



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, June 15, 2017

RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

9:00 am	-	9:30 am	Planning and Development Committee [Page 2]
9:30 am	-	10:30 am	Community Services Committee [Page 70]
10:30 am	-	11:00 am	OSRHD Board [Page 103]
11:00 am	-	12:00 pm	Environment and Infrastructure Committee [Page 106]
12:00 pm	-	12:30 pm	Protective Services Committee [Page 357]
12:30 pm	-	1:00 pm	Lunch
1:00 pm	-	3:00 pm	RDOS Board [Page 358]

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of Meetings:

July 06, 2017	RDOS Board/Committee Meetings
July 20, 2017	RDOS Board/OSRHD Board/Committee Meetings
August 03, 2017	RDOS Board/Committee Meetings
August 17, 2017	RDOS Board/OSRHD Board/Committee Meetings
September 07, 2017	RDOS Board/Committee Meetings
September 21, 2017	RDOS Board/OSRHD Board/Committee Meetings



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, June 15, 2017

9:00 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning and Development Committee Meeting of June 15, 2017 be adopted.

B. INDUSTRIAL ZONE REVIEW AND CONSOLIDATION – For Information Only [Page 3]

1. Draft Amendment Bylaw [Page 12]

To propose amendments to the Industrial zones as part of work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

C. ADJOURNMENT

TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: Industrial Zone Review and Consolidation – For Information Only

Purpose:

This report proposes amendments to the Industrial zones as part of work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

Background:

At its meeting of October 16, 2008, the Board considered an [Administrative Report](#) proposing the creation of a single Electoral Area Zoning Bylaw and directed staff to investigate the preparation of such a bylaw.

The impetus for this report had been the 2008 Repeal and Re-enactment (R&R) of all the Regional District's land use bylaws in order to address administrative deficiencies identified in the adoption of a number of amendment bylaws. Re-drafting eight zoning bylaws — which contained substantively similar regulations — was complex, arduous and had required significant staff resources.

As a result, Administration identified a consolidated (i.e. single) zoning bylaw as a way to reduce administrative errors, inconsistencies and time spent deciphering divergent zoning regulations across electoral areas while improving usability by staff and the public.

Since 2008, Administration has balanced work on a consolidated Okanagan Valley zoning bylaw with competing demands related to current planning (i.e. rezoning and permit applications) and other long-range planning projects (i.e. RGS, OCP & Area Plan reviews).

That said, the Regional District Board has supported a number of amendments to reduce inconsistencies and improve the coherence of the Okanagan Electoral Area land use bylaws, including:

- 1.0 ha minimum parcel size requirement for subdivision of un-serviced parcels (2008-2009);
- Temporary Use Permit (TUP) objectives and policies (2013);
- Watercourse Development Permit (WDP) Area guidelines (2013);
- Bed and Breakfast (B&B) regulations (2013);
- Manufactured Home Park (RSM) Zone consistency, including new MHP Regulations Bylaw (2013);
- Vacation Rental objectives and policies (2014);
- Secondary Suite regulations – OK Falls (2015);
- Industrial Zone update – OK Falls (2015);
- Commercial Zone Update – OK Falls (2016);
- Accessory Buildings and Structures regulations (2016);
- Modular and Mobile Home regulations (2016);
- Definitions (Section 4.0) – residential uses, farm uses, building height, etc. (various dates);

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- Environmentally Sensitive Development Permit (ESDP) Area guidelines (pending);
 - Conservation Area (CA) Zone consistency (pending);
 - Parks and Recreation (PR) Zone consistency (pending);
 - Agriculture (AG) zones consistency (pending);
 - Accessory Dwellings in AG Zones (i.e. "carriage house") (pending);
 - Keeping of Livestock & Honey Bee regulations (pending);
 - Kennel regulations (pending);
 - Agri-Tourism Accommodation regulations (pending);
 - Retaining Wall regulations (pending);
 - Fence Height regulations (pending);
 - Projection regulations (pending);
 - "Administration", "Creation of Zones" and "Subdivision Regulations" zoning bylaw sections (pending);
 - Dominion Radio Astrophysical Observatory (pending); and
 - Metal Storage ("Shipping") Container regulations (pending).

In anticipation of bringing forward a draft zoning bylaw for consideration by the Board in Q4 of 2017, Administration will be presenting a series of draft amendments (by zone category) over the coming months intended to update various zones and facilitate their eventual consolidation in a new bylaw.

In further support of this project, Administration notes that the Regional District's 2016 Business Plan included the development of "a consolidated Okanagan Valley Zoning Bylaw" while the 2017 Business Plan includes a more general direction to ensure "all existing bylaws and policies are kept in a current and useful form ..."

The Board is further asked to be aware that, since adoption in 2008, the current generation of zoning bylaws have now been the subject of numerous amendments and are due to be reviewed and replaced to ensure they remain internally consistent. By way of example, the Electoral Area "C" Zoning Bylaw has been formally amended by 32 different bylaws representing more than 100 specific changes to its text and mapping (with many more amendments pending).

Analysis:

At present, there are approximately six (6) different Industrial Zones that Administration considers can be reduced to core of three (3) main zones, being: General Industrial (I1), Heavy Industrial (I2) and Community Waste Management (I3).

For reference purposes, tables are included at Attachment Nos. 1-3 showing the transition of these zones as well as how existing zones compare to the proposed new zones.

In undertaking this review of the various Industrial zones currently found in the Okanagan Electoral Area Zoning Bylaws, Administration's guiding principle has been to *generally* minimize the impact on of the proposed changes on permitted uses and zoning regulations (i.e. setbacks, building height, parcel coverage, etc.).

Proposed General Industrial (I1) Zone:

On the matter of permitted uses, it is being proposed to introduce “salvage operation” as a principal use (previously introduced into the Electoral Area “C” I1 Zone on a site specific basis), “outdoor storage”, “self-storage” as well as clarification of the “wholesale” versus “warehouse” uses (through the introduction of new definitions).

It is also proposed to roll the “log home manufacturing” use into a new “manufacturing” use (to be defined as meaning “means fabricating, processing, assembling and finishing of goods or materials ...”) and to transition “gravel processing” to the I2 Zone.

It is Administration’s understanding that the “Mixed” I4 Zone in Electoral Area “D-2” was drafted to allow “single detached dwellings” to be developed on an industrial site (as opposed to an attached “accessory dwelling”). Due to the overlap in permitted uses between the I1 & I4 zones, it is being proposed that the residential uses in the I4 be rolled into the General Industrial (I1) Zone through a site specific provision.

In accommodating the I4 as a site specific I1 Zone, Administration reviewed the setback requirements established by member municipalities, such as Penticton, Summerland and Oliver in their industrial zones. From this, it was determined that the Regional District currently requires significantly larger setbacks. To address this, it is being proposed to apply the current I4 Zone setbacks to the new General Industrial (I1) Zone (see Attachment No. 2).

Proposed Heavy Industrial (I2) Zone:

Administration considers that there are fewer changes proposed for the I2 Zone and these generally relate to the introduction of “public maintenance and works yards” as a permitted use.

The larger change is the consolidation of the current “Specialized” zones into the Heavy Industrial zone through site specific amendments. The “Specialized” zones are generally single-use (i.e. “gravel processing” or “stockyards”) and it is proposed that site specific be used to ensure a continuity of uses and other specific regulations (see Attachment No. 4).

Proposed Community Waste Management (I3) Zone:

The Community Waste Management Zone currently applies to the OK Falls landfill and Administration is proposing to apply this same zone to the Oliver and Osoyoos landfills.

OCP Amendments – Areas “E” & “F”:

Under Section 473 of the *Local Government Act*, an Official Community Plan (OCP) Bylaw *must* include statements respecting the approximate location, amount and type of present and proposed industrial land.

At present, the Electoral Area “E” OCP Bylaw is not seen to meet this requirement as it is silent on existing and future industrial areas, while Administration is proposing to rezone the sole industrial parcel in Electoral Area “F” back to Resource Area (RA) which will result in its OCP no longer meeting the requirements of Section 473.

To address these situations, Administration is proposing to introduce the text applied to the recently adopted Electoral Area “D-1” OCP Bylaw — which similarly does not designate any lands for Industrial purposes — to the Electoral Area “E” & “F” OCP Bylaws and which may be summarized as follows:

... the Regional District is not designating any areas for proposed industrial uses. The Regional District may consider designating land for proposed industrial uses on a case-by-case basis if or when demand warrants.

Alternative:

THAT the Board of Directors resolves to direct staff to not initiate the Industrial Zone Update Amendment Bylaw.

Respectfully submitted:


C. Garrish, Planning Supervisor

Attachments: No. 1 — Industrial Zone Transition Matrix
No. 2 — I1 Zone Comparison
No. 3 — I2 Zone Comparison
No. 4 — Draft Industrial Zone Update Amendment Bylaw (annotated version)

Attachment No. 1 – Industrial Zone Transition Matrix

ELECTORAL AREA	EXISTING ZONE	PROPOSED ZONE	COMMENTS
"A"	Industrial (Light) One (I1)	General Industrial (I1)	—
"A"	Site Specific Industrial (Light) One (I1s)	Heavy Industrial (I2)	To be applied be applied to "gravel processing" use south of Highway 3 near Caribou Crescent. I2s Zone will list "gravel processing" as only principal permitted use.
"A"	Site Specific Industrial (Light) One (I1s)	Community Waste Management (I3)	To be applied to Osoyoos landfill site
"C"	Industrial (Light) One (I1)	General Industrial (I1)	—
"C"	Industrial (Heavy) Two (I2)	Heavy Industrial (I2)	I3 (a "gravel processing" zone) to be transitioned to a Heavy Industrial Site Specific (I2s) Zone. I2 lists "gravel processing" as a principal permitted use.
"C"	Industrial (Specialised) Three (I3)		
"C"	Industrial (Heavy) Two (I2)	Community Waste Management (I3)	To be applied to Oliver landfill site
"D-1"	Industrial (Light) One (I1)	General Industrial (I1)	—
"D-2"	Industrial (Light) One (I1)	General Industrial (I1)	I4 ("mixed" residential zone) to be transitioned to a General Industrial Site Specific (I1s) Zone. Site Specific will carry forward provision for "single detached dwellings" as an accessory use.
"D-2"	Industrial (Mixed) Four (I4)		
"D-2"	Industrial (Heavy) Two (I2)	Heavy Industrial (I2)	I3 (a "stockyard" zone) to be transitioned to a Heavy Industrial Site Specific (I2s) Zone. I2 lists "stockyards and abattoirs" as a principal permitted use.
"D-2"	Industrial (Specialised) Three (I3)		
"D-2"	Community Waste Management (I5)	Community Waste Management (I3)	I5 Zone is already applied to OK Falls landfill site
"F"	Industrial (Light) One (I1)	Resource Area (RA)	Industrial Zone applies to Crown land. Allows for asphalt plant, etc. Introduced in 2004 in relation to Highway 97 upgrades. Proposed to revert zoning to RA.

Attachment No. 2 – I1 Zone Comparison

ELECTORAL AREA "A"	ELECTORAL AREA "C"	ELECTORAL AREA "D-1"	ELECTORAL AREA "D-2"	PROPOSED I1 ZONE
Principal Uses: building supply centers, not to exceed 600 m ² gross floor area; log home manufacturing; manufacturing, processing, assembling, wholesaling, warehousing, storing, distributing, testing, repair and fabricating provided that use is entirely contained within a building, not to exceed 600 m ² gross floor area; packing, storage and processing of food products, not to exceed 600 m ² gross floor area; service industries, not to exceed 600 m ² gross floor area; veterinary establishments; wholesale and distribution facilities and warehouses, not to exceed 600 m ² gross floor area;	Principal Uses: building supply centers; log home manufacturing; manufacturing, provided that use is entirely contained within a building; packing, storage and processing of food products; service industries; veterinary establishments; wholesale and distribution facilities and warehouses;	Principal Uses: light industry; industrial/utilities-oriented office; storage and processing of farm product; service industry; trucking operation; utility use; veterinary establishments; distribution facility and warehouse;	Principal Uses: building supply centers; gravel processing and associated operations; log home manufacturing; manufacturing, processing, assembling, wholesaling, warehousing, storing, distributing, testing, repair and fabricating provided that the use is entirely contained within a building; packing, storage and processing of food products; service industries; veterinary establishments; wholesale and distribution facilities and warehouses;	Principal Uses: construction supply centre; food and beverage processing; manufacturing; outdoor storage; salvage operation; self-storage; service industry establishment; storage and warehouse; veterinary establishments; wholesale business;
Accessory Uses: one accessory dwelling; sales; offices; accessory buildings and structures.	Accessory Uses: one accessory dwelling; sales; accessory buildings and structures.	Accessory Uses: one accessory dwelling; accessory buildings and structures.	Accessory Uses: one accessory dwelling; sales; accessory buildings and structures.	Accessory Uses: one accessory dwelling; offices; sales; and accessory buildings and structures.
Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 1,000 m ²
Minimum Parcel Width: 30.0 metres	Minimum Parcel Width: 30.0 metres	Minimum Parcel Width: 30.0 metres	Minimum Parcel Width: Not less than 25% of parcel depth	Minimum Parcel Width: Not less than 25% of parcel depth

ELECTORAL AREA "A"	ELECTORAL AREA "C"	ELECTORAL AREA "D-1"	ELECTORAL AREA "D-2"	PROPOSED I1 ZONE
Minimum Setbacks: <u>Principal buildings:</u> Front: 10.0 metres Rear: 15.0 metres Interior side: 15.0 metres Exterior side: 10.0 metres <u>Accessory buildings:</u> Front: 10.0 metres Rear: 3.0 metres Interior side: 3.0 metres Exterior side: 4.5 metres	Minimum Setbacks: <u>All buildings:</u> Front: 10.0 metres Rear: 15.0 metres Interior side: 15.0 metres Exterior side: 10.0 metres <u>Accessory buildings:</u> Front: 10.0 metres Rear: 3.0 metres Interior side: 3.0 metres Exterior side: 4.5 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 10.0 metres Rear: 15.0 metres Interior side: 15.0 metres Exterior side: 10.0 metres <u>Accessory buildings:</u> Front: 10.0 metres Rear: 3.0 metres Interior side: 3.0 metres Exterior side: 4.5 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 10.0 metres Rear: 15.0 metres Interior side: 15.0 metres Exterior side: 10.0 metres <u>Accessory buildings:</u> Front: 10.0 metres Rear: 3.0 metres Interior side: 3.0 metres Exterior side: 4.5 metres	Minimum Setbacks: <u>All buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 1.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres
Maximum Height: 15.0 metres (principal) 7.0 metres (accessory)	Maximum Height: 15.0 metres (principal) 7.0 metres (accessory)	Maximum Height: 15.0 metres (principal) 7.0 metres (accessory)	Maximum Height: 15.0 metres (principal) 7.0 metres (accessory)	Maximum Height: 15.0 metres (principal) 7.0 metres (accessory)
Maximum Parcel Coverage: 40%	Maximum Parcel Coverage: 40%	Maximum Parcel Coverage: 40%	Maximum Parcel Coverage: 40%	Maximum Parcel Coverage: 40%

Attachment No. 3 – I2 Zone Comparison

ELECTORAL AREA “C”	ELECTORAL AREA “D-2”	PROPOSED HEAVY INDUSTRIAL (I2) ZONE
Principal Uses: auctioneering establishments; electrical and natural gas substations, including generating plants; gravel processing and associated operations such as asphalt mixing and ready-mix concrete plants, including the manufacturing of concrete products; manufacturing, processing, assembling, wholesaling, warehousing, storing, distributing, testing, repair and fabricating; salvage operations; sanitary landfills; sewage treatment plants; stockyards and abattoirs;	Principal Uses: auctioneering establishments; concrete plant; electrical and natural gas substations, including generating plants; gravel processing and associated operations; manufacturing, processing, assembling, wholesaling, warehousing, storing, distributing, testing, repair and fabricating; salvage operations; sewage treatment plants; stockyards and abattoirs;	Principal Uses: concrete mixing plant; power sub-stations, including generating plants; gravel processing; manufacturing; public maintenance and works yard; salvage operations; sewage treatment plants; stockyards and abattoirs;
Accessory Uses: one accessory dwelling; accessory buildings and structures.	Accessory Uses: one accessory dwelling; accessory buildings and structures.	Accessory Uses: one accessory dwelling; offices; accessory buildings and structures.
Minimum Parcel Size: 2,020 m ²	Minimum Parcel Size: 2,020 m ²	Minimum Parcel Size: 2,000 m ²
Minimum Parcel Width: 30.0 metres	Minimum Parcel Width: Not less than 25% of parcel depth	Minimum Parcel Width: Not less than 25% of parcel depth
Minimum Setbacks: <u>Principal buildings:</u> Front parcel line: 10.0 metres Rear parcel line: 15.0 metres Interior side parcel line: 15.0 metres Exterior side parcel line: 10.0 metres	Minimum Setbacks: <u>Principal buildings:</u> Front parcel line: 10.0 metres Rear parcel line: 15.0 metres Interior side parcel line: 15.0 metres Exterior side parcel line: 10.0 metres <u>Accessory buildings:</u> Front parcel line: 10.0 metres Rear parcel line: 3.0 metres Interior side parcel line: 3.0 metres	Minimum Setbacks: <u>All buildings:</u> <u>Principal buildings:</u> Front parcel line: 7.5 metres Rear parcel line: 7.5 metres Interior side parcel line: 1.5 metres Exterior side parcel line: 4.5 metres

ELECTORAL AREA "C"		ELECTORAL AREA "D-2"	PROPOSED HEAVY INDUSTRIAL (I2) ZONE
	Exterior side parcel line:	4.5 metres	
Maximum Height: 15.0 metres	Maximum Height: 15.0 metres	Maximum Height: 15.0 metres	Maximum Height: 15.0 metres
Maximum Parcel Coverage: 60%	Maximum Parcel Coverage: 60%	Maximum Parcel Coverage: 60%	Maximum Parcel Coverage: 60%

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. XXXX, 2017

**A Bylaw to amend the Electoral Area "A", "C", "D", "E" and "F"
Official Community Plan and Zoning Bylaws**

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

1. This Bylaw may be cited for all purposes as the "Industrial Zone Update Amendment Bylaw No. XXXX, 2017."

Electoral Area "A"

2. The "Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008" is amended by:
 - i) The Official Community Plan Map, being Schedule 'B' of the Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008, is amended by changing the land use designation on the land described as Lot A, Plan KAP17537, District Lot 2450S, SDYD, Portion L 467, ROAD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Industrial (I) to Agriculture (AG).
3. The "Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
 - i) adding a new definition of "asphalt plant" under Section 4.0 (Definitions) to read as follows:

"asphalt plant" means the processing and manufacturing of road paving materials from raw material and petroleum products;
 - ii) adding a new definition of "composting operation" under Section 4.0 (Definitions) to read as follows:

"composting operation" means the entire area, buildings, and equipment used for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites;

Commented [CG1]: Related to dedicated road next to BC Tree Fruits Packinghouse. The road is seen to provide access for the Town of Osoyoos to infrastructure adjacent to the lake. Road was incorrectly dedicated as industrial.

- iii) adding a new definition of “concrete plant” under Section 4.0 (Definitions) to read as follows:

“**concrete plant**” means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;

- iv) adding a new definition of “construction supply centre” under Section 4.0 (Definitions) to read as follows:

“**construction supply centre**” means the retail sale or wholesale of building material, fixtures, or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and includes a lumber yard, building supply outlet, home improvement centre, and may include accessory rental of home construction, maintenance or repair equipment;

- v) adding a new definition of “food and beverage processing” under Section 4.0 (Definitions) to read as follows:

“**food and beverage processing**” means a business premises or building, where produce, meat or beverages are processed, produced, canned, frozen, packed or stored indoors, and includes the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content and public tasting and retail sale of beverages produced on the premises;

- vi) replacing the definition of “gravel processing” under Section 4.0 (Definitions) with the following:

“**gravel processing**” means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as concrete and asphalt plants;

- vii) adding a new definition of “manufacturing” under Section 4.0 (Definitions) to read as follows:

“**manufacturing**” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes;

- viii) adding a new definition of “outdoor storage” under Section 4.0 (Definitions) to read as follows:

“**outdoor storage**” means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures. Typical uses include but are not limited to vehicle or heavy equipment storage compounds; and the sale, rental and storage of metal shipping containers;

- ix) adding a new definition of “refuse disposal site” under Section 4.0 (Definitions) to read as follows:

“refuse disposal site” means an area of land for the disposal of municipal solid waste, as permitted under the *Waste Management Act* (British Columbia);

- x) adding a new definition of “salvage operation” under Section 4.0 (Definitions) to read as follows:

“salvage operation” means a place where old articles, waste or discarded material including but not limited to rubber tires, metal, plastics, plastic containers, glass, papers, sacks, wire, ropes, rags, machinery, cans, any other scrap or salvage including more than two derelict vehicles, are stored or kept, for private or commercial purposes;

- xi) adding a new definition of “self storage” under Section 4.0 (Definitions) to read as follows:

“self-storage” means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature;

- xii) adding a new definition of “service industry establishment” under Section 4.0 (Definitions) to read as follows:

“service industry establishment” means a business premises or building, where non-personal goods and services are provided, limited to: automobile sales, rental and repair; auto body repair and painting; tire sales and repair; household cleaning and repair; metal and woodworking; and plumbing and heating sales; storage and repair;

- xiii) adding a new definition of “storage and warehouse” under Section 4.0 (Definitions) to read as follows:

“storage and warehouse” means the storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers;

- xiv) adding a new definition of “wholesale business” under Section 4.0 (Definitions) to read as follows:

“wholesale business” means an establishment acting as agents or brokers and buying merchandise for, or selling merchandise to retail users, industrial users, commercial users, institutional users or wholesale users;

- xv) replacing the Industrial zone references under Section 6.1 (Zoning Districts) with the following:

INDUSTRIAL ZONES

General Industrial Zone

I1

Heavy Industrial Zone	I2
Community Waste Management Zone	I3

xvi) replacing Section 14.0 (Industrial) in its entirety with the following:

14.0 INDUSTRIAL

14.1 GENERAL INDUSTRIAL ZONE (I1)

14.1.1 Permitted Uses:

Principal Uses:

- a) construction supply centre;
- b) food and beverage processing;
- c) manufacturing;
- d) outdoor storage;
- e) salvage operation;
- f) self-storage;
- g) service industry establishment;
- h) storage warehouse;
- i) veterinary establishment;
- j) wholesale business;

Secondary Uses:

- k) accessory buildings and structures, subject to Section 7.13;
- l) accessory dwelling, subject to Section 7.11;
- m) offices; and
- n) retail sales.

14.1.2 Site Specific General Industrial (I1s) Provisions:

- a) see Section 16.13

14.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

14.1.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

14.1.6 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 7.0 metres.

14.1.7 Maximum Parcel Coverage:

- a) 40%

14.2 HEAVY INDUSTRIAL ZONE (I2)

14.2.1 Permitted Uses:

Principal Uses:

- a) concrete mixing plant;
- b) power sub-stations, including generating plants;
- c) gravel processing;
- d) manufacturing;
- e) public maintenance and works yards;
- f) salvage operation;
- g) sewage treatment plant;
- h) stockyard and abattoirs;

Secondary Uses:

- i) accessory buildings and structures, subject to Section 7.13;

- j) accessory dwelling, subject to Section 7.11;
- k) offices.

14.2.2 Site Specific Heavy Industrial (I2s) Provisions:

- a) see Section 16.17

14.2.3 Minimum Parcel Size:

- a) 2,000 m², subject to servicing requirements.

14.2.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

14.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

14.2.6 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres.

14.2.7 Maximum Parcel Coverage:

- a) 60%

14.3 COMMUNITY WASTE MANAGEMENT ZONE (I3)

14.3.1 Permitted Uses:

Principal Uses:

- a) refuse disposal site;
- b) composting operation;

Secondary Uses:

- c) accessory buildings and structures, subject to Section 7.13.

14.3.2 Site Specific Community Waste Management (I3s) Provisions:

- a) see Section 16.18

14.3.3 Minimum Parcel Size:

- a) 10.0 ha.

14.3.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

14.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) not applicable.

14.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 30.0 metres
 - ii) Rear parcel line 30.0 metres
 - iii) Interior side parcel line 30.0 metres
 - iv) Exterior side parcel line 30.0 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 30.0 metres
 - ii) Rear parcel line 30.0 metres
 - iii) Interior side parcel line 30.0 metres
 - iv) Exterior side parcel line 30.0 metres
- c) despite Section 14.2.6(a) and (b), the distance between the external boundary of a composting operation and the natural boundary of a watercourse such as a river, stream, marsh, or estuary must not be less than 100.0 metres.

14.3.7 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres.

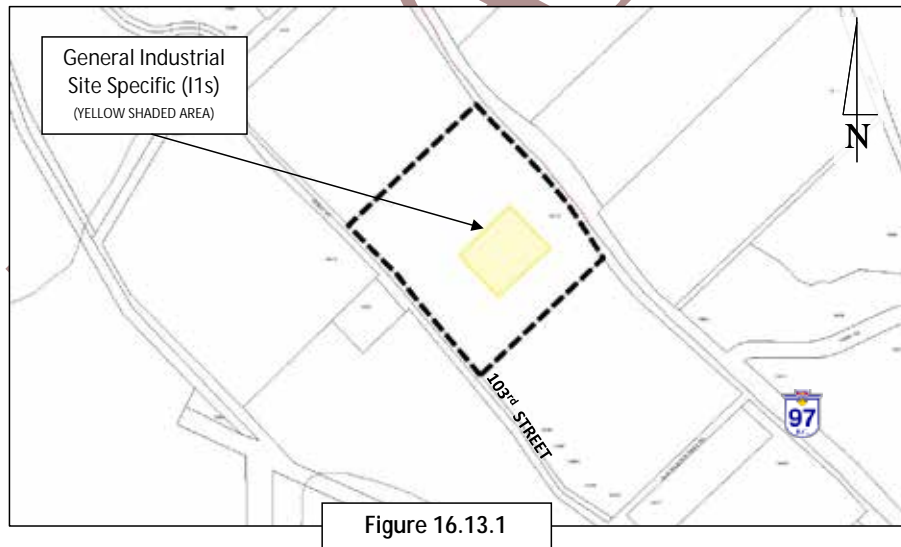
14.3.8 Maximum Parcel Coverage:

- a) 25%

xvii) replacing Section 16.13 (Site Specific Industrial (Light) One Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

16.13 Site Specific General Industrial (I1s) Provisions:

- .1 In the case of an approximately 0.5 ha part of the land described as Lots A & B, Plan KAP2155, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.13.1:
 - a) the following principal uses and no others shall be permitted on the land:
 - i) “shops for the repair and maintenance of agricultural equipment, automobiles, trucks and trailers, including the storage of related equipment”;
 - b) the following accessory uses and no others shall be permitted on the land:
 - i) “retail sales”; and
 - ii) “offices”.



- .2 In the case of an approximately 0.8 ha part of the land described as Plan KAP5896B, District Lot 2450S, SDYD, Parcel A, Portion Lot 600 Plan 1950, and shown shaded yellow on Figure 16.13.2:

- a) the following principal uses and no others shall be permitted on the land:
 - i) machine shop, welding and fabricating shop, and woodworking shop;
 - ii) shops for the repair and maintenance of agricultural equipment, trucks and trailers, including the storage of related equipment;
 - iii) contractor's yard and shop;
 - iv) fruit packing, warehousing and cold storage operations; and
 - v) wineries.
- b) the following accessory uses and no others shall be permitted on the land:
 - i) "retail sales"; and
 - ii) "offices".



- xviii) adding a new Section 16.17 (Site Specific Heavy Industrial Provisions) under Section 16.0 (Site Specific Designations) to read as follows:

16.17 Site Specific Heavy Industrial (I2s) Provisions:

- .1 In the case of an approximately 0.8 ha part of the land described as Section 3, Township 65, SDYD, Portion SE ¼, Except Part Lying north and west of Highway shown on Plan H415, and shown shaded yellow on Figure 16.17.1:

- a) the following principal uses and no others shall be permitted on the land:
 - i) "concrete mixing plant".

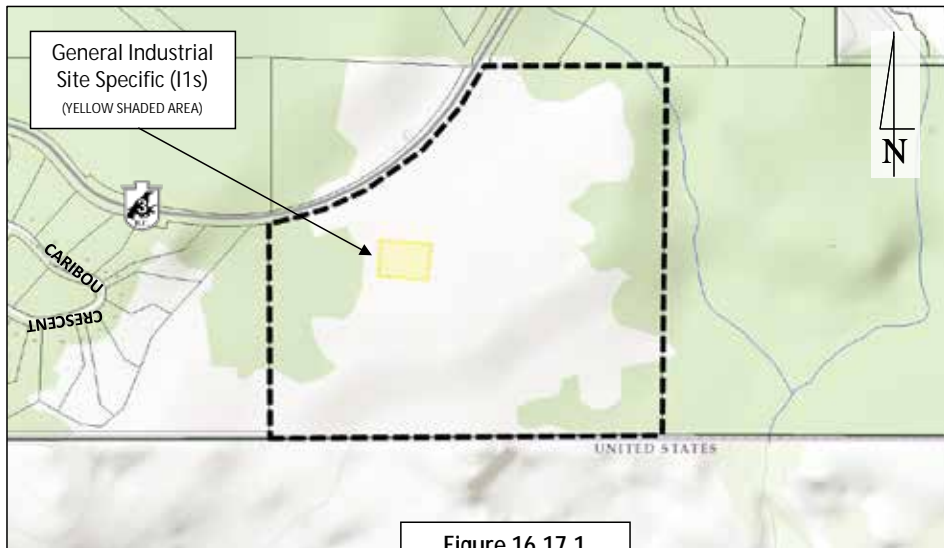


Figure 16.17.1

- xix) adding a new Section 16.18 (Site Specific Community Waste Management Provisions) under Section 16.0 (Site Specific Designations) to read as follows:

16.18 Site Specific Community Waste Management (I3s) Provisions:

.1 blank

- xx) The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2450, 2008, is amended by changing the land use designation on the land described as Lot A, Plan KAP17537, District Lot 2450S, SDYD, Portion L 467, ROAD, and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to Agriculture One (AG1).
- xxi) The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2450, 2008, is amended by changing the land use designation on the land described as Lot 1, Plan KAP60396, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to General Industrial (I1).
- xxii) The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described

Commented [CG2]: Related to dedicated road next to BC Tree Fruits Packinghouse. The road is seen to provide access for the Town of Osoyoos to infrastructure adjacent to the lake. Road was incorrectly zoned as industrial.

Commented [CG3]: BC Tree Fruits Packinghouse site. Site Specific is redundant with removal of floor area regulation from I1 Zone.

as part of Section 3, Township 65, SDYD, Portion SE ¼, Except Part Lying north and west of Highway shown on Plan H415, and shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to Heavy Industrial Site Specific (I2s).

Commented [CG4]: Relates to gravel processing operation on parcel south of Highway 3 between Regal Ridge development and boundary with KBRD. Amendment Bylaw No. 2261, 2004, introduce this zoning as a "Heavy Industrial" zone. Proposed changes make use with similar uses in other Electoral Areas.

- xxiii) The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as:

- Lot 993, Plan KAP22982, District Lot 2450S, SDYD, Portion PLUS BLK S DL 2450S, Lease/Permit/Licence # 342745, District Lot 2450S, SDYD, Lot 993 of District Lot 2450s, Plan 22982 and Block S of District Lot 2450s for Waste Disposal Site;
- Lot 829, Plan KAP5102, District Lot 2450S, SDYD; and
- an approximately 3.5 ha part of Block AB, District Lot 2450S, SDYD,

and shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to Community Waste Management (I3).

Commented [CG5]: Related to introducing the Community Waste Management (I3) Zone to the Osoyoos Landfill site. Same treatment is to be applied to the Oliver Landfill site. Community Waste Management Zone was previously applied to the OK Falls Landfill site.

- xxiv) The Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation of all parcels zoned Industrial (Light) One (I1) to General Industrial (I1).

Electoral Area "C"

4. The "Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:

- i) deleting the definitions of "heavy industrial" and "light industrial" under Section 4.0 (Definitions).
- ii) adding a new definition of "asphalt plant" under Section 4.0 (Definitions) to read as follows:
"asphalt plant" means the processing and manufacturing of road paving materials from raw material and petroleum products;
- iii) adding a new definition of "composting operation" under Section 4.0 (Definitions) to read as follows:
"composting operation" means the entire area, buildings, and equipment used for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites;
- iv) adding a new definition of "concrete plant" under Section 4.0 (Definitions) to read as follows:

“concrete plant” means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;

- v) adding a new definition of “construction supply centre” under Section 4.0 (Definitions) to read as follows:

“construction supply centre” means the retail sale or wholesale of building material, fixtures, or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and includes a lumber yard, building supply outlet, home improvement centre, and may include accessory rental of home construction, maintenance or repair equipment;

- vi) adding a new definition of “food and beverage processing” under Section 4.0 (Definitions) to read as follows:

“food and beverage processing” means a business premises or building, where produce, meat or beverages are processed, produced, canned, frozen, packed or stored indoors, and includes the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content and public tasting and retail sale of beverages produced on the premises;

- vii) replacing the definition of “gravel processing” under Section 4.0 (Definitions) with the following:

“gravel processing” means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as concrete and asphalt plants;

- viii) adding a new definition of “manufacturing” under Section 4.0 (Definitions) to read as follows:

“manufacturing” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes;

- ix) adding a new definition of “outdoor storage” under Section 4.0 (Definitions) to read as follows:

“outdoor storage” means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures. Typical uses include but are not limited to vehicle or heavy equipment storage compounds; and the sale, rental and storage of metal shipping containers;

- x) adding a new definition of “refuse disposal site” under Section 4.0 (Definitions) to read as follows:

“refuse disposal site” means an area of land for the disposal of municipal solid waste, as permitted under the *Waste Management Act* (British Columbia);

- xi) adding a new definition of “self storage” under Section 4.0 (Definitions) to read as follows:

“**self-storage**” means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature;

- xii) adding a new definition of “service industry establishment” under Section 4.0 (Definitions) to read as follows:

“**service industry establishment**” means a business premises or building, where non-personal goods and services are provided, limited to: automobile sales, rental and repair; auto body repair and painting; tire sales and repair; household cleaning and repair; metal and woodworking; and plumbing and heating sales; storage and repair;

- xiii) adding a new definition of “storage and warehouse” under Section 4.0 (Definitions) to read as follows:

“**storage and warehouse**” means the storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers;

- xiv) adding a new definition of “wholesale business” under Section 4.0 (Definitions) to read as follows:

“**wholesale business**” means an establishment acting as agents or brokers and buying merchandise for, or selling merchandise to retail users, industrial users, commercial users, institutional users or wholesale users;

- xv) replacing the Industrial zone references under Section 6.1 (Zoning Districts) with the following:

INDUSTRIAL ZONES

General Industrial Zone	I1
Heavy Industrial Zone	I2
Community Waste Management Zone	I3

- xvi) replacing Section 14.0 (Industrial) in its entirety with the following:

14.0 INDUSTRIAL

14.1 GENERAL INDUSTRIAL ZONE (I1)

14.1.1 Permitted Uses:

Principal Uses:

- a) construction supply centre;
- b) food and beverage processing;
- c) manufacturing;
- d) outdoor storage;
- e) salvage operation;
- f) self-storage;
- g) service industry establishment;
- h) storage warehouse;
- i) veterinary establishment;
- j) wholesale business;

Secondary Uses:

- k) accessory buildings and structures, subject to Section 7.13;
- l) accessory dwelling, subject to Section 7.11;
- m) offices; and
- n) retail sales.

14.1.2 Site Specific General Industrial (I1s) Provisions:

- a) see Section 16.21

14.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

14.1.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

14.1.7 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 7.0 metres.

14.1.8 Maximum Parcel Coverage:

- a) 40%

14.2 HEAVY INDUSTRIAL ZONE (I2)

14.2.1 Permitted Uses:

Principal Uses:

- a) concrete mixing plant;
- b) power sub-stations, including generating plants;
- c) gravel processing;
- d) manufacturing;
- e) public maintenance and works yards;
- f) salvage operation;
- g) sewage treatment plant;
- h) stockyard and abattoirs;

Secondary Uses:

- i) accessory buildings and structures, subject to Section 7.13;
- j) accessory dwelling, subject to Section 7.11;
- k) offices.

14.2.2 Site Specific Heavy Industrial (I2s) Provisions:

- a) see Section 16.22

14.2.3 Minimum Parcel Size:

- a) 2,000 m², subject to servicing requirements.

14.2.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

14.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

14.2.6 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres.

14.2.7 Maximum Parcel Coverage:

- a) 60%

14.3 COMMUNITY WASTE MANAGEMENT ZONE (I3)

14.3.1 Permitted Uses:

Principal Uses:

- a) refuse disposal site;
- b) composting operation;

Secondary Uses:

- c) accessory buildings and structures, subject to Section 7.13.

14.3.2 Site Specific Community Waste Management (I3s) Provisions:

- a) see Section 16.23

14.3.3 Minimum Parcel Size:

- a) 10.0 ha.

14.3.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

14.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) not applicable.

14.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 30.0 metres
 - ii) Rear parcel line 30.0 metres
 - iii) Interior side parcel line 30.0 metres
 - iv) Exterior side parcel line 30.0 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 30.0 metres
 - ii) Rear parcel line 30.0 metres
 - iii) Interior side parcel line 30.0 metres
 - iv) Exterior side parcel line 30.0 metres
- c) despite Section 14.2.6(a) and (b), the distance between the external boundary of a composting operation and the natural boundary of a watercourse such as a river, stream, marsh, or estuary must not be less than 100.0 metres.

14.3.7 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres.

14.3.8 Maximum Parcel Coverage:

- a) 25%

xvii) replacing Section 16.21 (Site Specific Industrial (Light) Two Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

16.21 Site Specific General Industrial (I1s) Provisions:

- .1 in the case of land described as Lot A, Plan KAP91732, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.21.1:

- i) the following principal uses and no others shall be permitted on the land:
 - a) "agriculture"; and
 - b) "storage and processing of food products".
- ii) the following accessory uses and no others shall be permitted on the land:
 - a) "recreational vehicle site", to a maximum of 12;
 - b) "one (1) accessory dwelling", subject to Section 7.11; and
 - c) "accessory buildings and structures", subject to Section 7.13.

