements over this 100 acre parcel consist of mixed deposits of glaciolacustrine sediments and outcrops of coarse grained metamorphic rocks. These metamorphic rocks have been altered through geologic faulting. The topography of the surface sediments is controlled by the form of the underlying bedrock, and thus the surface elements are highly variable. There are also a significant number of artisan aquifers.

1. This development will require significant blasting and recontouring to accommodate all the home sites and roads. Serious consequences will likely be the following:
 - An impact on the flows from subsurface aquifers.
 - The potential exists to open aquifers that will create huge drainage and surface issues. Subsurface aquifers in existing wells in the area could be affected.
 - Stability of the surface sediments.
 - With the addition of asphalt and concrete, compounded by steep grades, surface water runoff will significantly change drainage courses, resulting in erosion and severe instability. A case in point is the Outlook Naramata Benchlands Project which included removal of vegetation, blasting of the new subdivision and recontouring the surface. The subsequent rainfall in May 2018 resulted in severe erosion, serious flood damage, danger to downhill properties and a lawsuit.

2. Disruption of Wildlife Corridor

In our backyard we have enjoyed many observations of mule deer, white tail deer, elk, coyotes and our neighbourhood bears as they cross the property. We believe we have a bear den nearby and see them often. The proposed subdivision would create major negative consequences for human and wildlife interaction.

3. Infrastructure

At 4830 N. Naramata Rd, we are the last house on the main Naramata water system. We experience frequent periods of such low water pressure that we have had to install a large pump to supply adequate water to our home. The increased water demand by a development of this magnitude will require major new investment in water infrastructure to avoid future water pressure and supply issues.

Ecora has provided some preliminary infrastructure costs based on their experience with "similar projects". They acknowledge that "limited information" has been obtained to date. Until significant geotechnical investigations are completed, we challenge such comparisons to other projects. Inadequately projected costs cannot be borne by Naramata residents or by the RDOS.

4. Septic

In the Ecora Development Plan submission *"Sanitary requirements could be met from the use of on-site septic systems providing that sufficient land area and the correct soils are present for percolation of effluent"*.

We strongly question that the large area of this development with its numerous outcrops of bedrock will be conducive to effective septic systems. We are also extremely concerned about seepage onto our own property immediately below a number of the proposed units.

5. Naramata Community Plan

The larger traffic issue should be addressed via an impact study of the increased number of vehicle trips per day using North Naramata Rd, particularly considering the numerous egress points associated with this and other proposed developments. Pedestrian as well as vehicular and animal safety is a major concern.

The RDOS Regional Growth Strategy includes to *"promote human settlement that is socially, economically and environmentally healthy"*; We sincerely hope that the RDOS keeps that uppermost in mind while assessing this proposed subdivision.

In conclusion, based on our stated concerns we believe this proposed development of 40 lots does not fit with the RDOS Regional Growth Strategy or with the Naramata Community's best interests.

Thank you for your consideration,

Duncan McCowan, P. Geol. and Pauline Jones

RECEIVED
Regional District

NOV 23 2019

101 Martin Street
Penticton BC V2A 5J9

ED
RICT

19

in Street
Penticton BC V2A 5J9

Naramata Nov 16, 2019

Re: Proposed plan 4850 North Naramata Rd.
DL 197S

Dear Sir or Madam,

My wife and I have lived at 4810 North Naramata Rd since 2012 and have owned the property since 2006. In this time, we have both been active in the community where we are privileged to live. We have many concerns regarding the addition of 40 lots to be developed to the north of us on the east side of North Naramata Rd.

Ecology.

The proposed division into 40 lots includes the Baerg Creek and several animal corridors from east to west, which would be adversely affected by such a largescale development.

In addition, as has been experienced with the development, further south denuding the area of trees and changing the land contours has resulted in a serious flood danger for downhill properties. In this case not only properties to the east but also the undermining and destabilisation of North Naramata Rd.

Infrastructure.

There would be considerable strain on the existing infrastructure caused by the addition of 40 homes. The water required, should there not be use of local well, would require an increase in pressure upstream and we would like to know the consequence of this particularly when the commercial irrigation starts in spring.

North Naramata Rd. is relatively narrow with many twists and turns. Areas at the edge have crumbled over time leaving ruts and holes. Cyclists use this road frequently singly or in groups. Has the RDOS considered the impact of potentially 80 more vehicles using the road daily?

Naramata Community Plan.

The plan was designed to allow limited and graduated growth. Naramata is a unique community which thrives on a mix of old and new residents, young and old. It is to be hoped that any developments would not only enrich the tax base but also the cultural and social equity of Naramata by encouraging full-time residents.

Thank you for your consideration,
Sincerely,



Alan and Gail Nixon.

Peter Simonsen/Cyndie Salting

October 21st 2019

[REDACTED]
Naramata B.C.

VOH 1N1

Phone 250-488-0363

Dear Cory Labrecque

We are the owners of lot 197s and are writing to express our concerns about the upland development of lot 197 (project #E2019.017-zone) 4850 North Naramata Rd. Proponent Donna Butler (Ecora).

We are long time experienced fruit growers and landowners in the Naramata and Penticton area. We fully respect an individuals right to do what they wish on their own property within their rights under the law and so long as it does not adversely effect the neighboring community.

Lot 197s has been farmed by us for many years and is zoned agricultural. Our concern is with spring melt and storm water runoff and in this regard Lot 197 is in our opinion highly unsuitable for development due to the amount of bedrock and the steepness of the property.

Baerg Creek flows through our property. Many years back previous owners, in an attempt to make the property farmable , put in drainage and culverts. Over the years we have often had problems with storms and spring runoff but have managed to deal with these random acts of nature and continue to farm. Due to the amount of bedrock and the steepness of lot 197 very little water infiltrates or is held back naturally during these annual events.

My concern is that if the non bedrock portions of the property were covered over with large housing projects with large driveways and outbuildings covering the land that once held back a portion of the runoff, combined with a paved road through the middle; we will lose our culverts, trees and land in these same normal predictable annual weather events.

I can't see how the developer can mitigate these effects, or how we can. Water will always flow onto our lot. If diverted somehow to Robinson creek this is also a problem for my inlaws pear orchard. It can barely handle the upland runoff and frequently floods as it is. If diverted to Trust Creek to the north this amount of water this quickly will cause erosion problems for other property owners.

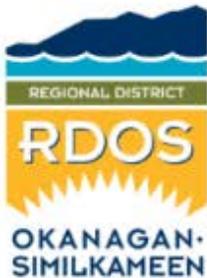
The water from all 3 creeks must eventually must cross Mill Road and the culverts there are often overflowing and threatening the lakefront properties.

We don't believe that it is possible to develop this property without having a negative effect on the neighboring properties.

Sincerely,



Peter Simonsen and Cyndie Salting



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Shelley and Jim Smillie
(please print)

Street Address: [REDACTED]

Date: September 24, 2020

RE: **Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37**
4850 North Naramata Rd. — District Lot 197S, SDYD, Except Plan B4649 A62

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

N. Naramata Road infrastructure already significantly lacking to support significant increase in vehicle traffic for such a rural area

Already precarious for cyclists and pedestrians dodging vehicles and tractors with no easements, narrow and potholed road

Concern about water drainage for properties below, as witnessed on Gawne Rd after development above

Concern for wildlife, further migrating towards town and urban areas (deer, rams, elk, etc.)

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



Pam Sutherland [REDACTED]

Planning

2020-10-11

Rezoning Amendment Naramata

You replied to this message on 2020-10-13 9:48 AM.

We would like to go on record as follows:

Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd.— District Lot 197S, SDYD, Except Plan B4649 A62

I do not support the proposed rezoning of the subject parcel.

Pam Sutherland [REDACTED]

I do not support the proposed rezoning of the subject parcel.

Gary Sutherland [REDACTED]

If time allows before the Board meeting that addresses the first reading of this amendment, we will be dropping off completed feedback forms at the RDOS office.

For now we would like you to be aware of our strong lack of support for the proposed rezoning of the subject parcel.

Regards,
Pam and Gary Sutherland

Sent from my iPad



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2019.017-ZONE

FROM: Name: Gravin Soyce + Sheila Home.
(please print)

Street Address: 

Date: Oct 20, 2020

**RE: Electoral Area "E" Zoning Amendment Bylaw No. 2458.16 & 2459.37
4850 North Naramata Rd. — District Lot 1975, SDYD, Except Plan B4649 A62**

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2458.16 & 2459.37

Given the rural nature and the tourism/hospitality industry of the area Enough is Enough!

Please reject the existing zoning.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.



December 16, 2019

File: 2019091
Your File: E2019.017-ZONE

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

Attention: JoAnn Peachey, Planner

Re: Rezoning application to allow 40-lot subdivision at 4850 North Naramata Road,
Naramata, BC.

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development has reviewed the above noted referral. We understand that the proposed re-zoning is to facilitate a 40-lot subdivision at the subject property.

According to our records, the proposed development area contains the following sensitive values:

- Very High and High Conservation Ranking
- Critical Habitat for:
 - Western Rattlesnake
 - Great Basin Gopher Snake
 - Desert Nightsnake
 - Lewis's Woodpecker
- Three riparian corridors

We do not recommend supporting the proposed re-zoning as it is not consistent with the 2008 OCP Resource Area designation (20 ha. minimum lot size). The proposed level of development would result in significant disturbance in an area of very high conservation value and increase human/snake conflict.

Furthermore, we recommend a comprehensive Environmental Assessment be completed before further consideration of re-zoning.

Also:

- the proposed 10m "no-build" zones adjacent to the identified streams may not meet the terms of the RAPR—no indication is made as to how that width was determined

- We strongly recommend requiring a comprehensive RAPR assessment of the riparian areas to show that subdivision as planned will not result in ‘sterilised’ lots—i.e. a useable building site/envelope must be demonstrated in lots within 30 m of watercourses.

It is the proponent’s responsibility to ensure his/her activities are in compliance with all relevant legislation, including the *Water Sustainability Act* and the *Wildlife Act*. The undersigned may be reached at Jamie.Leathem@gov.bc.ca or 250-490-8294 if you have further questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jamie Leathem', written in a cursive style.

Jamie Leathem, M.Sc.
Ecosystems Biologist
For the Referral Committee

JL/jl



Interior Health
Every person matters

December 19, 2019

Cory Labrecque
Penticton City Hall
171 Main Street
Penticton, BC V2A 5A9

RE: File No. E2019.017-ZONE: District Lot 197S, SDYD, Except Plan B4649 A62: 4850 North Naramata Road

Dear Cory Labrecque,

Thank you for the opportunity to provide comments for consideration regarding file E2019.017-ZONE at 4850 North Naramata Road. It is our understanding that the intent is to amend the land use designation of the property from Resource Area (RA) to Small Holdings (SH) within the Electoral Area 'E' Official Community Plan Bylaw; and amend the zoning of the property from Resource Area (RA) to Small Holdings Three (SH3) within the Electoral Area 'E' Zoning Bylaw, to allow for a 40 lot residential subdivision on the western part of the property. This referral has been reviewed from a Healthy Community Development, a Drinking Water Supply and from a Land Use, as it applies to Sewage, perspectives. The following information is for your consideration:

Healthy Community Development

The Regional District of Okanagan Similkameen can support the health of residents by promoting healthy built environment planning principles which health evidence demonstrates has a positive impact on people's physical, mental and social health. [The Healthy Built Environment Linkages Toolkit](#) is an evidence based resource which links planning principles to health outcomes. When residential land use is separated from amenities (e.g. parks, schools, commercial areas, etc) by distance and terrain, the primary transportation choice for most trips is single occupancy vehicle, which supports sedentary, less physically active and more socially isolated lifestyles, and increased carbon emissions. Also, IH supports preserving environmentally sensitive areas to protect biodiversity, corresponding measures of ecosystem function and limiting exposure to environmental hazards, such as wildfire interfaces.

Research demonstrates that more compact, complete, connected and walkable neighbourhoods create environments in which people are physically active and socially connected which has been shown to lower rates of chronic health conditions as well as improve mental health. In addition, from an infrastructure asset management perspective compact communities are more financially feasible to construct and maintain thereby providing clean, safe, reliable utility services well into the future. Compact communities also minimize impact to environmentally sensitive areas and limit exposure to environmental hazards.

Healthy built environment planning principles could be included as criteria when considering how the proposed development supports the health and well-being of community members. Encouraging (or limiting) relatively higher density development to settlement areas or nodes is one way to apply these principles in more rural settings.

Bus: 250-469-7070 x12287
tanya.osborne@interiorhealth.ca
www.interiorhealth.ca

POPULATION HEALTH
505 Doyle Avenue
Kelowna BC V1Y 0C5

Drinking Water Supply

It was noted the proposal for water servicing is to connect to the Naramata Water Supply System. As such, it is important to consider how potable drinking water that meets the BC *Drinking Water Protection Regulation* and Health Canada Guidelines for Drinking Water Quality (GCDWQ) will be consistently provided given:

- Lengthy extension with potentially low usage and long residence/retention within the distribution mains;
- The ability to maintain sufficient chlorine residual within the distribution mains to inhibit microbial survival;
- The ability to provide sufficient chlorine residual while maintaining disinfection by-products below the MACs set out in the GCDWQ;
- Looping of water distribution lines to minimize the creation of dead ends; and
- Ability/design location to facilitate adequate distribution main flushing activities.

Land Use as it applies to Sewage

From the viewpoint of BC policies and regulations governing onsite sewerage dispersal systems and land use:

Within the provided Development Plan, under the "Full Conceptual System Plan" section, the proponents have stated "sanitary requirements could be met from the use of on-site septic systems". However, the Development Plan Maps provided show connections to a sanitary sewer. It is unclear how the proposed lots will be serviced in terms of sewerage – comments have been provided below for either options.

For on-site sewerage servicing: the minimum lot size in the proposed new zone is 1.0ha, which exceeds the best practice of maintaining a minimum lot size of 0.2ha when connecting to community water and individual on-site septic. Please note that should this application be approved and reach subdivision stage, the applicant will be required to demonstrate suitable primary and reserve type 1 trench sewerage dispersal areas on each proposed lots which meet all required criteria from BC Sewerage Standard Practice Manual Version 3.

For connection to an existing sanitary sewer or creation of a private sewer utility: the Sewerage System Regulation under the *Public Health Act* only applies to onsite sewage systems that process a sewage flow of less than 22, 700 litres per day. A community sewer system servicing 40 residential lots will likely exceed this flow. Sewerage systems with flows greater than 22, 700 litres per day fall under the jurisdiction of the Ministry of Environment, under the Municipal Wastewater Regulation.

Thank you for the opportunity to comment on this rezoning application. If you have any questions or concerns, please feel free to contact me at 250-469-7070 x12287.

Sincerely,



Tanya Osborne, BAHS
Community Health Facilitator
Healthy Communities



Carol Leung, CIPHI(C)
Environmental Health Officer
Environmental Assessment Program



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

4850 North Naramata Road Bylaw Referral

FN Consultation ID:

L-191127-E2019017-ZONE

Consulting Org Contact:

Cory Labrecque

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Wednesday, December 11, 2019

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

December 11, 2019

Attention: Cory Labrecque

File Number: E2019.017-ZONE

We are in receipt of the above referral. This proposed activity is within the PIB Area of Interest within the Okanagan Nation's Territory, and the lands and resources are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

PIB has specific referral processing requirements for both government and proponents which are integral to the exercise of our management right and to ensuring that the Crown can meet its duty to consult and accommodate our rights, including our Aboriginal title and management rights. According to this process, proponents are required to pay a \$500 processing fee for each referral. This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, PIB will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

4850 North Naramata Road Bylaw Referral

FN Consultation ID:

L-191127-E2019017-ZONE

Consulting Org Contact:

Cory Labrecque

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Wednesday, December 11, 2019

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

December 11, 2019

Attention: Cory Labrecque

File number: E2019.017-ZONE

RE: 40 (forty) day extension

Thank you for the above application that was sent on November 27, 2019.

This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, the Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 40 days from the existing timeline.

Most recently, the Supreme Court of Canada in the Tsilquot'in case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title, and that Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the right to benefit economically from those uses.

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

I appreciate your co-operation.

limlamt,

Maryssa Bonneau
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

4850 North Naramata Road Bylaw Referral

FN Consultation ID:

L-191127-E2019017-ZONE

Consulting Org Contact:

Cory Labrecque
Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Wednesday, December 11, 2019

Activity No Payment

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

January 14, 2020

File number: E2019.017-ZONE

Attention: Cory Labrecque

Re: 4850 North Naramata Road Bylaw Referral: 30 Day No Payment Activity

We write regarding your failure to pay invoice #L-191127-E2019017-ZONE to conduct a review to obtain additional information in the area of the above referral. To date, no payment has been received and we have therefore been unable to conduct a review of this referral; we must therefore put you on notice that we do not consent, agree or otherwise approve of the activity / development referred to by you in your letter to us dated November 27, 2019.

The Okanagan Nation holds unextinguished aboriginal title to the land and resources within our traditional territory. The above-noted activity / development is within PIB's Area of Responsibility within Okanagan territory and as such, is subject to Okanagan title, jurisdiction, rights and interests, and PIB decision making and responsibility.

Over the last two decades, the Supreme Court of Canada has clarified the law respecting the rights of aboriginal people in British Columbia, which includes the Penticton Indian Band, Okanagan Nation. The Court has clarified that Aboriginal title continues to exist in British Columbia, and is protected by s. 35 of the Constitution Act, 1982.

Most recently, in June 2014, the Supreme Court of Canada in the *Tsilhqot'in* case set out the following characteristics and implications of Aboriginal title:

- Aboriginal title is not limited to intensively used sites; it extends to lands physically occupied and lands over which Indigenous peoples exercised control. Regular use of territories for hunting, fishing, trapping and foraging, with an intention and capacity to control the lands, grounds Aboriginal title.
- The Crown has no beneficial interest (the right to use, enjoy and profit from the economic development of lands) in



With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along North Naramata Road. **Bringing electrical service to the proposed lots will require significant extension work the cost of which may be substantial. To date, arrangements have not been completed to meet either the cost, civil work or the land rights requirement to service the proposed subdivision.** The applicant is responsible for costs associated any changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

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>

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

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



This email and any files transmitted with it, are confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you are not the original recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error, and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you receive this email in error, please notify the sender immediately.



December 4 2019

File No: E2019.017-ZONE

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, B.C. V2A 5J9
Via E-mail: planning@rdos.bc.ca

Re: Proposed OCP and zoning bylaw amendments – 4850 North Naramata Road

Dear Cory Labrecque,

Thank you for providing the B.C. Ministry of Agriculture with the opportunity to comment on the proposed Electoral Area E OCP and Zoning Bylaw amendments for the property located at 4850 North Naramata Road. I have reviewed the documentation you have provided. From an agricultural perspective I can offer the following comments:

- Ministry staff note that the proposed development is directly northwest of land located in the Agricultural Land Reserve (ALR). The ALR is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged, and non-agricultural uses are restricted.
- It is important that the applicants/owners/potential purchasers, including those associated with any future development in the immediate area, be aware that this parcel is adjacent to a farming area. There are many activities associated with the business of farming that may generate noise, dust, odours, and other disturbances. These activities may potentially create nuisance complaints and land use conflict if not adequately addressed.
- Ministry staff encourage the applicant and RDOS to work together with their ALR neighbours to ensure that this development acknowledges farming activity in the area and help reduce any potential issues in the future.
- For consideration, the Ministry's [Guide to Edge Planning](#) provides suggestions that this development may benefit from including road signage, vegetative buffering and disclosure statements along the agriculture-urban boundary. Ministry staff note that any proposed access points and structures should be sited in a way that helps minimize the impact on agricultural areas and/or areas required for farming operations.

If you have any questions, please contact me directly at christina.forbes@gov.bc.ca or 250-861-7201.

Sincerely,

Christina Forbes, P.Ag., Regional Agrologist
B.C. Ministry of Agriculture – Kelowna
Office: (250) 861-7201
E-mail: christina.forbes@gov.bc.ca

Email copy: Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

December 18, 2019

Reply to the attention of Sara Huber
ALC Issue: 51633
Local Government File: E2019.017-ZONE

Lauri Feindell
Administrative Assistant, Regional District of Okanagan Similkameen
lfeindell@rdos.bc.ca

Delivered Electronically

Re: Regional District of Okanagan Similkameen Official Community Plan and Zoning Amendment Bylaw Nos. 2458.16 and 2459.37

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS Electoral Area "E" Official Community Plan (OCP) (the "OCP Bylaw") and Zoning Amendment Bylaw Nos. 2458.16 and 2459.37 ("Bylaw No. 2458.16" and "Bylaw No. 2459.37" respectively) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaws are consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the "General Regulation"), the Agricultural Land Reserve Use Regulation (the "Use Regulation"), and any decisions of the ALC.

The Bylaws propose to amend the Electoral Area "E" OCP Bylaw No. 2458, 2008 land use designation from Resource Area (RA) to Small Holdings (SH) and the Electoral Area "E" Zoning Bylaw No. 2459, 2008 zoning designation from Resource Area (RA) to Small Holdings 3 (SH3) in order facilitate subdivision of the property identified as 4850 North Naramata Road; PID: 001-742-183 (the "Property") into 40 lots.

ALC staff recognizes that the Property is not within the ALR and that North Naramata Road separates the Property from the ALR boundary. ALC staff believes that North Naramata Road provides sufficient buffering to mitigate potential conflicts between agricultural and non-agricultural properties. As such ALC staff has no objection to the Bylaws.

Although the proposed development does not directly affect ALR land, ALC staff has some concerns that increased traffic arising from the development might have negative impacts on the adjoining ALR. It is suggested that the Regional District give thought to how it might mitigate impacts of increased traffic on adjoining farmlands by signage, or improved fencing.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 604-660-7019 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to be 'Sara Huber', written in a cursive style.

Sara Huber, Regional Planner

Enclosure: Referral of OCP and Zoning Amendment Bylaw Nos. 2458.16 and 2459.37

CC: Ministry of Agriculture – Attention: Christina Forbes

51633m1



Response - Archaeology (2019-12-06)

Staff Holidays

Greetings RDOS Planners!

Thank you for your referral regarding 4850 Naramata Road, PID 001742183, DISTRICT LOT 197S SIMILKAMEEN DIVISION YALE DISTRICT EXCEPT: (1) PARCEL A (PLAN A62) (2) PLAN B4649. 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 there is high potential for previously unidentified archaeological sites in the south west corner of the property, as indicated by the brown area shown in the screenshot below, and approximately two-thirds of the remaining property has moderate potential for unknown/unrecorded archaeological deposits, as indicated by the beige area 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 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.



Response - Archaeology (2019-12-06)

Staff Holidays

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.

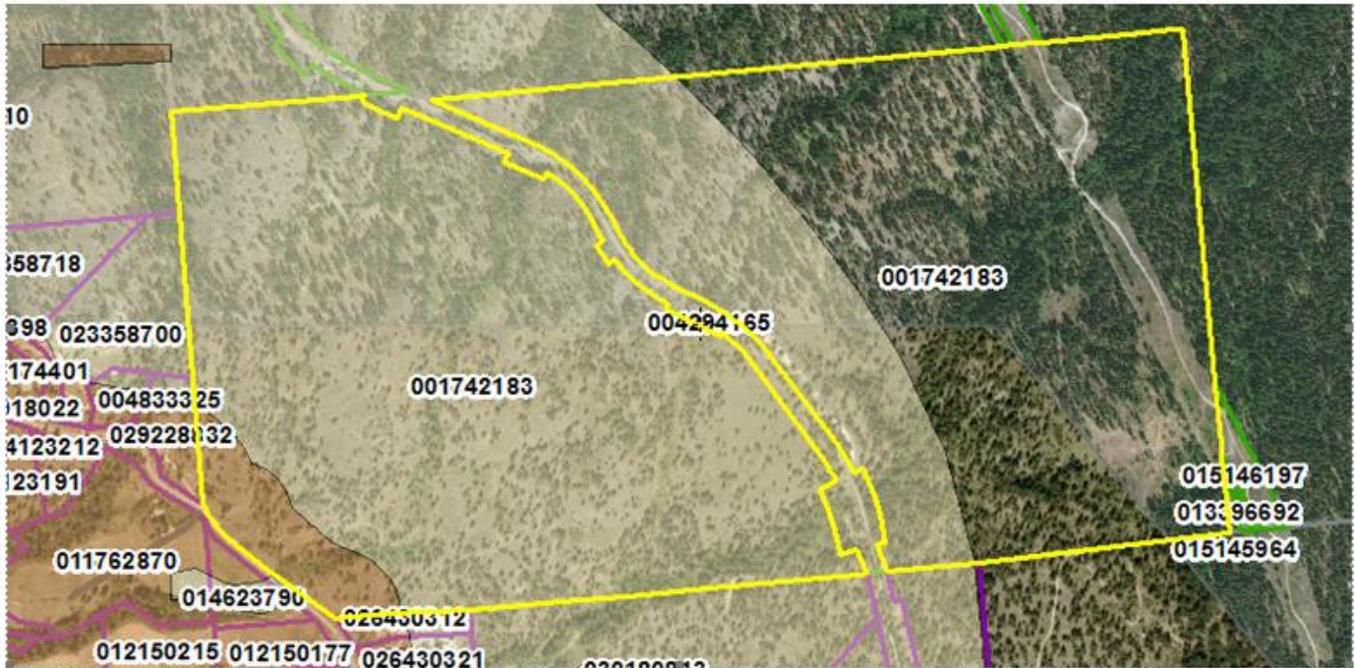
Please let me know if you have any questions regarding this information.