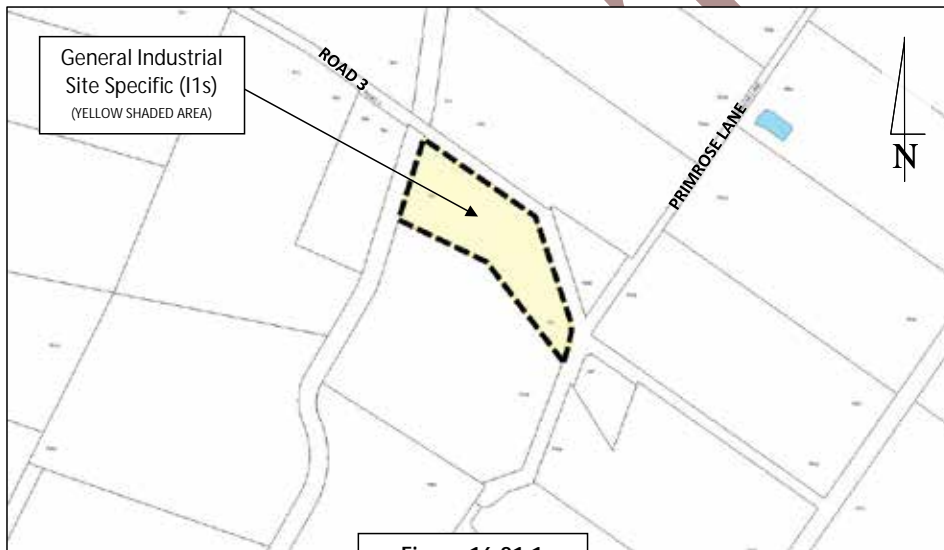
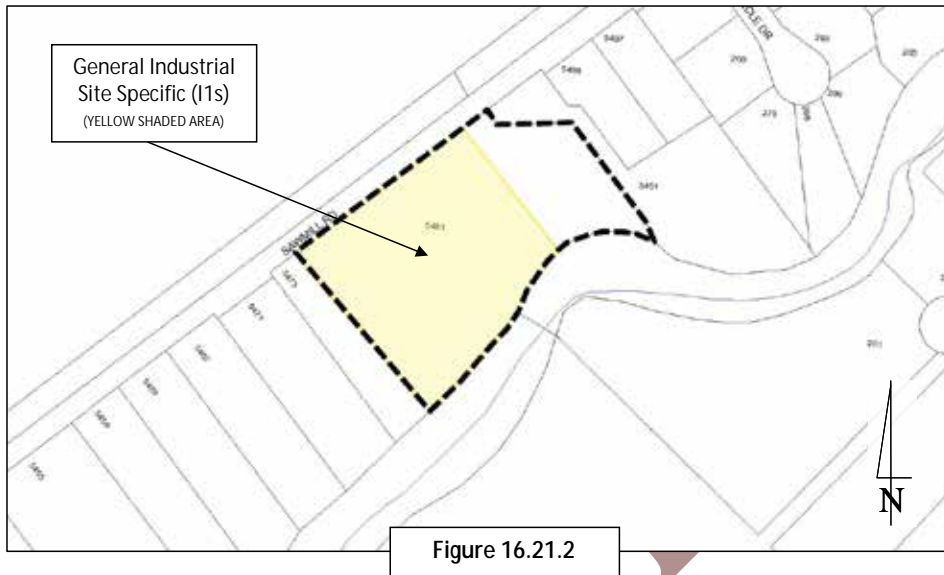


Figure 16.21.1

.2 in the case of land described as Lot 323, Plan KAP1862, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.21.2:

- i) the following principal uses and no others shall be permitted on the land:
 - a) "salvage operation" which is defined as meaning a place where discarded metal materials, and more than two derelict vehicles are stored, kept, disassembled or repaired and where parts from derelict vehicles may be salvaged, purchased or reused.
- ii) the following accessory uses and no others shall be permitted on the land:

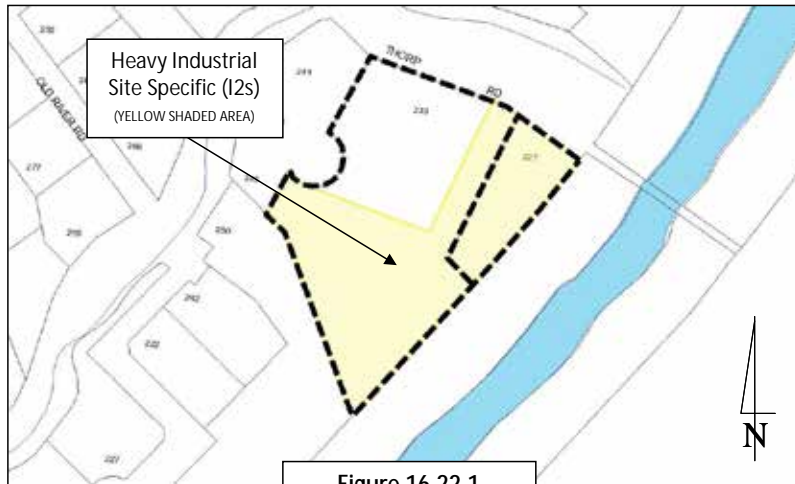
- a) "accessory buildings and structures", subject to Section 7.13.



- xviii) replacing Section 16.22 (Site Specific Industrial (Heavy) Two Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

16.22 Site Specific Heavy Industrial (I2s) Provisions:

- .1 in the case of an approximately 1.0 ha part of land described as Lots 1 & 2, Plan 17428, DL 2450s, Portion Lot 717, SDYD, and shown shaded yellow on Figure 16.22.1:
 - i) the following principal uses and no others shall be permitted on the land:
 - a) concrete mixing plant, including portable concrete mixing plants.
 - ii) despite Section 14.2.6, buildings and structures shall be setback 5.0 metres from all parcel lines.
 - iii) despite Section 14.2.7, no building or structure shall exceed a height of 10.0 metres.
 - iv) despite Section 14.2.8, maximum parcel coverage shall be 20%.



- .2 in the case of land described as District Lot 3098S, SDYD; District Lot 3582S, SDYD; and part of District Lot 3581S, SDYD, and shown shaded yellow on Figure 16.22.2:
- i) the following principal uses and no others shall be permitted on the land:
 - a) gravel processing.
 - ii) despite Section 14.2.6, gravel processing uses shall be setback a minimum of 50.0 metres from all parcel lines.

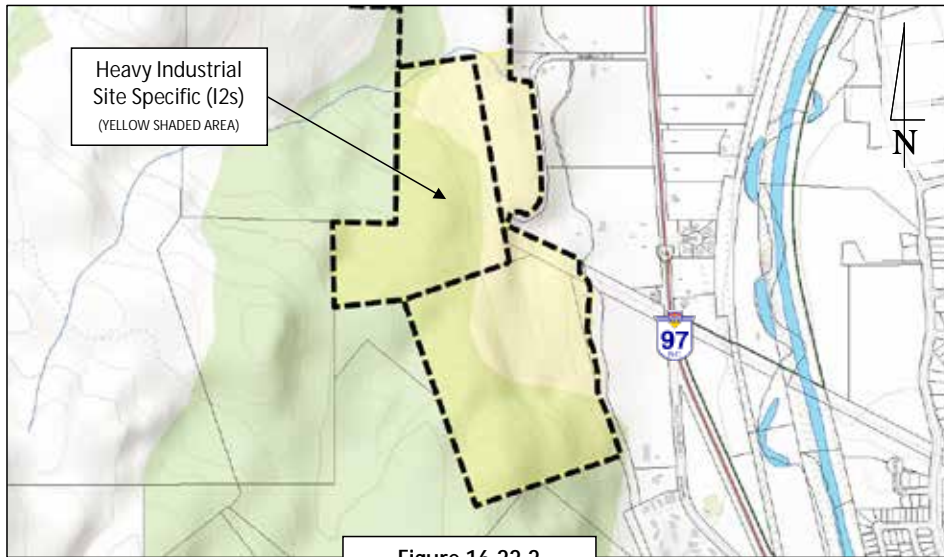
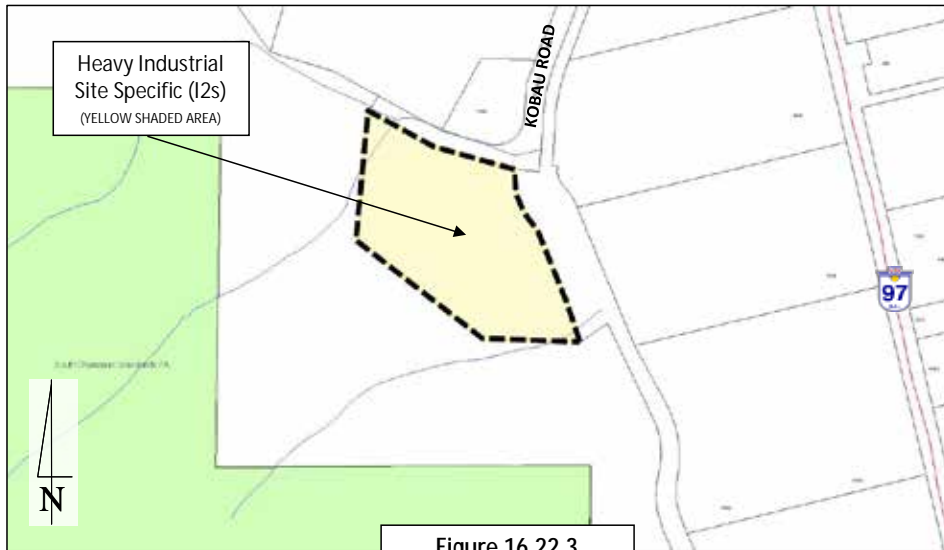


Figure 16.22.2

- .3 in the case of land described as Lot 987, Plan KAP19702, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.22.3:
- i) the following principal uses and no others shall be permitted on the land:
 - a) gravel processing.
 - ii) despite Section 14.2.6, gravel processing uses shall be setback a minimum of 50.0 metres from all parcel lines.



- xix) replacing Section 16.23 (Site Specific Industrial (Specialised) Three Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

16.23 Site Specific Community Waste Management (I3s) Provisions:

.1 blank

- xx) The Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on an approximately 0.8 ha part of the land described as Lot 2, Plan KAP17428, District Lot 2450S, SDYD, Portion Lot 717, and shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to Heavy Industrial Site Specific (I2s).
- xxi) The Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on an approximately 0.5 ha part of the land described as Lot 2, Plan KAP17428, District Lot 2450S, SDYD, Portion Lot 717, and shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to General Industrial (I1).
- xxii) The Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as District Lot 3098S, SDYD; District Lot 3582S, SDYD; and part of District Lot 3581S, SDYD, and shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Industrial (Specialised) Three (I3) to Heavy Industrial Site Specific (I2s).

Commented [CG6]: Relates to existing concrete mixing plant use at 233 Thorp Road. Adjusted zone boundaries will reflect actual use of the land.

Commented [CG7]: Relates to the remain land that comprises 233 Thorp Road and is not seen to be used for a concrete mixing plant use. Removal of site specific will allow a wider range of uses to occur.

Commented [CG8]: Relates to the gravel pit operated by Pacific Silica & Rock Quarry Limited north of the Town of Oliver (on the west side of the highway). Proposed to consolidate the I3 Zone with the I2 Zone with the use of this parcel addressed through a site specific amendment.

xxiii) The Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as Lot 987, Plan KAP19702, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Industrial (Specialised) Three (I3) to Heavy Industrial Site Specific (I2s).

Commented [CG9]: Relates to the parcel owned by the Town of Oliver off of Kobau Road near the South Okanagan Grassland Protected Area and which is used as a gravel pit. Proposed to consolidate the I3 Zone with the I2 Zone with the use of this parcel addressed through a site specific amendment.

xxiv) The Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as Lot 954, Plan KAP14590, District Lot 2450S, SDYD, Except Plan 31702, and Plan EPP57458, District Lot 2450S, SDYD, Except Plan KAP66905 & KAP81433, That Part of Lot 1; shown on Plan EPP57458, and shown shaded yellow on Schedule 'J', which forms part of this Bylaw, from Industrial (Heavy) Two (I2) to Community Waste Management (I3).

Commented [CG10]: Relates to the Oliver Landfill site. Proposed to apply the I3 Zone so as to be consistent with proposed zoning of OK Falls and Osoyoos landfill sites.

xxv) The Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation of all parcels zoned Industrial (Light) One (I1) to General Industrial (I1).

xxvi) The Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation of all parcels zoned Industrial (Heavy) Two (I2) to Heavy Industrial (I2).

Electoral Area "D-1"

5. The "Electoral Area "D" Zoning Bylaw No. 2457, 2008" is amended by:

i) deleting the definitions of "industrial/utilities-oriented office" and "light industry" under Section 4.0 (Definitions).

Commented [J11]: Proposed to be replaced with reference under permitted Secondary uses in the Industrial zones with "office".

ii) adding a new definition of "asphalt plant" under Section 4.0 (Definitions) to read as follows:

"asphalt plant" means the processing and manufacturing of road paving materials from raw material and petroleum products;

iii) adding a new definition of "composting operation" under Section 4.0 (Definitions) to read as follows:

"composting operation" means the entire area, buildings, and equipment used for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites;

- iv) adding a new definition of “concrete plant” under Section 4.0 (Definitions) to read as follows:

“**concrete plant**” means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;

- v) adding a new definition of “construction supply centre” under Section 4.0 (Definitions) to read as follows:

“**construction supply centre**” means the retail sale or wholesale of building material, fixtures, or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and includes a lumber yard, building supply outlet, home improvement centre, and may include accessory rental of home construction, maintenance or repair equipment;

- vi) adding a new definition of “food and beverage processing” under Section 4.0 (Definitions) to read as follows:

“**food and beverage processing**” means a business premises or building, where produce, meat or beverages are processed, produced, canned, frozen, packed or stored indoors, and includes the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content and public tasting and retail sale of beverages produced on the premises;

- vii) replacing the definition of “gravel processing” under Section 4.0 (Definitions) with the following:

“**gravel processing**” means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as concrete and asphalt plants;

- viii) adding a new definition of “manufacturing” under Section 4.0 (Definitions) to read as follows:

“**manufacturing**” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes;

- ix) adding a new definition of “outdoor storage” under Section 4.0 (Definitions) to read as follows:

“**outdoor storage**” means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures. Typical uses include but are not limited to vehicle or heavy equipment storage compounds; and the sale, rental and storage of metal shipping containers;

- x) adding a new definition of “refuse disposal site” under Section 4.0 (Definitions) to read as follows:

“**refuse disposal site**” means an area of land for the disposal of municipal solid waste, as permitted under the *Waste Management Act* (British Columbia);

- xi) adding a new definition of “salvage operation” under Section 4.0 (Definitions) to read as follows:

“**salvage operation**” means a place where old articles, waste or discarded material including but not limited to rubber tires, metal, plastics, plastic containers, glass, papers, sacks, wire, ropes, rags, machinery, cans, any other scrap or salvage including more than two derelict vehicles, are stored or kept, for private or commercial purposes;

- xii) adding a new definition of “self storage” under Section 4.0 (Definitions) to read as follows:

“**self-storage**” means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature;

- xiii) replacing the definition of “service industry” under Section 4.0 (Definitions) with the following:

“**service industry establishment**” means a business premises or building, where non-personal goods and services are provided, limited to: automobile sales, rental and repair; auto body repair and painting; tire sales and repair; household cleaning and repair; metal and woodworking; and plumbing and heating sales; storage and repair;

- xiv) adding a new definition of “storage and warehouse” under Section 4.0 (Definitions) to read as follows:

“**storage and warehouse**” means the storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers;

- xv) adding a new definition of “wholesale business” under Section 4.0 (Definitions) to read as follows:

“**wholesale business**” means an establishment acting as agents or brokers and buying merchandise for, or selling merchandise to retail users, industrial users, commercial users, institutional users or wholesale users;

- xvi) replacing the reference to Industrial (Light) One Zone (I1) with General Industrial Zone (I1) under Section 6.0 (Creation of Zones).

xvii) replacing Section 14.1 (Industrial (Light) One Zone) under Section 14.0 (Industrial) in its entirety with the following:

14.1 GENERAL INDUSTRIAL ZONE (I1)

14.1.1 Permitted Uses:

Principal Uses:

- a) construction supply centre;
- b) food and beverage processing;
- c) manufacturing;
- d) outdoor storage;
- e) salvage operation;
- f) self-storage;
- g) service industry establishment;
- h) storage warehouse;
- i) veterinary establishment;
- j) wholesale business;

Secondary Uses:

- k) accessory buildings and structures, subject to Section 7.13;
- l) accessory dwelling, subject to Section 7.11;
- m) offices; and
- n) retail sales.

14.1.2 Site Specific General Industrial (I1s) Provisions:

- a) see Section 16.20

14.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

14.1.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.1.6 Minimum Setbacks:

- a) Buildings and structures:

- i) Front parcel line 10.0 metres
- ii) Rear parcel line 15.0 metres
- iii) Interior side parcel line 15.0 metres
- iv) Exterior side parcel line 10.0 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 10.0 metres
 - ii) Rear parcel line 3.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

14.1.6 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 7.0 metres.

14.1.7 Maximum Parcel Coverage:

- a) 40%

xviii) replacing Section 16.20 (Site Specific Industrial (Light) One (I1s) Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

16.20 Site Specific General Industrial (I1s) Provisions:

.1 *blank*

xix) The Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D-1" Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation of all parcels zoned Industrial (Light) One (I1) to General Industrial (I1).

Electoral Area "D-2"

6. The "Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:

- i) deleting the definition of "industrial/utilities-oriented office" under Section 4.0 (Definitions).

Commented [J12]: Proposed to be replaced with reference under permitted Secondary uses in the Industrial zones with "office".

- ii) replacing the definition of "concrete plant" under Section 4.0 (Definitions) with the following:

"concrete mixing plant" means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;

- iii) adding a new definition of “construction supply centre” under Section 4.0 (Definitions) to read as follows:

“construction supply centre” means the retail sale or wholesale of building material, fixtures, or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and includes a lumber yard, building supply outlet, home improvement centre, and may include accessory rental of home construction, maintenance or repair equipment;

- iv) adding a new definition of “food and beverage processing” under Section 4.0 (Definitions) to read as follows:

“food and beverage processing” means a business premises or building, where produce, meat or beverages are processed, produced, canned, frozen, packed or stored indoors, and includes the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content and public tasting and retail sale of beverages produced on the premises;

- v) adding a new definition of “manufacturing” under Section 4.0 (Definitions) to read as follows:

“manufacturing” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes;

- vi) adding a new definition of “outdoor storage” under Section 4.0 (Definitions) to read as follows:

“outdoor storage” means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures. Typical uses include but are not limited to vehicle or heavy equipment storage compounds; and the sale, rental and storage of metal shipping containers;

- vii) adding a new definition of “salvage operation” under Section 4.0 (Definitions) to read as follows:

“salvage operation” means a place where old articles, waste or discarded material including but not limited to rubber tires, metal, plastics, plastic containers, glass, papers, sacks, wire, ropes, rags, machinery, cans, any other scrap or salvage including more than two derelict vehicles, are stored or kept, for private or commercial purposes;

- viii) adding a new definition of “self storage” under Section 4.0 (Definitions) to read as follows:

“self-storage” means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature;

- ix) replacing the definition of “service industry” under Section 4.0 (Definitions) with the following:

“service industry establishment” means a business premises or building, where non-personal goods and services are provided, limited to: automobile sales, rental and repair; auto body repair and painting; tire sales and repair; household cleaning and repair; metal and woodworking; and plumbing and heating sales; storage and repair;

- x) adding a new definition of “storage and warehouse” under Section 4.0 (Definitions) to read as follows:

“storage and warehouse” means the storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers;

- xi) adding a new definition of “wholesale business” under Section 4.0 (Definitions) to read as follows:

“wholesale business” means an establishment acting as agents or brokers and buying merchandise for, or selling merchandise to retail users, industrial users, commercial users, institutional users or wholesale users;

- xii) replacing Section 14.0 (Industrial) in its entirety with the following:

14.0 INDUSTRIAL

14.1 GENERAL INDUSTRIAL ZONE (I1)

14.1.1 Permitted Uses:

Principal Uses:

- a) construction supply centre;
- b) food and beverage processing;
- c) manufacturing;
- d) outdoor storage;
- e) salvage operation;
- f) self-storage;
- g) service industry establishment;
- h) storage warehouse;

- i) veterinary establishment;
- j) wholesale business;

Secondary Uses:

- k) accessory buildings and structures, subject to Section 7.13;
- l) accessory dwelling, subject to Section 7.11;
- m) offices; and
- n) retail sales.

14.1.2 Site Specific General Industrial (I1s) Provisions:

- a) see Section 17.22

14.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

14.1.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

14.1.6 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 7.0 metres.

14.1.7 Maximum Parcel Coverage:

- a) 40%

14.2 HEAVY INDUSTRIAL ZONE (I2)

14.2.1 Permitted Uses:

Principal Uses:

- a) concrete mixing plant;
- b) power sub-stations, including generating plants;
- c) gravel processing;
- d) manufacturing;
- e) public maintenance and works yards;
- f) salvage operation;
- g) sewage treatment plant;
- h) stockyard and abattoirs;

Secondary Uses:

- i) accessory buildings and structures, subject to Section 7.13;
- j) accessory dwelling, subject to Section 7.11;
- k) offices.

14.2.2 Site Specific Heavy Industrial (I2s) Provisions:

- a) see Section 17.23

14.2.3 Minimum Parcel Size:

- a) 2,000 m², subject to servicing requirements.

14.2.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

14.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres

- ii) Rear parcel line 7.5 metres
- iii) Interior side parcel line 1.5 metres
- iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

14.2.6 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres.

14.2.7 Maximum Parcel Coverage:

- a) 60%

14.3 COMMUNITY WASTE MANAGEMENT ZONE (I3)

14.3.1 Permitted Uses:

Principal Uses:

- a) refuse disposal site;
- b) composting operation;

Secondary Uses:

- c) accessory buildings and structures, subject to Section 7.13.

14.3.2 Site Specific Community Waste Management (I3s) Provisions:

- a) see Section 17.24

14.3.3 Minimum Parcel Size:

- a) 10.0 ha

14.3.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

14.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) not applicable

14.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 30.0 metres
 - ii) Rear parcel line 30.0 metres
 - iii) Interior side parcel line 30.0 metres
 - iv) Exterior side parcel line 30.0 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 30.0 metres
 - ii) Rear parcel line 30.0 metres
 - iii) Interior side parcel line 30.0 metres
 - iv) Exterior side parcel line 30.0 metres
- c) despite Section 14.3.6(a) and (b), the distance between the external boundary of a composting operation and the natural boundary of a watercourse such as a river, stream, marsh, or estuary must not be less than 100.0 metres.

14.3.7 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres.

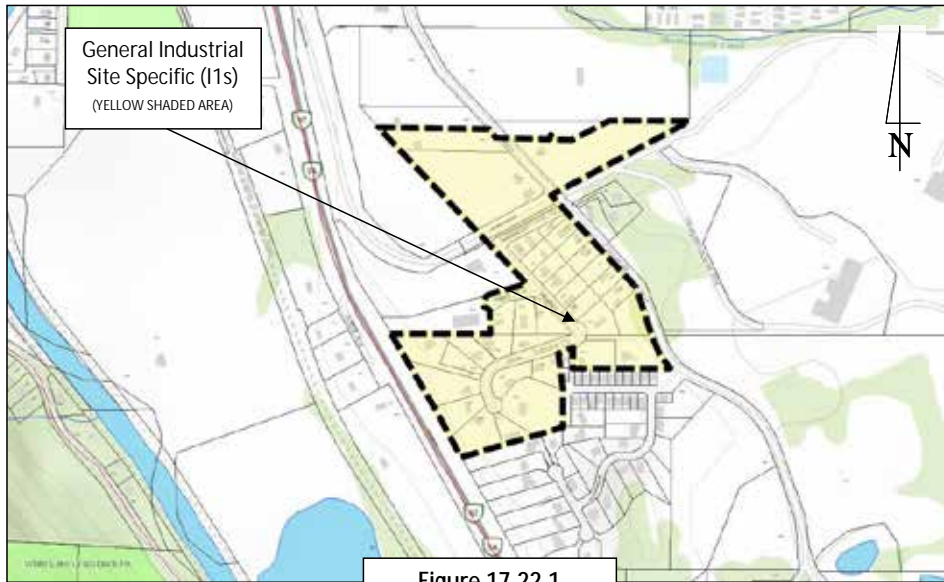
14.3.8 Maximum Parcel Coverage:

- a) 25%

xiii) replacing Section 17.22 (Site Specific Industrial (Light) One Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.22 Site Specific General Industrial (I1s) Provisions:

- .1 in the case of land shown shaded on Figure 17.22.1:
 - i) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 14.1.1:
 - a) "single detached dwelling";
 - b) "home occupation", subject to Section 7.17; and
 - c) "bed and breakfast operation", subject to Section 7.19.
 - ii) despite Section 14.1.5, the maximum number of dwellings shall be one (1) accessory dwelling or one (1) single detached dwelling.



xiv) replacing Section 17.23 (Site Specific Industrial (Heavy) Two Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.23 Site Specific Heavy Industrial (I2s) Provisions:

- .1 in the case of land shown shaded on Figure 17.23.1:
 - i) the following principal uses and no others shall be permitted on the land:
 - a) "stockyard".
 - ii) despite Section 14.2.3, the minimum parcel size shall be 2.0 ha.
 - iii) despite Section 14.2.6, the minimum setbacks for all buildings and structures shall be:

i) Front parcel line	7.5 metres
ii) Rear parcel line	30.0 metres
iii) Interior side parcel line	20.0 metres
iv) Exterior side parcel line	20.0 metres

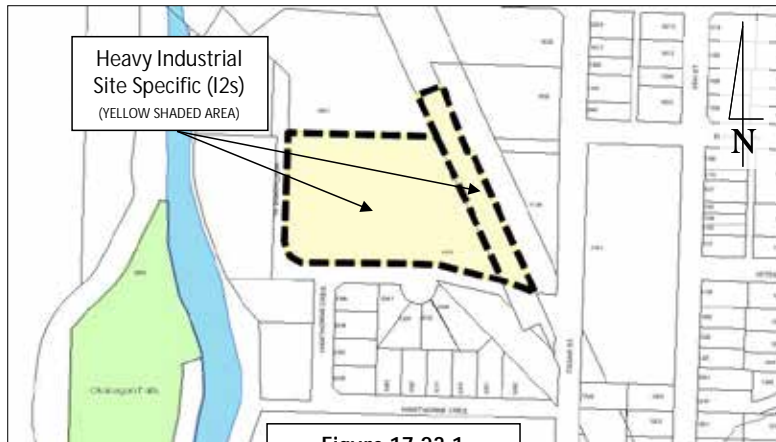


Figure 17.23.1

- xv) replacing Section 17.24 (Site Specific Industrial (Specialised) Three Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.24 Site Specific Community Waste Management (I3s) Provisions:

.1 *blank*

- xvi) replacing Section 17.25 (Site Specific Industrial (Mixed) Four Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.25 *deleted.*

- xvii) replacing Section 17.26 (Site Specific Community Waste Management Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.26 *deleted.*

- xviii) The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as:

- Lot 12, Plan KAP32322, District Lot 551, SDYD; and
- Lot B, Plan KAP22388, District Lot 551 & 10, SDYD,

and shown shaded yellow on Schedule 'K', which forms part of this Bylaw, from Industrial (Mixed) Four (I4) to General Industrial (I1).

- xix) The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as:

Commented [J13]: Relates to those parcels fronting Iris Road which have been developed to light industrial uses without a single detached dwelling.

- Lots 1-10, Plan KAP32322, District Lot 551, SDYD;
- Lot 1, Plan KAP30053, District Lot 551, SDYD, Except Plan 32322;
- Lots 2-7, Plan KAP30053, District Lot 551, SDYD;
- Lot A, Plan KAP33765, District Lot 551, SDYD;
- Lots A & B, Plan KAP41143, District Lot 2710, SDYD, Subsidy Lot 37;
- Lots 1-3, 5-7 & 9-10, Plan KAP43303, District Lot 10, SDYD;
- Lot 4, Plan KAP43303, District Lot 10, SDYD, Except Plan KAP64286;
- Lot A, Plan KAP64286, District Lot 10, SDYD;
- Lot 8, Plan KAP43303, District Lot 10, SDYD, Except Plan KAP53351,
- Lot A, Plan KAP53351, District Lot 10, SDYD;
- Lot A, Plan KAP22388, District Lot 551, SDYD;
- Lot 2, Plan KAP17702, District Lot 551, SDYD;
- an approximately 1.78 ha area of Lot 3, Plan KAP14822, District Lot 551, SDYD;

and shown shaded yellow on Schedule 'L', which forms part of this Bylaw, from Industrial (Mixed) Four (I4) to General Industrial Site Specific (I1s).

Commented [J14]: Proposed to consolidate the I4 Zone with the I1 Zone with a site specific provision continuing to allow for single detached dwellings as a permitted accessory use.

- xx) The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as Lot A, Plan EPP42355, District Lot 10, SDYD, and shown shaded yellow on Schedule 'M', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to Heavy Industrial (I2).

Commented [J15]: Relates to the OK Falls sewer treatment plant parcel. Current site specific provision allows for a sewer plant on the site. This use is permitted in the I2 Zone, hence the proposed change from I1 to I2.

- xxi) The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as Parcel A, Plan KAP27045, District Lot 3147S 2883S, SDYD, LEASE C13056; and Parcel A, Plan KAP12862B, Portion Plan A434, District Lot 2883S, SDYD, Formerly Osoyoos IR No 11 (Dog Lake) and shown shaded yellow on Schedule 'N', which forms part of this Bylaw, from Industrial (Specialised) Three (I3) to Heavy Industrial Site Specific (I2s).

Commented [J16]: Relates to the Stockmen's Association operation at Hawthorne Crescent in OK Falls. Proposed to consolidate the I3 Zone with the I2 Zone. Proposed site specific will ensure continuity of permitted uses.

- xxii) The Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of all parcels zoned Industrial (Light) One (I1) to General Industrial (I1).

- xxiii) The Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of all parcels zoned Industrial (Heavy) Two (I2) to Heavy Industrial (I2).

Electoral Area "E"

7. The "Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008" is amended by:
- i) replacing Section 13.0 (Aggregate and Mineral Resources) in its entirety with the following:

13.0 INDUSTRIAL

13.1 Background

There are currently no designated Industrial areas in the Plan Area, however, the principal industrial activity in the Plan Area is logging, which generally occurs on Crown lands that are subject to the Resource Area designation. Small-scale resource extraction also occurs within the Plan Area.

Limited and small-scale industrial home-occupations (e.g., small scale sawmilling) can occur in Resource Areas and Rural Holdings. Larger industrial activities, including light manufacturing and fabricating are encouraged to locate in designated, serviced industrial areas in the City of Penticton which are better suited to accommodate them.

Accordingly, the Regional District is not designating any areas for proposed industrial uses. The Regional District may consider designating land for proposed industrial uses on a case-by-case basis if or when demand warrants.

13.2 Objectives

- .1 Support the City of Penticton as the industrial centre for the larger area (i.e., outside of the Plan Area).
- .2 Support small-scale home industry activities in Resource Areas and Rural Holdings where appropriate.

13.3 Policies

The Regional Board:

- .1 Encourages larger-scale industrial and light manufacturing activities to locate in the City of Penticton and other serviced and designated industrial areas in the Regional District.
- .2 May consider designating land Industrial, where appropriate, on a case-by-case basis.
- .3 May consider accommodating time limited industrial uses through Temporary Use Permits if compatible with adjacent uses.

- ii) adding a new Section 20.0 (Aggregate and Mineral Resources) to read as follows and renumbering all subsequent sections:

20.0 AGGREGATE AND MINERAL RESOURCES

20.1 Background

The Regional District has limited influence on the location of mineral and aggregate resource extraction. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process. Figure XX illustrates *potential* aggregate areas in the Plan Area (i.e., where aggregate resources are located, not that they should be extracted wherever they are located).

20.2 Objectives

- .1 Protect sand and gravel aggregate supplies for anticipated future needs.
- .2 Protect non-agricultural lands having recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.
- .3 Minimize conflicts between sand and gravel processing operations and adjacent land uses.
- .4 Support the Province to require rehabilitation and remediation of resource extraction sites.
- .5 Direct sand and gravel extraction proposals toward sites that have no adverse environmental impact or where the impact can be adequately mitigated.

20.3 Policies

The Regional Board:

- .1 Encourages the Province to continue referrals of mineral exploration proposals to the Regional District for comment and due consideration of the impact of resource extraction activities on surrounding land uses and development.
- .2 Supports the use of designated Resource Areas for sand and gravel extraction, where the uses will not cause a significant visual or environmental disturbance.
- .3 Will consider rezoning applications for the processing of aggregate resources based on any or all of the following criteria:
 - a) extent of visual screening, and other mitigation works proposed;
 - b) type of processing proposed;

- c) prevailing wind direction, and the potential for noise and dust;
- d) compatibility with adjacent land uses;
- e) environmental sensitivity of the site, and lands adjacent to potential aggregate resource processing site;
- f) accessibility; and
- g) characteristics of aggregate deposits and groundwater resources.

- .4 Encourages the Province not to issue new surface leases and permits for mineral processing within 1,000 metres of designated residential areas unless effective mitigation measures can be implemented to significantly reduce or nullify the effects of the proposed activity.
- .5 Encourages the Province not to issue leases or permits for aggregate or mineral extraction or processing.
- .6 Encourages the Province to include in their licensing, the rehabilitation of aggregate extraction and processing sites after extraction and processing are completed.
- .7 May consider implementing conditions set by the ALC to mitigate the impact of aggregate extraction and processing sites on lands outside the ALR.
- .8 Supports additional product end-use consideration for areas slated for gravel and sand extraction. Specifically: gravel or rock crushing sites characteristic of radon rich materials should be avoided for concrete mix, otherwise the concrete used in the foundation could import an indoor radon gas problem into the house for centuries. Likewise, material taken from sites high in crystalline silica or containing significant clay/silt fines used as winter road grit may cause an outdoor air dust problem, and associated air quality advisory, that could otherwise be avoided if equally or better quality road grit was used with a lesser capacity for airborne fines.
- .9 Does not support the exploration and mining of uranium within the Plan Area.

8. The "Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:

- i) adding a new definition of "asphalt plant" under Section 4.0 (Definitions) to read as follows:

"asphalt plant" means the processing and manufacturing of road paving materials from raw material and petroleum products;
- ii) adding a new definition of "concrete plant" under Section 4.0 (Definitions) to read as follows:

“concrete plant” means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;

- iii) replacing the definition of “gravel processing” under Section 4.0 (Definitions) with the following:

“gravel processing” means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as concrete and asphalt plants;

Electoral Area “F”

- 9. The “Electoral Area “F” Official Community Plan Bylaw No. 2460, 2008” is amended by:

- i) replacing Section 10.0 (Industrial) in its entirety with the following:

10.0 INDUSTRIAL

10.1 Background

There are currently no designated Industrial areas in the Plan Area, however, the principal industrial activity in the Plan Area is logging, which generally occurs on Crown lands that are subject to the Resource Area designation. Small-scale resource extraction also occurs within the Plan Area.

Limited and small-scale industrial home-occupations (e.g., small scale sawmilling) can occur in Resource Areas and Rural Holdings. Larger industrial activities, including light manufacturing and fabricating are encouraged to locate in designated, serviced industrial areas in the City of Penticton and District of Summerland, which are better suited to accommodate them.

Accordingly, the Regional District is not designating any areas for proposed industrial uses. The Regional District may consider designating land for proposed industrial uses on a case-by-case basis if or when demand warrants.

10.2 Objectives

- .1 Support the City of Penticton and District of Summerland as the industrial centres for the larger area (i.e., outside of the Plan Area).
- .2 Support small-scale home industry activities in Resource Areas and Rural Holdings where appropriate.

10.3 Policies

The Regional Board:

- .1 Encourages larger-scale industrial and light manufacturing activities to locate in the City of Penticton or District of Summerland and other serviced and designated industrial areas in the Regional District.
- .2 May consider designating land Industrial, where appropriate, on a case-by-case basis.
- .3 May consider accommodating time limited industrial uses through Temporary Use Permits if compatible with adjacent uses.

- ii) The Official Community Plan Map, being Schedule 'B' of the Regional District Okanagan-Similkameen, Electoral Area "F" Official Community Plan Bylaw No. 2460, 2008, is amended by changing the land use designation on the land described as Plan KAP7082B, District Lot 2537, ODYD, Parcel A, Portion DD 154994F, Except Plan H621 KAP77074 KAP77636; and Lot A, Plan KAP77636, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'O', which forms part of this Bylaw, from Industrial (I) to Resource Area (RA).

Commented [J17]: Relates to Crown land adjacent to Greta Ranch which was zoned to allow for uses related to the upgrading of Highway 97 in 2004 (i.e. asphalt plant). Use should have been accommodated through TUP. Proposed to restore previous Resource Area (RA) designation.

10. The "Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by:

- i) deleting the reference to the Industrial Zone (I1) under Section 6.1 (Creation of Zones).
- ii) adding a new definition of "asphalt plant" under Section 4.0 (Definitions) to read as follows:

"asphalt plant" means the processing and manufacturing of road paving materials from raw material and petroleum products;
- iii) adding a new definition of "concrete plant" under Section 4.0 (Definitions) to read as follows:

"concrete plant" means the processing, manufacturing and sale of concrete, and includes the accessory manufacture and sales of products made from concrete;
- iv) replacing the definition of "gravel processing" under Section 4.0 (Definitions) with the following:

"gravel processing" means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as concrete and asphalt plants;
- v) replacing Section 7.8.1(a) under Section 7.8 (Fence Heights) in its entirety with the following:
 - a) in the Rural zones all fences may be up to 1.8 metres in height;

Commented [J18]: Proposes to delete reference to the Industrial Zone.