Kind regards,



Response - Archaeology (2019-12-06)

Staff Holidays

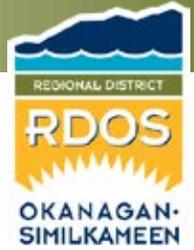


Please note that subject lot boundaries (yellow) and areas of archaeological potential (brown) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.



Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator
Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
3rd Floor, 2975 Jutland Road, Victoria, BC V8T 5J9 / PO Box 9816 STN Prov Govt, Victoria, BC V8W 9W3
Phone: 250-953-3343 | Fax: 250-953-3340 | Website: www.gov.bc.ca/archaeology

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: December 3, 2020
RE: Letter of Concurrence (Freedom Mobile) – Electoral Area “F”

Administrative Recommendation:

THAT the Board authorize a “Letter of Concurrence” to be sent to Innovation, Science, and Economic Development Canada in relation to a proposed telecommunication tower BPE0006C to be located on District Lot 1208, ODYD.

Purpose: To allow for a new communications tower.

Owners: Crown Provincial Agent: Tawny Verigin (Cypress Land Services, Agent for Freedom Mobile)

Legal: District Lot 1208, ODYD Civic: No address (N49.5287, W119.6413) Folio: F04640.000

OCP: No designation Zone: No designation

Proposed Development:

Freedom Mobile has undertaken a public consultation process following the RDOS Board Policy for Communication Towers / Antenna Systems Approval Process (adopted May 7, 2015).

Specifically, Freedom Mobile is requesting from the Board concurrence for the proposed installation and operation of telecommunications facility consisting of a 50.0 metre self-support tower and supporting electrical equipment.

The self-support tower is to be located on Crown land on Mount Nkwala, approximately 1.3 kilometres from the end of Max Lake Road in the West Bench area of Electoral Area “F”.

In support of the concurrence request, the applicant states:

Freedom Mobile seeks to launch its services in Penticton and surrounding areas and requires a site at this location to ensure good network coverage to future Freedom users. The proposed site is a result of many considerations. Existing structures, including the two existing towers were initially reviewed during the site selection process.

After careful consideration, it has been determined that there is not existing capacity at an adequate height for Freedom Mobile to add antenna equipment, as such a new tower is required. The only tower with potential capacity was the Roger’s tower. Rogers communications is utilizing all space above 21 metres of their tower, therefore there is not enough space on the tower to add Freedom antennas in order to operate effectively. For further clarity, Freedom antennas located at 21 metres or lower on the Rogers tower will not be high enough to service areas below the mountain...

Freedom Mobiles radio frequency engineering has identified that the proposed 50.0 metre wireless communications facility will provide service coverage approximately 5 km in all directions from the site coordinates.

The proposed location is considered to be appropriate. The site is removed from residential (there are no properties within a few kilometres), the tower is adjacent to other towers and the tower will be minimal visible from any of the nearby highways.

Statutory Requirements:

Under Section 4.2 of Innovation, Science and Economic Development Canada (ISED) Antenna Tower Siting Policy, "proponents must follow Industry Canada's Default Public Consultation process where the local land use authority does not have an established and documented public consultation process applicable to antenna siting."

The RDOS Board Policy for Communication Towers / Antenna Systems Approval Process was adopted on May 7, 2015 and outlines items required for the public consultation process and design details expected by the RDOS.

Site Context:

District Lot 1208 is an approximately 1.4 ha parcel of Crown land surrounded by Penticton Indian Band lands and is located at the top of Mount Nkwala, approximately 3.5 kilometres from the City of Penticton and 4 kilometres from the District of Summerland. Road access to the parcel is from Max Lake Road in Electoral Area "F" to a private access road through the Penticton Indian Band lands.

The site contains two existing communications towers and is surrounded by vacant, undeveloped lands.

Background:

The subject parcel has not been designated under the Electoral Area "F" Official Community Plan (OCP) Bylaw No. 2790, 2018 nor the Electoral Area "F" Zoning Bylaw No. 2461, 2008.

It is understood that this parcel of land was previously within the jurisdiction of the Penticton Indian Band and therefore was not designated under the bylaws.

On September 30, 2020, Freedom Mobile submitted a package that included a summary of the project and, in accordance with the Board Policy, conducted expanded public consultation by:

- holding an electronic public meeting on October 27, 2020;
- mailing public notification to all properties within a 1000 m radius of the proposed facility, including the details of the electronic public meeting; and
- placing newspaper advertisements of the electronic public meeting in the October 14, 2020 and October 21, 2020 editions of the Penticton Western News.

The consultation period ended on November 23, 2020 and no public comments were received by the RDOS or Freedom Mobile during the consultation period. Any public comments received by the RDOS will be included as a separate item on the agenda.

For the Board's information, Freedom Mobile seeks to find the best option for the community and placement of any new facilities; however, if the Board were to approve a letter of non-concurrence to be sent, Freedom Mobile has an option to apply for an 'Impasse' and the file will be reviewed and the decision may be overturned by Innovation, Science and Economic Development Canada.

Analysis:

This proposal for a new 50.0 communications tower is considered to adhere to the preference for enhanced public consultation and locational & design guidelines outlined in the applicable Board Policy.

The location is considered a preferred location as it is away from Residential zoned areas and in a non-residential area (i.e. rural area with no nearby dwellings). Further, every effort was made to locate on existing structures; however, co-location on existing structures was not feasible.

Sites of topographic prominence, such as mountain tops visible from settlement areas, are considered discouraged locations due to visibility concerns. However, in this instance, it is seen as a preferred option as the tower will be located in a rural area away from residences and in a location with existing towers (i.e. "co-siting").

In terms of health and safety, the applicant states that the proposed installation will need to meet Health Canada's Safety Code 6 requirements to ensure public safety. It is the responsibility of the federal government to ensure that standards are established to ensure public safety.

The Board Policy also contains guidelines for the design and style of a proposed antenna system. The proposed tower is a similar lattice-style to existing towers on site.

In general, the proposed facilities meets these Board policy guidelines and Administration supports the Letter of Concurrence to proceed.

Alternatives:

- .1 THAT the Board of Directors provide a Letter of Non-Concurrence to Industry Canada in relation to proposed telecommunication tower facility BPE0006C located at District Lot 1208, ODYD.
- .2 THAT the Board of Directors defer providing a letter a letter of non-concurrence in order to allow Freedom Mobile to seek an alternative location or design.

Respectfully submitted



JoAnn Peachey, Planner

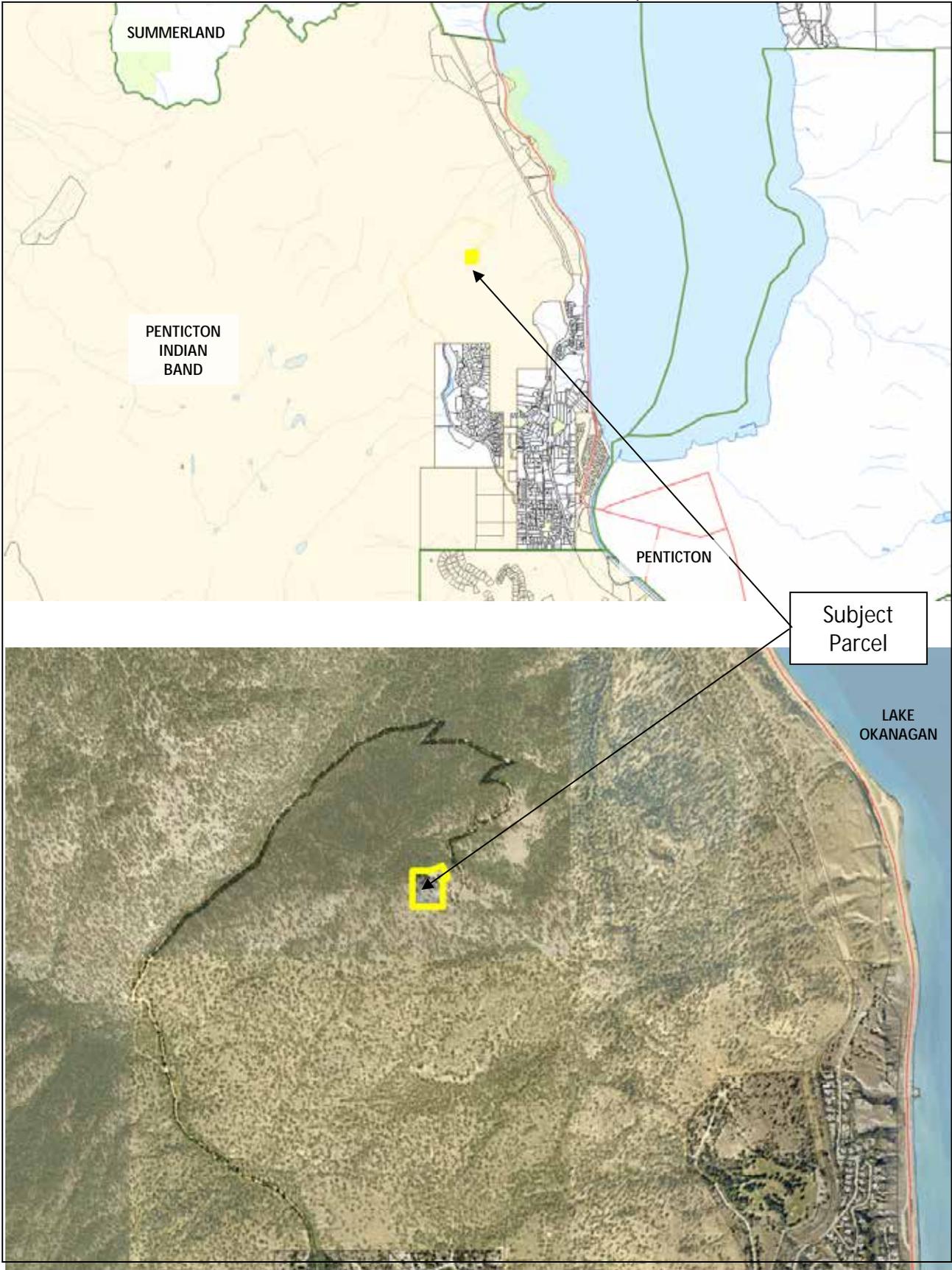
Endorsed by:



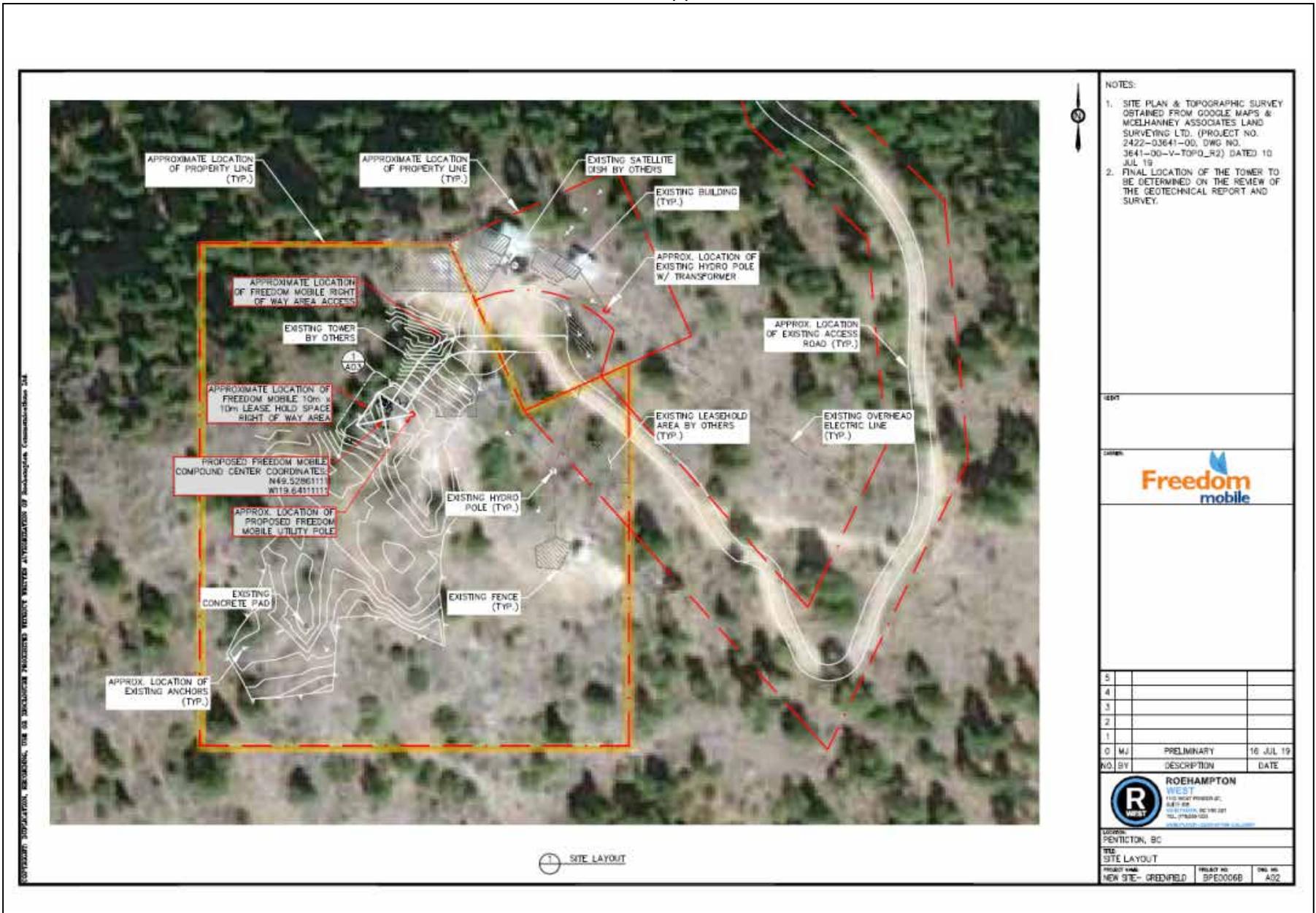
C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps
No. 2 - Applicant's Site Plan
No. 3 – Applicant's Compound Layout
No. 4 – Applicant's Tower Profile
No. 5 – Applicant's Photo Simulations