- vi) replacing Section 14.1 (Industrial (Light) One Zone) under Section 14.0 (Industrial) in its entirety with the following:

14.1 *deleted.*

Commented [J19]: Relates to comments under OCP (above). As only one parcel in all of Electoral Area "F" is zoned I1, its reversion to RA requires that the zoning text be removed from the bylaw.

- vii) replacing Section 16.19 (Site Specific Industrial (Light) One (I1s) Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

16.19 *deleted.*

Commented [J20]: Relates to deletion of section dealing with site specific I1 zonings.

- viii) The Zoning Map, being Schedule '2' of the Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation on the land described as Plan KAP7082B, District Lot 2537, ODYD, Parcel A, Portion DD 154994F, Except Plan H621 KAP77074 KAP77636; and Lot A, Plan KAP77636, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'P', which forms part of this Bylaw, from Industrial (Light) One Site Specific (I1s) to Resource Area (RA).

Commented [J21]: Relates to Crown land adjacent to Greaa Ranch which was zoned to allow for uses related to the upgrading of Highway 97 in 2004 (i.e. asphalt plant) Use should have been accommodated through TUP. Proposed to restore previous Resource Area (RA) zone.

READ A FIRST AND SECOND TIME this ____ day of ____, 2017.

PUBLIC HEARING HELD this ____ day of ____, 2017.

READ A THIRD TIME this ____ day of ____, 2017.

I hereby certify the foregoing to be a true and correct copy of the "Regional District of Okanagan-Similkameen Update Industrial Zone Update Amendment Bylaw No. XXXX, 2017" as read a Third time by the Regional Board on this ____ day of ____, 2017.

Dated at Penticton, BC this ____ day of ____, 2017

Chief Administrative Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of ____, 2017.

ADOPTED this ____ day of ____, 2017.

Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

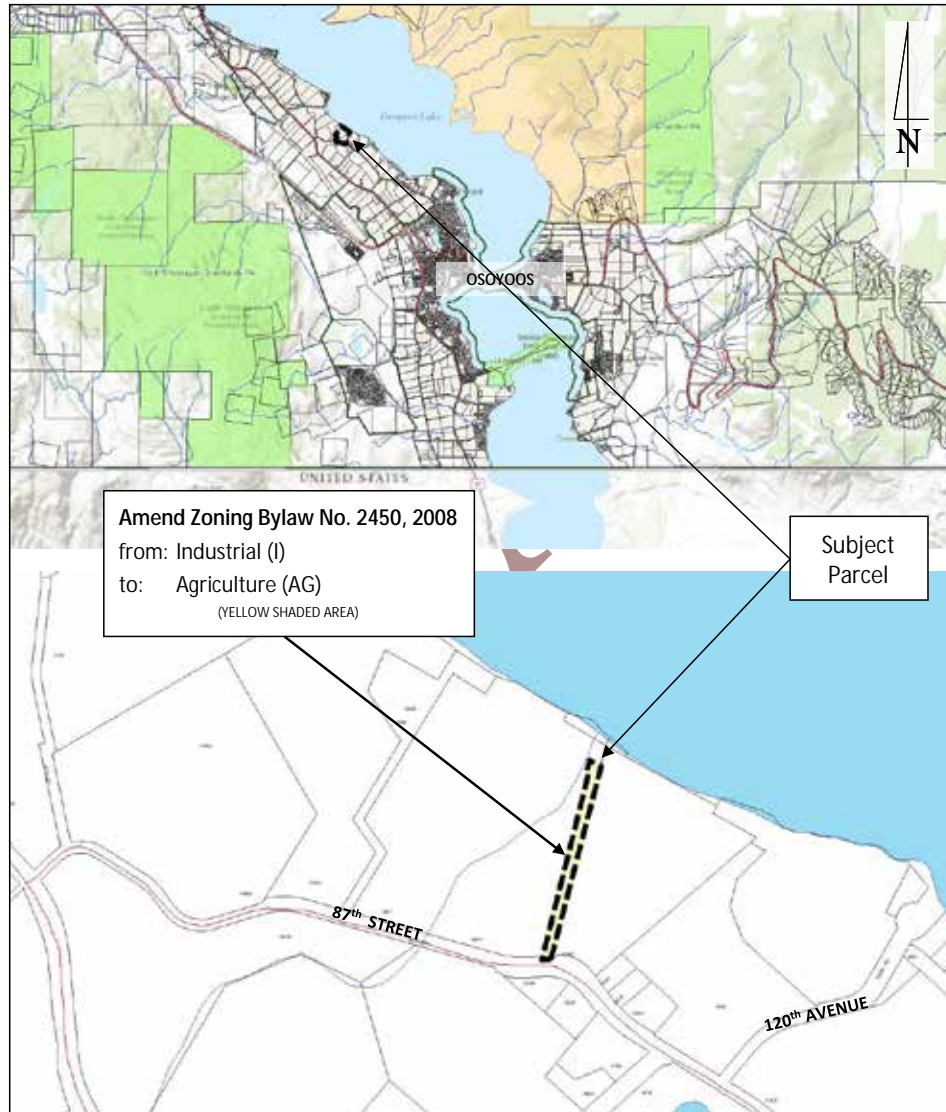
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'A'



Regional District of Okanagan-Similkameen

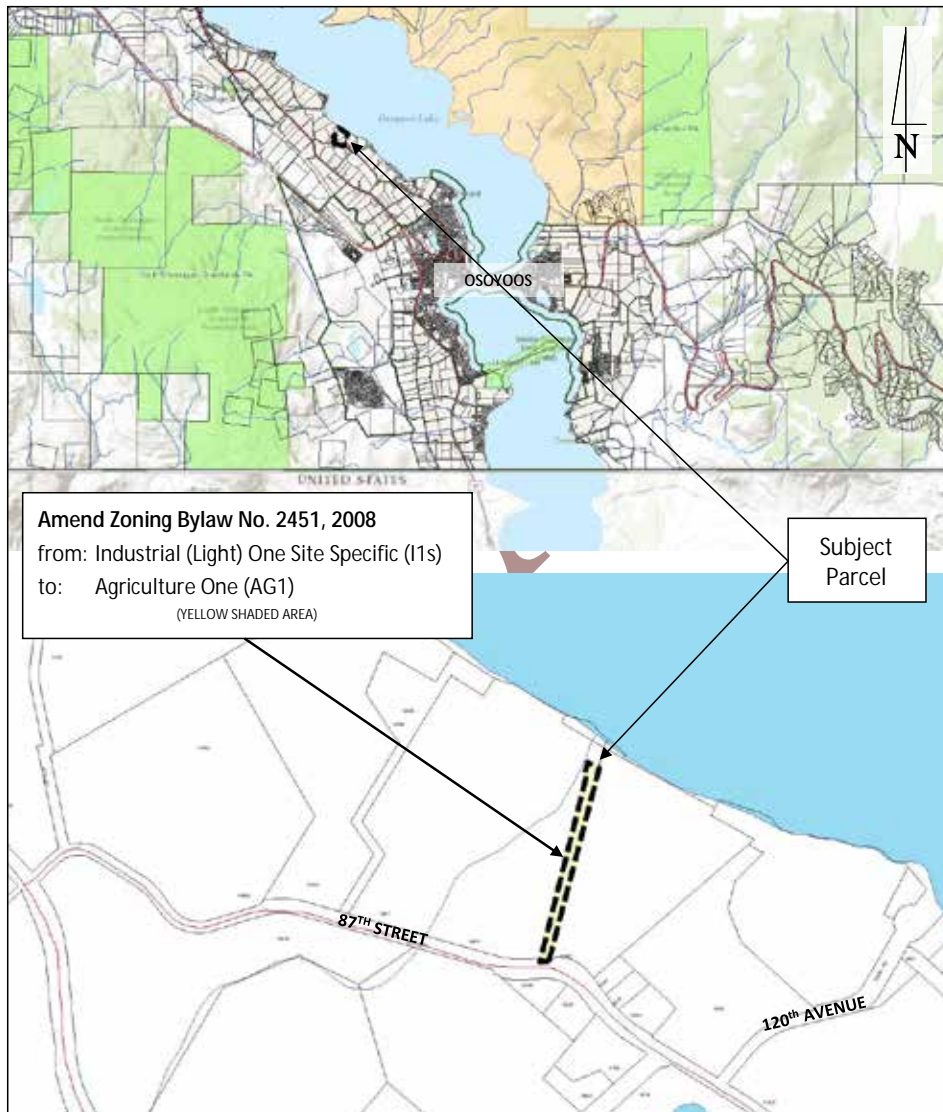
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'B'



Regional District of Okanagan-Similkameen

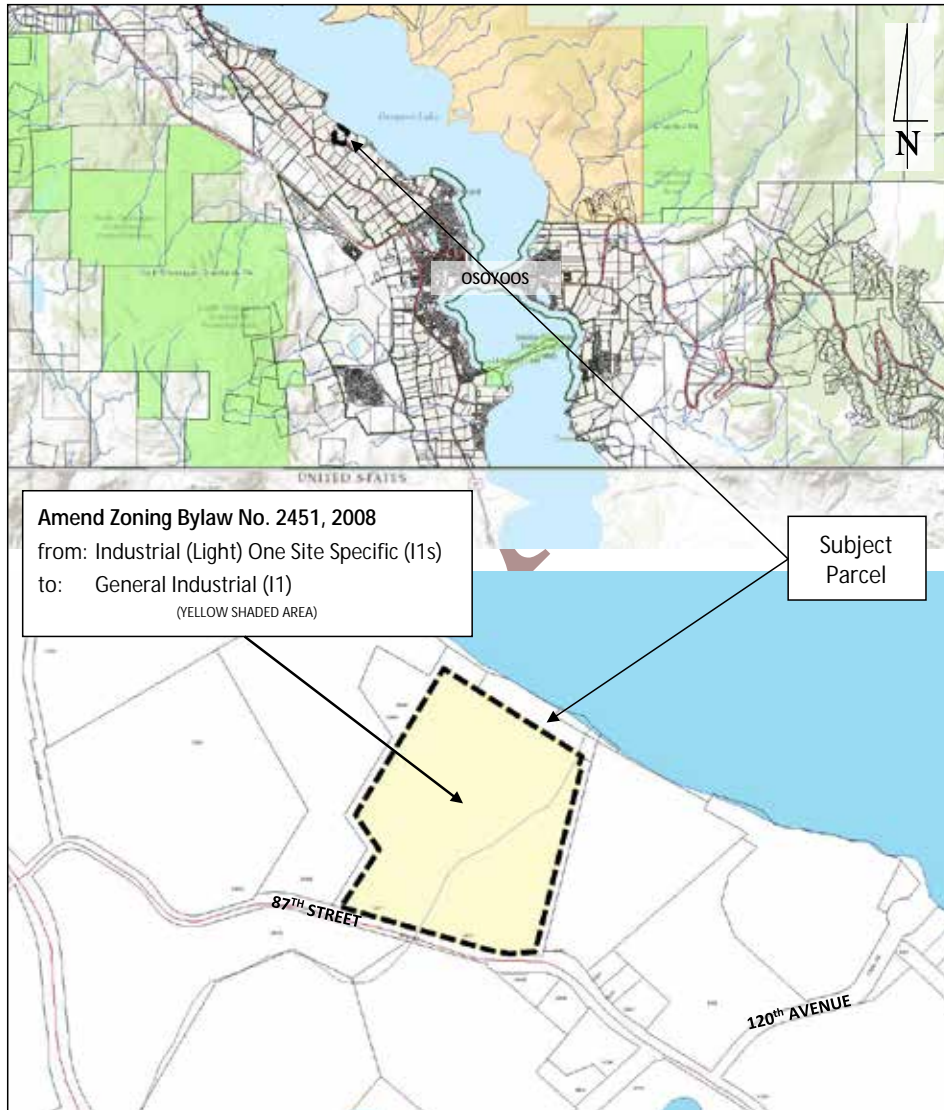
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'C'



Regional District of Okanagan-Similkameen

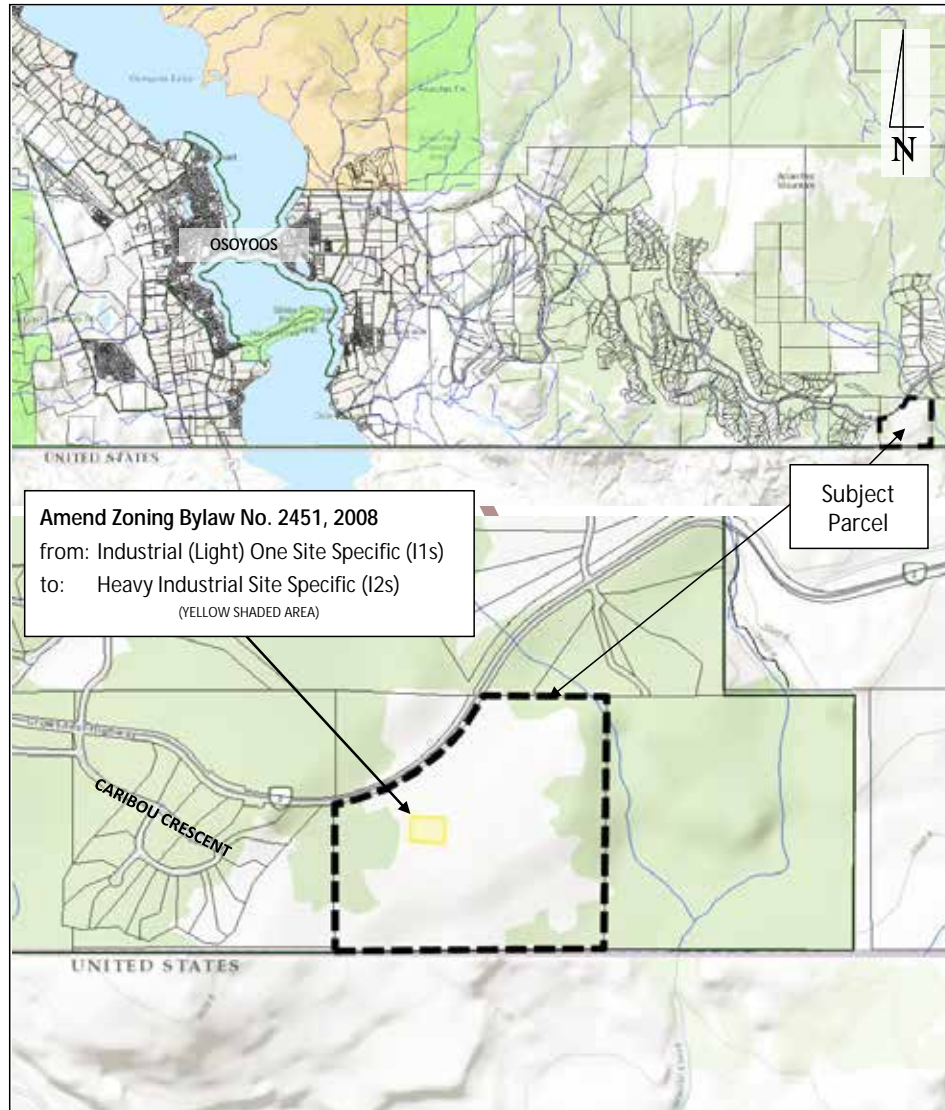
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Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'D'



Regional District of Okanagan-Similkameen

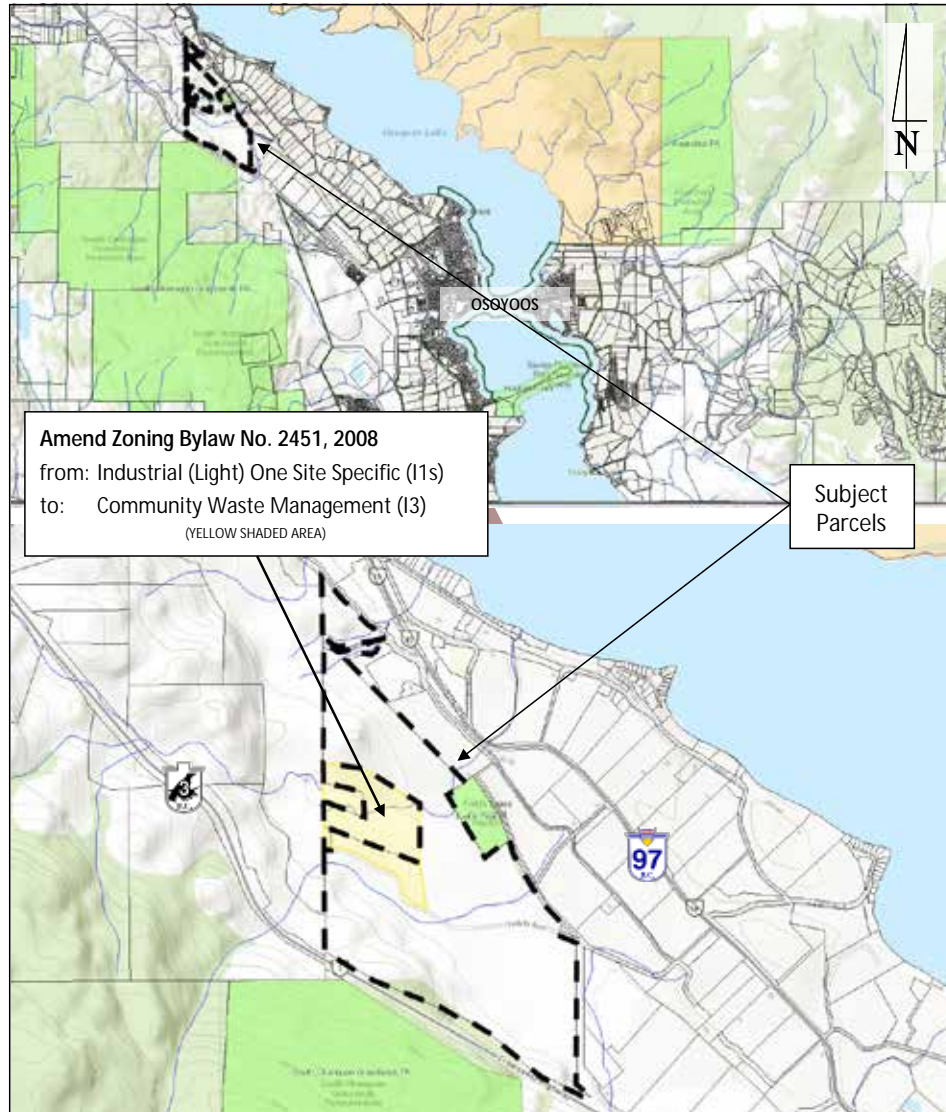
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Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'E'



Amend Zoning Bylaw No. 2451, 2008
from: Industrial (Light) One Site Specific (I1s)
to: Community Waste Management (I3)
(YELLOW SHADED AREA)

Subject
Parcels

Regional District of Okanagan-Similkameen

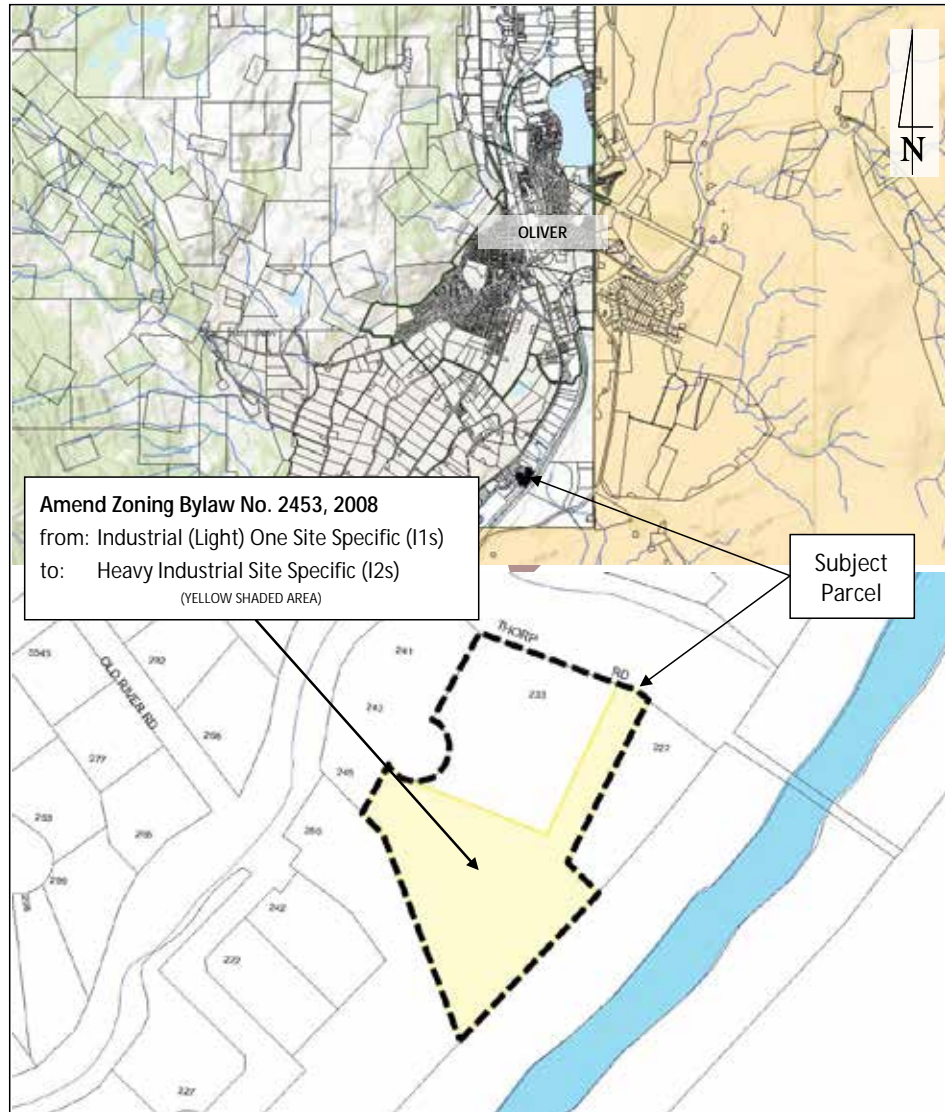
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Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'F'



Regional District of Okanagan-Similkameen

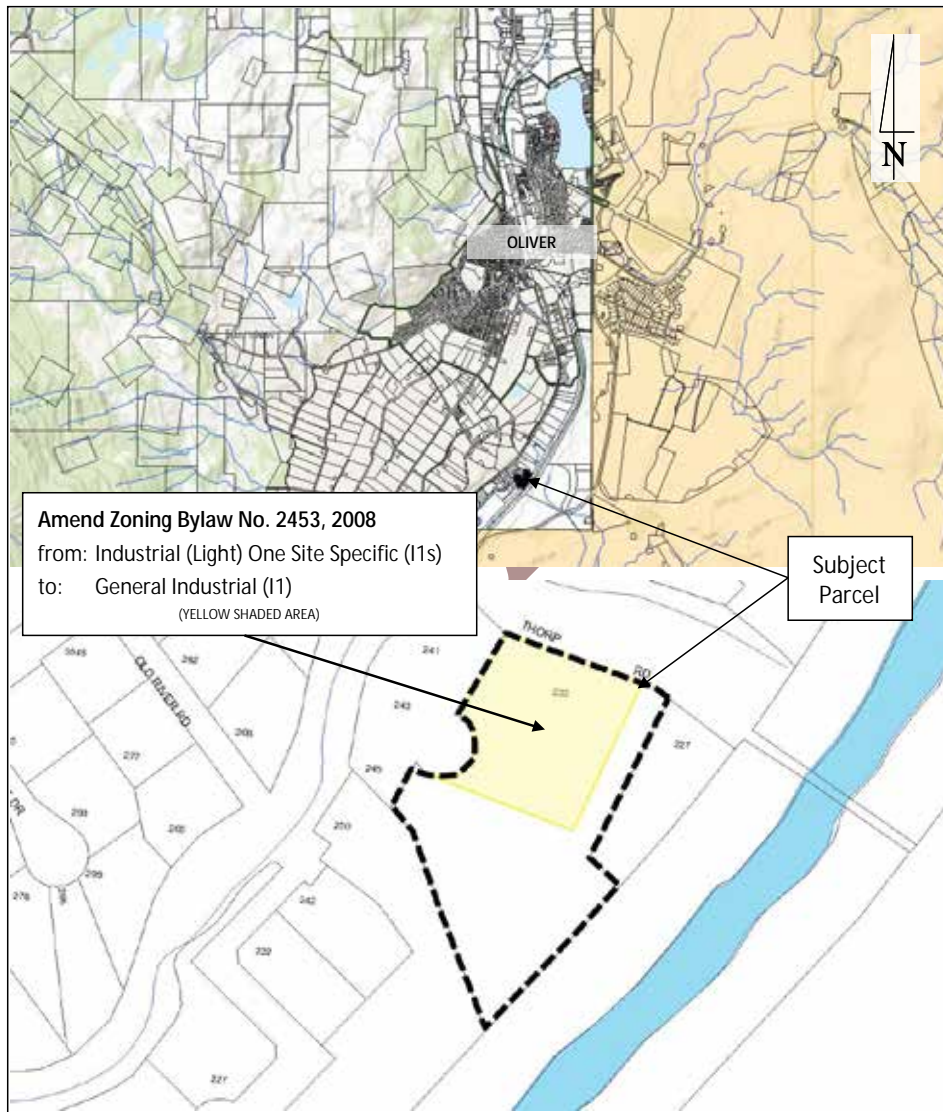
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'G'



Regional District of Okanagan-Similkameen

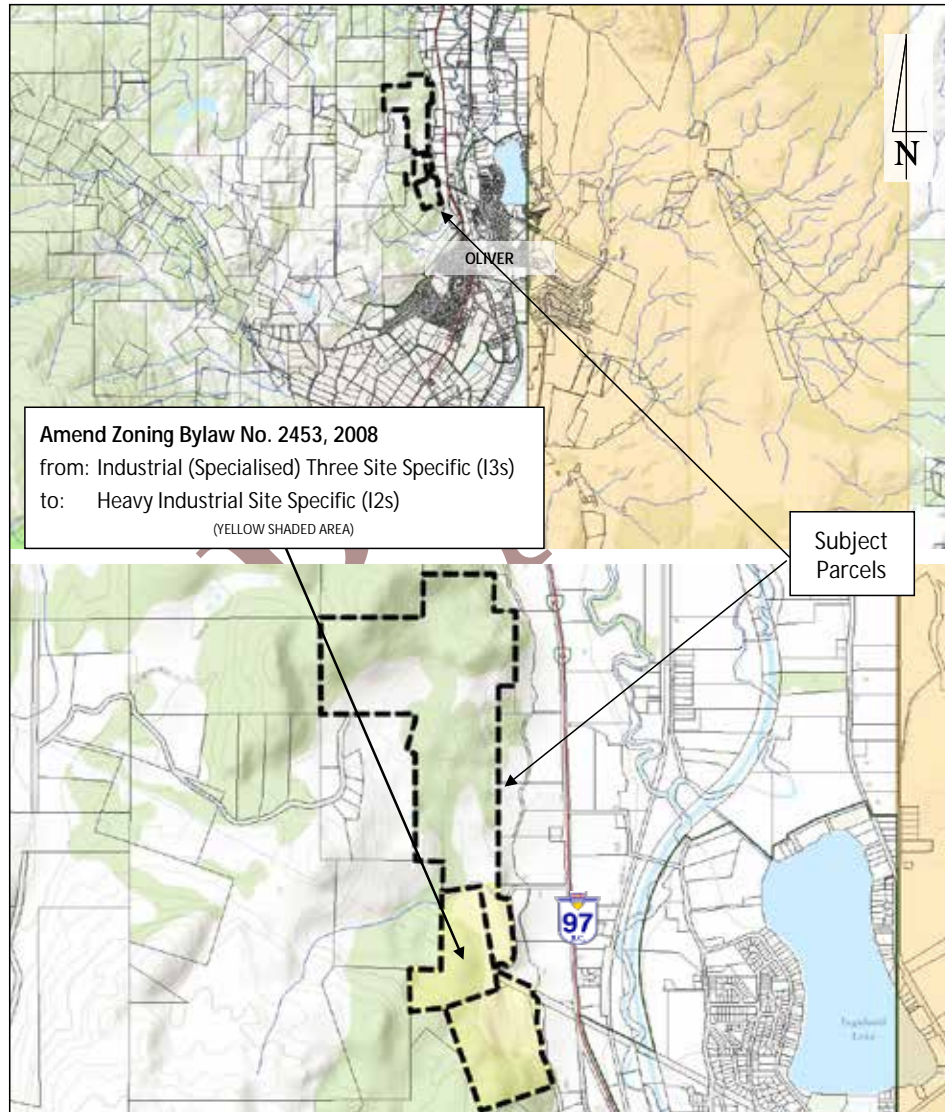
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'H'



Regional District of Okanagan-Similkameen

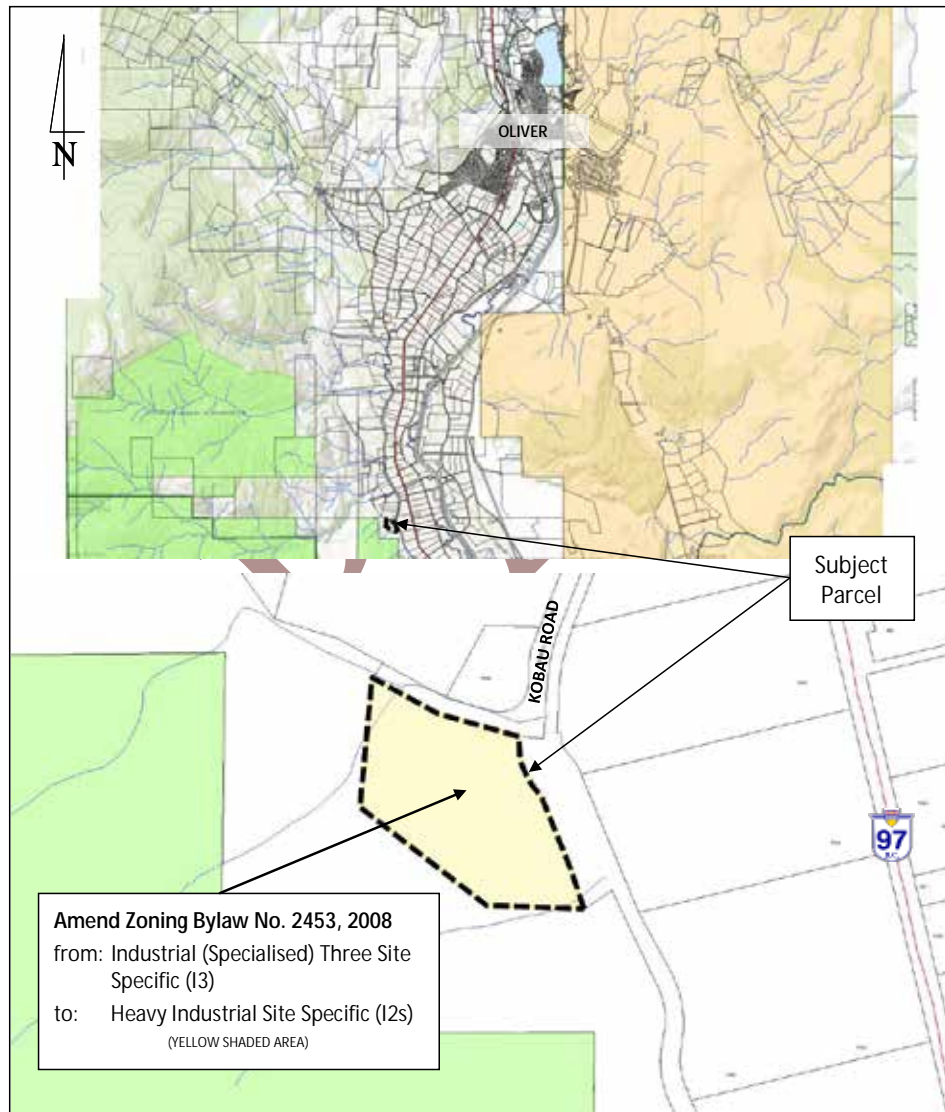
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'I'



Regional District of Okanagan-Similkameen

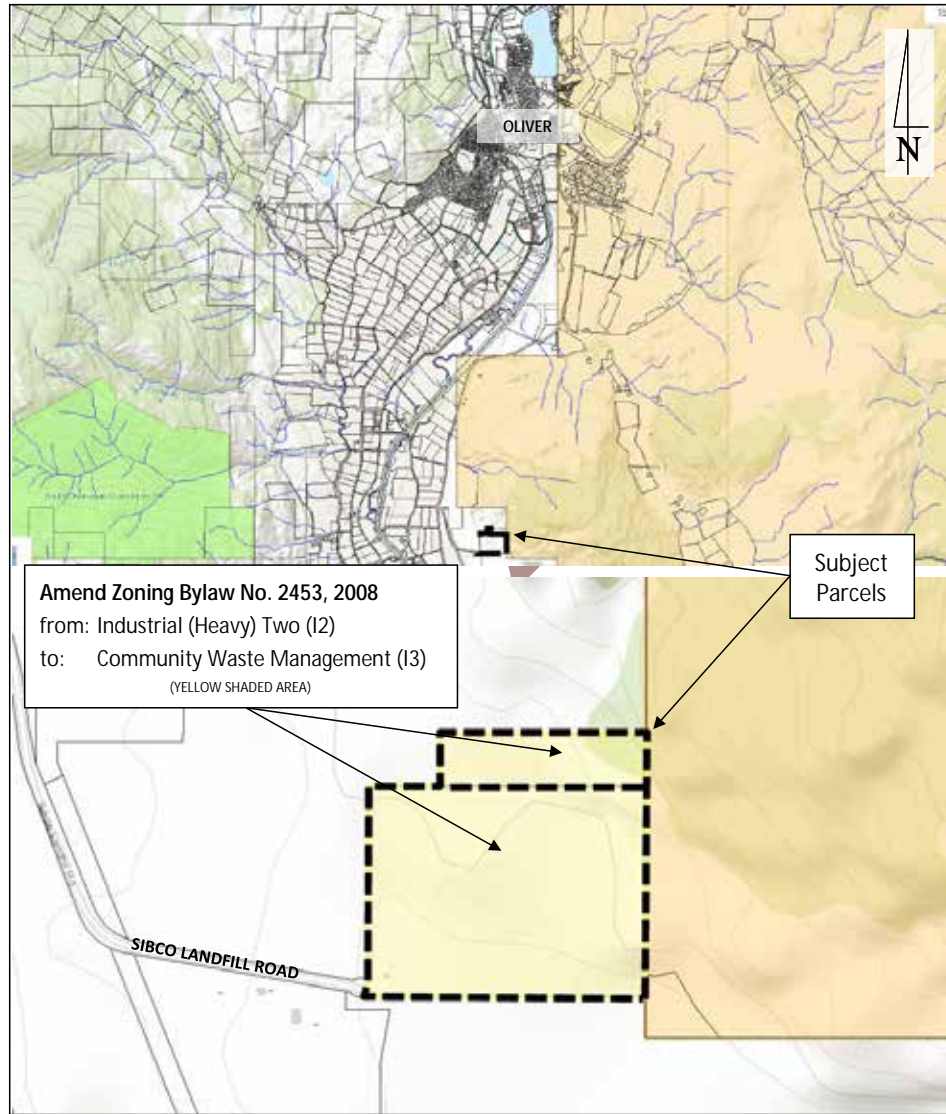
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'J'



Regional District of Okanagan-Similkameen

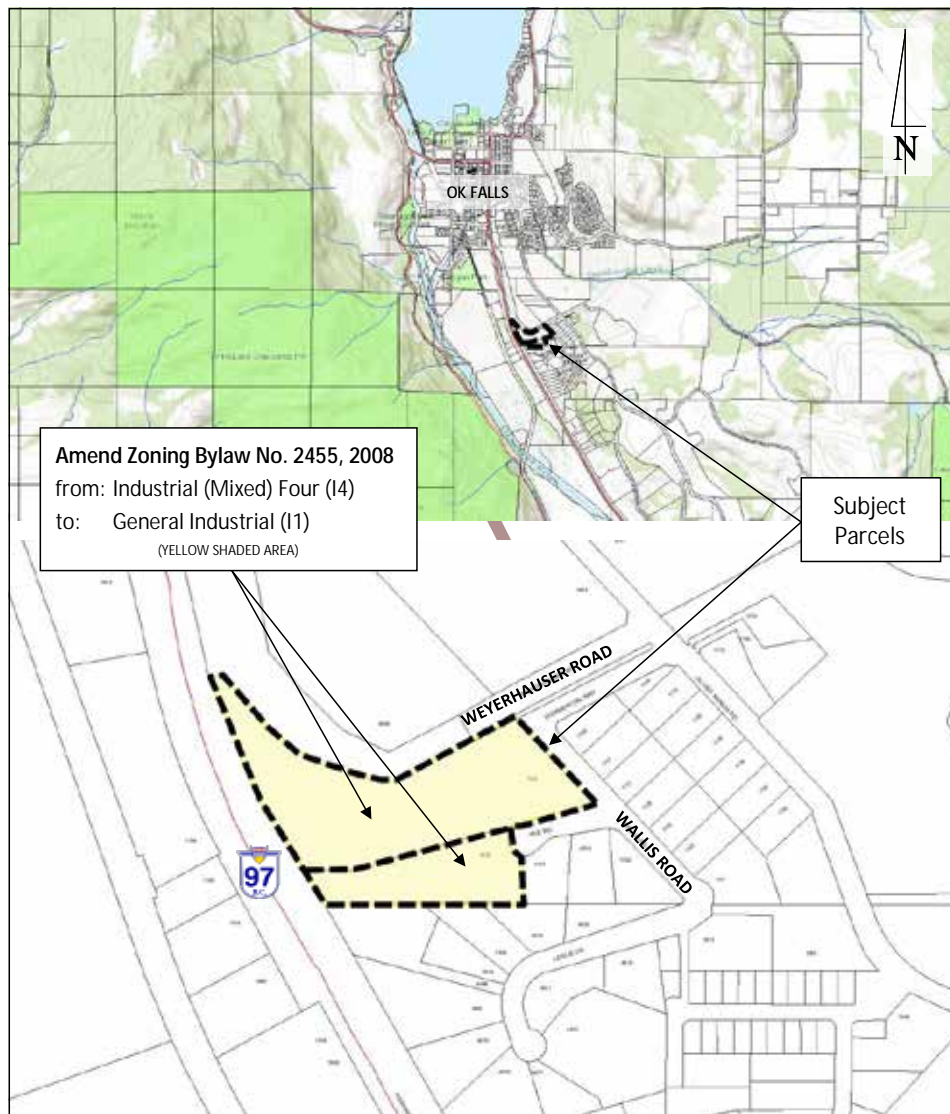
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'K'