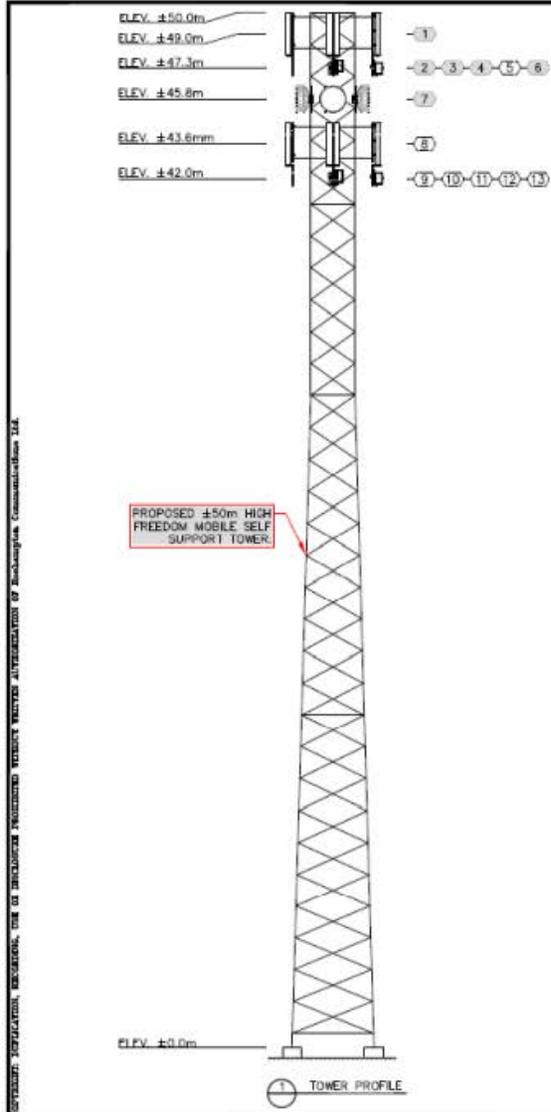
Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant's Site Plan



Attachment No. 4 – Applicant's Tower Profile



RADIO ANTENNA SCHEDULE									
#	ELEV. (m)	ANTENNA/EQUIPMENT			Tx LINE			OWNER	STATUS
		QTY.	MODEL	AZMUTH(DEG.)	QTY.	MODEL	LENGTH		
1	±49.0	3	CGI TPA65R-GESA	±0°/±90°/±180°	36	JUMPERS	±3.0	FREEDOM	PROPOSED
2	±47.3	3	FWJ	-	3/3	DC & FB	±3.0	FREEDOM	PROPOSED
3	±47.3	3	AHFIB	-	3/3	DC & FB	±3.0	FREEDOM	PROPOSED
4	±47.3	3	AHBCC	-	3/3	DC & FB	±3.0	FREEDOM	PROPOSED
5	±47.3	3	RRU	-	3/3	DC & FB	±3.0	FREEDOM	FUTURE
6	±47.3	1/1	DC/FB SPLITTER	-	1/1	DC/FB TRUNK	±48.0	FREEDOM	PROPOSED
7	±45.8	4	2' M/W	±TB0°/±TB0°/±TB0°/±TB0°	4	CAT5E	±48.0	FREEDOM	PROPOSED
8	±43.6	3	CGI TPA65R-GESA	±0°/±90°/±180°	36	JUMPERS	±3.0	FREEDOM	FUTURE
9	±42.0	3	FWJ	-	3/3	DC & FB	±3.0	FREEDOM	FUTURE
10	±42.0	3	AHFIB	-	3/3	DC & FB	±3.0	FREEDOM	FUTURE
11	±42.0	3	AHBCC	-	3/3	DC & FB	±3.0	FREEDOM	FUTURE
12	±42.0	3	RRU	-	3/3	DC & FB	±3.0	FREEDOM	FUTURE
13	±42.0	1/1	DC/FB SPLITTER	-	1/1	DC/FB TRUNK	±45.0	FREEDOM	FUTURE

JUMPERS = LDF4=1/2" DC=1/2-3/4" FIBER = 3/8"-1/2"

- NOTES:**
1. TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION. OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
 2. ALL WORK TO CONFORM TO LATEST FREEDOM MOBILE SPECIFICATIONS.
 3. VERIFY ALL DIMENSIONS DURING INSTALLATION AND REPORT ANY DISCREPANCIES TO ENGINEER.
 4. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
 5. DRAWINGS ARE NOT TO BE SCALED.

5			
4			
3			
2			
1			
0	M/J	PRELIMINARY	16 JUL 19
NO.	BY	DESCRIPTION	DATE
ROEHAMPTON WEST <small>1110 WEST PENDER ST. SUITE 100 VANCOUVER, BC V6E 2E1 TEL: 604.275.2222 WWW.RWEST.COM</small>			
CLIENT: PENTICTON, BC TITLE: TOWER PROFILE PROJECT NAME: NEW SITE- GREENFIELD PROJECT NO: BPE0006B SHEET NO: A01			

Attachment No. 5 – Applicant’s Photo Simulation

BEFORE



AFTER



View - looking south from the highway about 2.5 km from the tower.

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.

Proposed design is subject to change based on final engineer plans

The surrounding pattern of development is generally characterised by large rural parcels in the immediate area and the Coalmont townsite across the river.

Background:

It is unknown when the current boundaries of the subject property were created by a Plan of Subdivision, while available Regional District records indicate that building permits for a guide camp lodge (2010), single family dwelling (2014), and single family dwelling renovations (2018) have previously been issued for this property.

The northeast corner of the parcel, north of Blackburn Road is within the Agricultural Land Reserve (ALR), and BC Assessment has classified the property as "Residential" (Class 01).

Under the Electoral Area "H" Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently split designated Large Holdings (LH) and Agriculture (AG), with the Agriculture designation limited to the northeast corner of the parcel, north of Blackburn Road.

A portion of the parcel is the subject of a Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

Under the Electoral Area "H" Zoning Bylaw No. 2498, 2012, the property is currently split zoned Large Holdings Two (LH2) which allows for a maximum of two principal dwellings on a parcel 16.0 ha or greater. The northeast corner of the parcel, north of Blackburn Road is designated as Agriculture Three (AG3).

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, a small portion of the subject property is within the floodplain associated with the Tulameen River, generally aligning with the portion of the property designated for Agriculture.

Referrals:

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 97 & 3).

Public Process:

On November 12, 2020, a Public Information Meeting (PIM) was held electronically and was attended by one member of the public (as well as six of the property owners).

This item was referred to the Electoral Area "H" Advisory Planning Commission (APC) in the October 20, 2020 agenda; however, the meeting was cancelled due to lack of quorum.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

Administration has concerns with this proposal as it seeks to permit additional principal residences on a single parcel under a "shared ownership" model, which deviates from the provisions of the bylaw as well as typical infrastructure requirements (i.e. road upgrades, right-of-way dedication, parkland dedication).

“Shared ownership” is seen to undermine the intent of the OCP and zoning bylaws, which are structured to support one principal residence per parcel, or subdivision and to promote orderly development of lands.

In addition, “shared ownership” development can create pressure to obtain separate legal titles in the future for development that potentially cannot meet subdivision standards.

Further, it is not generally considered good planning practice to introduce “spot zonings” as these are ad hoc, are generally divorced from broader strategic land use objectives and further grant privileges to a single property owner that are not provided to other owners in the same zone.

For instance, the LH designation speaks to retaining land in a natural state and at a low density of development (e.g. one principal dwelling per parcel), whereas the current proposal is seeking to increase density to 8 principal dwellings on a single parcel.

While it is recognised that eight principal dwellings could be developed on the subject property under the current LH2 zoning *if* the property were subdivided, the applicant is not seeking to undertake a subdivision. For this reason, Administration considers the current request a significant departure from the intent of the LH designation.

Alternative:

Conversely, Administration recognises that the applicant’s proposal will cluster building sites on 1.0 hectare area that will result in the dwellings be sited away from environmentally sensitive and riparian areas located in the southeast quarter of the parcel. This will also reduce the amount of land impacted by the development of the dwellings.

Through density averaging, which is supported under growth management for cluster developments, the area required for the construction of roads will be minimised and more than half of the parcel will be retained as undeveloped land.

To be considered a cluster development, the remainder of the property must be retained and protected from future development (including subdivision) as open space and include protection of environmentally sensitive areas.

The proposed LH2s zoning limits future subdivision by increasing the minimum parcel size to 60.0 ha but does not include controls to limit future development.

In support of the rezoning, the applicant has provided the following to demonstrate the ability to provide on-site water (pumping test report for the existing well servicing the parcel), septic disposal (letter from a Registered Onsite Wastewater Practitioner) and to assess fire hazard risk (Fire Mitigation Report prepared by a Registered Professional Forester).

Summary:

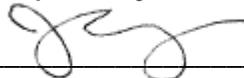
As mentioned above, Administration has significant concerns with “shared ownership” developments and the issues raised by not undertaking subdivision (and associated infrastructure improvements) for new residential development.

Given the above, Administration does not support increasing the number of principal dwellings on the subject parcel and supports the overall objective of promoting orderly development by discouraging “shared ownership” developments in favour of subdivision.

Alternatives:

1. THAT Bylaw No. 2498.19, 2019, 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 January 7, 2021;
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.
2. THAT Bylaw No. 2498.19, 2019, Electoral Area "H" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;
AND THAT the holding of the public hearing be delegated to Director Coyne, or their delegate;
AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Coyne;
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*; or
3. THAT Bylaw No. 2498.19, 2019, Electoral Area "H" Zoning Amendment Bylaw be deferred.