Regional District of Okanagan-Similkameen

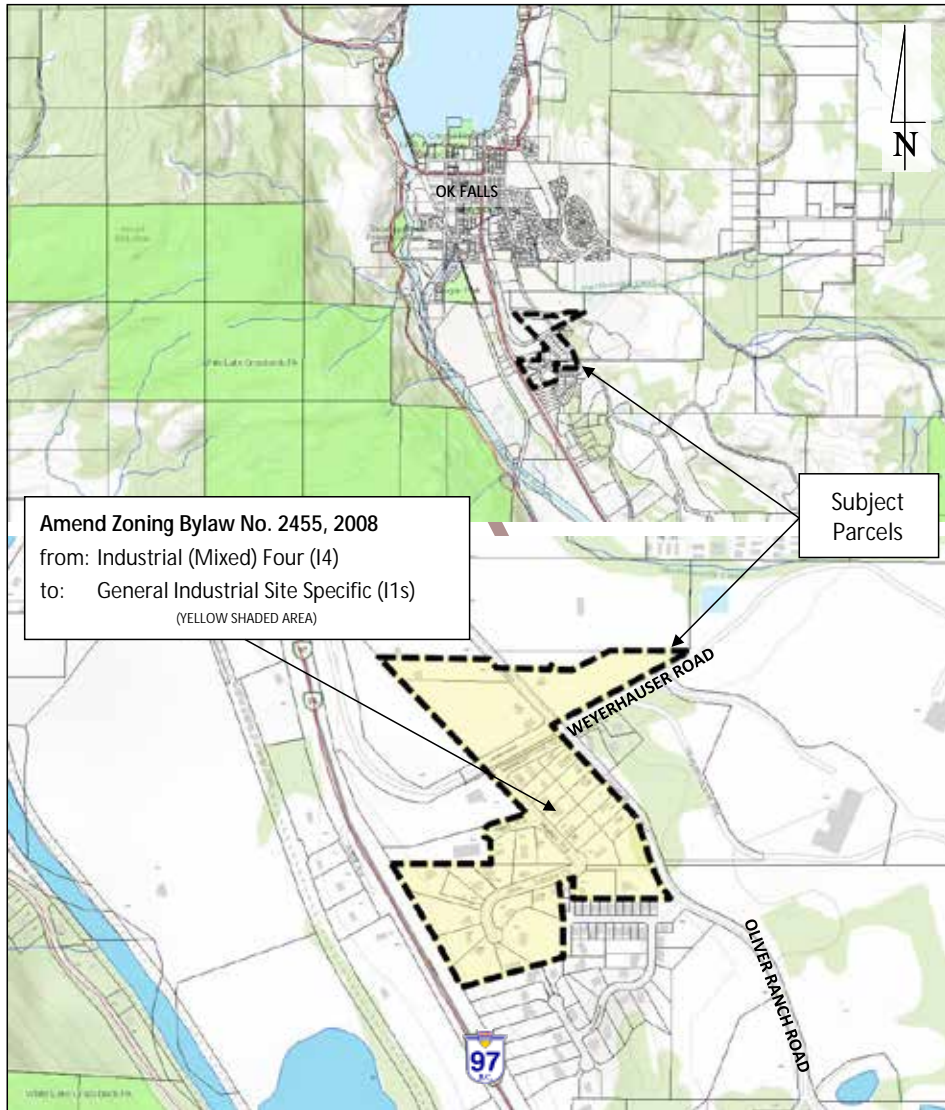
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'L'



Amend Zoning Bylaw No. 2455, 2008
from: Industrial (Mixed) Four (I4)
to: General Industrial Site Specific (I1s)
(YELLOW SHADED AREA)

Subject
Parcels

Regional District of Okanagan-Similkameen

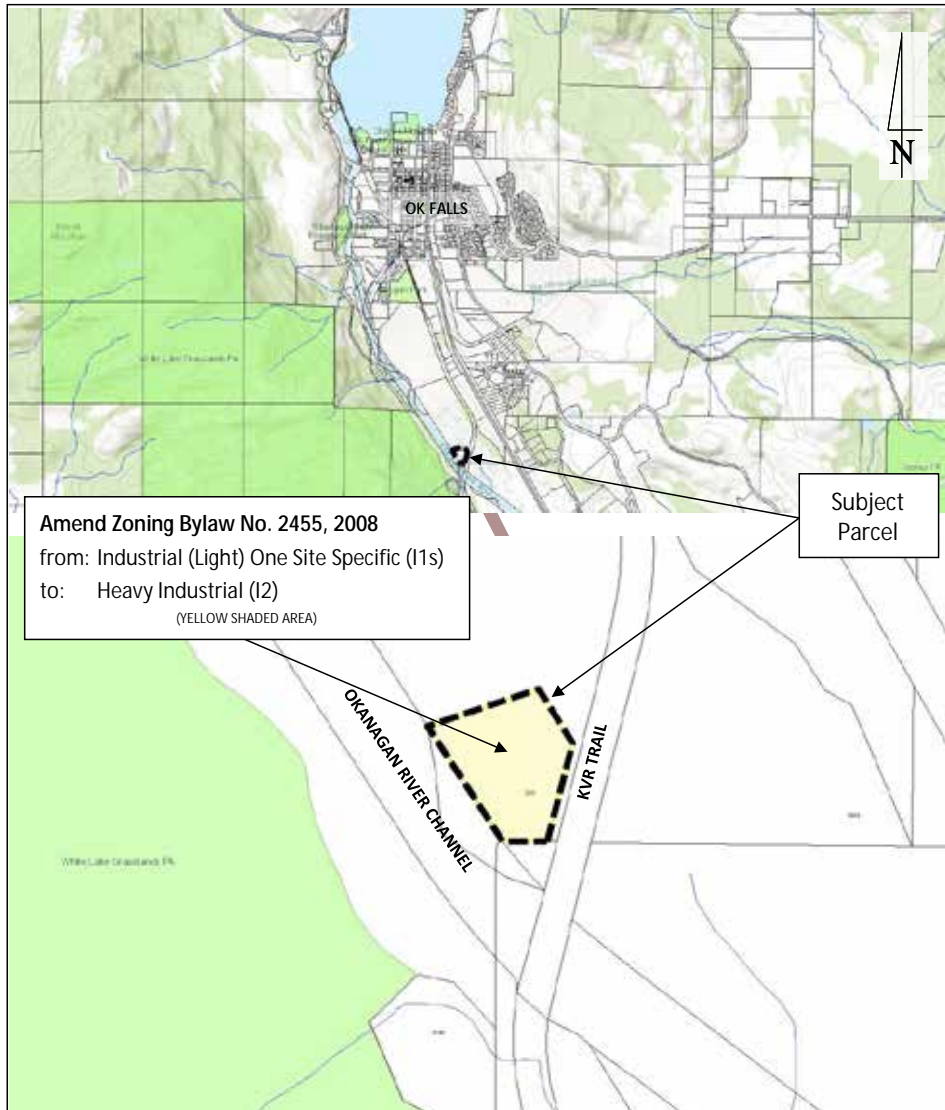
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'M'



Regional District of Okanagan-Similkameen

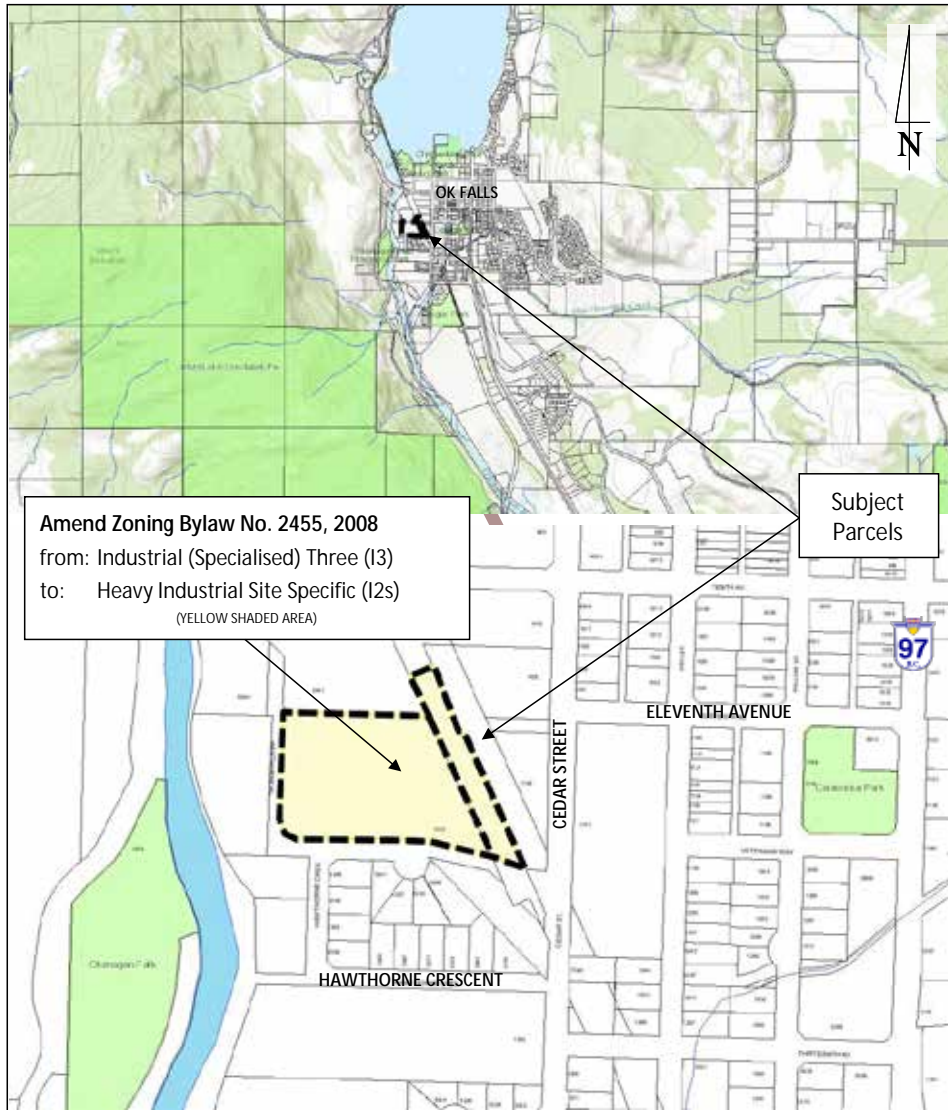
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'N'



Regional District of Okanagan-Similkameen

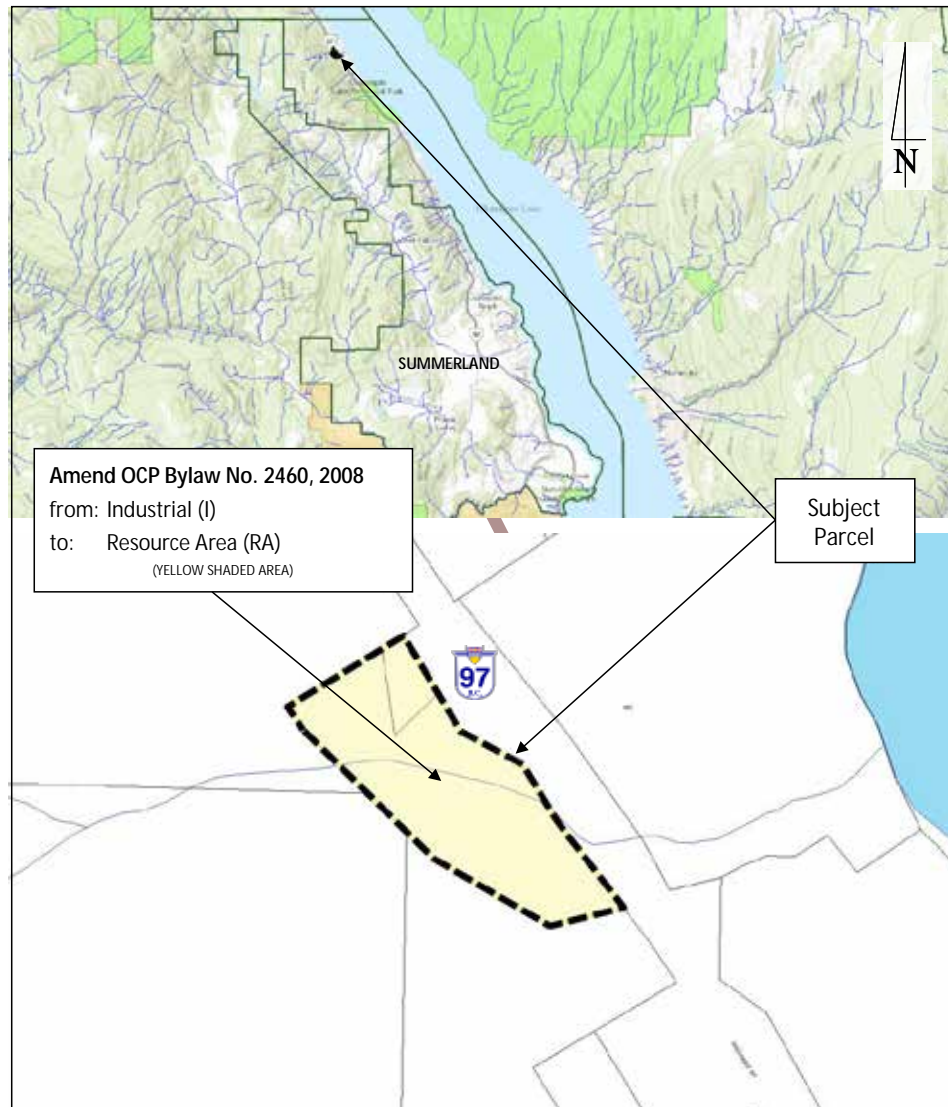
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'O'



Regional District of Okanagan-Similkameen

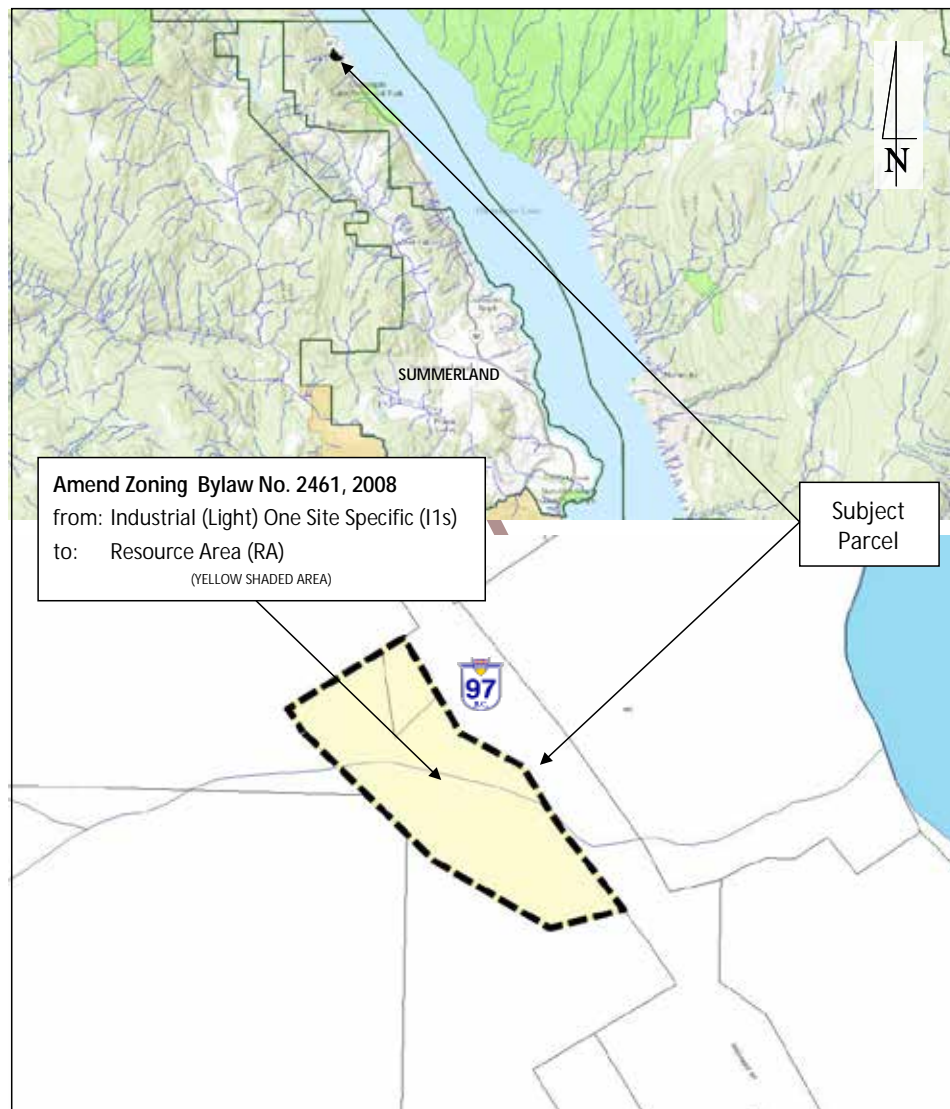
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. XXXX, 2017

Project No: X2017.XXX-ZONE

Schedule 'P'





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, June 15, 2017

9:30 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Community Services Committee Meeting of June 15, 2017 be adopted.

B. THOMPSON-OKANAGAN REGIONAL DEVELOPMENT ECONOMIC REPORT 2017 – For Information Only [Page 71]

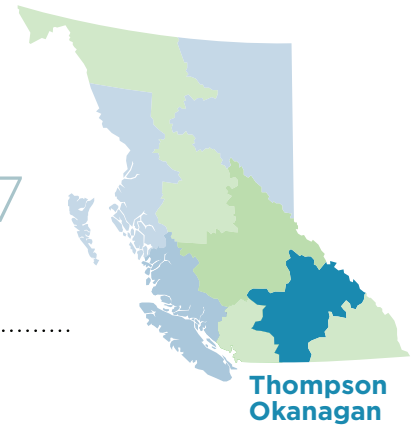
C. REGIONAL RECREATION APPROACH OVERVIEW – For Information Only [Page 89]

D. ADJOURNMENT

REGIONAL CHECK-UP 2017

Thompson-Okanagan Development Region



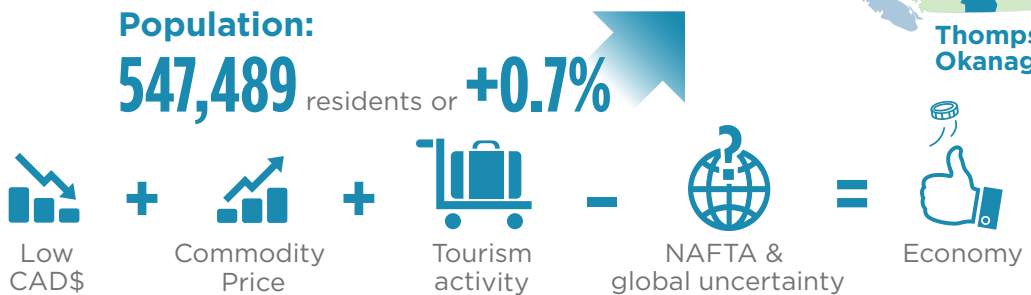


CPABC Regional Check-Up 2017

Thompson-Okanagan Development Region (TODR)

HIGHLIGHTS

FORECAST



WORK

Job Losses: -1,700

+3,700 goods jobs < -5,400 service jobs

Unemployment:
6.4% > 6.0%
TODR BC

Youth Unemployment:
8.2% < 8.7%
TODR BC

Industries with the Most Job Losses:



- #1** Manufacturing (-4,400)
- #2** Transportation & Warehousing (-3,800)
- #3** Trade (-3,300)

INVEST

Value of Major Projects:

-6.6% to \$22.4 billion



70% of major projects are residential and commercial developments

Business Bankruptcies:

+25.0% to 25 reports

Major projects data is based on Q3 2016. +/- are in comparison to Q3 2015 data.

LIVE

30,000 new post-secondary students at UBC Okanagan, Thompson Rivers University, Okanagan College, and Nicola Valley Institute of Technology

Educational Attainment:

63.8% of labour force has a post-secondary certificate/diploma or higher (-2.5 ppt)



Consumer Insolvencies:

Personal Bankruptcies:

1.5 per 1,000 adults or **-11.8%**

Consumer Proposals:

1.7 per 1,000 adults or **+11.8%**

bccheckup.com

Executive Summary

In 2016, there were a few bright spots for the Thompson-Okanagan Development Region (Thompson-Okanagan) in an otherwise lacklustre year. Population growth was moderate and, although lower than in 2015, sufficient to stimulate a surge in housing sales, new housing starts, and construction employment gains. Tourism was up, resulting in the addition of 1,700 new jobs in the accommodation and food services sector.

The region's billion-dollar wine and viticulture industry also benefited from optimal growing conditions to achieve another banner year.¹ The region's mines overcame challenging commodity prices by implementing efficiency measures, and one mine reopened. In total, 2,200 mining jobs were added.

However, the region lost 1,700 jobs overall. The manufacturing and transportation industries were hardest hit, due in part to Alberta's wildfires and economic slump. Significant job losses occurred across the service sector, except for in health, education, and industries related to tourism and construction.

Consequently, unemployment rose to its highest level since 2011. Youth employment only increased marginally, but this masked the exit of 6,700 young workers from the labour force. In addition, post-secondary education accreditation among the labour force, which is increasingly an employment requirement, decreased by 2.5 percentage points in 2016.

This was the biggest decline recorded by any of the development regions in 2016. The decrease resulted primarily from the addition of 9,800 workers with only a high school education to the region's labour market.

The value of major capital investment projects declined by 6.6% in 2016, to reach the region's lowest level in nine years. Bankruptcies increased by 31.6%, which was the highest increase in both percentage and absolute terms among the development regions. Personal insolvencies decreased by 3.0%, but still ranked fifth among the development regions.

Prospects for 2017 remain uncertain. The continuation of a low Canadian dollar will benefit the Thompson-Okanagan's tourism industry. The tax on foreign buyers has cooled Vancouver's real estate market, reducing the incentive for Vancouver residents to sell their homes and relocate. And economic recovery in Alberta is still tenuous. Renegotiation of the North American Free Trade Agreement is likely to impact the forestry industry and have other unforeseen repercussions.

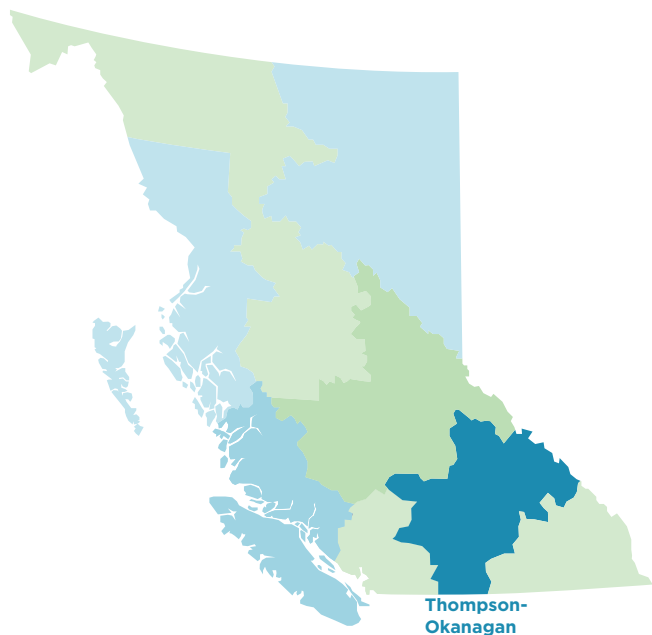
Mineral commodity prices seem to have improved, but global demand is still dampened by China's retrenchment. January 2017 labour market figures indicate that employment in the Thompson-Okanagan is down by 11,200 jobs or 8.6%, which is the largest single-month loss in over four years.²

¹ Wine BC, website.

² Statistics Canada, Labour Force Survey, CANSIM Table 282-0122, January 2017.

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The Thompson-Okanagan Development Region encompasses 94,199 km² of land in south-central

BC, bound by the Cascade Mountains in the west and the Monashee Mountains and Alberta border in the east. In 2016, 547,489 people lived in the region, making it the third most populous development region in BC after the Mainland/Southwest and Vancouver Island/Coast.³

The Thompson-Okanagan's population grew by 0.7%, or 3,766 new residents, in 2016. This was 40% less than its population gain in 2015 and slightly below the 2016 provincial average growth rate of 1.2%. Nevertheless, the region recorded the third-largest population growth in both percentage and absolute terms after the Mainland/Southwest and Vancouver Island/Coast development regions.

Despite considerable press about Vancouverites moving to the Thompson-Okanagan because of housing affordability, migrants from other provinces, principally

Alberta, made up 71.9% of new residents.^{4,5} Other new residents came from throughout BC, while international migration and natural births were negative.

Within the region, population growth was concentrated primarily in the Central Okanagan Regional District, which attracted 82.7% of the newcomers.⁶ The Thompson-Nicola, Columbia Shuswap, and North Okanagan regional districts added 700, 448, and 296 residents respectively, while the Okanagan-Similkameen Regional District lost 791 residents.

The Thompson-Okanagan's favourable climate and scenic beauty have long attracted tourists and new residents, especially retirees. This has brought retirement and investment income to the region, which stimulates development, construction, and job growth. Although the region's economy is now largely service based, it includes a diverse mix of industries and its historic industrial base of forestry, mining, and agriculture continues to play an important role.

In 2016, the trade and health care industries were the region's top two employers, followed by the construction and accommodation and food services industries.⁷ In recent years, the Thompson-Okanagan has also become an important centre for post-secondary education. UBC Okanagan, Thompson Rivers University, Okanagan College, and the Nicola Valley Institute of Technology enrolled approximately 30,000 students in 2016/2017.⁸

³ Statistics Canada, Estimates of population by economic region, sex and age group for July 1, based on the Standard Geographical Classification (SGC) 2011, *CANSIM Table 051-0059*.

⁴ Statistics Canada, Interprovincial migrants, by province or territory of origin and destination, *CANSIM Table 051-0019*.

⁵ Statistics Canada, Components of population growth by economic region, sex and age group for the period from July 1 to June 30, based on the Standard Geographical Classification (SGC) 2011, *CANSIM Table 051-0060*.

⁶ Statistics Canada, Estimates of population by census division, sex and age group for July 1, based on the Standard Geographical Classification 2011, Annual, *CANSIM Table 051-0062*.

⁷ Statistics Canada, Labour force survey estimates (LFS), employment by economic region based on 2011 Census boundaries and North American Industry Classification System (NAICS), Annual, *CANSIM Table 282-0125*.

⁸ BC Ministry of Advanced Education, Student Full-time Equivalent Enrolment Targets at BC Post-Secondary Institutions, 2016/17; UBC Okanagan, Enrolment statistics 2016-17; Thompson-River University, Enrolment 2016-17; and Okanagan College, Enrolment 2016/17.

Stimulated by population growth, housing sales surged by 24.6% in 2016, which drew down both new and resale home inventories and pushed up average prices. Average prices increased by a range of 5.9% in Kamloops to 13.1% in the Central Okanagan Regional District.⁹

Housing starts soared across the region, but particularly in Kelowna, where they increased by 71.6%.¹⁰ The total value of building permits increased by 27.4% because of higher investment in residential and institutional/government construction, which helped to offset lower commercial and industrial spending.¹¹

Tourism, a key driver of the region's economy, also saw an increase in activity. Passenger volumes at Kelowna International Airport were up 8.6% and held steady at Kamloops Airport as tourists offset the loss of commuters to and from Northern Alberta.^{12,13} Hotel occupancy rose by 3.5 percentage points (ppt) in Kelowna, 3.2 ppt in Penticton and 2.7 ppt in Kamloops.¹⁴

Unseasonably warm and dry conditions in spring 2016 followed by more normal temperatures and rain through the summer contributed to optimal fruit growing conditions and an early harvest. Grape, apple, pear, peach, apricot, nectarine, and plum production were all higher than in 2015.¹⁵ Only cherry production was down slightly, by 3.7%. The grape harvest had its best year in the past five years, resulting in another exceptional year for wine production.¹⁶

The region's mines weathered challenging commodity prices for the most part by cutting costs and investing in productivity improvements and efficiencies.^{17,18} In addition, the Merritt Mill (formerly Craigmont Mine) reopened. Both softwood lumber production and shipments from the Southern Interior increased in 2016, but much of this activity likely occurred in the Kootenay or Cariboo development regions rather than in the Thompson-Okanagan, as employment in the region's wood manufacturing sector was down.

⁹ BC Real Estate Association, BC Home Sales Post Record Year, *January 2017*.

¹⁰ CMHC, Preliminary Housing Start Data, *January 2017*.

¹¹ BC Stats, BC Building Permits for Development Regions and Regional Districts by Type, *February 2017*.

¹² Kelowna International Airport website, Facts & Statistics, *March 2017*.

¹³ Kamloops Airport website, media release, *January 2017*.

¹⁴ BC Ministry of Tourism, Research, Planning & Evaluation, *Destination British Columbia*, Provincial Tourism Indicators, 2016 Year-in Review, Thompson Okanagan, *April 2017*.

¹⁵ Statistics Canada, Area, production and farm gate value of fresh and processed fruits by province, annual, CANSIM Table 001-0009.

¹⁶ BC Wine Institute, Quick Facts, *website*.

¹⁷ Copper Mountain, Highland Valley Copper, New Afton Mine, *websites*.

¹⁸ J. Britton, Exploration and Mining in the South Central Region, *British Columbia, Ministry of Energy & Mines, 2017*.

CPABC Regional Check-Up 2017

Comparison between Development Regions

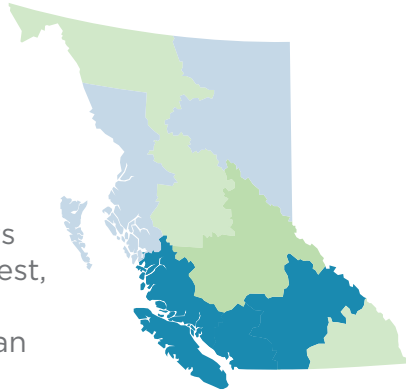
DEMOGRAPHICS



90%

of BC's residents live in Mainland/Southwest, Vancouver Island/Coast, and Thompson-Okanagan

Population in BC: 4,751,612 residents or



+1.2%

Mainland/Southwest (+1.6%)
Vancouver Island/Coast (+1.3%)
Thompson-Okanagan (+0.7%)
Northeast (+0.3%)
Kootenay (+0.2%)
Cariboo (-0.8%)
Northwest BC* (-1.3%)

FORECAST



Uncertainty over commodity prices

+



Potential international trade policy changes

+



Slower housing market

=

Cautious optimism for BC's economy in 2017

WORK



New Jobs in BC:
+73,300

Greatest job increase in at least 10 years

~ **94%** of new jobs created in Mainland/Southwest



Unemployment in BC: -0.2% to **6.0%**

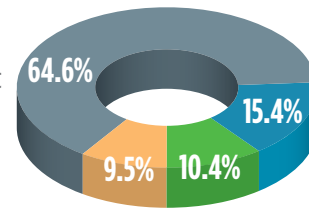


Youth Unemployment in BC:
-1.2% to **8.7%**

Youth unemployment is highest in Kootenay, Northwest BC, and Northeast, due to job cuts

Total Jobs in BC: 2.3 million

Mainland/Southwest



Vancouver Island/Coast

Other Thompson-Okanagan

Unemployment Rate across BC:

	2015	2016	Change
Northeast	5.9%	9.7%	+3.8%
Kootenay	7.4%	8.0%	+0.6%
Thompson-Okanagan	6.4%	7.8%	+1.4%
Northwest BC*	7.0%	7.7%	+0.7%
Cariboo	7.0%	7.4%	+0.4%
Vancouver Island/Coast	6.3%	5.8%	-0.5%
Mainland/Southwest	6.0%	5.5%	-0.5%
BC	6.2%	6.0%	-0.2%

*Northwest BC is made up of the Nechako and North Coast development regions.

Source: CPABC Regional Check-Up 2017. All numbers are from 2016. Increases/decreases are in comparison to 2015 data.

WORK Indicators

Job Creation

From February to August, employment in the Thompson-Okanagan rose steadily from a three-year low, before levelling off for the remainder of 2016.¹⁹

Still, 2016 annual average employment was down 1,700 jobs compared to 2015, which is disappointing given the region's population growth and surge in tourism last year.²⁰



Although all development regions except the Mainland/Southwest and Vancouver Island/Coast recorded job losses in 2016, the Thompson-Okanagan had the largest decline, followed closely by the Kootenay Development Region, which lost 1,600 jobs. This contrasted sharply with the gain of 69,100 jobs in the Mainland/Southwest and 9,200 jobs in Vancouver Island/Coast.

The Thompson-Okanagan's service sector was primarily responsible for the region's job losses with a decline of 5,400 jobs, eclipsing 3,700 jobs gained in the goods sector. Seven of the 11 service industries reported job losses. Hardest hit was the transportation industry, which lost 3,800 jobs, primarily in the trucking and sightseeing transport sub-industry.²¹ The reduction in trucking jobs may be a ripple effect related to the Alberta wildfires and that province's oil industry downturn.²²

The retail trade industry saw the second-largest reduction with the elimination of 3,300 positions. This decrease ran contrary to the provincial increase in

retail sales of 6.4% in 2016 – and tourism activity in the Thompson-Okanagan – but may reflect the region's high proportion of seniors and students, who tend to spend less.²³

Other industries that saw a decrease in jobs include information, culture and recreation; finance, insurance, real estate, and leasing; business, building, and other support services; public administration; and other services industries.

On the upside, the health care industry added 3,500 jobs, primarily in hospitals. This is not surprising given the growing demand for services by the Thompson-Okanagan's substantial senior population. The educational services industry, primarily post-secondary institutions, created 2,900 new positions, demonstrating the growing importance of colleges and universities in the region.

The accommodation and food services industry added 1,700 jobs in response to an influx of tourists. The professional, scientific, and technical service industry also increased by 700 jobs, as demand for architecture, design, and other professional services related to construction increased.

In the goods sector, the largest job gain was in the construction industry with 3,600 new positions created. Credit for this increase goes to 2016's upswing in residential construction and housing starts.

¹⁹ Statistics Canada, Labour force survey estimates (LFS), employment by economic region based on 2011 Census boundaries and North American Industry Classification System (NAICS), Monthly, 3-month moving average, unadjusted for seasonality, *CANSIM Table 282-0124*.

²⁰ Statistics Canada, Labour force survey estimates (LFS), employment by economic region based on 2011 Census boundaries and North American Industry Classification System (NAICS), Annual, *CANSIM Table 282-0125*.

²¹ Statistics Canada, Labour Force Survey Estimates, *Custom Table prepared by BC Stats, January 2017*.

²² Central 1 Credit Union, *Economic Analysis of British Columbia: Thompson-Okanagan Regional Economic Outlook, December 2016*.

²³ BC Stats, *Annual Retail Sales 2016*.

The forestry, fishing, mining, and oil and gas industry added 2,800 jobs. This gain reflected a higher demand for lumber and the reopening of the Merritt mine in the region. The agriculture industry also added 200 jobs.

The only bad news in the goods sector was the loss of 4,400 jobs in the manufacturing industry. More than half of these cuts occurred in wood product manufacturing.

Although this is somewhat surprising given the increase in Southern Interior softwood production in 2016, it suggests that more of this activity was focused in the Kootenay and Cariboo development regions, which both reported wood manufacturing job gains.²⁴ The remaining manufacturing job losses were unspecified, but may be associated with the downturn of Alberta's economy.

Table 1-1: Employment, Thompson-Okanagan Development Region, 2011 to 2016²⁵

	2011	2012	2013	2014	2015	2016	Job Creation (000)	
							5-Year 2011-16	1-Year 2015-16
TOTAL EMPLOYMENT (000)	250.0	252.7	246.6	249.0	250.0	248.3	-1.7	-1.7
Goods-Producing Sector (000)	57.3	54.6	60.6	60.3	57.5	61.2	+3.9	+3.7
Agriculture	5.7	5.0	6.1	5.0	5.3	5.5	-0.2	+0.2
Forestry, fishing, mining, oil and gas	5.4	6.7	8.0	8.6	8.0	10.8	+5.4	+2.8
Utilities	2.5	x	1.7	1.5	x	2.5	0.0	n/a
Construction	24.0	25.4	26.2	24.8	20.7	24.3	+0.3	+3.6
Manufacturing	19.7	16.7	18.6	20.5	22.4	18.0	-1.7	-4.4
Services-Producing Sector (000)	192.7	198.1	186.0	188.7	192.5	187.1	-5.6	-5.4
Trade	41.8	39.3	40.5	40.6	39.5	36.2	-5.6	-3.3
Transportation & warehousing	10.3	10.8	8.3	10.6	14.3	10.5	+0.2	-3.8
Finance, insurance, real estate & leasing	12.3	13.6	14.2	11.3	11.8	10.2	-2.1	-1.6
Professional, scientific & technical services	13.7	16.2	14.8	14.2	15.0	15.7	+2.0	+0.7
Business, building & other support services	8.4	9.6	10.5	8.3	10.3	8.7	+0.3	-1.6
Educational services	15.1	16.8	15.9	15.1	14.0	16.9	+1.8	+2.9
Health care & social assistance	34.9	34.3	31.8	33.4	32.1	35.6	+0.7	+3.5
Information, culture & recreation	10.7	11.0	11.6	11.1	12.7	11.0	+0.3	-1.7
Accommodation & food services	22.3	25.5	20.6	26.0	21.6	23.3	+1.0	+1.7
Other services	12.8	12.2	10.0	10.2	12.6	11.6	-1.2	-1.0
Public administration	10.3	8.8	7.9	7.9	8.5	7.5	-2.8	-1.0

Source: Statistics Canada, Labour Force Survey Historical Review

²⁴ Statistics Canada, Labour Force Survey Estimates, Custom Table prepared by BC Stats, January 2017.

²⁵ Industries with "x" are estimated to have less than 1,500 employed at that particular point in time, thus the numbers presented in the table may not add up to total sector figures, and job creation statistics cannot be calculated.

Unemployment Rate

In 2016, the Thompson-Okanagan's unemployment rate increased from 8.3% in January to a high of 9.4% in March.²⁶ It then steadily decreased over the late spring and summer to a low of 6.7% in September, before climbing again to 8.2% by the end of 2016.

The resulting annual average unemployment rate was 7.8%, which is 1.4 ppt higher than in 2015.²⁷ This was the third-highest rate among the development regions and 1.8 ppt higher than the provincial average in 2016.

The Thompson-Okanagan's unemployment rate increase in 2016 resulted from a combination of the labour force expanding by 2,300 people and the loss of 1,700 jobs.

An additional 2,700 people also opted out of the labour market. Full-time employment was down by 4,100 positions and was partially offset by the addition of 2,400 part-time jobs.

See our summary infographic for regional comparisons.

Table 1-2: Unemployment Rate, Thompson-Okanagan Development Region, 2011 to 2016

Region	2011	2012	2013	2014	2015	2016	Percentage Point (ppt) Change	
							5-Year 2011-16	1-Year 2015-16
Thompson-Okanagan	7.8	7.1	7.0	6.3	6.4	7.8	0.0	+1.4 ppt
British Columbia	7.5	6.8	6.6	6.1	6.2	6.0	-1.5 ppt	-0.2 ppt

Source: Statistics Canada, Labour Force Survey, Custom Table

²⁶ Statistics Canada, Labour force survey estimates (LFS), by provinces and economic regions based on 2011 Census boundaries, 3 month moving average, unadjusted for seasonality, Monthly, CANSIM Table 282-0122.

²⁷ Statistics Canada, Labour force survey estimates (LFS), employment by economic region based on 2011 Census boundaries and North American Industry Classification System (NAICS), Annual, CANSIM Table 282-0125.

The youth unemployment rate also increased marginally (0.1 ppt) to 8.2%, but this figure is misleading.

Overall, 6,200 youth exited the labour force in 2016, creating a smaller labour force base from which to calculate the unemployment rate.

The reasons for the outflow of youth from the Thompson-Okanagan are unclear, as there was job growth in the construction and accommodation and food services industries, as well as in part-time

employment — all areas that typically offer employment opportunities for youth.

The Thompson-Okanagan's youth unemployment rate in 2016 was the second lowest after the Mainland/Southwest at 7.9%.

See our summary infographic for regional comparisons.

Table 1-3: Youth (Aged 19 to 24 Years) Unemployment Rate, Thompson-Okanagan Development Region, 2011 to 2016

Region	2011	2012	2013	2014	2015	2016	Percentage Point (ppt) Change	
							5-Year 2011-16	1-Year 2015-16
Thompson-Okanagan	11.8	11.1	9.6	9.7	8.1	8.2	-3.6 ppt	+0.1 ppt
British Columbia	11.8	11.3	10.7	9.2	9.9	8.7	-3.1 ppt	-1.2 ppt

Source: Statistics Canada, Labour Force Survey, Custom Table

INVEST Indicators

Business and Investment Activity

Investment in Non-Residential Construction



Capital investment in industrial, commercial, and institutional infrastructure generates long-term labour productivity, economic growth, and employment. Non-residential building investment in BC increased in the first two quarters of 2016 (current dollars, seasonally adjusted), but then declined. Between the fourth quarter of 2015 (Q4 2015) and the fourth quarter of 2016 (Q4 2016), non-residential building investment decreased by 1.9% to \$1.41 billion.²⁸ While BC's industrial and institutional investment decreased by 5.2% and 11.2% respectively, commercial investment grew by 2.9%.

Non-residential investment in Kelowna followed the provincial trend over the four quarters of 2016.²⁹ But unlike the province overall, investment in Kelowna in Q4 2016 was 35.3% higher than in Q4 2015. Commercial and institutional investment increased by 41.3% and 34.7% respectively, while industrial investment went up by 1.8%.

Venture Capital

In BC, venture capital activity is small compared to infrastructure investment, although it has been growing. In addition, it is vitally important for startup companies, particularly in the high-technology sector. In 2016, there were 71 major venture capital deals completed in BC with a total value of \$431 million, 4.2% less than in 2015.³⁰

Within BC, the Thompson-Okanagan has the third-largest centre of high-technology industries, after the Mainland/Southwest and Vancouver Island/Coast. At the start of 2016, there were 633 high-technology companies in the Okanagan, up from 450 in 2015, an increase of 40.7%. These companies employ 7,600 people and generate \$1.3 billion in direct and indirect revenues; 60% have been in operation for less than five years and 18% are startups.³¹ Another 200 high-technology companies are in the Thompson-Nicola Regional District.³²

²⁸ Preliminary estimate. Statistics Canada, Investment in non-residential building construction, by type of building, province and census metropolitan area, CANSIM Table 026-0016, February 16, 2017. Excludes engineering construction (such as for highways, sewers, bridges and oil and gas pipelines).

²⁹ Ibid.

³⁰ Canadian Venture Capital and Private Equity Association, 2015 Canadian Venture Capital Market Overview.

³¹ Accelerate Okanagan, Economic Impact of the Okanagan Tech Sector: 2015 Edition, September 2016.

³² Venture Kamloops, website.

Inventory of Major Capital Investment Projects

Capital investment in commercial, industrial, and residential development – as well as infrastructure – has generated significant employment and economic growth in the Thompson-Okanagan over many years, although it has declined significantly since 2009.

Over the 12-month period ending in September 2016, the total value of all projects – proposed, under construction, completed, or on hold – slipped from \$24.0 billion to \$22.4 billion, or by 6.6%.³³ Furthermore, the value of proposed projects and those under construction decreased by 21.7% and 6.1% to \$4.5 billion and \$14.4 billion respectively, while the value of on-hold projects increased by 15.8% to \$3.0 billion. Approximately 70% of all major projects were residential and commercial.

The major projects that began construction during the first three quarters of 2016 were:

- **Highway 97 improvement between Highway 33 and Edwards**, Kelowna, BC Ministry of Transportation and Infrastructure (\$60 million) – start first quarter 2016; finish fourth quarter 2017;
- **Landmark Place commercial/residential complex**, Kamloops, Culos Development (\$20 million) – start first quarter 2016, finish fourth quarter 2017;

- **Penticton Hospital redevelopment**, Penticton, Okanagan-Similkameen Regional Hospital District/South Okanagan Similkameen Medical Foundation (\$312 million) – start second quarter 2016, finish fourth quarter 2021;
- **Pennask Wind Power Project**, Kelowna, Zero Emissions Energy Developments (\$45 million) – start second quarter 2016, finish fourth quarter 2016;
- **Shinish Creek Wind Power Project**, Summerland, Zero Emissions Energy Developments (\$45 million) – start second quarter 2016, finish fourth quarter 2016;
- **Channel Crossing retail centre**, Penticton (\$83 million) – started third quarter 2016; expected completion fourth quarter 2017; and
- **Cascades Casino relocation**, Penticton, Gateway Casinos (\$25 million) – start third quarter 2016, finish fourth quarter 2017.

³³ BC Ministry of Jobs, Tourism and Skills Training, BC Major Projects Inventory, September 2016. This is data for capital investments that exceed \$20 million in value. Includes residential and commercial, transportation and warehousing, mining, utilities, manufacturing, public and other services. These numbers are not comparable with those from Investment in non-residential building construction, by type of building, province and census metropolitan area, cited earlier.

Bankruptcies

Business bankruptcies happen for a variety of reasons, but generally go up when the economy is struggling and go down when times are good. In 2016, business bankruptcies in the Thompson-Okanagan increased by 25.0% from 19 reports in 2015 to 25 reports in 2016.

The region's increase in business bankruptcies was the largest among the development regions in both percentage and absolute terms.

While explanations are difficult to pinpoint for 2016's bankruptcy increase, the lacklustre performance of private-sector services industries in the Thompson-Okanagan, excluding those fuelled by tourism or construction, appears to underlie this trend.

See our summary infographic for regional comparisons.

Table 1-4: Business Bankruptcies, Thompson-Okanagan Development Region, 2011 to 2016

	2011	2012	2013	2014	2015	2016	Percentage Change	
							5-Year 2011-16	1-Year 2015-16
Thompson-Okanagan	33	43	52	24	20	25	-24.2%	25.0%
British Columbia	192	198	189	200	154	149	-22.4%	-3.2%

Source: Office of the Superintendent of Bankruptcy Canada

CPABC Regional Check-Up 2017

Comparison between Development Regions

INVEST



341 major projects valued at
\$76.6 billion
are currently under construction (or -3.7%)

Value of all major projects in BC:



-2.7% to
\$437.6 billion

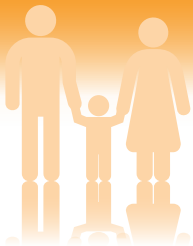
Business Bankruptcies in BC:

-3.2% to
149 reports

Thompson-Okanagan saw the highest increase in business bankruptcy reports

Note: Major projects data is based on Q3 2016. +/- are in comparison to Q3 2015 data.

LIVE



Educational Attainment in BC:



69.4% of BC's labour force has a post-secondary degree certificate/diploma, or higher (-0.8 ppt)

- #1** Mainland/Southwest (71.4%)
- #2** Vancouver Island/Coast (69.7%)
- #3** Kootenay (67.7%)
- #4** Thompson-Okanagan (63.8%)
- #5** Northwest BC* (62.9%)
- #6** Cariboo (59.6%)
- #7** Northeast (53.8%)

Consumer Insolvencies in BC:



Personal Bankruptcies:

1.2 per 1,000 adults or **-20.0%**

Consumer Proposals:

1.6 per 1,000 adults or **+6.7%**

The Northeast saw the largest increase in the number of consumer insolvencies

**Northwest BC is made up of the Nechako and North Coast development regions.*

Source: CPABC Regional Check-Up 2017. All numbers are from 2016. Increases/decreases are in comparison to 2015 data.

LIVE Indicators

Educational Attainment

In an increasingly knowledge-driven economy, education is a key indicator of labour force financial security and potential.

Among the Thompson-Okanagan's adult labour force, educational attainment declined from 66.3% in 2015 to 63.8% in 2016 — a 2.5 ppt decrease.

This was the worst performance among the development regions in 2016 and in sharp contrast to the Northwest and Cariboo, which increased by 4.2 ppt and 3.4 ppt respectively. Despite this poor performance, the Thompson-Okanagan maintained its fourth-place position behind the Mainland/Southwest, Vancouver Island/Coast, and Kootenay development regions for the second consecutive year.



The reasons for the Thompson-Okanagan's 2016 decrease in educational attainment are intriguing. Workers with university degrees increased by 3,500 while those with post-secondary diplomas decreased by 1,900, reinforcing the importance of higher education for employment and job security.

But the most significant change was the addition of 6,500 people without post-secondary accreditation to the labour force, primarily high school graduates. This increased the labour force base in the calculation, resulting in a decrease in the post-secondary attainment rate. This influx is particularly perplexing given the loss of 6,700 young workers (aged 19 to 24) from the region last year.

See our summary infographic for regional comparisons.

Table 1-5: Percent of Labour Force Aged 25 to 54 with a Post-Secondary Certificate/Diploma or Higher, Thompson-Okanagan Development Region, 2011 to 2016

Region	2011	2012	2013	2014	2015	2016	Percentage Point (ppt) Change	
							5-Year 2011-16	1-Year 2015-16
Thompson-Okanagan	61.4%	62.6%	63.8%	62.9%	66.3%	63.8%	+2.4 ppt	-2.5 ppt
British Columbia	65.9%	66.5%	67.9%	68.1%	70.2%	69.4%	+3.5 ppt	-0.8 ppt

Source: Statistics Canada, Labour Force Survey, Custom Table

Consumer Insolvencies

Consumer insolvencies are caused by personal circumstances as well as economic conditions. When facing insolvency, people can either declare bankruptcy or seek a consumer proposal, whereby they negotiate partial repayment of their debts and retain ownership of their assets. The latter has become a more popular option since changes in 2008 to the *Bankruptcy Insolvency Act*, which increased the qualifying limit of non-mortgage debt to \$250,000.

The consumer insolvency rate is defined as the number of personal insolvencies per 1,000 adults (aged 18 or older). This indicator includes both personal bankruptcies and consumer proposals.

The rate of consumer insolvency in the Thompson-Okanagan went from 3.3 per 1,000 adults in 2015 to 3.2 per 1,000 adults in 2016 — a decrease of 3.0%. The downward trend in personal bankruptcies continued for the eighth consecutive year, dropping by 11.8% in 2016 compared to 2015. But consumer proposals increased by 6.2% and now represent 52% of all insolvencies in the region.

The Thompson-Okanagan's 2016 rate of personal insolvency ranked fifth among the development regions, which ranged from a low of 1.5 per 1,000 adults in the North Coast to a high of 4.3 per 1,000 adults in the Cariboo.

See our summary infographic for regional comparisons.

Table 1-6: Annual Consumer Insolvency Rate per 1,000 Adults (Aged 18 Years and Older), Thompson-Okanagan Development Region, 2011 to 2016

								Percentage Point (ppt) Change	
Rate		2011	2012	2013	2014	2015	2016	5-Year 2011-16	1-Year 2015-16
Thompson-Okanagan	Insolvency	4.2	4.0	3.7	3.4	3.3	3.2	-23.8%	-3.0%
	Bankruptcy	2.7	2.6	2.2	1.9	1.7	1.5	-44.4%	-11.8%
	Proposal	1.4	1.5	1.6	1.5	1.6	1.7	+21.4%	+6.2%
BC	Insolvency	3.2	3.2	3.1	3.0	3.0	2.8	-12.5%	-6.7%

Source: Office of the Superintendent of Bankruptcy Canada and Statistics Canada

CPABC *Regional Check-Up — Thompson-Okanagan*

As leaders in analyzing and validating information, CPAs are often called upon to provide independent, fair, and objective information to assist in decision-making. It's with this goal in mind that the Chartered Professional Accountants of British Columbia prepare the CPABC *Regional Check-Up* and *BC Check-Up* reports each year. It is our hope that the reports will make a positive public policy contribution to the province by stimulating debate and discussion about how to make BC a better place in which to live, work, and invest.

The CPABC *Regional Check-Up* and *BC Check-Up* reports, as well as related information, are available online at bcccheckup.com.

Staff

Kerri Wilcox, Vice President, External Affairs and Communications, CPABC

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Economists

Chisholm Consulting, in association with Gold Island Consulting.

The *Regional Check-Up — Thompson-Okanagan* report is edited by Vivian Tse. Creative design was done by Linda Mitsui of Profile Design Group Inc.

Opinions expressed in the CPABC *Regional Check-Up — Thompson-Okanagan* do not necessarily reflect those of individual chartered professional accountants.

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Regional Recreation Approach Overview

Presented by Natalie Alexander and
Shona Schleppe



2017 RDOS Strategic Plan

- Goal 3.1 To Develop a Socially Sustainable Region
- Objective 3.1.7 By providing public recreational opportunities
- Description The RDOS realizes that recreation is a foundation for quality for life in our rural areas. We have been actively growing our recreation programming opportunities in Area D, E, F and look forward to enhancing those programs in 2017.
- 2017 will be about establishing closer ties with our recreation commissions and investigating how we can leverage existing facilities, staff and programs to provide a better service to all of our citizens.
- Measurement: This is an activity based objective and progress will be measured against our work with our commissions.

Objectives

- Create a shared regional recreation approach through community partnerships.
- Scan of current state (recreation, facilities, parks, trails, programs, equipment, activity profiles, etc.).
- Evaluate a regional approach to booking recreation programs, facilities and events.
- Ensure flexibility in the regional recreation approach to respond to localized needs and demands.
- Regional shared agenda and policies are guided by the National Framework and Provincial Strategy.
- Declaration of commitment to recreation by each primary partner.
- Creation of a regional recreation asset map identifying resources (facilities, parks, trails, equipment, programs, staff, etc.).

Current State

- Board realizes importance of Recreation in our electoral areas
- Respect the unique needs and diversity of each area
- Some areas have a recreation service, some manage facilities, deliver programs
- There are recreation commissions, societies and municipal departments
- Guiding documents released in 2015 (Nat'l Framework and Active People, Active Places)
- Primary partners – engage, share, build capacities
- Build new connections, ignite current relationships, identify gaps
- Together increase physical activity and improve individual and community wellbeing

Building the Approach

- Recreation Booking Software
 - Reviewed three options – ACTIVE net, Perfect Mind, and Book King Software (March - May 2017)
- Promising Practices Survey – Primary Partners (May – June 2017)
 - Identifying needs, celebrating best practices
- Key Stakeholder Engagement (June 2017)
 - Engaging our community partners through a series of workshops (June 14, 16, 19, 20)
- Plan H – Active Communities Grant (June 2017)
 - Grant application for \$100,000 to promote physical activity across the region
- Regional Asset Mapping (Fall 2017)
 - A visual mapping of all regional assets using GIS software
- Key Findings from Approach (Dec 2017)
 - Document presented to Board

Regional Recreation Software

Three recreation booking software packages were reviewed, including:

- 1) **ACTIVE net** - Was determined to be too expensive and not appropriate for small communities
- 2) **Perfect Mind** - Was chosen as part of the BC Recreation Software Forum by 13 municipalities including District of Summerland, and City of Penticton
- 3) **Book King** - Actively used among school boards and small communities, including SD 67 and City of Powell River
- **Note:** A decision will have to be made by Fall 2017, as Kaleden and OK Falls are both using Mind Body software, which has been determined to be non-compliant with federal privacy standards due to US data hosting.

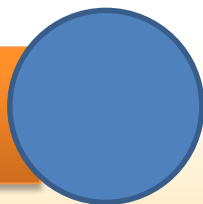
Promising Practices Survey

- Goal 1: Active Living
- Goal 2: Inclusion and Access
- Goal 3: Connecting People and Nature
- Goal 4: Supportive Environments
- Goal 5: Recreation Capacity

“Our recreation practitioners promote the value and cumulative health benefits of increasing physical literacy for individuals, families and communities (or across the life course).”

Stage	Descriptor	
Not on Radar	N	Have not started to think about it yet!
Checking it out	CIO	Heard of it, exploring a course of action.
Aware	A	Know it exists, but no plan.
In process	IP	Resourced plan but just getting started.
Making Impact	MI	Assigned resources and things are happening.
Championing	C	Seeing the results and leading the way.

Kaleden is “Making an Impact!”



Community Engagement Workshops

REGIONAL RECREATION WORKSHOPS

- Recreation is a foundation to quality of life
- Interested in knowing and understanding where PLAY happens in each community (both spontaneous and planned)
- Inviting all community-oriented individuals who have passion for community recreation to participate in hands-on exercises to develop a vision, mobilize communities and create a participatory asset map

2:30-4:30pm - Wed, June 14 –
OK Falls Rec Centre (Club
Room)

2:30-4:30pm - Fri, June 16 –
Oliver Community Centre (Rm
1&2)

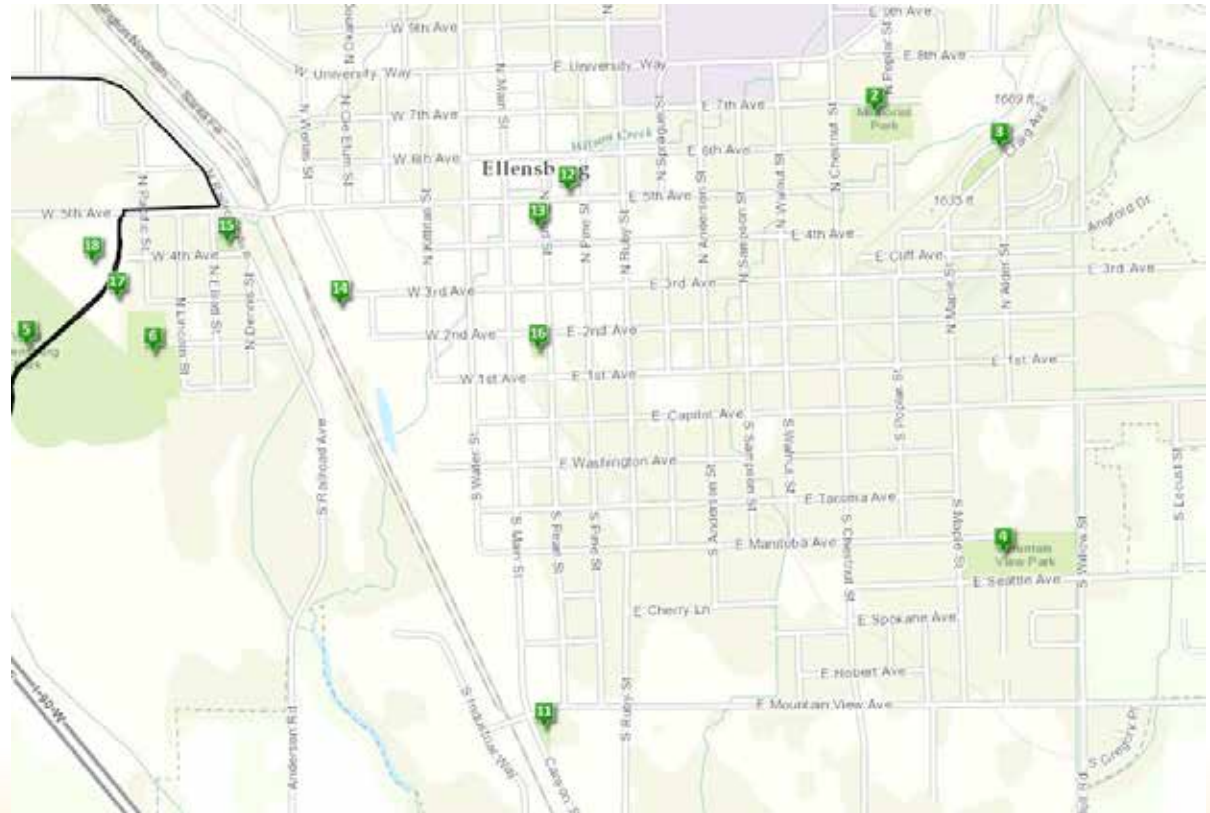
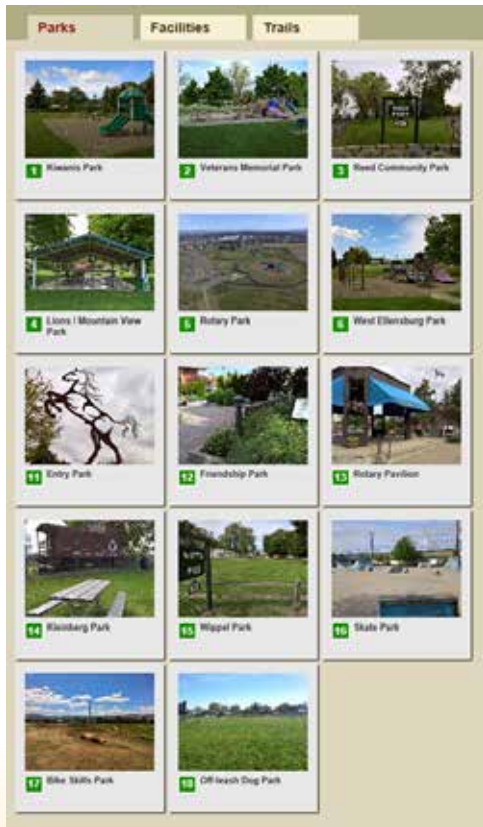
2:30-4:30pm – Mon, June 19 –
Similkameen Health Centre
(Board Room)

2:30-4:30pm – Tue, June 20th –
RDOS Penticton (Board Room)

Plan H – Active Communities Grant

- Would include a partnership with the Interior Health Authority on developing regional strategies and the implementation of a communications plan to reduce inactivity amongst target populations
- Involves primary partners and key stakeholders across the region
- Builds capacity and allows for the sharing of resources
- RDOS would act as “backbone organization” – the central hub for the research, communication, information sharing, and facilitation of recreation training opportunities across the region
- The creation of a “Physical Activity Mobile” to travel to each community with recreation services and deliver age-appropriate, high-quality programming that promotes the importance of physical literacy across the lifespan
- Promotion and celebration of current assets (facilities, people, organizations, etc.) within the region.

Regional Asset Mapping



<http://gis.cityofellensburg.org/parkwebapp/>

Key Findings – Dec 2017

- An understanding of the socio-demographics of our regional communities
- Trends will be identified
- Community Challenges/Current Issues
- Functional Comparatives – Size and population of communities, taxation, facility features
- Organization/Service Comparatives – Areas vs. society, etc.
- Values across communities
- Foundation for success – current successful partnerships, possible community roles, best practice, opportunities for collaboration
- Recommendations

Measureable Outcomes

- Increased connections with recreation providers, directors, commissions and stakeholders
- Inventory of regional recreation assets
- Declaration of commitment to recreation from each partner
- Increased physical activity for residents of the Okanagan-Similkameen
- Increase quality regional recreation program offerings across the lifespan
- Increased capacity for provision of recreation opportunities
- Regional recreation registration software evaluated

Related Documents

- Plan H
 - <http://planh.ca/news/apply-active-communities-grant-island-and-interior-health-regions>

Active People, Active Places

- <http://www.health.gov.bc.ca/library/publications/year/2015/active-people-active-places-web-2015.pdf>

Pathways to Wellbeing

- <http://lin.ca/sites/default/files/attachments/framework-for-recreation-in-canada-2016.pdf>

Discussion/Question Period



BOARD of DIRECTORS MEETING

Thursday, June 15, 2017

10:30 a.m.

BOARD MEETING AGENDA

A. ADOPTION OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board Meeting of June 15, 2017 be adopted.

B. MINUTES

1. OSRHD Board Meeting – March 16, 2017 [Page 104]

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Minutes of the March 16, 2017 Okanagan-Similkameen Regional Hospital District Board Meeting be adopted.

C. DELEGATIONS

1. Aarin Frigon, Project Manager, South Okanagan Similkameen Division of Family Practice

Ms. Frigon will address the Board to discuss doctor recruitment.

D. ADJOURNMENT

**Minutes are in DRAFT form and are subject to change pending
approval by the Regional District Board
BOARD of DIRECTORS MEETING**

Minutes of the Inaugural Board Meeting of the Okanagan-Similkameen Regional Hospital Board (OSRHD) of Directors held at 11:32 am on Thursday, March 16, 2017, in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair M. Brydon, Electoral Area "F"
Vice Chair J. Sentes, City of Penticton
Director F. Armitage, Town of Princeton
Director M. Bauer, Village of Keremeos
Director T. Boot, District of Summerland
Director G. Bush, Electoral Area "B"
Director R. Mayer, Alt. Electoral Area "G"
Director R. Hovanes, Town of Oliver

Director A. Jakubeit, City of Penticton
Director H. Konanz, City of Penticton
Director K. Kozakevich, Electoral Area "E"
Director M. Pendergraft, Electoral Area "A"
Director S. McKortoff, Town of Osoyoos
Director R. Knodel, Alt. Electoral Area "C"
Director T. Styffe, Alt. Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director T. Siddon, Electoral Area "D"
Director E. Christensen, Electoral Area "G"
Director B. Coyne, Electoral Area "H"

Director A. Martin, City of Penticton
Director T. Schafer, Electoral Area "C"

STAFF PRESENT:

B. Newell, Chief Administrative Officer
G. Cramm, Administrative Assistant

A. ADOPTION OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board Meeting of March 16, 2017 be adopted. - **CARRIED**

B. MINUTES

1. OSRHD Board Meeting – January 29, 2017

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Minutes of the January 19, 2017 Okanagan-Similkameen Regional Hospital District Board Meeting be adopted. - **CARRIED**

C. FINANCE

1. Okanagan-Similkameen Regional Hospital District 2017-2021 Five Year Financial Plan Bylaw No. 164, 2017
 - a. Bylaw No. 164, 2017

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

IT WAS MOVED AND SECONDED

THAT Bylaw No. 164 2017-2021 Five Year Financial Plan Bylaw be read a second and a third time and be adopted. - **CARRIED**

2. Interior Health Authority – Capital Funding Request for the 2017/18 Fiscal Year

Chair Brydon reminded the Board of the tour of the mock-up Hospital Rooms taking place later in the day.

D. ADJOURNMENT

By consensus, the meeting adjourned at 11:37 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Brydon
OSRHD Board Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, June 15, 2017

11:00 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Environment and Infrastructure Committee Meeting of June 15, 2017 be adopted.

B. LOCAL GOVERNMENTS ROLE IN ENSURING CLEAN DRINKING WATER – For Information Only

1. Auditor General for Local Government Report [Page 107]
 2. Administrative Response [Page 172]
-

C. AWARD OF CURBSIDE COLLECTION SERVICES CONTRACT [Page 179]

To ensure sufficient preparation time for a smooth continuation of the curbside refuse collection in Electoral Areas 'A', 'B', 'C', 'D', 'E', 'F' and 'G' and the Village of Keremeos when the current contract expires in June 2018.

RECOMMENDATION 2

THAT the Curbside Collection Services contract be awarded to Waste Connections of Canada for a 7 year term beginning July 1, 2018, based on the current system of customer supplied containers, at an estimated annual cost of \$1,053,819.00.

D. ORGANICS SITE CONSULTATION RESULTS – For Information Only [Page 182]

1. Response Package [Page 184]

To receive the results of public consultation as they relate to the Campbell Mountain Landfill and the siting of Composting Facilities.

E. ADJOURNMENT

AGLG

AUDIT REPORT
MAY 29, 2017



AUDITOR GENERAL FOR
LOCAL GOVERNMENT

ACCESSIBILITY • INDEPENDENCE • TRANSPARENCY • PERFORMANCE

LOCAL GOVERNMENT'S ROLE IN **ENSURING CLEAN DRINKING WATER**

REGIONAL DISTRICT OF
OKANAGAN-SIMILKAMEEN

A Performance Audit Carried out by the
Auditor General for Local Government of British Columbia





MESSAGE FROM THE AUDITOR GENERAL FOR LOCAL GOVERNMENT

To the Chair and Board of the Regional District of Okanagan-Similkameen:

I am pleased to present this performance audit report on the management of drinking water services by the Regional District of Okanagan-Similkameen.

Our performance audits are independent, unbiased assessments, carried out in accordance with professional standards. They aim to determine the extent to which the area being examined has been managed with due regard to economy, efficiency and effectiveness.

We conducted this audit in accordance with the standards for assurance engagements set by the Auditing and Assurance Standards Board of the Chartered Professional Accountants of Canada, and under the authority of the *Auditor General for Local Government Act*.

Providing safe drinking water is important to any community, so I hope this report is also of value to many local governments in the work that they do.

This document reflects the size and complexity of an audit that – in some ways – was three audits combined into one. It reviewed three different drinking water systems operated by the Regional District as well as the Regional District's overall governance and practices relating to drinking water. This audit explored three significant and distinct objectives, which were interconnected but each requiring detailed examination by the performance audit team and a great deal of cooperation by the Regional District and its staff.

This report describes the complexity of managing drinking water delivery in British Columbia, focusing on how the Regional District operated the three audited systems during the period covered by the audit, from source to tap.

We found that the Regional District of Okanagan-Similkameen met some of our core expectations: its governance structure supported the provision of clean drinking water, it implemented water conservation and demand management initiatives and it operated infrastructure that was adequate to ensure that drinking water could meet the Guidelines for Canadian Drinking Water Quality in two of the three systems we examined.

However, the Regional District did not take a systematic, proactive approach in several key areas that would help ensure successful drinking water management into the future.

The result of our performance audit process is this substantial document, which I urge you to read in full, as it identifies strong practices in some areas as well as other areas where the Regional District could strengthen its management of water services. I believe there is a great deal of information here that is relevant to the many other local governments across the province that also manage water services.

I want to thank the Regional District of Okanagan-Similkameen for your cooperation during the performance audit process and your action plan in response to our findings and recommendations.

A handwritten signature in black ink, appearing to read 'Gordon Ruth', with a stylized flourish at the end.

Gordon Ruth, FCPA, FCGA
Auditor General for Local Government
Surrey, BC

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EXECUTIVE SUMMARY

1. The well-being of every British Columbian—and every BC community—depends on access to clean drinking water. For many of us, that water is provided by our local government and the job that it does in planning for, sourcing, where necessary treating and delivering that water to us is one of its most critical functions.

2. Because of this, we would expect a local government to effectively manage the water systems for which it is responsible to ensure drinking water safety and reliability over the long term.

WHAT WE EXAMINED

3. The overall purpose of this audit was to provide an objective independent examination of the Regional District of Okanagan-Similkameen's drinking water services. Specifically, we set out to answer three questions, which reflect our audit objectives:

- Did the Regional District's governance structure and activities support the provision of clean and safe drinking water where and when needed?
- Did the Regional District manage its drinking water supplies to meet current and expected future demand?
- Did the Regional District ensure the safety and reliability of drinking water provided through its treatment and distribution systems?

4. We examined relevant documentation and data and we held discussions with key management and staff, elected officials and a range of other stakeholders. We also made observational visits to the three water utilities on which the audit focused: Naramata, Faulder and Olalla.

WHAT WE FOUND

5. The Regional District was successful in meeting some of the core expectations included in each of these objectives; however, it lacked processes and had not completed some initiatives that would help ensure successful drinking water management into the future.

GOVERNANCE AND REGIONAL DISTRICT-WIDE ACTIVITIES

6. The Regional District had a governance structure that supported the provision of clean and safe drinking water, but it lacked a systematic, proactive approach to providing drinking water and—in several key areas—was operating with outdated guidance.

7. For example:

- The Regional District's policy covering the potential acquisition of existing water systems was outdated and did not provide sufficient guidance to the transfer process
- The Regional District lacked several important plans and policies to guide long-term water-related capital project decision-making
- It did not use full cost recovery in determining the price of water in any of the three water systems we audited and had not reviewed their cost effectiveness
- It did not publically report on drinking water related performance indicators and lacked a formal continual improvement management framework
- It lacked organization-wide or water system level business continuity plans

MANAGEMENT TO MEET DEMAND

8. The Regional District collaborated with stakeholders to assess its water supplies for the three water systems and chose sustainable primary water sources for each. It had numerous conservation and demand management-related initiatives and had begun work on drought and flood management, as well as leak detection. The Regional District had promoted public awareness related to source water protection and conservation.

9. However, the Regional District was not fully prepared to meet future demand or respond to potential crisis situations. For example:

- The Regional District's choices of secondary or backup drinking water sources were lacking or not practical
- While it took steps to protect groundwater wells, it did not have a strong focus on source water protection or bylaws in place to support it
- Bylaws relating to water conservation were outdated and not enforced
- It did not follow a comprehensive preventative maintenance schedule

ENSURING SAFETY AND RELIABILITY

10. The Regional District's infrastructure for two of the three audited systems was adequate to provide drinking water meeting the Guidelines for Canadian Drinking Water Quality. It implemented several aspects of the provincial government's multi-barrier approach and was committed to having trained and credentialed utility operators in place. The Regional District provided relevant educational materials to water users and communicated with them about the quality, safety and reliability of water from the three audited systems.

11. However, there were also some gaps in this area, including:

- The Regional District did not take a systematic approach to managing the three water systems' operations
- Its long-term asset management was lacking and its planning, tracking and reporting of maintenance on the three systems was incomplete
- It managed infrastructure-related risks informally, based on experience rather than on planning
- While it had emergency response plans, they were not tested, practised or consistently implemented

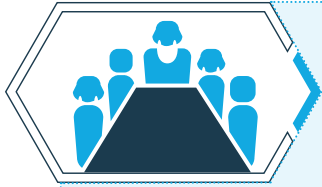
LOOKING AHEAD

12. To more effectively manage its water services and be better prepared for the future, the Regional District needs to be more proactive, considering best practices and applying them, as appropriate, across the organization's water systems.

13. The Regional District has many plans and initiatives related to drinking water and would benefit from a more strategic and cohesive approach that brings together areas such as source protection, demand management, emergency management and business continuity. It should ensure that its plans are up-to-date, relevant and include action plans that are actually implemented.