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photo

No. 3 – Aerial Photo

Attachment No. 1 – Applicant’s Site Plan

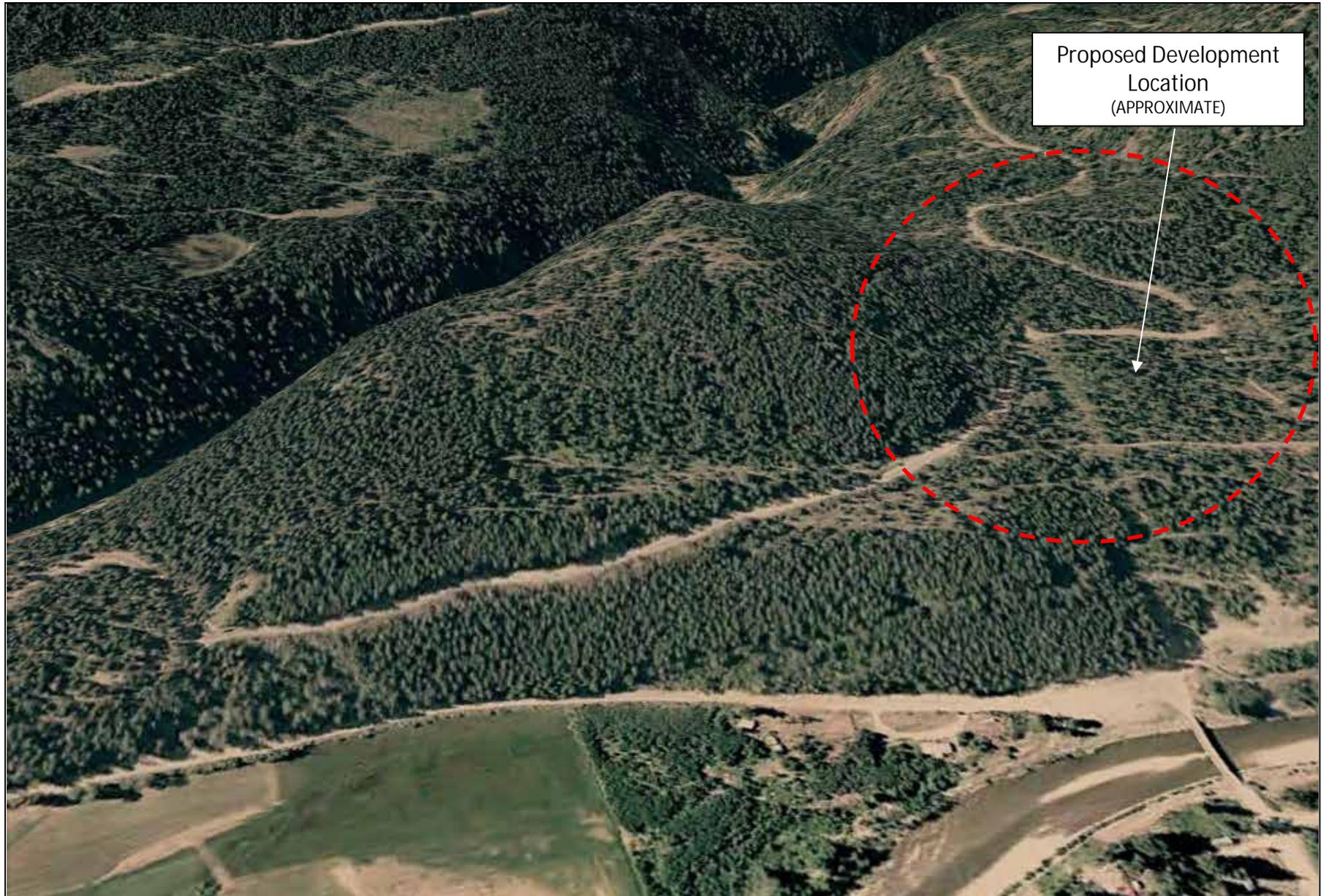


Copyright reserved. All rights reserved. Property of AUSBRIDGE DESIGN. Use or reproduction without the express written permission of AUSBRIDGE DESIGN is prohibited.

Attachment No. 2 – Site Photo



Attachment No. 4 – Aerial Photo (Google Earth)



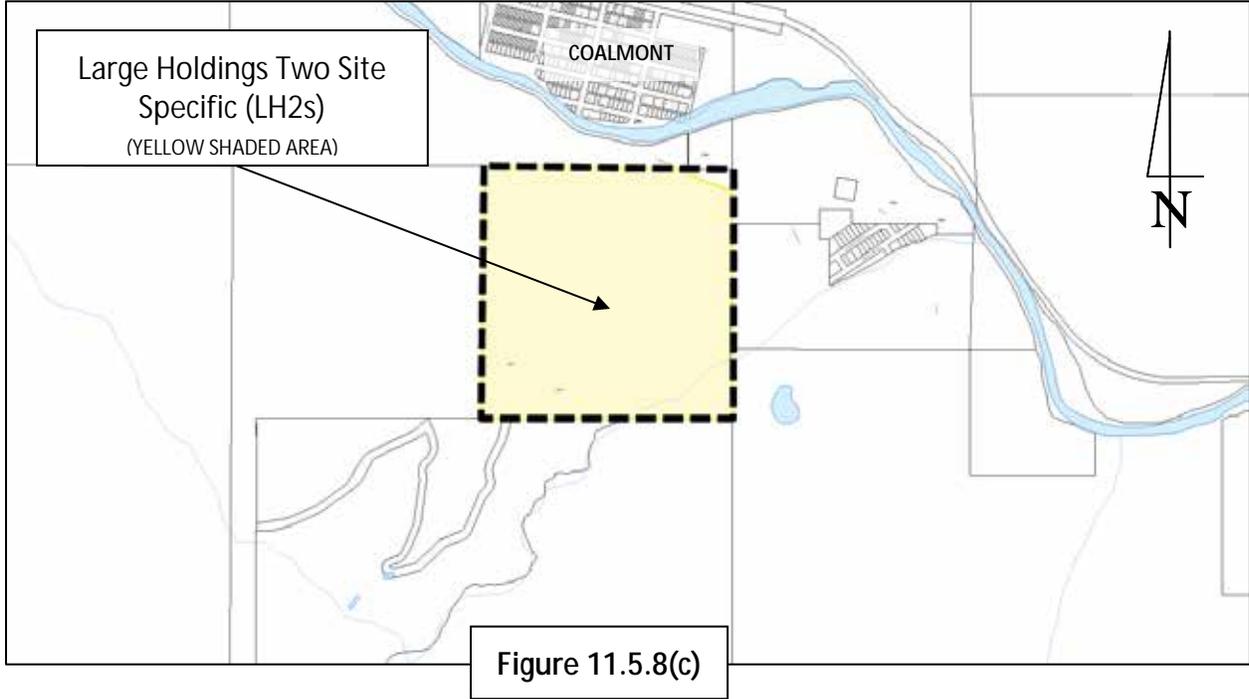
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2498.19, 2019

A Bylaw to amend the Electoral Area "H" Zoning Bylaw No. 2498, 2012

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, 2012."
2. The Official Zoning Map, being Schedule '2' of the Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by changing the land use designation on a portion of the land described Northeast ¼ District Lot 376, YDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Large Holdings Two (LH2) to Site Specific Large Holdings Two (LH2s).
3. The Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by adding the following under 11.5.8 Site Specific Large Holdings Two (LH2s) Regulations:
 - c) In the case of the land described as a portion of Northeast ¼ District Lot 376, YDYD, and shown shaded on Figure 11.5.8(c):
 - i) despite Section 11.5.2, the minimum parcel size shall be 60.0 ha.
 - iii) despite Section 11.5.4, the maximum number of principal dwellings permitted per parcel is eight (8) and the maximum number of accessory dwellings per parcel is one (1).



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

PUBLIC HEARING held on this ____ day of _____, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

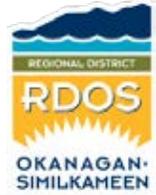
ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

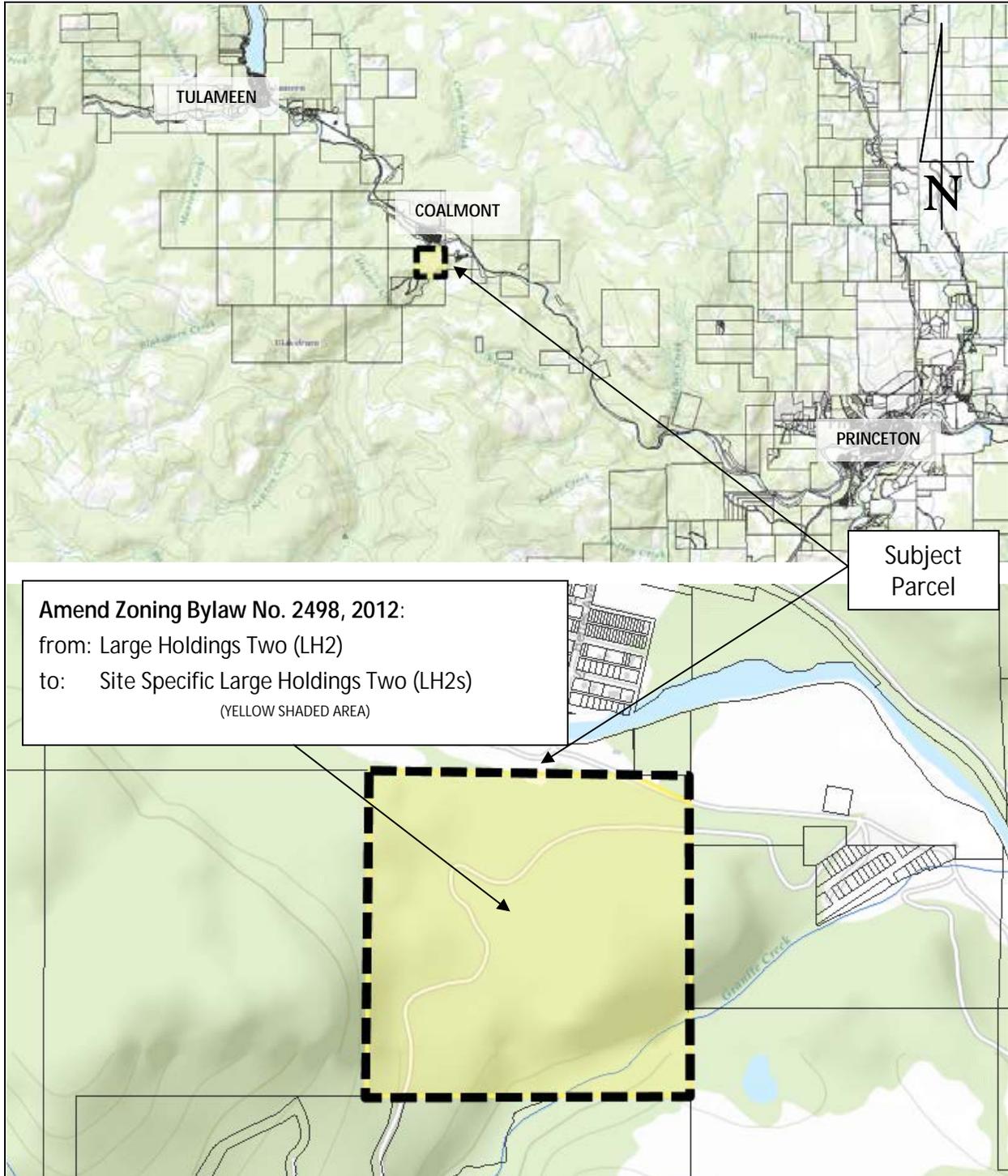
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2498.19, 2019

File No. H2019.011-ZONE

Schedule 'A'



Lauri Feindell

Subject: FW: Bylaw Referral - H2019.011-ZONE

From: Cooper, Diana FLNR:EX <>
Sent: Wednesday, April 8, 2020 8:26 AM
To: Planning <planning@rdos.bc.ca>
Cc: Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: RE: Bylaw Referral - H2019.011-ZONE

Hello RDOS planners! It is my hope that this message finds you all healthy and safe.

Thank you for your referral regarding proposed bylaw changes for 1500 Blakeburn Road, PID 015220494, NORTH EAST 1/4 DISTRICT LOT 376 YALE DIVISION YALE DISTRICT. 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 there is high to moderate potential for previously unidentified archaeological sites to exist on the property, as indicated by the brown (high potential) and beige (moderate potential) areas shown in the second 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.

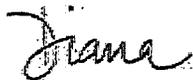
Questions?