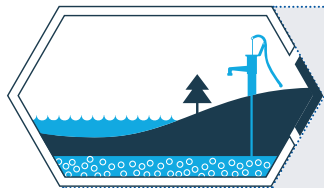
SUMMARY OF RECOMMENDATIONS

Exhibit 1 - RECOMMENDATIONS



GOVERNANCE STRUCTURE AND ACTIVITIES SUPPORTING DRINKING WATER SERVICES

1. The Regional District of Okanagan-Similkameen should continue moving forward with those water-related initiatives identified in its regional growth strategy that are within its mandate and develop performance measures to assess its progress. These should be reported to the Board and the public on a regular basis.
2. The Regional District of Okanagan-Similkameen should update its water system governance transfer policy and identify actions and timelines for processes that take place following an acquisition, such as updating legacy bylaws, reviewing existing governance and advisory structures and others.
3. The Regional District of Okanagan-Similkameen should continue developing an asset management framework to enable it to make informed, cost-effective asset investment decisions – including decisions related to water systems – based on known asset conditions, risk analysis, full lifecycle costing and potential sources of revenue.
4. The Regional District of Okanagan-Similkameen should consider a full cost recovery approach as part of its water service planning that:
 - Ensures that funding for water systems is sufficient to sustain them indefinitely and that funds are appropriately spent
 - Promotes more efficient use of water, allowing the deferral of capacity expansions and the reduction of costs
5. The Regional District of Okanagan-Similkameen should improve data collection, analysis, monitoring and reporting on its water services as part of a continual improvement process. This should include:
 - A performance measurement system for its water services
 - Monitoring of progress
 - Regular reporting to the Board, senior management and public on results
6. The Regional District of Okanagan-Similkameen should implement information technology (IT) general controls over its SCADA system and other related systems and treat them as part of its IT infrastructure, subject to organization-wide IT policies and procedures.
7. The Regional District of Okanagan-Similkameen should complete business continuity planning for its critical services – including drinking water – to ensure the continuation of service and sustainable infrastructure throughout potential disruptions.
8. The Regional District of Okanagan-Similkameen should enhance its emergency and contingency planning by:
 - Ensuring that emergency response plans are regularly updated, tested, made accessible and familiar to all staff
 - Ensuring that backup power is available for all water systems
 - Providing backup pumps and motors onsite at the Faulder water facility



SOURCE WATER PROTECTION

9. The Regional District of Okanagan-Similkameen should develop a source water protection plan for Naramata that identifies risks and addresses the Regional District's contributions to source water protection. It should consider enhancing the existing plans for Faulder and Olalla.

10. The Regional District of Okanagan-Similkameen should take steps to mitigate risks identified in the Olalla Groundwater Protection plan to the 60-day well capture zone.

11. The Regional District of Okanagan-Similkameen should consider the addition of source water protection regulations to relevant bylaws, where appropriate, as they are reviewed and updated and as new bylaws are developed.

12. The Regional District of Okanagan-Similkameen should engage with relevant stakeholders and other water systems in the region to:

- Understand regional risks related to source water
- Improve regional conservation strategies, drought and climate change responses
- Improve planning of drinking water supply
- Build community support for source water protection

13. The Regional District of Okanagan-Similkameen should ensure that it has feasible plans for the implementation of backup options for drinking water supplies in the case of primary water supply service disruption.

14. The Regional District of Okanagan-Similkameen should develop a regional district-wide water conservation and demand management strategy that:

- Implements water accounting or similar analysis to determine the operational efficiency of its water systems
- Identifies innovative water conservation activities targeted at areas likely to bring the greatest benefits and meet projected future needs
- Takes into account drought management plans already identified
- Includes an action plan, implementation schedule and performance measures for each water system
- Aligns with updated water-related bylaws and an updated strategy to maximize bylaw compliance

15. The Regional District of Okanagan-Similkameen should consider implementing a structured and results-based approach to water accounting to manage drinking water consumption and losses.

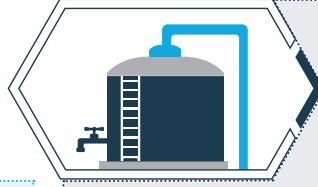


DRINKING WATER TREATMENT AND QUALITY MANAGEMENT

16. The Regional District of Okanagan-Similkameen should resolve issues that prevent it from operating the Faulder Water System's newly-installed uranium treatment plant and well in order to meet the Guidelines for Canadian Drinking Water Quality.

17. The Regional District of Okanagan-Similkameen should consider improving its quality control processes over water quality reports.

18. The Regional District of Okanagan-Similkameen should implement a formal routine maintenance and inspection program for all of its water treatment facilities, including schedules and monitoring of task completion.



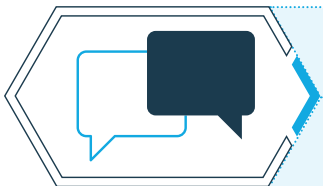
DRINKING WATER STORAGE AND DISTRIBUTION

19. The Regional District of Okanagan-Similkameen should review its water storage and distribution operating standards and formalize and document its procedures, including inspection, testing and operational oversight.

20. The Regional District of Okanagan-Similkameen should ensure that each of its water systems has a working backup power system available to pump water at the required flow and pressure.

21. The Regional District of Okanagan-Similkameen should implement a formal cross connection control program and evaluate it as necessary to prevent drinking water contamination.

22. The Regional District of Okanagan-Similkameen should implement controls for its automated monitoring systems to ensure security is maintained and communication of system error or failure is investigated as soon as possible.



COMMUNICATION AND PUBLIC AWARENESS

23. The Regional District of Okanagan-Similkameen should build on its communications and public information foundation by ensuring its communications tools are fully utilized and that drinking water-related information is consolidated, complete and up-to-date.

24. The Regional District of Okanagan-Similkameen should implement a mechanism to track and report on complaints and enquiries from the public relating to its water systems.



INTRODUCTION

14. This report presents the results of a performance audit conducted by the Auditor General for Local Government of British Columbia (AGLG) under the authority of the *Auditor General for Local Government Act*.

15. We conducted this audit under the audit theme “Environmental Programs and Services.” Sound environmental management is of interest to all local governments and the public at large. How local governments use and manage resources for this is a growing area of challenge that affects public health and safety.

16. We selected the Regional District of Okanagan-Similkameen and the City of Kelowna to be included in this set of audits. These two auditees represent different forms of local government (the former a regional district and the latter a municipality), located in a semi-arid, drought-affected region. The Regional District relies on both groundwater and surface water sources, while the municipality relies on surface water. Both operate water systems.

17. We may conduct more audits on drinking water services in the future, as this is a major area of local government activity.

18. The overall purpose of this performance audit was to provide an objective independent examination of the Regional District’s drinking water services to determine if the local government provides clean and safe drinking water where and when needed. This audit focused on three separate but connected objectives. We set out to answer the following questions:

- Did the Regional District’s governance structure and activities support the provision of clean and safe drinking water where and when needed?

- Did the Regional District manage its drinking water supplies to meet current and expected future demand?

- Did the Regional District ensure the safety and reliability of drinking water provided through its treatment and distribution systems?

19. To answer these questions, we examined a range of different factors related to the Regional District’s governance, planning and operation of drinking water services (see the About the Audit section for detailed information on the audit criteria). We examined relevant documentation and data and we held discussions with key management and staff, elected officials and a range of other stakeholders. We also made observational visits to the three water utilities that were within the scope of the audit: Naramata, Faulder and Olalla.

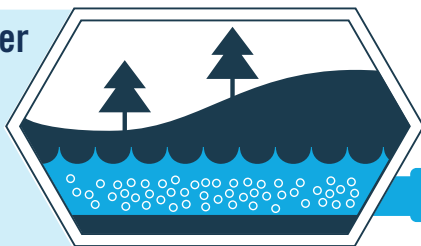
20. For our first objective on governance structure and activities we looked at the Regional District as a whole. For the second and third objectives, we focused our examination on the three selected water utilities. *Exhibit 3* describes these three systems.

21. The period covered by the audit is January 1, 2014 through June 30, 2016.

WHY CLEAN DRINKING WATER IS IMPORTANT

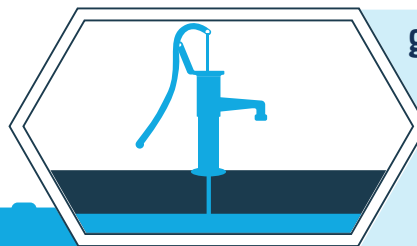
surface water

Drinking water can come from reservoirs, lakes, rivers & streams



groundwater

Drinking water can also come from aquifers



20^{to}50
liters
clean water
per day per person



DRINKING



COOKING



PERSONAL CARE

Local services, agriculture and other businesses and industry that employ British Columbians also need a dependable supply of clean water to operate.



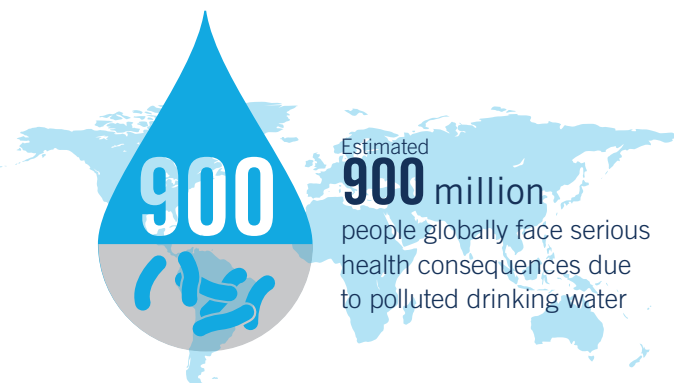
AGRICULTURE



BUSINESS/INDUSTRY



LOCAL SERVICES



599 notices were in effect across the province as of March 31, 2012

Access to clean drinking water depends on water providers acting appropriately at each stage of the process.



source water protection

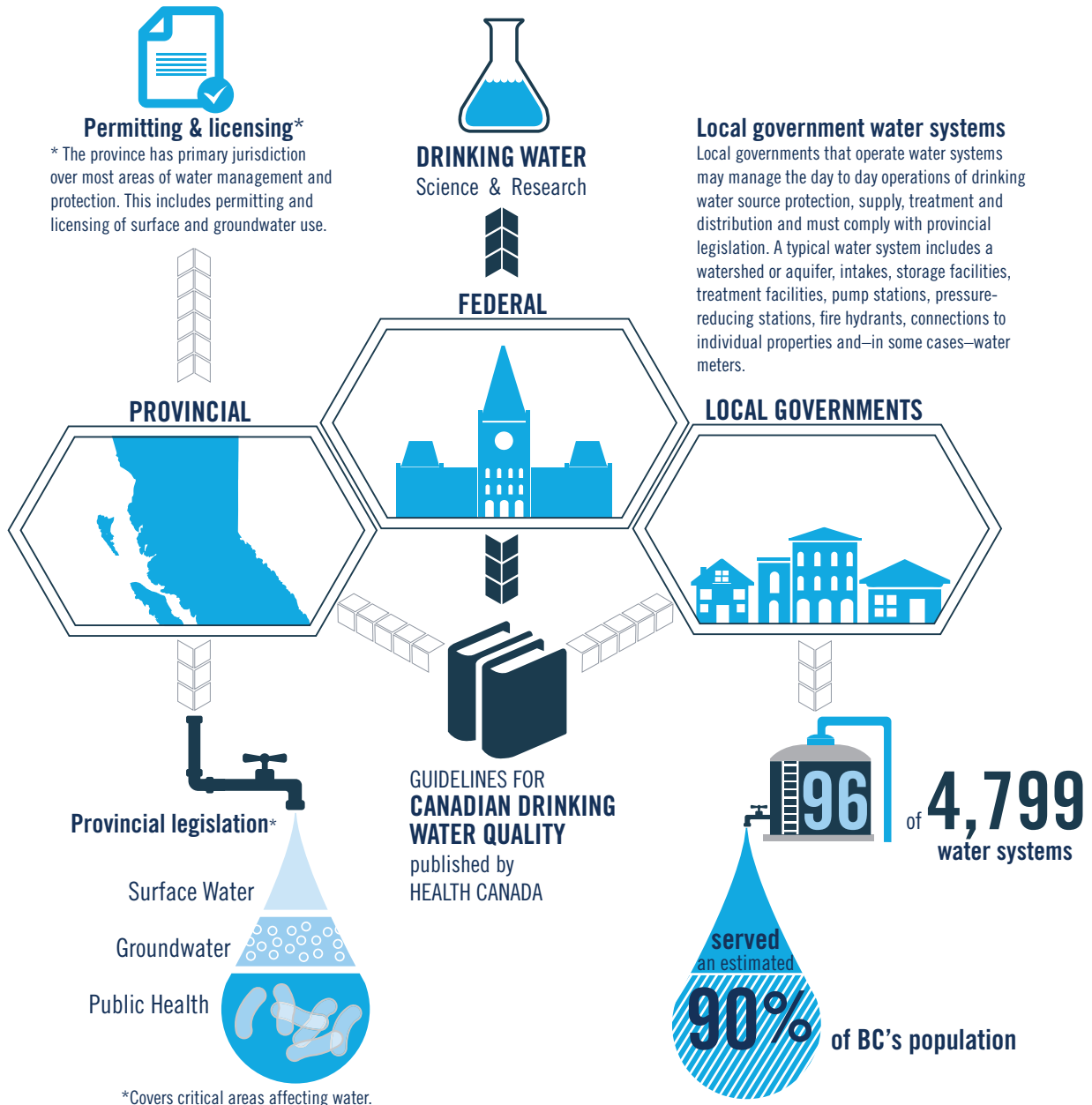


drinking water systems



drinking water quality management

RESPONSIBILITY FOR CLEAN DRINKING WATER



In addition to the BC regional districts and municipalities that are responsible for water systems to provide water for domestic, commercial, agricultural and industrial use, water services are also provided by:

- IRRIGATION AND IMPROVEMENT DISTRICTS
- PRIVATE UTILITIES
- FIRST NATIONS
- WATER USERS' COMMUNITIES
- GOOD NEIGHBOUR SYSTEMS

In 2015, the Provincial Health Officer highlighted particular challenges faced by suppliers of drinking water to small or remote communities in BC. These included inadequate treatment, difficulty attracting and retaining qualified operators, difficulty getting access to lab services in a timely way and inadequate financial resources to upgrade their systems.

REGULATION OF DRINKING WATER IN BRITISH COLUMBIA



British Columbia's Ministry of Health is the lead agency responsible for the Provincial Drinking Water Program. In this role, the Ministry works with the Ministry of Environment, Ministry of Forests, Lands and Natural Resource Operations, other ministries, the province's regional health authorities and water system providers across the province, including many local governments.

The Province also deals with drinking water through the regional health authorities that cover the entire province. The health authorities administer regulations by issuing permits and inspecting water systems, including those operated by local governments. The health authorities have drinking water officers and environmental health officers who inspect water systems and track compliance with provincial legislation. Health authorities also track and request publication of water quality advisories, boil water notices and 'do not use' water notices.



DRINKING WATER PROTECTION ACT



APPOINTMENT OF DRINKING WATER OFFICER



HEALTH HAZARDS



MONITORING WATER QUALITY



EMERGENCY RESPONSE



CONTINGENCY PLANS



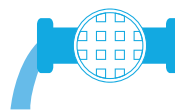
PUBLIC HEALTH ACT



APPOINTMENT OF PROVINCIAL HEALTH OFFICER



COMMUNICABLE DISEASE REGULATION



SEWERAGE SYSTEM REGULATION



HEALTH HAZARDS REGULATION



WATER SUSTAINABILITY ACT

Since February 2016



OTHER ACTS AND REGULATIONS

BC's *Water Sustainability Act* came into effect in February 2016, focusing on water use and extending the licensing of surface water to include groundwater (wells). It recognizes the importance of environmental flows to fish and incorporates the idea of water objectives. When the BC Government establishes water objectives for a body of water, local governments must take them into account when planning for regional growth or land use.

There are other Acts and regulations that may apply to drinking water. For example, the *Forest and Range Practices Act* and *Oil and Gas Activities Act* and their regulations protect drinking water from the activities of those industries.

OUR EXPECTATIONS

22. We would expect a local government to effectively manage the water systems for which it is responsible to ensure drinking water safety and reliability over the long term. To achieve this, we would expect a local government to have an appropriate governance structure and overall organizational activities, including:

- A robust governance structure, organizational structure, leadership and culture that support its water systems
- A long-term drinking water strategy that considers affordability and cost effectiveness in decisions
- Adequate controls to ensure proper operation of systems and to protect access and physical security of operations

23. We would also expect a local government to manage its drinking water supplies to meet current and expected future demand through:

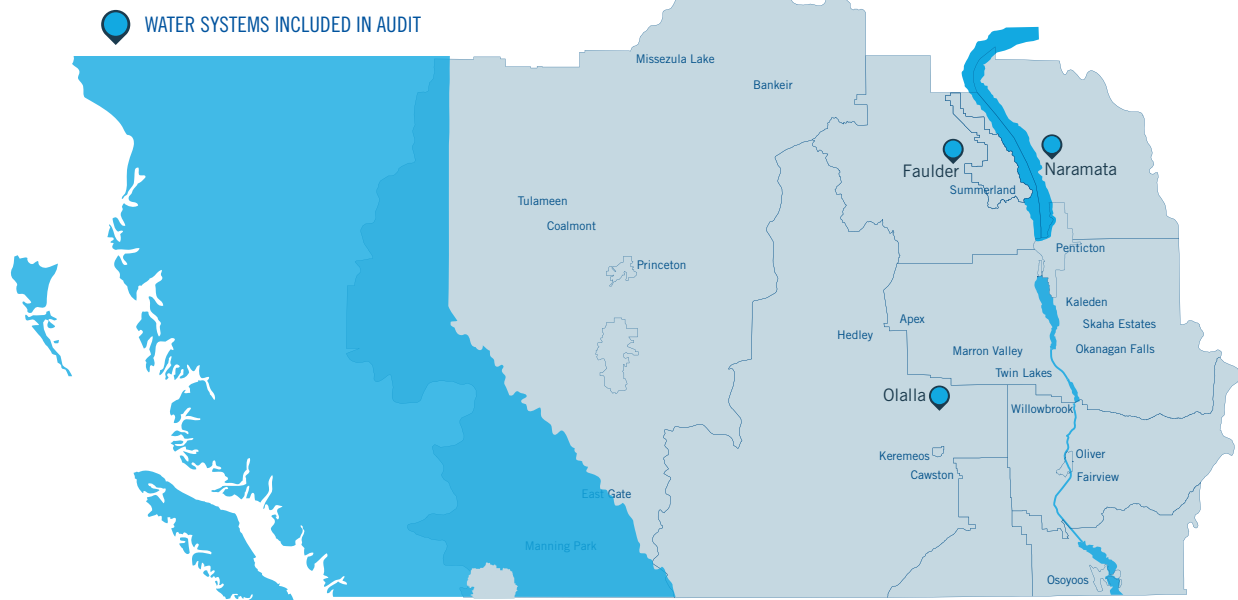
- Adequate infrastructure to meet all requirements
- Business continuity plans that focus on returning water services to full operation during disruptions
- Effective source water protection plans and bylaws, collaborating where appropriate with other organizations and stakeholders
- Rigorous assessment of available water sources, including alternative sources in case of a primary supply interruption
- Sound water conservation strategies, including demand management measures, targets and evaluation of effectiveness
- Drought management plans for all water systems
- The promotion of public awareness and transparency in all aspects of drinking water services

24. We would expect a local government to ensure the safety and reliability of drinking water provided by its treatment and distribution systems through:

- Meeting all permitting and health authority requirements
- Maintaining adequate infrastructure to meet the Drinking Water Treatment Objective, or having plans to achieve this
- Sufficiently trained operators to meet all requirements, including ongoing training requirements

CONTEXT

Exhibit 2 - REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN VISUAL FACTS



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

OVERVIEW

25. The Regional District of Okanagan-Similkameen is one of 27 regional districts in BC. The Regional District is located in the south-central part of the province and has its administrative office in the City of Penticton.

26. The Regional District covers 10,413 square kilometers, from the District of Summerland in the north to the Town of Osoyoos and the US border in the south, east to Anarchist Mountain and west to Tulameen Mountain. The Regional District includes six municipalities (Village of Keremeos, Town of Oliver, Town of Osoyoos, City of Penticton, Town of Princeton and District of Summerland) as well as eight unincorporated electoral areas (Cawston, Kaleden/Okanagan Falls, Keremeos Rural/Hedley, Naramata, Okanagan Lake West/West Bench, Rural Oliver, Rural Osoyoos and Rural Princeton).

27. The Okanagan-Similkameen is a mountainous, semi-arid region with intensive agricultural land use in the valley bottom and rangeland in the grasslands above, extending to the tree line. The region includes several major lakes (the southern portion of Okanagan Lake, Skaha Lake, Vaseux Lake and the northern part of Osoyoos Lake) and a significant portion of the Similkameen River.

28. Agriculture is a major contributor to the region's economy, as the semi-arid climate offers exceptional growing conditions, with hot summers, relatively mild winters, fertile soil and the availability of water for irrigation. Tree fruits and grapes are two major crops in the region, with major tree fruit processing facilities and dozens of vineyards, including numerous notable wineries. These contribute to another major industry in the region—tourism—which attracts a significant number of visitors, mostly during the summer months.

29. Drought and climate change are significant considerations in the region, affecting the availability of surface and groundwater. The region experienced the highest level of drought—"Extremely Dry"—during the summer of 2015.

30. As of the 2011 census, the Regional District's population was 80,742.



THE REGIONAL DISTRICT'S ROLE WITH DRINKING WATER

31. During the period covered by the audit, the Regional District of Okanagan-Similkameen was responsible for seven out of a total of 27 known water systems operating within its boundaries. These seven were: Naramata, West Bench, Faulder, Olalla, Sage Mesa, Loose Bay and Gallagher Lake.

32. The number of water systems operated by the Regional District has varied over time. In some cases (the Apex Circle Water System, for example), another operator has taken over a system previously managed by the Regional District. In other cases, an operator has asked the Regional District to take over its system (for example, the West Bench system, which the Regional District acquired in 2011). The Regional District does not control other operators in the region, so has limited ability to predict whether it will become responsible for additional systems in the future.

33. Of the seven water systems operated by the Regional District, two (Naramata and West Bench) were relatively large, with 1,102 and 352 connections respectively. The other five systems were much smaller, with between 67 and 235 connections each.

34. The Regional District owned and managed six of these seven systems. One small system—Sage Mesa—was operated by the Regional District on a contract, although it was privately owned and was managed by the provincial government.

35. Three of the Regional District's water systems (West Bench, Loose Bay and Gallagher Lake) redistributed water that came from other water supply systems, so did not involve additional treatment by the Regional District.

36. The water systems we reviewed in this audit were Naramata, Faulder and Olalla. *Exhibit 3* describes the characteristics of each of these systems.

Exhibit 3 - DESCRIPTION OF AUDITED WATER SYSTEMS

	NARAMATA WATER SYSTEM	FAULDER WATER SYSTEM	OLALLA WATER SYSTEM
Number of customers (as of 2015)	835 RESIDENTIAL, 249 AGRICULTURAL, 18 OTHER, 1,102 TOTAL	76 Residential	235 Residential
Main types of customers	Residential, agricultural	Residential	Residential
Water source	Surface water (Okanagan Lake)	Groundwater	Groundwater
Water Treatment	Ultraviolet, chlorination	No treatment. Installation of a uranium treatment plant is in progress.	No treatment
Annual total usage m3	1,737,846	37,176	233,154
Annual usage, residential	801,061	37,176	233,154
Annual usage, agricultural	936,785	-	-
Number of wells or intakes	3*	2**	1
Km of mains	54.18	3.85	5.47
Distribution system	Pumped to reservoirs then gravity fed distribution	Pumped to system, reservoirs and booster station	Pumped to reservoir and distribution system

* Includes Okanagan Lake and two creek intakes ** As of June 2016, work on one of these was still in progress
Source: Regional District of Okanagan-Similkameen

37. Exhibit 4 shows revenue and expenditure information for the three audited water systems in 2014 and 2015.

Exhibit 4 - AUDITED WATER SYSTEMS REVENUE AND EXPENDITURES

	2014 REVENUE	2014 EXPENSES	2015 REVENUE	2015 EXPENSES
NARAMATA	\$2,098,647 (including \$610,000 transferred from reserves)	\$2,313,325 (including \$910,000 in capital expenditures)	\$1,433,254	\$1,325,194
FAULDER	\$211,766 (including \$72,000 transfer of previous year surplus)	\$210,701 (including \$120,000 transferred to operating reserve)	\$138,667	\$109,128
OLALLA	\$135,340	\$121,911	\$174,363 (including \$43,000 in gas tax funding)	\$134,287

Source: Regional District of Okanagan-Similkameen financial records

FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

SUMMARY OF FINDINGS

38. We set out to determine whether—during the period covered by the audit—the Regional District of Okanagan-Similkameen:

- Had a governance structure and activities that supported the provision of clean and safe drinking water where and when needed
- Managed its drinking water supplies to meet current and expected future demand
- Ensured the safety and reliability of drinking water provided through its treatment and distribution systems

39. The Regional District was successful in meeting some of the core expectations included in each of these objectives; however, it lacked processes and had not completed some initiatives that would help ensure successful drinking water management into the future.

GOVERNANCE

40. The Regional District had a governance structure that supported the provision of clean and safe drinking water.

41. However, it lacked a systematic, proactive approach to providing drinking water. This was demonstrated by the Regional District's lack of an asset management framework, full cost recovery of its water services and performance measurement framework.

42. During the period covered by the audit, the Regional District was in the process of updating many of its bylaws, plans and policies related to drinking water and – in several key areas – was operating with outdated guidance.

MANAGEMENT TO MEET DEMAND

43. The Regional District collaborated with stakeholders in the southern Okanagan and Similkameen to assess its water supplies for the three water systems we focused on in this audit (Naramata, Olalla and Faulder) and chose sustainable primary water sources for each.

It had numerous conservation and demand management-related initiatives and had begun work on drought and flood management, as well as leak detection. The Regional District had promoted public awareness related to conservation.

44. However, the Regional District was not fully prepared to meet future demand or respond to potential crisis situations. Its choices of secondary or backup drinking water sources for the three audited systems were lacking or not practical. While the Regional District took steps to protect groundwater, it did not have a strong focus on source water protection and having relevant bylaws in place to support it.

45. Additionally, the Regional District's bylaws relating to water conservation were outdated and not enforced. It did not track the lifecycle of its water supply infrastructure assets and did not follow a comprehensive preventative maintenance schedule.

ENSURING SAFETY AND RELIABILITY

46. The Regional District's drinking water infrastructure for two of the three audited systems was adequate to ensure that drinking water could meet the Guidelines for Canadian Drinking Water Quality. It implemented several aspects of the multi-barrier approach and was committed to having trained and credentialed operators in place.

47. The Regional District provided relevant educational materials to water users and communicated with them about the quality, safety and reliability of water from the three audited systems.

48. However, the Regional District did not take a systematic approach to managing the three systems' operations. Its long-term asset management and comprehensive preventative maintenance scheduling was lacking, even though it followed the necessary steps to keep the three systems operating in the short term.

49. The Regional District's planning, tracking and reporting of maintenance for the three systems was incomplete. Business continuity planning for drinking water services was also lacking. The Regional District managed risks informally, based on experience rather than on planning. While it had emergency response plans in place for the three systems, they were not tested, practised or consistently implemented.

LOOKING AHEAD

50. To more effectively manage its water services and be better prepared for the future, the Regional District needs to take a more proactive approach by considering best practices and applying them, when appropriate, on a Regional District-wide scale.

51. The Regional District has many plans and initiatives related to drinking water and would benefit from developing a more strategic and cohesive approach that brings together areas such as source protection, demand management, emergency management and business continuity. It should ensure that its plans are up-to-date, relevant and include action plans that are actually implemented.

52. The development of a performance management and continuous improvement process would provide the Regional District with a better understanding of how well its water services are operating. This should include key performance indicators aligned with its strategies and plans.

53. In addition, the Regional District would benefit from formalizing many of its current practices and improving its documentation and record management related to providing water services. These formalized processes would help ensure consistency among staff, transparency and accountability.

54. To promote public awareness more effectively, the Regional District should build on its communications and public information foundation by presenting information that is easily accessible, complete and up-to-date.



GOVERNANCE STRUCTURE AND ACTIVITIES SUPPORTING DRINKING WATER SERVICES

WHAT IS GOVERNANCE

Governance refers to the structures and processes by which an organization is directed, controlled and held to account.



GOOD GOVERNANCE

5
CORE
PRINCIPLES:

ACCOUNTABILITY
STRONG LEADERSHIP
INTEGRITY
STEWARDSHIP
TRANSPARENCY

Source: OAG BC, *Public Sector Governance: A Guide to the Principles of Good Practice*

GOVERNANCE STRUCTURE

55. We would expect the Regional District of Okanagan-Similkameen to have a robust governance structure, organizational structure and leadership, as well as a culture that supports its water systems, service area and customers. We would expect all of this to help the Regional District achieve its drinking water priorities and objectives.

56. The Regional District used a select committee system to enable discussion in all areas among elected officials, administrative staff and the public. This was an important element of the Regional District's informed decision-making model.

57. Each of the Regional District's five select committees was a committee of the whole with its membership including all 18 Regional District Board members. The committees did not include external subject matter experts or members of the public, but were free to consult with both at their own discretion.

58. The Regional District dealt with all environmental-related issues, including water services, through its Environmental and Infrastructure Committee.

59. The Regional District conducted an internal legislative structure review in 2015, which concluded that this governance system was achieving what it was intended to accomplish for the Board.

60. In addition to oversight by the Environmental and Infrastructure Committee, two out of the Regional District's seven water systems also had formally-established advisory commissions or committees. The Olalla system had a Local Community Commission, regulated by the *Local Government Act*, and the Naramata system had a Water Advisory Committee established by the Regional District under the *Municipal Act* (now *Local Government Act*). The Faulder system had an informal community group, though interactions were infrequent during the period covered by the audit.



DUTIES AND RESPONSIBILITIES AS OF 2016 INCLUDED:

AREA E

NARAMATA WATER ADVISORY COMMITTEE - 7 VOTING MEMBERS PLUS AREA DIRECTOR

The Committee is advisory to the Board and provides recommendations on all matters referred by the Board relating to the Naramata Water System Local Service.

The Committee considers and forms recommendations to the Board regarding proposed capital upgrades, watershed management issues, and potential boundary expansions.

The Committee reviews annual budgets, water rates and fees and charges.

The Manager of Public Works is the administrative contact to the Committee and provides quarterly operational status reports.

AREA G

OLALLA COMMUNITY COMMISSION - 4 ELECTED COMMISSIONERS PLUS AREA DIRECTOR

The Commission was delegated administrative powers by the Regional District with respect to the supply, treatment, conveyance, storage and distribution of water.

The Commission prepares a proposed provisional budget for the Olalla Water System Local Service and submits this budget to the Board.

The Commission approves payment of all current accounts for the Olalla Water System Local Service within the constraints of the provisional and final budget and submits for payment.

AREA F

FAULDER WATER CITIZENS GROUP - 3 MEMBERS

The Group provides information to the community on the Faulder water system issues and projects.

61. Although each of these three community groups had a unique structure, all three aimed to engage local community members in decisions regarding their water systems. Two followed written terms of reference, one of which had been recently reviewed and revised, while the Faulder group was more informal. Community groups communicated with the Regional District via their elected area director or directly with Regional District staff.

62. The Regional District dealt with issues relating to the community groups—such as clarity of roles and membership—as they arose and endeavored to work with the communities to support their water systems and customers.

63. Overall, the Regional District's governance structure supported the provision of clean and safe drinking water. We did not examine the merits of the Regional District's priorities for drinking water, as doing so would be outside our office's mandate.

STRATEGIC PLANNING AND DECISION-MAKING

64. We would expect the Regional District to develop a long-term strategy for its drinking water services and to consider affordability and cost effectiveness in its decisions related to drinking water.

GROWTH STRATEGY

65. In 2010, the Regional District adopted a regional growth strategy, a regional vision guiding how the areas the strategy covered would grow, change and develop over a 20-year period.

66. Those areas included the southern portion of the Okanagan Valley, including Electoral Areas A, C, D, E and F as well as Osoyoos, Oliver, Penticton and Summerland. The strategy required that each official community plan in the area include a description of how it would further the strategy's overall long-term vision for the south Okanagan.

67. During the period covered by the audit, the Regional District did not have a regional growth strategy for the Similkameen area, which includes Electoral Areas B, G and H, Keremeos and Princeton. Implementation of a growth strategy in the Similkameen area would have been challenging due to the lack of official community plans and zoning bylaws in the unincorporated Areas B and G.

68. The Regional District incorporated strategic considerations related to drinking water into the regional growth strategy by including an overarching policy framework related to water service. Three out of the document's six strategic goals related to water in some way. This is summarized in *Exhibit 5*.

69. Since adopting the strategy, the Regional District undertook some initiatives related to water that aligned with the growth strategy and were within the Regional District's mandate, but did not report on its progress and more remained to be done.

RECOMMENDATION 1

The Regional District of Okanagan-Similkameen should continue moving forward with those water-related initiatives identified in its regional growth strategy that are within its mandate and develop performance measures to assess its progress. These should be reported to the Board and the public on a regular basis.

Exhibit 5 - SELECTED SECTIONS OF SOUTH OKANAGAN REGIONAL GROWTH STRATEGY RELATING TO DRINKING WATER

GOALS RELATED TO WATER SERVICES	SELECTED POLICY FRAMEWORK RELATED TO WATER SERVICES	SELECTED POLICY ACTIONS RELATED TO WATER SERVICES
ECONOMIC GOAL	Support agriculture that contributes to the local economy Enhance the diversity of the labour force	Promote the right to farm and protect the agriculture industry, including its water allocation. Support and encourage research and development initiatives and programs, including water management.
INFRASTRUCTURE GOAL	Recognize the critical link between water resource management, human settlement and effective growth management Apply innovative and best management practices to increase efficiencies and reduce environmental impacts of infrastructure	Integrate stormwater management with provincially-mandated water-course protection strategies. Support projects to improve resource management, including water conservation and reuse, and groundwater management.
ENVIRONMENT GOAL	Support environmental stewardship strategies Reduce contribution to and increase adaptation to climate change Promote water sustainability through conservation and related best practices	Promote conservation and sustainability of watersheds, wetlands and riparian areas. Consider rebate programs for high-efficiency fixtures, appliances and water efficiency. Manage the water resource capacity and efficiency, support the development of an inter-regional Water Plan, collaborate on management, outreach and education, conservation, provision of adequate water resources, protection of access to adequate water, cut back water use in times of drought, promote the implementation of universal metering for water service, create partnerships.

Source: *South Okanagan Regional Growth Strategy 2010*

STRATEGIC PLANNING PROCESSES

70. The Regional District had a well-developed annual corporate strategic planning process. This included annual updates to its Five-Year Strategic Plan, which established the Regional District's direction. In addition, the Regional District developed an annual corporate business plan describing corporate objectives in pursuit of the strategic plan's goals. The Regional District measured its success in achieving these corporate objectives on a quarterly basis.

71. The Regional District supported its annual corporate business plan through individual departmental business plans. The Public Works Department's plan was aligned with organizational key success drivers and listed specific actions and deliverables for the year, including those relating to the Regional District's individual water systems.

Interdependency Workshops

After the period covered by the audit, the Regional District conducted a corporate interdependency workshop as part of its annual strategic planning cycle.

The purpose of these workshops was to break functional silos, minimize cross-functional conflicts, effort duplication and miscommunication and promote information sharing.

The Regional District's intent was to encourage departments to work harmoniously to complement each other's strengths and to ensure that middle management can deal with the realities of cross-functional interdependence.

72. The Regional District also developed an Enterprise Risk Management Plan, which complemented and expanded upon its strategic plan. This plan's risk register identified the following risks relating to water services:

- Inability to provide safe water (quantity and quality)
- Failure of system
- Power failure, sabotage
- Taking on new water systems
- Asset age/maintenance

73. The Regional District ranked each of these risks as a "low or moderate threat" that did not require a risk mitigation strategy. Risks related to water services remained stable over the period covered by the audit, except for two risks:

- Taking on new water systems – The risk rating doubled in 2016 due to potential future acquisitions and/or management of aging/deteriorating water systems currently operated by other water providers
- Asset age/maintenance – The risk rating decreased by one-third over the period covered by the audit due to continuous efforts to replace aging infrastructure

74. The first of these risks relates to the Regional District's history of taking over responsibility for water systems when existing water providers have been unable or unwilling to continue operating them. These have been typically older systems in need of significant capital investments. Since 2011, the Regional District has taken on two such water utilities: West Bench (2011) and Willowbrook (2016, immediately following the period covered by the audit).



Taking Over a Water System

All drinking water systems must comply with the *Drinking Water Protection Act* and regulations. In some cases, compliance requires significant capital investments that the users of small water systems may be unable to afford.

While infrastructure funding from provincial and federal governments may be available for some projects, it limits this funding to regional districts and municipalities. Local governments, upon agreement, might also apply on behalf of improvement districts for funding required to rehabilitate their water systems infrastructure.

As a result of lack of access to grant funding and other factors, some water utilities owned by others have considered turning over ownership of their systems to local governments.

The Ministry of Community, Sport and Cultural Development states that each service provided by a regional district has its own operating and capital budgets, the costs of which are recovered only from the area that benefits from the service.

A regional district's decision to take over a water system is made by the regional board, although the electors or representatives of the affected areas must agree, as they will pay for the service.

The Regional District of Okanagan-Similkameen reserves the right to refuse acquiring a water utility for reasons such as undue risk or legal liability, capacity constraints, failure to meet required standards, lack of a valid water licence and others.

Once a regional district establishes a water supply service, the regional district board continues to be involved in certain instances, but decisions specific to a particular utility are the responsibility of the board members representing the areas receiving the service. In this way, the representatives of those who receive the service decide how it will be run.

75. Because the Regional District's acquisition of water systems tends to be at the initiative of the previous system operator, it is difficult for the Regional District to plan for them. The Regional District has had little control over the timing of these acquisitions and each time has inherited the system's condition and governance structure.

76. On July 1, 2016, immediately after the period covered by the audit, the Regional District took over the Willowbrook water system, which was established in 1972. Work on completing this acquisition was underway during the period covered by the audit.

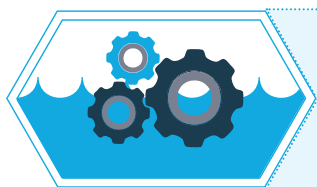
77. The Regional District was guided through this process by its Governance Transfer Policy - Improvement District/Private Water Utility. This policy was established in 1999 and most recently amended in 2002.

78. The policy outlined several factors the Regional District should consider in assessing a water system it is considering for acquisition. These considerations include legal, financial and engineering aspects. However, the policy did not provide sufficient guidance to the overall transfer process. For example, it did not guide the scope of the water utility transfer, which parties should be involved and their roles and responsibilities throughout the process and others.

79. Regional District was in the process of updating this policy and staff told us that a new policy would be in place in 2017.

RECOMMENDATION 2

The Regional District of Okanagan-Similkameen should update its water system governance transfer policy and identify actions and timelines for processes that take place following an acquisition, such as updating legacy bylaws, reviewing existing governance and advisory structures and others.



Investments in Water Infrastructure

Infrastructure renewal and expansion is fundamental to providing British Columbians with a dependable supply of safe drinking water.

Unlike in their management of some other services, local governments must (with a few exceptions) get electoral approval (through referendum or alternative approval process) each time they plan for a water infrastructure requiring long-term borrowing.

Local governments may face challenges if they cannot obtain electors' approval to borrow for needed water services capital projects. In certain situations, this could result in difficulty maintaining compliance with regulations, deferred maintenance of water infrastructure, degradation of water system infrastructure and long-term water service sustainability issues.

Source: Information from Ministry of Community, Sport and Cultural Development

CAPITAL PLANNING AND RESERVES

80. In British Columbia, the Community Charter and the *Local Government Act* require every local government to annually approve a financial plan covering at least a five-year period. Among other things, this plan must set out the funds required for capital purposes.

81. The Regional District updated its Five-Year Financial Plan each year as required, including plans for individual water services. However, its long-term planning did not extend beyond the minimum required timeframe. In fact, Regional District staff told us that the only certainty in its planning horizon for water systems capital works and investments was in the immediate 12-month timeframe.

82. In addition, the Regional District lacked several important plans and policies to guide long-term water-related capital project decision-making. For example, it lacked:

- A capital asset management plan, including a long-term capital investment strategy detailing the timing of anticipated future water system capital infrastructure projects
- A funding strategy or options for funding future capital investments, including a clear statement of the key assumptions on which it is based
- A policy on the establishment and use of capital reserves, including reserves to cover unplanned maintenance and repairs

83. Regional District staff told us that the Board's philosophy had consistently been to keep reserve levels low and rely on infrastructure grants and/or borrowing instead. We noted that for two of the three water systems we reviewed, capital reserve balances were low or non-existent. This is shown in *Exhibit 6*.

Exhibit 6 - RESTRICTED RESERVES FOR THE AUDITED WATER SYSTEMS - IN THOUSANDS

WATER SYSTEMS	2015		INVESTMENT GAINS	TRANSFERS	2015 CLOSING BALANCE
	OPENING BALANCE	CONTRIBUTIONS			
Naramata	\$1,852	\$212	\$41	-	\$2,104
Faulder	-	-	-	-	-
Olalla	\$167	-	\$4	-	\$171

Source: Regional District of Okanagan-Similkameen Audited Financial Statements as of December 31, 2015

84. After the period covered by the audit, the Regional District approved an Asset Management Investment Plan, a first foundational step toward developing an overall asset management framework.

RECOMMENDATION 3

The Regional District of Okanagan-Similkameen should continue developing an asset management framework to enable it to make informed, cost-effective asset investment decisions—including decisions related to water systems—based on known asset conditions, risk analysis, full lifecycle costing and potential sources of revenue.

WATER RATES

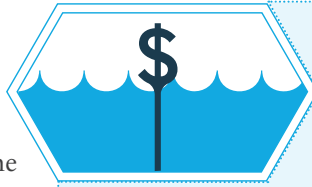
85. The *Local Government Act* gives the Regional District Board the power to establish fees and charges for various services, including water supply service. The Ministry of Community, Sport and Cultural Development states that the amount of a fee or charge is chosen to provide enough money to recover costs and ensure service will continue in the future. Fees are generally applied on a user-pay basis so that only those who benefit from a particular service bear the cost of it.

86. During the period covered by the audit, the Regional District provided water supply service to seven water systems. As required by the *Local Government Act*, the management of these utilities was guided by their service establishment bylaws. Each service had its own operating and capital budgets with the costs recovered only from the area that benefited from the service. The Regional District adopted annually a Fee and Charges By-law that included individual water services.

87. In determining the price of water in the three systems we audited, the Regional District did not use full cost recovery as a means to help ensure that funding for water systems would be sufficient in the long term, and did not set water rates based on individual customer usage.

88. While the Official Community Plan for Area E (Naramata) recognized the importance of full cost pricing of water and called for this approach to be taken, no process had ever been initiated to implement this policy direction.

89. Generally, the Regional District based budgets and water rates for the three audited systems on covering the short-term costs of operating each water system. Rate-setting was based on historical trends, with inflationary and/or service-level adjustments, plus adjustments to cover debt financing or other costs expected over the next 12 months.



Full Cost Recovery Full Cost Pricing

Full Cost Recovery—generates sufficient revenues through user rates and charges to cover the full cost of water services. These include operations, maintenance and administration, research and development, financial, capital works (for expansion, upgrade, rehabilitation and renewal including planning, pilot testing, pre-design, design and land acquisition), decommissioning of disused works and source protection.

An asset management plan should be developed in order to project the costs for renewal of systems over both the short term and the long term. An asset management plan requires an inventory of assets, condition assessments and an evaluation of alternatives that is based on life cycle costs.

Full Cost Pricing—achieves cost recovery through the use of user rates and charges, without reliance on grants and/or general tax revenues. Full cost pricing:

- Generates enough revenue for water service providers to cover the full costs of services, including infrastructure maintenance and replacement
- Signals the actual costs of supplying water and provides a financial incentive for customers to use it more efficiently
- Promotes innovation by encouraging engineers, inventors and investors to develop more water-efficient practices and technologies

Source: Federation of Canadian Municipalities and National Research Council, Water and Sewer Rates: Full Cost Recovery



Water Price Restructuring

In Canada, a number of local governments have started water price restructuring with good success, including Toronto, Guelph and Halifax.

Information on how these adjustments were implemented is readily available to assist others interested in working toward long-term sustainability of their water systems.

Source: University of Victoria's POLIS Water Sustainability Project: Worth every Penny: A Primer on Conservation-oriented Water

90. The Regional District sought to keep water rates relatively low by subsidizing infrastructure costs through sources such as infrastructure grants from provincial and federal governments. Staff told us that the Regional District relied on grants because most of its water systems had small tax bases and limited ability to fund large capital projects without additional funding.

91. The Regional District had not reviewed the cost effectiveness of its individual water systems since acquiring them. The only exception to this was the West Bench water system, which—after installing water meters—hired a consultant in 2016 to review water meter data and develop rate options with a volume-based component.

92. Adopting a full cost accounting approach would enable the Regional District to consider the complete life cycle of each asset when setting rates. The Regional District's success in developing its Asset Management Framework plays a significant role in the process.

RECOMMENDATION 4

The Regional District of Okanagan-Similkameen should consider a full cost recovery approach as part of its water service planning that:

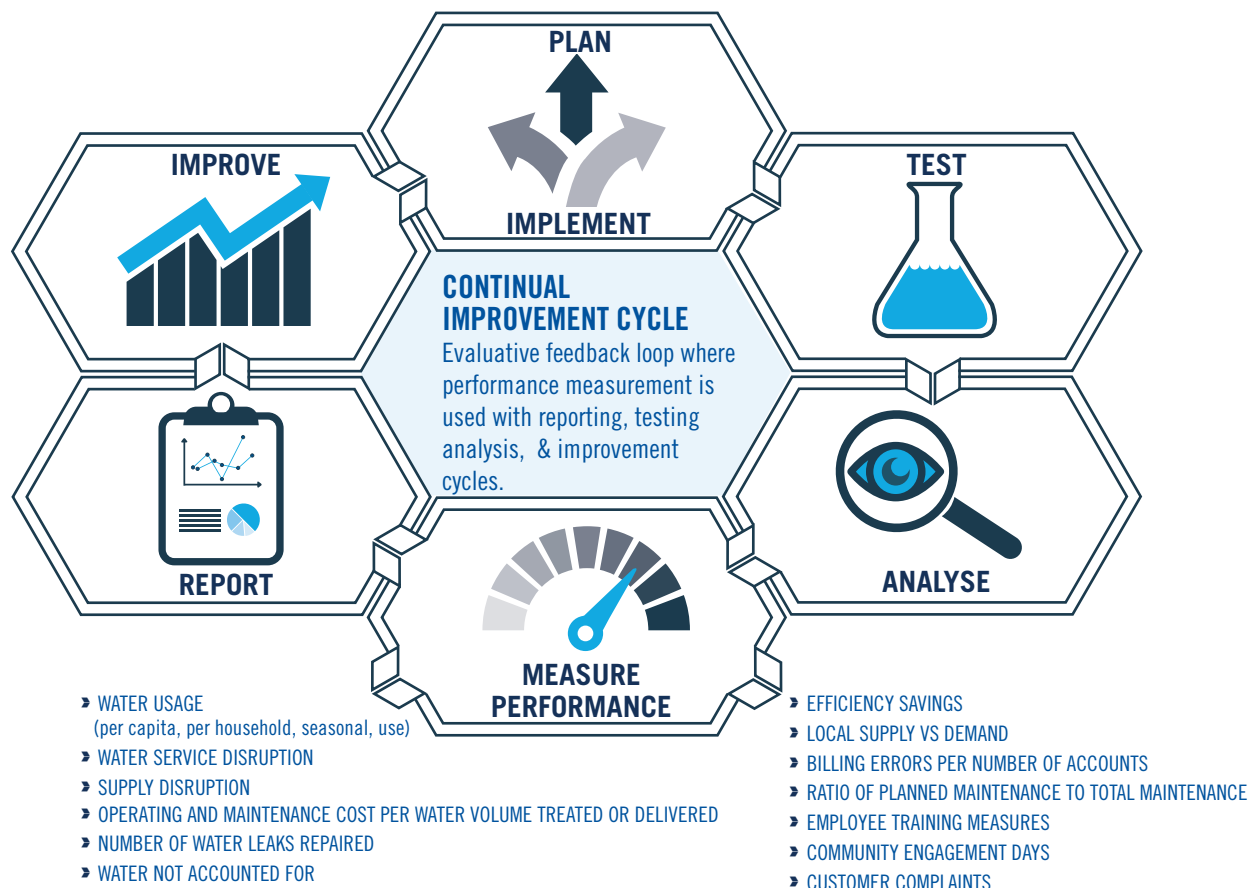
- Ensures that funding for water systems is sufficient to sustain them indefinitely and that funds are appropriately spent
- Promotes more efficient use of water, allowing the deferral of capacity expansions and the reduction of costs

PERFORMANCE MEASUREMENT AND CONTINUOUS IMPROVEMENT

93. Water suppliers can face significant challenges in trying to maintain or improve the quality of water while maintaining reasonable prices. These challenges may include:

- Customer demand for increased levels of service
- Financial constraints
- Aging infrastructure
- Security and emergency response concerns
- Population growth
- Climate change and pressure to reduce environmental impacts
- Stricter regulatory requirements

94. By measuring its progress toward meeting these challenges, a local government can take on a more strategic approach and focus on continually improving its processes. Performance measurement supports planning, informs decision-making and helps demonstrate accountability. It makes it possible for a board and senior management to take oversight of water services beyond budgeting and reviewing reports describing accomplishments.



95. During the period covered by the audit, Regional District staff reported formally and in writing to the Board quarterly. This reporting focused on the status of progress toward the goals and objectives stated in the Regional District's strategic plan and corporate business plan. Reports also listed activities that each department undertook during the quarter and planned to do during the next quarter.

96. However, the Regional District lacked a mechanism to measure water service performance and trends in a consistent manner, so was not able to regularly report relevant trend information. In addition, the Regional District did not have a formal continual improvement management framework related to drinking water to help it improve its processes.

97. The Regional District's 2010 South Okanagan Regional Growth Strategy did include three key performance indicators relating to water services:

- ▶ Water consumption per day (per capita residential, total agricultural, total other sectors)

- ▶ Percentage of water distribution system samples with a positive bacterial detection
- ▶ Percentage of water distribution system samples test results exceeding selected drinking water quality guidelines

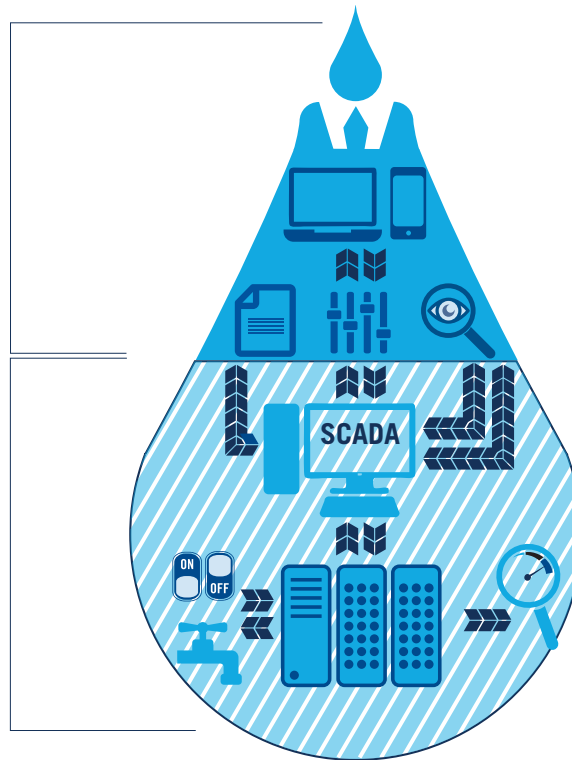
98. The Regional District implemented a monitoring program for the strategy that included a selection of performance indicators to measure progress. An important component of this was an annual report (the "Regional Snapshot Report") that the Regional District published on its website.

99. However, out of the three key performance indicators related to water that the Regional District identified in the regional growth strategy, it only reported on one indicator: "Water Consumption in Litres per Capita". Moreover, the Regional District did not publish any results on this key performance indicator after 2014.

OPERATOR

SCADA
TRACKS DATA TRENDS &
ACTIVATES ALARMS

WATER SYSTEM
Managed in SCADA

**WHAT IS SCADA**

SCADA is an acronym for “Supervisory Control And Data Acquisition.”

It is a control system that uses computers and networked data communications to supervise processes at a high level. It also uses devices such as Programmable Logic Controllers (PLC) to connect with and control machinery.

SCADA can remotely turn devices on or off, display real-time operational data, provide equipment-wide and system-wide views of an operation, track data trends and activate alarms.

RECOMMENDATION 5

The Regional District of Okanagan-Similkameen should improve data collection, analysis, monitoring and reporting on its water services as part of a continual improvement process. This should include:

- A performance measurement system for its water services
- Monitoring of progress
- Regular reporting to the Board, senior management and public on results

INFORMATION TECHNOLOGY CONTROLS

100. Information technology (IT) general controls are policies and procedures designed to ensure the continued proper operation of information systems by controlling access and protecting the physical security of operations, among other things.

101. IT general controls are important to a local government’s management of its water systems because information technology systems are vital to safe and dependable operations, as well as to tracking of performance over time.

102. We would expect the Regional District to have robust IT general controls in place across the organization and have water utility-specific

systems and infrastructure that comply with organization-wide IT policies and procedures.

103. During the period covered by the audit, only two out of the Regional District’s seven water systems (Naramata and West Bench) were set up in its Supervisory Control and Data Acquisition (SCADA) system, covering water treatment and distribution (see the box for a definition of SCADA). The Faulder and Olalla water systems were in the process of transitioning to SCADA.

104. For the water systems that were managed in SCADA, the Regional District lacked basic IT general controls. Regional District staff told us that, while the organization had organization-wide IT policies and procedures, the SCADA system did not comply with them.

105. For example, the Regional District did not properly restrict access to SCADA and did not have a formal process for SCADA system access.

106. In addition, the Regional District did not review segregation of duties, lacked process or controls for change management and did not have a formal process to identify, escalate, resolve and document problems that may occur related to SCADA. In addition, the Regional District did not back up data on a regular basis and it lacked a business continuity plan for its SCADA system.



RECOMMENDATION 6

The Regional District of Okanagan-Similkameen should implement information technology (IT) general controls over its SCADA system and other related systems and treat them as part of its IT infrastructure, subject to organization-wide IT policies and procedures.

BUSINESS CONTINUITY PLANNING

107. All local governments are at risk from service disruptions due to disasters or accidents, sabotage, power or energy outages, communications, transportation, safety or service sector issues as well as pollution, hazardous materials spills or cyberattacks and hacker activity.

108. Business continuity planning is a proactive, overarching process aimed at ensuring all critical services are delivered during any disruptions. It takes an organization beyond focusing only on recovering after a disaster.

109. Business continuity plans are strategic in nature and concerned with returning critical services to full operation as soon as possible. They address any productivity loss and physical damage resulting from disruptions while normal services and operations are being restored. By creating and maintaining a business continuity plan, a local government can help ensure it has the resources and information it needs to deal with an emergency and sustain long-term recovery.

110. We would expect the Regional District to ensure continuity of drinking water services and have the business continuity plans necessary to maintain water services, data and infrastructure through any disruptions.

111. During the period covered by the audit, the Regional District lacked organization-wide or system level business continuity plans. Staff told us they were working on a business continuity plan for the Regional District and expected it to be complete by early 2018.

RECOMMENDATION 7

The Regional District of Okanagan-Similkameen should complete business continuity planning for its critical services – including drinking water – to ensure the continuation of service and sustainable infrastructure throughout potential disruptions.

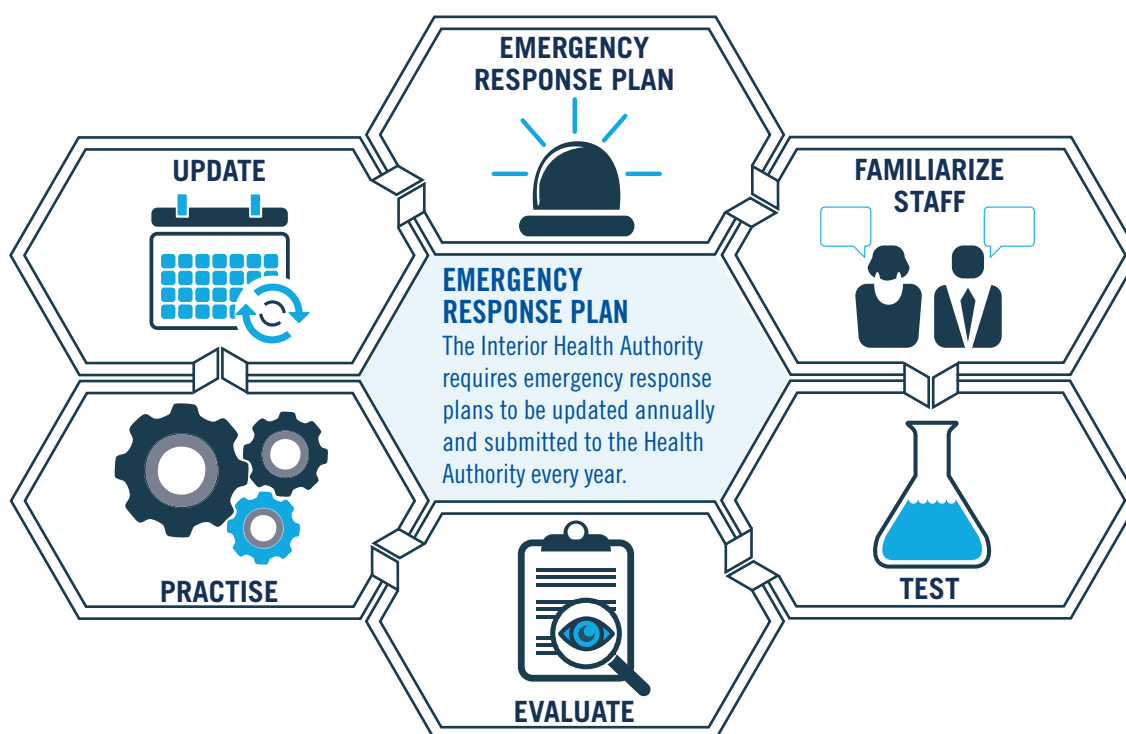
EMERGENCY RESPONSE AND CONTINGENCY PLANNING

112. Emergency response plans are intended to protect consumers from harm in the event of an emergency and to reduce costs by preventing further complications. These plans address the incident and the time period immediately following in order to return operations to a minimum service level. In BC, they are required by the Drinking Water Protection Regulation.

113. We would expect the Regional District to have plans to manage, eliminate, or reduce to an acceptable level water operation risks resulting from an emergency. We would also expect Regional District operations staff to be familiar with these plans, to test them on a regular basis and be ready to respond in the event of an emergency. In addition, we would expect the Regional District to have contingency plans in place to mitigate other significant potential water-related risks.

114. Emergency response plans should address all possible situations that can pose a risk to drinking water and outline specific steps to be followed when an incident occurs. An effective plan must be up-to-date, with any changes that have been made to water systems reflected in each update. Protocols should be regularly exercised and templates for public notice of emergencies should be included.

115. The Regional District had emergency response plans in place for all three water systems during the period covered by the audit. However, the Olalla plan had not been updated since 2012 and lacked key information such as all the



required appendices, which should have included public notification procedures, maps, emergency contacts and a water quality monitoring program. The plans for Faulder and Naramata had not been updated since 2013, although both included all of the required appendices.

116. The Regional District did not test any of these emergency response plans, which placed it at risk of staff not being familiar with the procedures to follow during an emergency.

117. Staff told us that, following the period covered by the audit, the Regional District was in the process of finalizing revised emergency response plans for Faulder and Olalla.

118. In addition to emergency response plans, contingency planning mitigates other significant water-related risks and typically should include provisions for:

- Keeping backup equipment (such as a chlorinator or pump) or parts on hand in the event of a breakdown
- Establishing an alternative water source in the event of contamination or water shortages
- Providing an alternative electricity source (such as a generator) in the event of a power failure

119. We would expect the Regional District to have contingency backup treatment (temporary disinfection) available for all water systems, particularly where no barriers (chlorination or ultra violet light {uv} treatment) were routine. In addition, we would expect the Regional District to have backup power, pumps and motors available for all water systems to ensure they continue to function during emergencies.

120. At Naramata, the Regional District had backup chlorine treatment, in the form of manual mixing and dosing of sodium hypochlorite, available. The Naramata system routinely used uv and sodium hypochlorite treatment.

121. Staff told us that a portable chlorination treatment system was available for Olalla and Faulder in the event of emergency due to water contamination.

122. The Olalla system had a backup pump and motor onsite and staff told us that the Regional District had ordered a backup pump for Faulder. Naramata had three pumps at their booster station, however, all three pumps required electrical service to function.



123. All three water systems lacked comprehensive backup power (functional generators) during the period covered by the audit. Staff told us that the Regional District was working to have active generators in place for all three systems by mid-2017.

RECOMMENDATION 8

The Regional District of Okanagan-Similkameen should enhance its emergency and contingency planning by:

- › Ensuring that emergency response plans are regularly updated, tested, made accessible and familiar to all staff
- › Ensuring that backup power is available for all water systems
- › Providing backup pumps and motors onsite at the Faulder water facility



SOURCE WATER PROTECTION

124. It is important to protect water sources to ensure that water of sufficient quality and quantity will be available for communities, including in the future. Source water protection strategies enable a local government to identify, plan for and mitigate water supply-related issues. Source water protection involves a coordinated approach among stakeholders to develop short and long-term plans to prevent, minimize, or control potential sources of pollution or enhance water quality where necessary.

125. This audit included water systems in two watersheds: the Okanagan watershed (Faulder and Naramata systems) and the Similkameen watershed (Olalla system).



Drinking Water Protection Plans

One tool that may be useful for the protection of source water in multi-jurisdictional environments is a regulatory drinking water protection plan.

This is a specific and comprehensive drinking water protection tool that can be considered when other plans fail to address threats to drinking water. It is:

- › Used when no other practical measures available under the *Drinking Water Protection Act* are sufficient
- › Specific to one source
- › Relevant to area-based planning for both surface water and aquifers
- › Authorized under Part 5 of the *Drinking Water Protection Act*
- › Initiated by the Minister at the recommendation of the Provincial Health Officer

SOURCE WATER PROTECTION PLANS

126. Source water protection plans identify actions to eliminate, reduce or manage risks to water sources. Source water protection planning is an evolving process where plans should be reviewed periodically to ensure that the most effective solutions are being applied and that the experiences of other groups working towards similar goals are acknowledged and incorporated where appropriate.

127. We would expect the Regional District of Okanagan-Similkameen to have source water protection plans for all of its water systems.

128. The Regional District has implemented some good practices related to water source protection such as commissioning watershed plans and implementing groundwater protection and testing regimes. The Regional District has also done a good job of fencing and securing the wells supplying the Faulder and Olalla water systems.

129. During the period covered by the audit, the Regional District initiated some protection strategies by launching educational campaigns that raise awareness about the importance of riparian habitats and the need to protect against invasive species like zebra and quagga mussels.

130. The Regional District, in collaboration with the Similkameen Valley Planning Society and other stakeholders, commissioned two phases of the Similkameen Watershed Plan. This plan flowed from a broader strategic priority of the Sustainable Similkameen Project. It aimed to significantly improve water management, integrate management into valley-specific climate change adaptations, assess governance structure with water providers and inventory valley water quality and quantity. Phase three of the plan is scheduled to be completed in 2017.



Source Water Protection Plan

131. The Regional District had several protection plans in place, including:

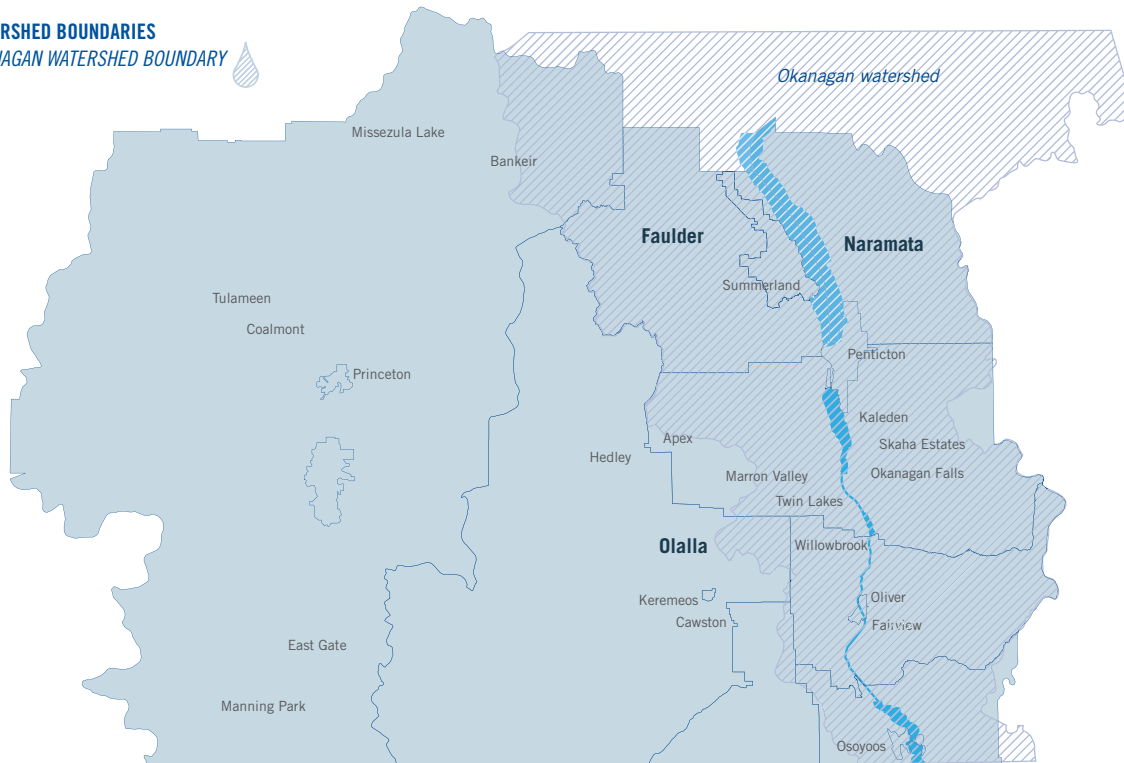
- An outdated watershed protection plan for Naramata (1993)
- A well protection plan for Faulder (2016)
- A groundwater protection plan for Olalla (2005/2006)
- A watershed protection plan for Olalla (in development, with phase 1 and 2 completed in 2014 and 2015 respectively)

- Delineation of a source water protection area surrounding a public water supply
- Identification of vulnerabilities and assessment of threats within the area
- Measures to address the identified vulnerabilities and threats

Source: Water Policy and Governance Group, Tools and Approaches for Source Water Protection in Canada: Governance for Source Water Protection in Canada, Report No. 1

WATERSHED BOUNDARIES

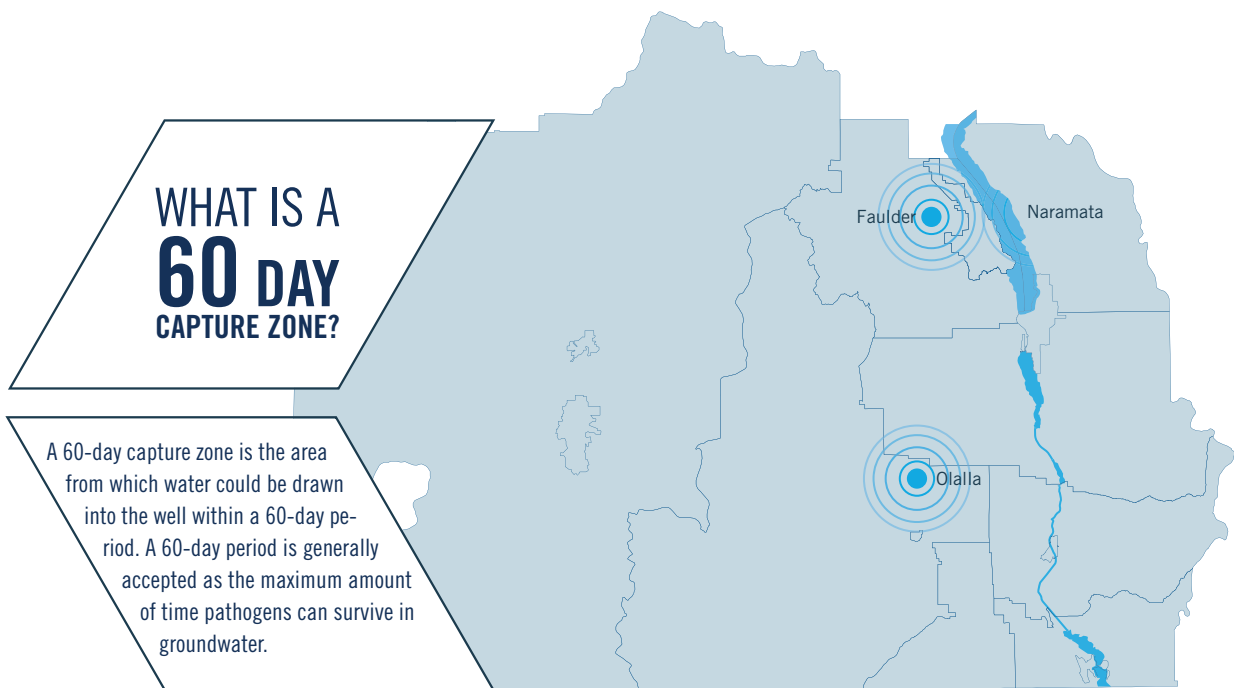
OKANAGAN WATERSHED BOUNDARY



The Okanagan Basin Water Board

The Okanagan Basin Water Board is a water governance body responsible for identifying and resolving critical water issues in the Okanagan watershed. This includes maintaining awareness of research and development occurring nationally and internationally.

The Board shares information with agencies in the Okanagan that deal with water, allowing each to make its own decisions on how to use it.



132. While there is no source water protection plan for Okanagan Lake, Regional District staff told us that one will be completed within the next two years, in conjunction with the Okanagan Basin Water Board. In the absence of a larger regional watershed plan, it is still important for the Regional District to identify and assess the risks to its water source and have a current set of strategies to contribute toward protecting the Naramata drinking water source.

133. None of the plans we reviewed for this audit included tangible steps the Regional District could take in the short term. They did not include timelines for action, performance indicators or implementation schedules.

134. The plans for Faulder and Olalla did not fully cover drought or climate change. For example, while the Faulder Well Protection Plan considered potential water quality impacts, these did not cover all source water users and did not include an action or implementation plan to reduce risks.

RECOMMENDATION 9

The Regional District of Okanagan-Similkameen should develop a source water protection plan for Naramata that identifies risks and addresses the Regional District's contributions to source water protection. It should consider enhancing the existing plans for Faulder and Olalla.

135. The Olalla groundwater protection plan called for a range of groundwater protection measures. Though the plan identified risks within the 60-day capture zone of the well, the Regional District lacked zoning and other related bylaws to address these risks.

RECOMMENDATION 10

The Regional District of Okanagan-Similkameen should take steps to mitigate risks identified in the Olalla Groundwater Protection plan to the 60-day well capture zone.

SOURCE WATER PROTECTION IN BYLAWS

136. Bylaws and zoning can be valuable tools for source water protection. These could protect water supplies by focusing development away from drinking water sources. Zoning and development bylaws can be useful because they focus on tangible steps that can be taken with new developments to protect water in the future rather than changes to development that have already occurred, which can be difficult and expensive to implement.

137. We would expect the Regional District to incorporate source water protection considerations, where relevant, into land use, development and other bylaws.

138. The Regional District lacked source water protection bylaws, although a new water regulation bylaw was under development. The Regional District's bylaws relating to land use and development did not include provisions relating to source water protection and no such provisions were under development.

RECOMMENDATION 11

The Regional District of Okanagan-Similkameen should consider the addition of source water protection regulations to relevant bylaws, where appropriate, as they are reviewed and updated and as new bylaws are developed.

COLLABORATION WITH STAKEHOLDERS

139. Successful collaboration with stakeholders on source water protection can help a local government understand the bigger picture and make better decisions. In the case of multi-use watersheds such as Okanagan Lake, coordination and collaboration is particularly important because of the division of responsibilities between the provincial and local governments and the complex mix of recreational, agricultural and residential water users.

140. We would expect the Regional District to collaborate with a range of stakeholders on source water protection.

141. For the most part, the Regional District effectively managed its approach to stakeholder collaboration during the period covered by the audit.

142. The Regional District collaborated with various stakeholders to manage drinking water resources. It had representation on the Okanagan Basin Water Board and the Okanagan Water Stewardship Council. It engaged with various stakeholder groups on the management of Okanagan Lake and its watershed. The Okanagan Basin Water Board, the Okanagan and Similkameen Invasive Species Society and water

community commissions were some of the groups the Regional District consulted during its source water protection process. It collaborated with other local governments and the provincial and federal governments as necessary.

143. One area where the Regional District may be able to do more in dealing with stakeholders is in Meadow Valley, where there were concerns over the potential impact of water use on the aquifer supplying the Faulder Water System. The Regional District may benefit from working more closely with local residents and other stakeholders to ensure that these concerns are resolved. We also believe that the Regional District could do more to collaborate or engage with other water systems in the region.

RECOMMENDATION 12

The Regional District of Okanagan-Similkameen should engage with relevant stakeholders and other water systems in the region to:

- Understand regional risks related to source water
- Improve regional conservation strategies, drought and climate change responses
- Improve planning of drinking water supply
- Build community support for source water protection

ASSESSMENT AND SELECTION OF AVAILABLE WATER SOURCES

144. It is critically important for a water provider to make the right choice of water supply, as this may determine whether there will be sufficient quality and quantity of water available to customers over the long-term.

145. We would expect the Regional District to rigorously assess the suitability of available water sources and choose the best available source for each system.

146. The choice of a primary water source for each of the three systems we audited was made prior to the period covered by the audit. However, we did review documentation relating to these decisions.

147. For the systems we reviewed, the Regional District used a rigorous approach in selecting each water source. In Naramata, the Regional District, with the help of stakeholders, commissioned engineering studies and supply and demand studies. Based on these studies, the Regional District ranked available water sources before choosing Okanagan Lake as the water source. In Faulder, the Regional District followed a similar methodical process in selecting a water source for that system's second well.

148. The Regional District's analysis indicated that the water sources chosen for Olalla, Naramata and Faulder were the best available.

149. In the event of contamination of a water source or other emergency, it is important for a water provider to have a source of backup water available to ensure uninterrupted service and prevent contamination.

150. We would expect the Regional District to develop comprehensive contingency plans that identify alternate water sources or treatment scenarios for use in case of a primary supply interruption.

151. In each of the three water systems, the Regional District's emergency plans identified potential alternative sources of water. However, none of the alternative sources could be implemented without significant challenges relating to water quality and/or distribution.

152. The Regional District's revised 2016 emergency plan for Olalla and Faulder acknowledged potential issues with the identified secondary water sources and identified an alternative: trucking-in drinking water. Additionally, for Olalla, the Groundwater Protection Plan recommended that a backup well location be selected, but the Regional District did not implement the recommended well location. In Naramata, the system's backup creek intake and infrastructure had not been maintained since 2014, so may not be a reliable backup source.

153. Overall, while the Regional District considered its options for source water and identified various redundancy/ backup options, implementing some of the backup options may not be practical.

RECOMMENDATION 13

The Regional District of Okanagan-Similkameen should ensure that it has feasible plans for the implementation of backup options for drinking water supplies in the case of primary water supply service disruption.



Water Conservation Plans and Capital Funding

The Province now requires local governments to have a water conservation plan in order to receive capital grant funds for drinking water infrastructure.

For local governments that do not currently have such a plan, the Province has created a water conservation guide to assist and has made available grant funding to help develop water conservation plans.

This funding is available through the Infrastructure Planning Grant Program through the Ministry of Community, Sport and Cultural Development.

WATER CONSERVATION AND DEMAND MANAGEMENT STRATEGIES

154. The Regional District of Okanagan-Similkameen's Regional Growth Strategy Toolkit estimated that all available water in the Okanagan basin will be allocated within the next ten to 15 years. In this context, it is particularly relevant to note that sound water conservation strategies can lead to cost savings, environmental benefits, usage efficiency and the preservation of supply.

155. Water demand management is a set of activities aimed at increased water use efficiency, and is related to water conservation. Effective demand management reduces the quantity of water that customers demand for a given use, increases the ability of a system to withstand drought and reduces losses throughout the system.