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

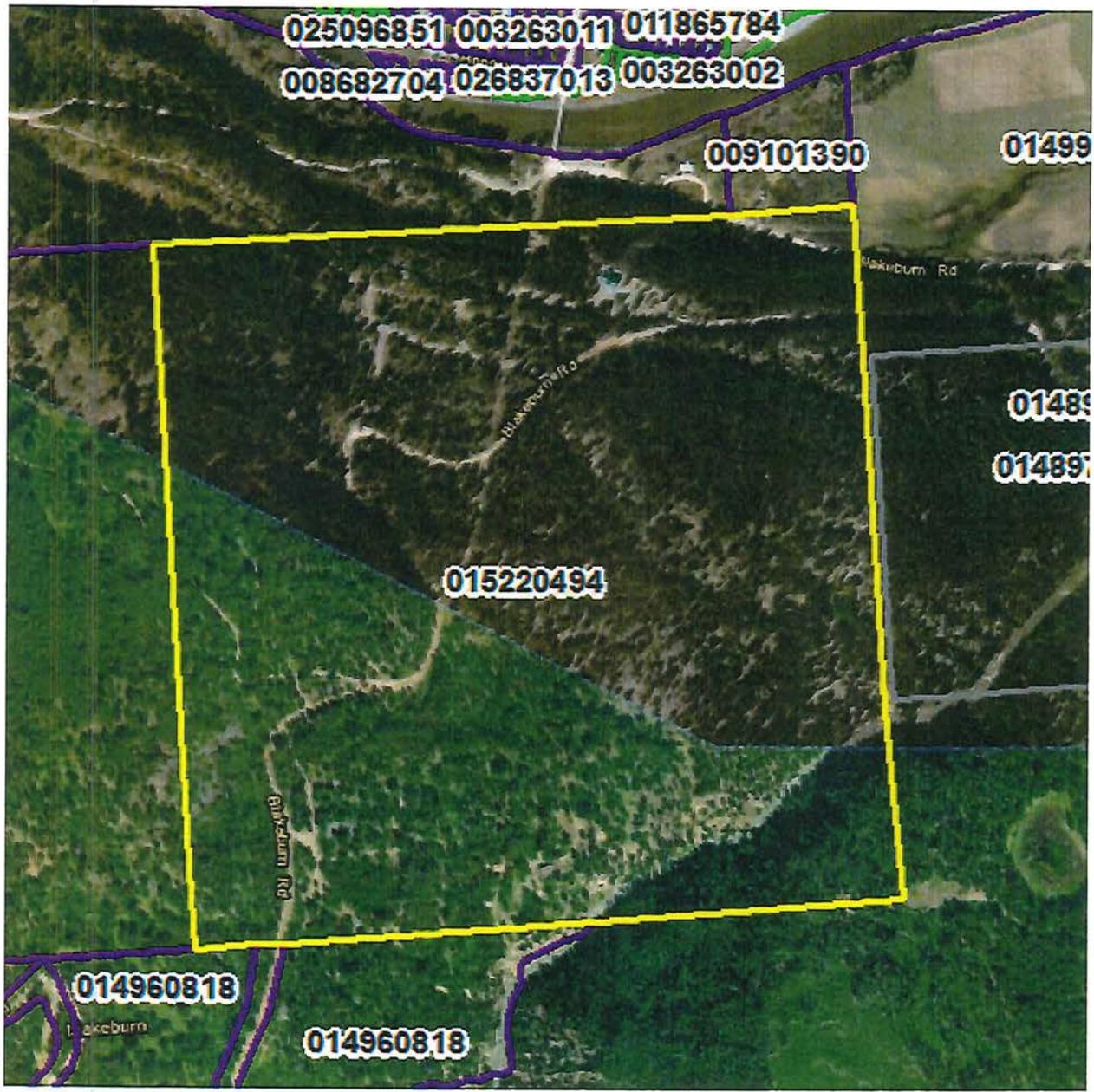
For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

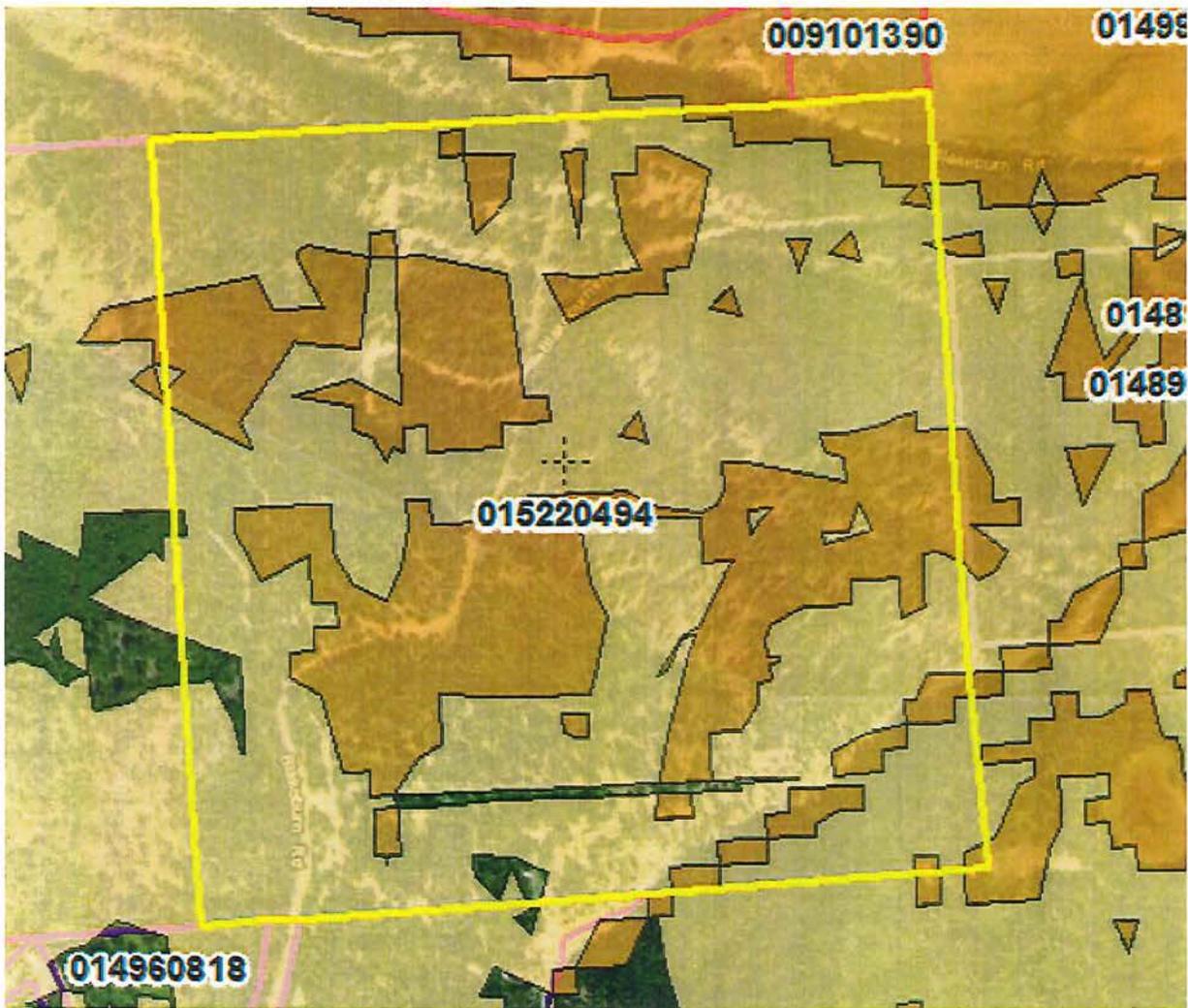
Please let me know if you have any questions regarding this information.

Kind regards,



The colour change shown is only where two aerial images were stitched together – it doesn't represent anything.





Please note that subject lot boundaries (yellow) and areas of archaeological potential (brown = high potential, beige = moderate potential) 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

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2498.19

- Approval Recommended for Reasons Outlined Below Interests Unaffected by Bylaw
- Approval Recommended Subject to Conditions Below Approval Not Recommended Due to Reasons Outlined Below

The Mountain Resort Branch of MFLNRORD's interests are unaffected by this proposal, we do not have any existing or proposed All-Seasons Resorts in this area.

Signature: 

Signed By: Tori Meeks

Agency: Mountain Resorts Branch

Title: Sr Manager, Major Projects

Date: April 8, 2020



Lauri Feindell

Subject: FW: Bylaw Referral - H2019.011-ZONE

From: Poole, Kathryn ENV:EX <K. >
Sent: April 7, 2020 4:09 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: RE: Bylaw Referral - H2019.011-ZONE

Hi Lauri,

The Ministry of Environment doesn't do by-law referrals at present, so we won't be responding.

Best regards,

Kathryn Poole

Program Assistant & Director Support for Brady Nelless | Compliance | Regional Operations Branch | Ministry of Environment and Climate Change Strategy
102 Industrial Place | Penticton BC V2A 7C8 | Tel: 250-490-2205

24-hour RAPP (Report All Poachers and Polluters) tip-line: 1-877-952-7277 (Conservation Officer Service)
24 hour Spill/Environmental Emergency Reporting: 1-800-663-3456 (Provincial Emergency Program)



JoAnn Peachey

From: Danielson, Steven <S...>
Sent: May 7, 2020 2:11 PM
To: Planning
Subject: Blakeburn Rd, 1500 RDOS (H2019-011-ZONE)

Follow Up Flag: Follow up
Flag Status: Flagged

With respect to the above noted file,

There are FortisBC Inc. (Electric) ("FBC(E)") primary distribution facilities within the parent parcel and proposed areas/lots as shown on the plan provided. Significant extension work may be required to bring electrical service to the proposed lots, which may be costly. Further extension work may be required depending on the building site location.

To date, arrangements have not been made to initiate the design process and complete the servicing requirements.

To proceed, 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

JoAnn Peachey

From: sam clark <
Sent: November 17, 2020 1:25 PM
To: Planning
Subject: 1500 Blakeburn rd.

Sent from [Mail](#) for Windows 10

I have no objections to the property 1500 Blakeburn Rd. rezoning to facilitate the eight additional dwellings or any of the other mentioned changes.

Sandra Clark

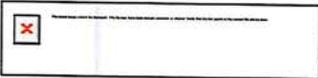
JoAnn Peachey

From: Tom English <...>
Sent: November 17, 2020 5:36 AM
To: Planning
Subject: Project #H2019.011-zone

Follow Up Flag: Follow up
Flag Status: Flagged

Good day , I received your letter regarding the above project & please note I have no issues with the proposed Re zoning , thank you .
Tom English -

Tom English
Towing Sales Representative
Commercial Truck Equipment Co.
O: _____ | C: _____
E: 1 _____
W: www.comtruck.ca



PROVIDING EXPERT TRUCK EQUIPMENT SOLUTIONS ACROSS CANADA



JoAnn Peachey

From: bill allinott <bill.allinott@cityofcoalmont.com>
Sent: November 13, 2020 11:22 AM
To: Planning
Subject: Proposed Rezoning

Follow Up Flag: Flag for follow up
Flag Status: Flagged

As a resident of Coalmont I would like to say yes to the property at 1500 Blakeburn Road. Lot 376 . They have been great neighbor's. Look forward to there 8 new homes.

JoAnn Peachey

From: John Laverdure < >
Sent: November 13, 2020 12:19 PM
To: Planning
Cc: John Laverdure
Subject: RE: H2019.011-ZONE

Follow Up Flag: Flag for follow up
Flag Status: Flagged

As a home owner at I would like to say I support this application as I feel it would prove to support positive growth for our small community . I look forwardto watching the applicants success in moving our community forward with reasonable and planned development .

Respectfully



John Laverdure
SENIOR COMMUNITY RESOURCE WORKER, COMMUNITY LIVING SERVICES
P: **C:** **F:** **E:** **A:** **M:** **WWW:** www.OneSkyCommunity.com

This communication is intended for the use of the recipient to whom it is addressed, and may contain confidential, personal, and/or privileged information. Please advise the sender if you are not the intended recipient of this communication, and do not send a copy, distribute, or take action relying on it. Any communication received in error, or by subsequent reply, should be permanently deleted.

 Please don't print this e-mail unless you really need to.

Nov 10, 2020

The Regional District of Okanagan-Similkameen

To Whom it May Concern:

Re: Proposed Rezoning – 1500 Blakeburn Road: Electroral Area H” Zoning Bylaw Amendment

We are writing to express our support for the development proposal at 1500 Blakeburn Road. It is our understanding that the owners would like to build additional dwellings on the property. We believe the applicant would be respectful neighbors and that this development would be an asset to our community.

Sincerely,

Albert & Lori Rice

The Regional District of Okanagan-Similkameen

To Whom it May Concern:

Re: Proposed Rezoning – 1500 Blakeburn Road: Electroral Area H” Zoning Bylaw Amendment

We are writing to express our support for the development proposal at 1500 Blakeburn Road. It is our understanding that the owners would like to build additional dwellings on the property. We believe the applicant would be respectful neighbors and that this development would be an asset to our community.

Sincerely,


Chris & Kelsey Ranger


JoAnn Peachey

From: .
Sent: November 11, 2020 1:20 PM
To: Planning
Subject: Proposed Rezoning - 1500 Blakeburn Road

To Whom It May Concern

I wish to write in support of the proposed rezoning of 1500 Blakeburn Rd to allow 8 additional dwellings on the 160 acre property being discussed.

With our family we have enjoyed this opportunity for the last couple years. We are newer shareholders in that we purchased our shares from a previous shareholder who had new plans and wished to sell their shares. The share transfer was very orderly. There was no animosity between the previous shareholder group, the exiting shareholders had a different plan for their investment.

We are very pleased with our opportunity and look forward to expanding our interest in as far as accommodations on the 160 acres.

I'd also like to note that we annually visit a recreation community on Paradise Lake which has a similar structure where owners corporately own the property and individually have right to buy and sell their individual cabins. This from what I have observed over the last number of years is also a very orderly structure and the shareholders deal respectfully with each other in maintaining the property and respectfully working with each other as shareholders of a common interest.

I'm aware that there are a number of similar recreational properties with a corporate structure.

Again, I am in support of the application in question.

Regards

Bill Boesterd

To the staff of the Regional District of Okanagan-Similkameen

This letter is to show our support for the rezoning of 1500 Blakeburn Road, Electoral Area "H." We are part time residents of the property and our family always enjoys our time in the area. As parents of a child with significant disabilities we especially enjoy the consistency of a place we know is safe and accessible to our child. During the COVID-19 pandemic we have particularly enjoyed knowing that the buildings would be cleaned and sanitized by the partners.

The proposed rezoning of the property would provide the opportunity to build another structure that is fully wheelchair accessible. Our son loves to be outside, he enjoys the sights and sounds of nature and we all love the natural beauty of the Princeton, Coalmont and Tulameen areas. We hope that you will approve the rezoning of this property so that we can continue to enjoy the area for years to come.

Sincerely

Simon, Amy, Atticus and Felix Braun

JoAnn Peachey

From: Justin Westeringh
Sent: November 10, 2020 12:01 PM
To: JoAnn Peachey
Subject: Granite Creek Quad Ranch

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom this may concern,

I am writing to ask the RDOS Board of directors to support the proposed Rezoning request for 1500 Blakeburn Rd Coalmont. My family and I live in Saskatchewan, and travel to go quadding and snowmobiling at granite creek twice every year. It is our families favorite holiday and has become a tradition for us.

Thanks,
Justin Westeringh

Westbow
GROUP OF COMPANIES

JoAnn Peachey

From: Randy Hoy <
Sent: November 9, 2020 8:24 PM
To: Planning
Cc: Dick Westeringh
Subject: Rezoning 1500 blakeburn rd. Coalmont bc

Follow Up Flag: Follow up
Flag Status: Flagged

Attn JoAnn Peachy

Hello. I have been friends with dick westering for over 40 years. He has always been an extremely generous person.

Since him and his partners have built the granite creek quad ranch at 1500 blakeburn rd coalmont , I have visited there several times. Sometimes in a group of 20 + people, and sometimes with my family to use his cabin and quads as a treat from him.

I am writing regarding the rezoning applications from dick and owners. I think that if there were 8 cabins on the property owned by the 8 co-owners that each owner would have family and friends staying at their cabins and spending time and money in the community nearly all year round.

If the road up there was improved I feel that there would be speeding and carelessness causing problems. As it is, people drive slow and carefully to get there.

Ease considering the application for rezoning without the subdividing part.

Thank you

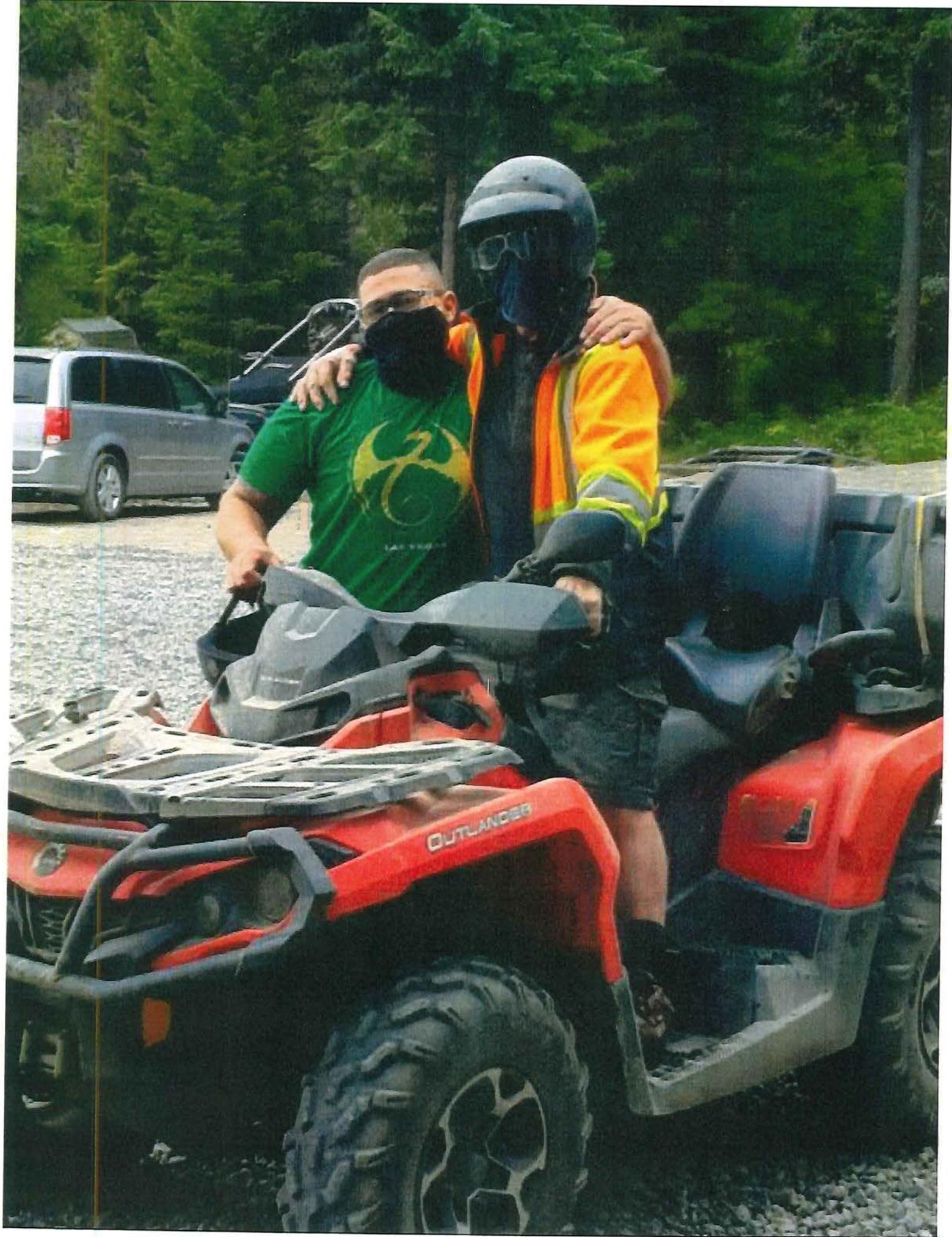
Randell J. Hoy

JoAnn Peachey

From: Curtis Jansen <
Sent: November 5, 2020 7:51 PM
To: Planning
Subject: Granite creek quad ranch
Attachments: 20201105_194925.jpg

Dear JoAnn Preachy,

I am emailing you regarding the rezoning request for granite creek quad ranch at 1500 blakeburn rd in coalmont. I have been to the ranch a couple times now and each time I have been there I have had a fantastic memorable experiences and am hoping this quick little email helps towards the support of the rezoning. Thank you for your time.



JoAnn Peachey

From: Joel Grisnich
Sent: November 4, 2020 9:07 PM
To: Planning
Subject: Granite Creek Quad Ranch

Follow Up Flag: Follow up
Flag Status: Flagged

Good evening Ms Peachy,

I'm writing this evening to express my support for the Granite Creek Quad Ranch Rezoning proposal. I have known Dick Westeringh for my entire life. In fact, my father worked for him before starting his own company, as I also have done. I presume there is a significant amount of trepidation on the boards part to let a professional builder start building houses in the wonderful wilderness. Its worth noting, however, that Mr. Westeringh is quite atypical in that regard. Although you'll never hear it from him (and those around him who know are not the type to bring it up), he's a prolific philanthropist. From entire developments profits for charities (Living Hope- Hudson road, Chilliwack), to his 5 adopted children, to his considerable financial support and tireless fundraising for extremely worthy causes, he is a man who cares deeply about Gods creation and the people in it. Hes also built a school and university in Haiti, bought a house and property for an orphanage, etc. I'm quite certian I am missing some important ones but im also certain you get the point. That point is this; this isnt a stereotypical developer trying to cram houses, in contravention to all rules, into a space because they are used to getting their way and could care less for the negative effects on the enviroment and communities affected. I built the Granite Creek Ranch house back in 2010 and it was delightful for myself and my crew. the area is beautiful! It has since turned into a hugely popular place amongst the Westbow crowd, as Dick will volunteer almost monthly to take whoever wants to go up into the hills to go quading or snowmobiling or hiking. Its a unique experience for many to get that far out into the bush and see the vast beauty of nature; to have 8-10 office folk shushing eachother because a deer was spotted with a fawn on the other side of the valley; to shut the sleds off at the top of the logged hills up above the mine on a clear day and simply sit in silence and admire Gods snowy creation. The respect for nature is enforced and instilled amongst our group.

Thank you for taking the time to read this brief insight into the persons involved. If I can be of any assistance to you in this matter please feel free to contact me.

--
Thank you,
Joel Grisnich

JoAnn Peachey

From: Loren Westeringh
Sent: November 24, 2020 7:40 PM
To: JoAnn Peachey
Subject: Granite Creek Quad Ranch

Hello RDOS Board of directors,

I Really enjoy going to Granite Creek Quad Ranch I go couple times a year. The endless trails never seem to end, finding new trails is my Favourite!

I ask that you support the proposed rezoning request for 1500 Blakeburn Rd Coalmont.

I love the outdoors and respect the environment, I would like to see more options for folks who want enjoy Granite Creek Quad Ranch with us.

Thanks
God Bless
Loren

Sent from [Mail](#) for Windows 10

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: December 3, 2020

RE: Award of RFP for Utilities Truck Cabinetry and Crane

Administrative Recommendation:

THAT Brutus Truck Bodies be awarded the contract to construct and install the Utilities Truck Cabinetry and Crane for \$62,660 plus applicable tax.

Purpose:

To award a contract to construct and install the cabinetry and crane for a utility truck. The utility truck on which the cabinetry and crane is to be mounted has yet to be purchased.

Background:

The RDOS has budgeted \$150,000 in order to purchase a utilities truck. The truck will enable staff to safely lift hydrants, pumps and various equipment when undertaking routine maintenance and ensure that we meet Worksafe requirements.

The type of crane will determine the frame and truck requirements on which the cabinetry and crane will be mounted. The truck portion of the Utility truck is expected to cost around \$68,000 plus tax.

A Request for Proposals was issued and advertised on B.C. Bids.

Analysis:

The next lowest bid for the cabinetry and crane was \$78,980 plus applicable tax by Commercial Truck Equipment Company and required pick up from Surrey B.C..

Brutus Truck Bodies is a Penticton based company with excellent references on their workmanship and quality. Staff believe that the Brutus proposal represents the best overall value for the RDOS.

Respectfully submitted:

Andrew Reeder, Manager of Operations

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: December 3, 2020

RE: Application for CleanBC Organic Infrastructure and Collection Program

Administrative Recommendation:

THAT the Regional District of Okanagan Similkameen submit an application to the CleanBC Organics Infrastructure and Collection Program for funding for the purchase of carts, kitchen catchers and contracted education services for the commencement of curbside residential food waste collection for Electoral Areas 'A' and 'C'; and,

THAT borrowing bylaws, if required, be developed for the RDOS portion of costs for residential food waste collection, including the 1/3 portion of costs required for the CleanBC Organics Infrastructure and Collection Program; and,

THAT letters of support or partnership agreements be offered to the District of Summerland, Town of Oliver, Town of Osoyoos and Osoyoos Indian Band to allow for collaboration for the purchase of carts, kitchen catchers and contracted education services for the commencement of curbside residential food waste collection in these jurisdictions.

Purpose:

To allow the Board to pass the necessary resolutions for the RDOS to apply for the CleanBC Organics Infrastructure and Collection Program. To allow for collaboration between the RDOS, District of Summerland, Town of Oliver, Town of Osoyoos and Osoyoos Indian Band to both strengthen the grant application and reduce costs by working together.

Reference:

[CleanBC Organics Infrastructure and Collection Program](#)

Business Plan Objective:

Oliver Compost Facility – construction of facility

Background:

The Province of BC has launched the CleanBC Organics Infrastructure and Collection Program to provide 2/3 funding for the launch of new food waste curbside collection programs. The grant supports the purchase and delivery of curbside collection carts for food waste, provision of kitchen catchers and contracted education services and materials for the launch of the new program.

Presently the RDOS is constructing a residential food waste compost site at the Oliver Landfill capable of composting residential materials from the Town of Oliver, Town of Osoyoos, Osoyoos Indian Band and Electoral Areas 'A' and 'C'. The construction of the Oliver Landfill compost site is funded in part with a grant from the Organics Infrastructure Program (OIP).

The District of Summerland has also received grant funding from the OIP for the construction of a residential food waste compost site at the Summerland Landfill. The grant requires construction of the compost sites be complete by the March 31st, 2022 for both landfills.

Analysis:

Borrowing for the necessary infrastructure and education program for food waste collection is supported by the Solid Waste Management Plan. As such further elector assent is not required to enact a borrowing bylaw for the identified service areas if required. The Curbside Collection service areas for Electoral Area 'A' and 'C' have reserves that could be applied to this program that could eliminate the need for borrowing.

The provision of curbside carts, kitchen catchers and contracted education program supported by the grant must be completed by March 31st, 2024. This timeline allows for public consultation on the exact type of carts required for each community. Public consultation is already scheduled for 2021 as part of the commencement of the update to the Solid Waste Management Plan.

There may be a cost benefit to collaborating with the Town of Oliver, Town of Osoyoos, Osoyoos Indian Band and District of Summerland to purchase carts, kitchen catchers and contracted education programs for food waste collection. By working together, the costs for each party will be reduced.

Communication Strategy:

RDOS Staff have met with Staff of the Town of Oliver, Town of Osoyoos, Osoyoos Indian Band and District of Summerland to discuss this grant and food waste collection. Letters have been sent to the Town of Oliver, Town of Osoyoos and the Osoyoos Indian Band regarding the grant process.

Consultation with residents in Electoral Areas 'A' and 'C' on how food waste will be collected is already scheduled for 2021. This will allow for the commencement of food waste collection in these areas for 2022.

Respectfully submitted:

Cameron Baughen

C. Baughen, Solid Waste Management Coordinator

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: December 3, 2020

RE: Application for CleanBC Organic Infrastructure and Collection Program – Campbell Mountain Landfill Compost Facility

Administrative Recommendation:

THAT the Regional District apply to the CleanBC Organics Infrastructure and Collection Program for the Campbell Mountain Landfill Compost Facility project; and,

THAT the Regional District commit to its share of the project for the remaining one third of the eligible capital costs, plus the ineligible project costs and overages, through preparation of a borrowing bylaw, if required.

Reference:

[CleanBC Organics Infrastructure and Collection Program](#)

Business Plan Objective:

CML Solid Waste Management– Organic Processing Facility Siting Study

Background:

The Province of BC has launched the CleanBC Organics Infrastructure and Collection Program to provide 2/3 funding towards the design and construction of new food waste compost facilities. The Infrastructure Stream of the grant program is accepting applications until January 14, 2021.

Projects will be evaluated based on their contributions towards reducing the organic waste sent to landfills and the associated GHG emissions, as well as increasing the beneficial re-use of organic waste material. The Campbell Mountain Landfill Composting Facility is a good fit within the grant criteria. The program requires the approved projects to be completed before March 31, 2024 and be operated by the grant recipient until at least 2034.

The Regional District has completed a feasibility study on the costs for construction of a food waste compost facility for the Campbell Mountain Landfill at the 1313 Greyback Mtn Rd and 1765 Reservoir Rd properties.

This feasibility study was utilized for a previous grant application to the Investing in Canada Infrastructure Program – British Columbia – Green Infrastructure – Environmental Quality. The recipients of this grant program are expected to be announced in February 2021.

Alternatives:

1. The Board approves the identified project and resolution.
2. The Board does not support the grant application.

Analysis:

The Campbell Mountain Landfill Composting Facility project will include the design and construction of a food waste and biosolids composting facility. The project is estimated at about \$23 Million.

As part of the application requirements, a Board resolution is required providing support for the application submission and committing to its share (33.33%) of the project. In addition the resolution commits the Regional District to covering ineligible costs and project overages.

Borrowing for the necessary infrastructure and education program for food waste collection is supported by the Solid Waste Management Plan. As such, further elector assent is not required to enact a borrowing bylaw for the identified service areas if required. The Campbell Mountain Landfill service area also has reserves that could be applied to this program that could limit the need for borrowing.

Communication Strategy:

Consultation with residents on the Campbell Mountain Landfill compost facility has already commenced. Further consultation regarding rezoning will be required if the compost site is placed at 1313 Greyback Mountain Rd. Public consultation through the Solid Waste Management Plan is scheduled to take place in 2021 on this project.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineering Manager

176

214

224

244

Naramata Museum Restoration

Regional District of Okanagan-Similkameen



Legend

-  Subject Parcels
-  Parcel Base

0 2.25 4.5 Meters



235

255

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: December 3, 2020

RE: Canada Cultural Spaces Fund Grant – Naramata Museum

Administrative Recommendation:

THAT the Board endorse an application to the Canada Cultural Spaces Fund Grant for \$100,950 towards the restoration of the Naramata Museum.

Purpose:

To secure a grant that will provide 50% funding towards the restoration project of the Naramata Museum.

Reference:

Parcel Map

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 Naramata Museum has operated at its current location (214 Robinson Ave) since 1997. The existing space is a former firehall owned by the Regional District with an adjoining waterworks office (224 Robinson Ave). The current space was not intended to operate as a museum due to its historical use as a firehall. Currently, the museum must close during the winters due to poor insulation. Typically the museum operates from the end of May to the middle of September due to the lack of climate control. The renovation would address this issue and allow the museum to operate year-round. A building evaluation conducted in May 2019 by facilities staff with the assistance of an engineering consultant identified the scope of issues with the current facility and estimated that the museum would require a minimum of \$75,000 to complete the renovations excluding climate control, consultant, engineering and contingency fees. In addition to the lack of climate control, the building also lacks an accessible washroom, a fire alarm system and a security system which would all be beneficial to the museum facility.

Analysis:

The restoration of the Naramata Museum would provide opportunities for education, recreational programming and cultural exchange within the community. The existing vision for the renovation includes improvements to the existing building envelope, reducing or relocating the Regional District Public Works – Water Division offices and expanding the museum space into the eastern building by removing an adjoining barrier. Additionally, with an increase in museum area there is the potential to create a tourist information hub as well as provide a more accessibly friendly space for users with mobility challenges.

The Canadian Cultural Spaces Fund grant is administered by the Government of Canada through the Department of Canadian Heritage to assist communities with funding to improve the physical conditions for arts and heritages spaces. The grant provides funding for renovation, restoration or construction of infrastructure projects. The fund is a 50% contribution, with the remaining 50% (\$50,475) coming from the Electoral Area “E” Community Gas Tax fund.

The grant program has identified the objective of funding projects that take place in indigenous, rural or remote communities with the creation of creative hubs as a priority. A creative hub is a space which brings together professionals from a range of art, heritage or creative disciplines and provides users with workspaces that can facilitate opportunities for collaboration. Additionally, the ability to increase public access and programming within the cultural, heritage or art industries are traits of a creative hub. Spaces which feature differing business models such as not-for-profit organizations, for-profit organizations, and self-employed creatives also provide a strong argument for funding as creative hubs.

Alternatives:

THAT the Board not endorse the application to the Canadian Cultural Spaces Fund Program for \$100,950 towards the renovation of the Naramata Museum. As this project is currently grant dependent, staff can continue to look for other funding opportunities in the future.

Respectfully submitted:

Apollo Figueiredo

A. Figueiredo, Planner, Community Services

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: 3 December 2020

RE: Incorporation Study for Okanagan Falls – For Information Only

ISSUE:

The Okanagan Falls Community Association has submitted the following request to the Regional District.

That the Board support an Incorporation Study assessing costs and benefits as outlined in the recently accepted 2020 Economic Development & Recovery Plan for Okanagan Falls, combining a Boundary Analysis Report for Area D and community engagement initiative; and further,

That the Board request the Minister of Municipal Affairs to provide restructure funding in 2021 and 2022.

Reference:

Local Government Act
Letter from the Okanagan Falls Community Association

History:

Citizens in Okanagan Falls, an unincorporated community in Electoral Area “D”, have been interested in incorporation for many years. Incorporation studies are carried out by staff at the Department of Municipal Affairs and Housing at the Minister’s request.

- May 1989 - A previous study was completed to test incorporation for Okanagan Falls in, which failed.
- November 2010 – The Regional District submitted a request for an incorporation study of Okanagan Falls.
- September 2014 – The project was approved and \$50,000 was committed to the project.
- July 2015 – A lay Committee was established and commenced meetings to undertake a Governance Review of Area “D”.
- October 2016 – The Regional District received the Governance Report from the Committee and recommended to the Province that Area “D” be split along the lines of the D1 & D2 Official Community Plans.
- October 2018 – Area “I” was severed from Area “D”

- November 2020 – A letter was received from the Okanagan Falls Community Association.

Alternatives:

1. Decline the request to petition the Minister for the incorporation study.
2. Request the Minister to study incorporation of Okanagan Falls.

Legislation (LGA)

- 7** (1) On the recommendation of the minister under subsection (2), the Lieutenant Governor in Council may, by letters patent, incorporate the residents of an area into a new municipality.
- (2) The minister may recommend incorporation of a new municipality to the Lieutenant Governor in Council if,
- (a) in the case of an area for which a vote was taken under section 8 (3) (a), more than 50% of the votes counted as valid favour the proposed incorporation,
- 8** (1) The minister must not recommend the incorporation of a new municipality to the Lieutenant Governor in Council unless a vote of the persons proposed to be incorporated has been taken under this section.
- (2) In any of the following circumstances, the minister may direct that a vote be taken of persons in an area specified by the minister respecting the proposed incorporation of those persons into a new municipality:
- (a) on the request of the council of a municipality all or part of which is in the area;
 - (b) on the request of the board of trustees of an improvement district all or part of which is in the area;
 - (c) on the request of 2 or more residents of any part of the area that is not in a municipality;
 - (d) on the minister's own initiative, if the minister is of the opinion that those persons should, in the public interest,
 - (i) be incorporated into a new municipality, or
 - (ii) either be incorporated into a new municipality or be included in an existing municipality

Procedure and costs for vote on incorporation

- 9** (1) Part 4 applies to a vote under this Part so far as reasonably possible and, for these purposes, the minister may make orders in relation to any matters dealt with in that Part.
- (2) The costs of a vote under this Part must be paid as follows:
- (a) if a new municipality is incorporated under section 7 following the vote, the costs of the vote are to be paid by the new municipality;
 - (b) if a new municipality is not incorporated and the vote was requested under section 8 (2) (a) by an existing municipality, the costs of the vote are to be paid by that municipality;
 - (c) in other cases, the costs of the vote are to be paid by the Minister of Finance out of the consolidated revenue fund.



November 3, 2020

Chairman and Board of Directors
Regional District of Okanagan Similkameen

Re: Action Item 4.2 of Approved '2020 Economic Development & Recovery Plan' for Okanagan Falls

Dear Madam Chair and Directors:

We formally request a Notice, for a motion to be made by the Area D Director Mr. Ron Obirek as follows:
That the Board support an Incorporation Study assessing costs and benefits as outlined in the recently accepted 2020 Economic Development & Recovery Plan for Okanagan Falls, combining a Boundary Analysis Report for Area D and community engagement initiative, and Further, That the Board request the Minister of Municipal Affairs to provide restructure funding in 2021 and 2022'

For reference purposes, in the above noted 2020 Study the RDOS is designated as the 'lead' on Action Item 4.2 that is to 'Procure a consultant to complete a cost-benefit analysis of incorporating the community of Okanagan Falls (and possible other areas in Electoral Area "D") including detailed financial considerations and a thorough public engagement and education component. The Action was estimated to start in this coming March 2021 (Table 1.0 page 18).

This request is appropriate as the Minister has the authority to act on any subsequent request for incorporation. To initiate the Study in March 2021 as agreed in consultation with RDOS staff, it is necessary to make the request to the Minister at this time. Given the mass of activity that the newly appointed Minister will be addressing after the election, it also makes sense to get the request in early. For your consideration we'd suggest that the Motion be made in mid-November or early- December.

Observation and discussion with those engaged in similar studies in nearby Districts suggests that the 'engagement' and communication initiatives will be important and likely at District expense. These will help to better inform the dialogue that is already taking place within the community.

The expected precursor of a Boundary Analysis appears to have been largely addressed in the earlier 'Governance' study that led to splitting the previously defined Area to one that is much smaller and more cohesive. Contrary to similar studies for other areas we see very limited options in terms of the subject area that is potentially subject to incorporation. Essentially we would propose that the subject area include all communities of Area D excluding Upper Carmi and also the Crown lands to the East of these communities. As such analysis will likely be done by the same consultant in any event, we respectfully submit that this important component might reasonably be an initial deliverable in the overall study.

We look forward to working with RDOS staff in identifying appropriate 'next steps' for this Activity.
Regards

A handwritten signature in black ink, appearing to read "Matt Taylor".

Matt Taylor
President
Okanagan Falls Community Association