156. We would expect the Regional District to have sound water conservation strategies for each of its water systems, including demand management measures and targets, and to evaluate the effectiveness of these strategies.

157. The Regional District did not have an overall water demand management plan. It did employ a part-time public works coordinator tasked with water-related drought and conservation issues.

The coordinator used grant funds to contract professionals to assist with outreach programs.

158. Of the three water systems we reviewed, only Faulder and Naramata had water conservation plans available during the period covered by the audit and both had gaps. Neither plan included implementation procedures and only some of the recommendations were implemented. In Naramata, key elements of the plan, such as water meters, were not in place.

159. Olalla did not have any conservation plans in place, however, some conservation activities had been undertaken.

PUBLIC OUTREACH

160. Overall, the Regional District was doing a good job of public outreach on its conservation strategies.

161. In the absence of an overall conservation plan, region-wide initiatives focused on public information and promotion. For example, the Regional District had promoted some innovative water conservation methods such as rainwater harvesting and creatively landscaped (xeriscaped) gardens.

162. The Regional District had lawn watering restrictions throughout the region during the spring and summer months and held information sessions and workshops and presented water conservation materials to water system users.

163. At a system-specific level, Naramata's conservation plan distinguished between agricultural and domestic users and included various water conservation methods.

164. The Regional District was doing a good job of delivering information and tools to help manage agricultural and domestic water demand. For example, in Naramata, the Regional District aligned their online tools with a weather station to assist with the scheduling of irrigation.



INNOVATION AND WATER CONSERVATION

3 FOUNDATIONAL PRINCIPALS TO A RAINWATER FRIENDLY APPROACH

REDUCE THE AMOUNT OF IMPERMEABLE SURFACES

CONSIDER RAIN TO BE A RESOURCE

THINK WATERSHED-WIDE

Source: University of Victoria's POLIS Water Sustainability Project; Peeling Back the Pavement: A Blueprint for Reinventing Rainwater Management in Canada's Communities

INNOVATIONS INCLUDE:

Conservation planning
Reduction of impervious surfaces
Creation of infiltration basins
Rain gardens
Rain capture & storage

Low impact landscaping
Roof capture
Runoff management & flow paths
Slowing runoff
Improving soil permeability
Reforestation

WATER CONSERVATION BYLAWS

165. It is important for a local government to have up-to-date, relevant bylaws related to water conservation. Outdated bylaws have the risk of no longer complying with legal requirements, may be vague and unclear or out of step with measures being taken by other local governments and difficult to enforce.

166. The Regional District had water service bylaws in place for all three audited water systems that included clauses relating to water restrictions. However, these were old, dated 1976 for Olalla and 1993 for Naramata and Faulder. The Regional District told us that it recognized weaknesses in these bylaws and began in 2015 to develop a new region-wide conservation and drought bylaw. As of the writing of this report, the new bylaw was still under development.

167. The Regional District did not actively enforce its existing water conservation bylaws, as water service staff responded to reports of excessive usage and complaints through education rather than enforcement action. Staff undertook periodic water sweeps of its systems, providing heavy users with educational materials designed to encourage reduced water use. We were told that those not in compliance with sprinkling requirements were provided with verbal or hang-tag warnings.

DROUGHT MANAGEMENT

168. The BC Ministry of Forests, Lands and Natural Resource Operations has summarized climate models and projected that warming levels for the Okanagan will average between two and five degrees by the 2080's. The associated increased frequency of drought stress and potential lower average rainfall suggests that significantly increased seasonal drinking water supply pressures could occur.

169. We would expect the Regional District to have drought management plans in place for all of its water systems.

170. The Regional District demonstrated good practice in 2006 by proactively generating a drought management plan that covered the Naramata, Faulder and Olalla water systems. However, the Regional District was not acting on this plan during the period covered by the audit. Staff told us that the Regional District was working on a new regional drought plan.

171. The extent to which the 2006 plan had been implemented varied by system. Key portions of the plan for Naramata (meter installation and usage-based billing) had not been implemented. The Faulder system has a history of unpredictable aquifer recharge, yet the demand management section of the plan had not been implemented. In Olalla, the demand management portions of the plan also had not been implemented.

WATER CONSUMPTION TARGETS

172. We would expect the Regional District to track water consumption and manage leakage to reduce water loss and maintain long-term cost efficiencies.

173. Both the Naramata and Faulder systems had stated objectives to reduce water consumption by 30 per cent by 2025. Since the Naramata water metering program was not implemented, the Regional District was only able to measure total system use. This made it difficult to track the success of specific conservation initiatives related to consumption. The Regional District did not set water consumption targets or goals for Olalla.

174. High leakage levels in water distribution networks indicate inefficiency and may add costs such as additional power required to maintain pressure. Applying proactive and long-term strategies like system leak detection and repair will not only conserve water supplies, they can also help maintain water quality by removing points of contamination and enable the Regional District to be environmentally and economically sustainable over the long run.

175. The Regional District detected significant water loss in the Olalla water system, which led it to replace much of the distribution system after the period covered by the audit. Staff told us that – following completion of this work – water consumption in Olalla dropped by 50 per cent.

176. The Regional District lacked a formal, structured leak management program, a documented list of required interventions or progress tracking indicators. Instead, staff told us that it had an informal leak detection process that included:

- › Tracking how much water was pumped in each water system and judging whether it was a reasonable amount
- › Installing water meters in one of its water systems (West Bench) and reviewing water usage in the early morning hours
- › Watching for low pressure or high pump hours during certain times of day in various systems

177. The Regional District did not have documentation indicating that its informal approach to leakage was more or less cost-effective than a more structured leak management program. It also had not conducted a water audit to determine the operational efficiency of its water systems and identify any significant sources of water loss and resulting revenue loss.

WATER RATES AND METERING

178. Water rates can be an effective demand management tool as price increases tend to be followed by decreased water usage. Within the Regional District, water rates varied widely and were not adjusted to manage demand. Water rates were cut in Olalla during the period covered by the audit, at a time when capital costs were increasing.

179. Water meters are an effective tool to implement price-based demand management and to detect leaks. Although the Naramata Water

Conservation Plan (2010) called for metering of all customers, only 11 per cent had meters during the period covered by the audit. Olalla and Faulder did not have meters installed. Regional District staff told us that one of its other water systems (West Bench) was moving to consumption-based billing using meters.

180. During the period covered by the audit, all new construction in Naramata included the installation of a meter pit, but staff told us that the Regional District did not plan to expand the number of meters in any of the three water systems.

RECOMMENDATION 14

The Regional District of Okanagan-Similkameen should develop a regional district-wide water conservation and demand management strategy that:

- › Implements water accounting or similar analysis to determine the operational efficiency of its water systems
- › Identifies innovative water conservation activities targeted at areas likely to bring the greatest benefits and meet projected future needs
- › Takes into account drought management plans already identified
- › Includes an action plan, implementation schedule and performance measures for each water system
- › Aligns with updated water-related bylaws and an updated strategy to maximize bylaw compliance

RECOMMENDATION 15

The Regional District of Okanagan-Similkameen should consider implementing a structured and results-based approach to water accounting to manage drinking water consumption and losses.



DRINKING WATER TREATMENT AND QUALITY MANAGEMENT

181. Managing water quality is complex. In its natural state, water may contain hundreds of organic and inorganic components. Some can be easily seen or tasted, but many are colourless, tasteless, odourless and impossible to detect without specialized equipment.

182. Human activity can easily – often inadvertently – contaminate water sources. Most contaminants are harmless but a few are dangerous, including enteric viruses such as influenza, protozoa such as cryptosporidium and coliforms such as E. coli. There are also a host of possible commercial, industrial and agricultural contaminants. Pathogens can contaminate water sources as a result of rainfall, floods, surface water movement, backflow, water main breakage or other causes.

183. Piped water for human consumption—generally referred to as drinking water—is usually not delivered separately from water intended for other purposes. As a result, 100 per cent of water in the system must be sourced, treated and managed as drinkable regardless of how it will be used.

184. To meet the Guidelines for Canadian Drinking Water Quality, water providers must manage water quality within strict limitations and have emergency response plans in place to respond to any events that could result in contamination.

185. Two of the three Regional District of Okanagan-Similkameen water systems we audited required water quality notifications in 2014, 2015 and 2016. A notification is not cause to revoke an operating permit, but the Drinking Water Officer may respond to a water notice by issuing an order or adding conditions to a permit if the reasons for the water quality advisory are not addressed.

Exhibit 7 - WATER NOTICES IN THE AUDITED WATER SYSTEMS

	NARAMATA	FAULDER	OLALLA		NARAMATA	FAULDER	OLALLA		NARAMATA	FAULDER	OLALLA
	2014	-	1	-	2014	1	-	-	2014	-	-
	2015	1	2	-	2015	1	-	-	2015	-	-
	2016	-	2	-	2016	1	-	-	2016	-	-
	Jan-Jun				Jan-Jun				Jan-Jun		



PERMITS TO OPERATE

186. Each of the Regional District's water systems is required to obtain, pay for and annually renew a Permit to Operate, a certificate issued by the Drinking Water Officer. The permit specifies the system size, date of expiry and certification level required to run each system. The Drinking Water Officer may attach conditions to a permit, such as specifying the type of treatment, staffing, monitoring or reporting that is required.

187. We would expect the Regional District's water systems to have Permits to Operate.

188. All three water systems had up-to-date Permits to Operate, renewed to 2017 and posted at the water facilities. Only one of the three systems (Naramata) had conditions attached to its permit. We found that, of the nine conditions on the Naramata permit, the Regional District had met five. The other four, which it did not fully meet, were requirements to:

- Have a source protection plan
- Operate according to a cross connection control program
- Annually review and update an Emergency Response Plan
- Provide monthly water quality reports and an annual summary

189. Findings and recommendations relating to each of these unmet conditions are included elsewhere in the relevant sections of this report. The implications of not fully meeting permit conditions, if any, were outside the scope of this audit.

Source: Regional District of Okanagan-Similkameen Annual Water Quality Monitoring Reports



Eco-Assets Strategy

There is growing interest among communities in an innovative program that recognizes the role of nature as a fundamental component of municipal infrastructure. This can lead to a greater understanding of the value of ecosystems and improved financial and operational management of a community's natural assets.

The Town of Gibsons is one the first Canadian municipalities to explore managing its natural capital, using infrastructure and financial management concepts that are systematically applied to managing engineered assets. Their rationale is that the natural services provided by these systems, in the form of rainwater management, flood control and water purification, have tangible value to the community.

The strategy focuses on identifying existing natural assets such as green space, forests, topsoil, aquifers and creeks that provide municipal services such as stormwater management, measuring the value of these services and making this information operational by integrating it into municipal asset management.

Other municipalities may benefit from mapping out their natural assets and the services they provide and determine whether these assets can be restored, managed, or managed differently to provide vital municipal services.

Source: Towards an Eco-Assets Strategy in the Town of Gibsons

ALIGNMENT WITH DRINKING WATER GUIDELINES

190. We would expect drinking water delivered by the Regional District to fully meet Interior Health Authority requirements, which are based on the Guidelines for Canadian Drinking Water Quality.

191. During the period covered by the audit, the Naramata and Olalla systems fully met the guidelines. The Faulder system did not meet

the guidelines due to a higher than allowable concentration of uranium in its water, as demonstrated by the water testing results.

192. The Regional District issued a Water Quality Advisory for Faulder in order to be allowed to operate despite this issue. To correct it, the Regional District built a uranium treatment plant, which was not operational during the period covered by the audit. Regional District staff expects this plant to be in operation following the period covered by the audit.

RECOMMENDATION 16

The Regional District of Okanagan-Similkameen should resolve issues that prevent it from operating the Faulder Water System's newly-installed uranium treatment plant and well in order to meet the Guidelines for Canadian Drinking Water Quality.

MULTI-BARRIER APPROACH

193. Groundwater is often a better, higher quality, source than surface water. Groundwater must be tested when the well is drilled and—following testing that does not raise any issues—may be used without treatment with the approval of Interior Health Authority's Drinking Water Officer.

194. However, some groundwater is at risk of pathogens because it may be affected by runoff (surface) water. When this is the case, it must comply with the same requirements as surface water.



BC'S MULTI-BARRIER APPROACH

- › SOURCE PROTECTION
- › TREATMENT
- › WATER SYSTEM MAINTENANCE
- › WATER QUALITY MONITORING
- › OPERATOR TRAINING
- › EMERGENCY RESPONSE TRAINING

Source: BC Government, Resources for Drinking Water Operators, Comprehensive Drinking Water Source-To-Tap Assessment Guideline

4-3-2-1-0 DRINKING WATER TREATMENT OBJECTIVE

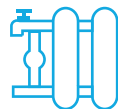
IS A B.C. GOVERNMENT PERFORMANCE TARGET FOR WATER SUPPLIERS TO ENSURE DELIVERY OF MICROBIOLOGICALLY SAFE WATER. IT IS ENDORSED BY INTERIOR HEALTH AND SPECIFIES:



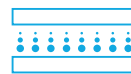
4 LOG (.9999) REMOVAL OF VIRUSES



3 LOG (.999) REMOVAL OR INACTIVATION OF PROTOZOA



2 TREATMENT PROCESSES FOR ALL SURFACE WATER



1 (MAXIMUM) LEVEL OF NTU (TURBIDITY)



0 TOTAL AND FECAL COLIFORMS AND E-COLI

Source: BC Government, , *Drinking Water Officer's Guide Part B: Best Practices and Technical Assistance*

195. Surface water is prone to pathogens and seasonal contamination. As a result, the Province has adopted the multi-barrier approach, which is an optimal standard requiring—among other things—at least two types of treatment for pathogens (filtration, disinfection and/or ultraviolet deactivation). None of the Permits to Operate of the systems we examined for this audit required filtration.

196. The multi-barrier approach to treatment aligns with the 4-3-2-1-0 Drinking Water Treatment Objective. This Objective includes the microbiological limits set out in the Guidelines, plus a limit on turbidity (clarity) and dual treatment for surface water systems.

197. The Drinking Water Treatment Objective is mainly aimed at large and new water systems, however smaller and existing surface water systems are also encouraged to have an implementation plan to meet this.

198. We would expect the Regional District's water system infrastructure to be sufficient to meet the Drinking Water Treatment Objective or have implementation plans to achieve it.

199. The Naramata water system achieved the Drinking Water Treatment Objective through the use of uv deactivation and sodium hypochlorite (chlorine bleach) disinfection. While the system did not have filtration, Regional District staff told us they were prepared to apply for filtration deferral if required by Interior Health.

200. Neither of the smaller systems included in this audit (Faulder and Olalla) were required by Interior Health to treat their drinking water in order to achieve the Drinking Water Treatment Objective, as they both drew from groundwater and test results of untreated water showed very few or no micro biological contaminants.

CERTIFIED OPERATORS

201. Each water system in BC requires operators certified by the Environmental Operators Certification Program (EOCP) to operate the particular type of system. Smaller water systems such as Olalla and Faulder required at least an Operator in Training, while the operators of larger systems may require different levels of certification for treatment and distribution. The lead operator of the Naramata Water System required level II treatment certification (WT-II) and level IV distribution certification (WD-IV).

202. We would expect the Regional District to have sufficient trained operators of the appropriate skill levels on site to meet the certification requirements, regulations and conditions on each system's permit. We also would expect the Regional District to ensure that appropriate operator training is scheduled and tracked.

203. In all three of the water systems we audited, the Regional District had EOCP-certified operators available or on call as required. In addition, the Regional District tracked training and certification. Staff told us that training opportunities were discussed and allocated to meet the requirements.

WATER QUALITY MONITORING PROGRAM

204. Interior Health required the Regional District to produce a Water Quality Monitoring Program detailing how each water system was monitored. It required the Regional District to collect and report specific data for source and treated water and required both continuous monitoring and lab testing.



205. Regional District staff prepared monthly and annual reports for each water system and sent them to the Health Authority's Drinking Water Officer. These were not always submitted within the timeframe required by the Health Authority and the *Drinking Water Protection Act* and Regulation.

206. Water quality reports prepared by the Regional District that we reviewed included some data transcription errors. Most of these were minor and inconsequential, but some were substantive. Comparisons of field log data transferred to spreadsheets showed three substantive errors out of the 202 entry dates we reviewed (a 1.49 per cent error rate). Water testing laboratory results, which were manually entered into spreadsheets, had one substantive error in 52 entry dates (a two per cent error rate).

RECOMMENDATION 17

The Regional District of Okanagan-Similkameen should consider improving its quality control processes over water quality reports.

WATER TREATMENT ROUTINE MAINTENANCE

207. We would expect the Regional District to have a program for routine water treatment infrastructure maintenance, inspection and monitoring that is up-to-date and consistently followed.

208. Regional District staff told us that system operators performed maintenance and repairs to treatment facilities following an informal process as past experience suggested and time permitted. The Regional District's maintenance schedule was not specific, contained no dates and did not indicate if a particular maintenance task was completed.

RECOMMENDATION 18

The Regional District of Okanagan-Similkameen should implement a formal routine maintenance and inspection program for all of its water treatment facilities, including schedules and monitoring of task completion.

PHYSICAL SECURITY OF FACILITIES

209. Water treatment, distribution and storage facilities must be secure from outside threats, including human threats in the form of unauthorized access, forcible intrusion, vandalism, tampering, or sabotage. We would expect the Regional District to have in place appropriate security protection of key water system facilities.

210. Pump houses, booster stations and storage reservoirs at all three water systems had keyed entry. The Naramata water treatment facility was secured with keyed locks and numeric alarms.



DRINKING WATER STORAGE AND DISTRIBUTION

211. Water storage and distribution infrastructure are critical to ensuring the safe delivery of drinking water.

212. We would expect the Regional District to ensure its water infrastructure is adequate to meet drinking water regulations, does not adversely affect water quality and ensures the safety and reliability of drinking water through established standards of construction, maintenance and operations.

213. The Olalla and Naramata water system facilities were constructed before the period covered by the audit, as was Faulder's first well.

214. The Faulder system developed a new well during the period covered by the audit. We reviewed Regional District documentation that indicated this work was planned and signed off by qualified engineers. We did not audit the accuracy of these records or any documentation related to construction prior to the period covered by the audit.

215. The Regional District's water quality data showed very few instances of drinking water contamination in the three systems that were caused by water storage and distribution infrastructure, maintenance or operations. However, as follows, there were some areas that placed the Regional District at risk of future problems.

WATER STORAGE AND DISTRIBUTION INFRASTRUCTURE MAINTENANCE

216. Operation and maintenance procedures for water supply systems help ensure that equipment is working effectively. These procedures include inspections and maintenance, system monitoring, testing, calibrating and repairing backup components and implementing and evaluating cross-connection control features. Operational guides, checklists and appropriate record-keeping help ensure that water operations management is consistent, information is available to staff and the risk of human error is minimized.

217. We would expect the Regional District to compare its operations with the requirements in its operating permits and review the adequacy and appropriateness of its operating standards and procedures. We would also expect the Regional District to have clear operational guides and checklists.

218. The Regional District did not have formal procedures or documents that guided its monitoring and inspection of intakes, wells, pumps and other water storage and distribution infrastructure. Instead, it relied on the knowledge and experience of water system operators to carry out procedures and make system recommendations.

WATER CONSUMERS TYPICALLY EXPECT THAT DRINKING WATER:



IS AVAILABLE 24 HOURS PER DAY



IS FREE OF PATHOGENS AND TOXIC CHEMICALS



IS FREE OF OBJECTIONABLE TASTES AND ODOURS



IS DELIVERED WITH ADEQUATE PRESSURE AT ALL TIMES



IS AVAILABLE IN SUFFICIENT VOLUME TO MEET DEMAND AT ALL TIMES

Source: CCME, *From Source to Tap: Guidance on the multi-barrier approach to Safe Drinking Water*

219. During the period covered by the audit, the Regional District lacked an up-to-date maintenance schedule showing significant details such as a calendar of activities or record of actions. Staff recorded some operational activities and measurements in hardcopy logs located at water system facilities, however, there was no way to verify the regularity with which staff inspected pumps, motors and valves.

220. Staff told us that pump inspection procedures varied from one water system to another, and pumps from all systems were sent out for inspection whenever staff heard unusual sounds.

221. The Regional District expected staff in Naramata to take apart pumps, motors, valves and pressure-reducing valves annually for inspection and divers examined the water intake pipe every three to five years. Records did indicate that the Naramata intake pipe was last examined in December 2015.

222. Staff told us that the Olalla system's pump was not inspected during the period covered by the audit and that they relied on a rapid replacement system in the event of an emergency. This involved using a backup pump and motor assembly, both of which the Regional District kept on hand at the facility.

223. Staff also told us that regular well inspections did not take place at Faulder and that wells would only be inspected if there was specific reason to do so. This was because inspections required shutting down the entire system and—if this occurred—the community would require an alternate water source. During the period covered by the audit, although the Faulder system had two wells, the second well was not being used because its pump lacked a reliable supply of power and its uranium treatment plant media was contaminated.

RECOMMENDATION 19

The Regional District of Okanagan-Similkameen should review its water storage and distribution operating standards and formalize and document its procedures, including inspection, testing and operational oversight.

POWER OUTAGES AND WATER SERVICE DELIVERY

224. The Regional District relied on electricity to pump water from its water sources to reservoirs or storage tanks and then on to individual consumers. Water pumping distribution systems should be designed with at least two pumps so that—in the event one pump goes out of service—an alternative pump is available to deliver the maximum hourly design flow at the minimum required operating pressure.

225. Power outages can affect a water system's ability to pump water from its storage area, treat it and deliver it to users. They can also affect water pressure. Systems need standby electricity or an auxiliary gas-powered pump to supply water during power outages or other emergencies.

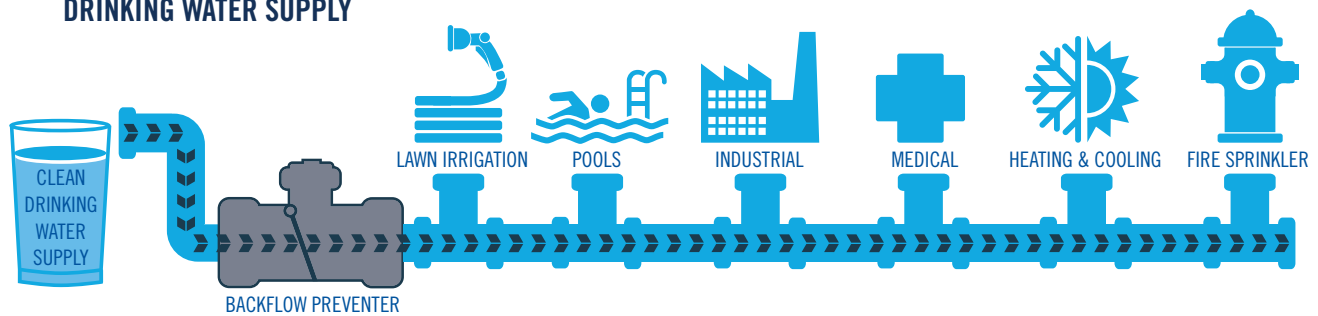
226. We would expect the Regional District to have backup power and pumps in place where necessary to ensure water delivery to its users at the required flow and pressure.

227. During the period covered by the audit, the Olalla system experienced power-related issues that caused its pumps to fail. In addition, a lightning strike blew a fuse in the system's Programmable Logic Controller (PLC), which also affected water services. To address these problems, staff manually ran the pumps to refill the system's reservoir.

228. In addition, repeated power outages in Faulder over several days in 2014 affected that system's pumps and water supply. Staff told us that they did not have any record of emergency or power-related incidents that affected water supply during this time period.

BACKFLOW PREVENTERS

KEEP CONTAMINANTS FROM FLOWING BACK INTO THE DRINKING WATER SUPPLY



229. The Regional District lacked backup power for all three water systems during the period covered by the audit. However, staff informed us that they expect to have backup power generators functioning for all three water systems in the near future.

RECOMMENDATION 20

The Regional District of Okanagan-Similkameen should ensure that each of its water systems has a working backup power system available to pump water at the required flow pressure.

WATER PRESSURE AND FLOW

230. Loss or reduction of pressure in a water main can cause backflow (back-siphonage) and affect the flow required for firefighting. Excess pressure in a user's pipes can push contaminants through the cross-connection, resulting in distribution system contamination.

231. We would expect the Regional District to ensure that water pressure is maintained to minimize cross contamination and reliably meet user demands.

232. Staff told us that the three audited water systems had some locations that consistently experienced low pressure—for example, an area in Faulder near the reservoir and at Naramata at its uppermost pressure zone—but that staff adjusted pressure reduction valves as necessary to ensure sufficient pressure to supply customers and prevent backflow.

233. Low pressure can become an issue in the Regional District's water systems if pumps fail, but even though there were instances where reservoirs ran low—including in Faulder during 2014 and in Olalla during 2016—staff told us that none of these situations presented a risk of backflow.

234. The Regional District lacked a formal cross connection control program. It had bylaws covering all three audited systems requiring customers to have backflow prevention devices installed. Staff tested these devices during the period covered by the audit to ensure they were functioning as intended. Furthermore, they told us that a new cross connection control bylaw would be implemented following the period covered by the audit, as part of a new Water Regulation Bylaw.

RECOMMENDATION 21

The Regional District of Okanagan-Similkameen should implement a formal cross connection control program and evaluate it as necessary to prevent drinking water contamination.

AUTOMATED MONITORING OF DISTRIBUTION SYSTEMS

235. Documentation and reporting are critical to proper management and operation of water systems. Documentation should include records of activities, operational procedures, process control, preventative strategies, monitoring, maintenance and corrective actions.



COMMUNICATIONS AND PUBLIC AWARENESS

236. We would expect the Regional District to monitor, record and document its operation of water distribution systems and implement corrective actions where necessary to ensure reporting systems are functioning adequately.

237. The Regional District relied on automated systems such as Programmable Logic Controller (PLC) and Supervisory Control and Data Acquisition (SCADA) to report, record, and log water system data. If the PLC system stopped functioning, an alarm would inform staff.

238. The Regional District lacked a formal maintenance log or process for checking its equipment regularly and ensuring that equipment and automated dialing devices were functioning as intended. On one occasion during the period covered by the audit, the Olalla system ran out of water due to a malfunctioning automated system.

RECOMMENDATION 22

The Regional District of Okanagan-Similkameen should implement controls for its automated monitoring systems to ensure security is maintained and communication of system error or failure is investigated as soon as possible.

COMMUNICATIONS AND PUBLIC AWARENESS

239. We would expect the Regional District of Okanagan-Similkameen to promote public awareness of various aspects of drinking water service and to be appropriately transparent by engaging the public and providing information about drinking water systems on infrastructure, costs, quality, water conservation and demand management, improvements and others.

240. During the period covered by the audit, the Regional District sought feedback from local residents on various aspects of its operation through a 2014 citizen survey and changes to how it communicated with local residents. These

steps—which related to the Regional District’s overall operations, including drinking water provision—are summarized in the box on page 51.

241. The Regional District sought to be transparent by engaging the public and providing drinking water-related information on infrastructure, costs, quality, water restrictions and conservation and demand management.

242. For example, during the period covered by the audit, the Regional District initiated and promoted various water conservation programs through workshops, such as “rain barrel” and “rain harvesting.” It also promoted water source protection in some of its water systems and provided educational materials to the public, for example, on how treatment guidelines were developed and how to prevent deterioration of water quality.

243. Also, the Regional District presented various options to the community on water systems’ improvements and asked residents for their input prior to making decisions that could affect water rates.

244. Over the period covered by the audit, the Regional District used various ways to communicate information related to water:

- Articles in local newspapers
- A Facebook page
- An average of nine web-newsletters per year called RDOS Regional Connections. Sixty-eight per cent of these included content relating to water services
- Water-related information on individual water systems’ web pages

245. While the Regional District disseminated a significant amount of water-related information over the period covered by the audit, this information was fragmented and scattered across many different documents, making it difficult for water users to find comprehensive information.

246. In some situations, information that should be public was not available. For example, statutory public notices such as water quality advisories of the various water systems—which are ordered by the Drinking Water Officer or issued as a result of regulatory requirements—were not readily available on the webpage, annual water quality reports for 2014 were only available for some water systems and reports for 2015 were not available at all.

247. Users would benefit from information presenting a holistic and complete view of individual water systems, including:

- Water quality
- Water use calculator
- Water rates and billing
- Water-related bylaws
- Type of management
- Condition of systems
- Activities/projects and their justification, costs and achievements
- Financial status
- Performance prospects
- Approach to watershed protection
- Stewardship activities

RECOMMENDATION 23

The Regional District of Okanagan-Similkameen should build on its communications and public information foundation by ensuring its communications tools are fully utilized and that drinking water-related information is consolidated, complete and up-to-date.

248. Public feedback can provide important information to a local government. This comes in many forms, including complaints and inquiries and summaries of this feedback can be a valuable tool for decision makers.

249. Staff told us that the Regional District received and responded to complaints about its water systems and also received enquiries regarding water-related issues outside of its jurisdiction. The Regional District lacked a consistent or formalized way of tracking these complaints and enquiries.

RECOMMENDATION 24

The Regional District of Okanagan-Similkameen should implement a mechanism to track and report on complaints and enquiries from the public relating to its water systems.

Enhancing Communications

In 2014, the Regional District of Okanagan-Similkameen undertook a citizen survey and followed up with changes aimed at improving its communications and decision-making. Based on the survey results, the changes included:

- Creating a sustainable interdepartmental communication committee
- Developing a communication policy
- Developing and implementing the communication plan

The Regional District's 2015 Corporate Action Plan included a corporate objective for its Communication Committee to "Increase Awareness of RDOS to citizens."

During 2016, the Regional District set out to implement the next phase of its communication plan by planning at least one open house, public meeting or tour in each electoral area and by seeking interaction opportunities at home shows and other events.

ABOUT THE AUDIT

OBJECTIVE

250. The overall objective of this performance audit was to provide an objective, independent examination of the local government's drinking water services to determine if the local government provides clean and safe drinking water where and when needed.

PERIOD COVERED BY THE AUDIT

251. The audit covered the period of January 1, 2014 through June 30, 2016. Where relevant materials were developed or events occurred prior to this date, we also took them into consideration. We completed our examination work in December 2016.

AUDIT SCOPE AND APPROACH

252. The audit included a review of the Regional District of Okanagan-Similkameen's governance of its drinking water operations. The audit also included a review of the Regional District's management of its drinking water-related infrastructure and operations and its supply and

demand management activities focusing on three water systems: Naramata, Faulder and Olalla. In addition, the audit examined the Regional District's preparedness for future drinking water requirements.

253. The audit did not include the assessment of drinking water services in the region that were provided by irrigation or improvement districts or private water purveyors. The audit also did not include other uses of water services that include fire flows.

AUDIT CRITERIA

254. Performance audit criteria define the expectations against which we assessed the local government's performance. We identify our criteria before we begin assessing a local government. We intend them to be reasonable expectations for the local government's management of the area being audited in order to achieve expected results and outcomes.

255. Below are the criteria we used to assess the local government:

AUDIT OBJECTIVES

LINES OF ENQUIRY AND AUDIT CRITERIA

AUDIT OBJECTIVE 1 The local government's governance structure and activities supported the provision of clean and safe drinking water where and when needed.	<ol style="list-style-type: none"> 1. Governance and organizational structure <ol style="list-style-type: none"> 1.1. The local government's governance structure supported its water system(s), service area and customers 1.2. The local government's leadership and organizational culture supported the achievement of drinking water priorities and objectives 1.3. The local government's organizational structure supported communication between water system operators and management for informed decision-making and continuous improvement 2. Strategic planning and decision-making <ol style="list-style-type: none"> 2.1. The local government developed a long-term strategy related to its drinking water services 2.2. The local government considered affordability and cost effectiveness in its decisions related to drinking water 3. Information and decision support <ol style="list-style-type: none"> 3.1. The local government's information management processes supported staff in meeting drinking water service objectives and accountabilities 4. Public Reporting <ol style="list-style-type: none"> 4.1. The local government has been appropriately transparent by engaging the public and providing information about drinking water systems related to infrastructure, costs, quality, conservation and improvements 4.2. The local government developed and reported on key performance indicators related to its drinking water services
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AUDIT OBJECTIVES	LINES OF ENQUIRY AND AUDIT CRITERIA
AUDIT OBJECTIVE 2 The local government managed its drinking water supplies to meet current and expected future demand.	<ol style="list-style-type: none"> 1. Assessment of drinking water sources <ol style="list-style-type: none"> 1.1. The local government assessed available drinking water sources for supply over time 1.2. The local government assessed available drinking water sources for redundancy 2. Source water protection <ol style="list-style-type: none"> 2.1. The local government contributed to the development of source water protection management plans 2.2. The local government incorporated source water protection considerations, where relevant, into land use, development and other bylaws 2.3. The local government collaborated with others to protect or enhance source water quality 3. Water supply infrastructure <ol style="list-style-type: none"> 3.1. The local government developed a long-term asset management plan for its water supply infrastructure 3.2. The local government maintained its water supply infrastructure (natural and engineered) or developed new infrastructure as required 4. Demand management strategies <ol style="list-style-type: none"> 4.1. The local government developed a demand management or water conservation plan or strategies 4.2. The local government developed bylaws to support demand management 4.3. The local government adjusted its pricing strategy when needed to manage demand 4.4. The local government developed a drought management plan 5. Water usage <ol style="list-style-type: none"> 5.1. The local government implemented actions identified in its demand management or water conservation plan 5.2. The local government enforced its water related bylaws 5.3. The local government implemented actions identified in its drought management plan 5.4. The local government managed and operated water conservation infrastructure 5.5. The local government contributed to positive results in water conservation 6. Public awareness <ol style="list-style-type: none"> 6.1. The local government promoted public awareness of source water protection 6.2. The local government promoted public awareness of water conservation and demand management
AUDIT OBJECTIVE 3 The local government ensured the safety and reliability of drinking water provided through its treatment and distribution systems	<ol style="list-style-type: none"> 1. Water infrastructure <ol style="list-style-type: none"> 1.1. The local government's water infrastructure was sufficient to meet drinking water regulations and a multi-barrier approach 1.2. The local government minimized the costs of water infrastructure while meeting regulations and water quality guidelines 1.3. The local government staff kept aware of innovation and research related to water infrastructure 1.4. The local government developed a long-term asset management plan for its water facilities 2. Water operations <ol style="list-style-type: none"> 2.1. The local government had sufficient human resources capacity with the right skill level to meet regulations and carry out its multi-barrier approach 2.2. Local government staff completed operational duties as their positions required 2.3. The local government ensured business continuity related to drinking water 2.4. The local government developed and effectively utilized mitigation plans to manage, eliminate, or reduce water operation risks to an acceptable level 2.5. The local government is prepared to respond to water related emergencies and responded effectively to emergencies in the past 3. Public awareness of water quality <ol style="list-style-type: none"> 3.1. The local government communicated to its water systems' customers essential information about drinking water safety and reliability

GLOSSARY

Aquifer: Geological formation of permeable rock, sand, or gravel that conducts groundwater and yields significant quantities of water to springs and wells.

Backflow: The flow of water in a direction opposite to normal flow. Backflow refers to water that is returned into the system by backflow. Backflow can introduce contaminants into the purified water.

Business continuity planning: A documented strategy that identifies the threats and risks facing an organization. A business continuity plan defines actions to protect the organization enabling it to continue functioning in adverse circumstances.

Catchment: A surface from which draining water is collected.

Chlorination: The process of adding chlorine to drinking water to disinfect it and kill pathogens.

Coliform bacteria: A group of related bacteria whose presence in drinking water may indicate contamination by disease-causing microorganisms.

Contaminant: Anything found in water that might be harmful to human health.

Continual improvement: An ongoing systematic effort to seek incremental improvements through an evaluative feedback process that includes: planning, implementation, recording, evaluation and revision.

Cryptosporidium: A protozoa commonly found in lakes and rivers, which is highly resistant to disinfection. May cause gastrointestinal illness.

Demand management: A set of strategies by a water utility or consumer to conserve water by influencing demand.

Disinfection: A chemical or physical process that kills microorganisms.

Environmental Operators Certification Program (EOCP): A certification and education program for water operators that focuses on training and standards.

Escherichia coli (E. coli): Coliform bacterium that is often associated with human and animal waste and is found in the intestinal tract.

Emergency response plan: A planned set of procedures designed to mitigate the damage of possible emergency events.

Groundwater: The water found in underground aquifers which supplies wells and springs.

Hazard: A source of danger or harm to the drinking water consumer.

Influenza: Commonly known as “the flu”, is an infectious disease caused by an influenza virus

Irrigation: The artificial supply and application of water to the soil to maintain moisture in crop fields.

Low flow fixtures: Faucets, shower heads, and toilets that use less water per minute than older, traditional models.

Microorganisms: Living organisms that can be seen only with the aid of a microscope.

Multi-barrier approach: An integrated system of procedures that reduce contamination of drinking water from source to tap. Includes source water protection, treatment, supply network, monitoring and preparation for emergencies.

Pathogen: A disease-causing organism.

Private water system: Individual domestic drinking water system used for personal or family needs only.

Programmable Logic Controller (PLC): A rugged industrial computer that has been customized to control processes.

Protozoa: Single-celled organisms. More complex physiology than viruses and bacteria. Average size of 1/100 mm diameter.

Raw water: Water in its natural state, prior to any treatment for drinking.

Reservoir: A pond, lake, or basin, either natural or artificial, for the storage, regulation, and control of water.

SCADA: is an acronym for Supervisory Control and Data Acquisition. A computer system that monitors and controls a process.

Septic system: A small-scale sewage treatment system common in areas that lack connection to main sewage pipes provided by local governments.

Source water: Water in its natural or raw state, prior to being withdrawn for treatment and distribution as a drinking water supply.

Surface water: Water that is on the Earth's surface, such as in a stream, river, lake, or reservoir

Stakeholder: Person or group of people affected by, or who can influence, a decision or action.

Turbidity: The cloudy appearance of water caused by the presence of tiny organic or inorganic particles.

Ultraviolet treatment: System that uses lamps that emit UV light to kill microorganisms.

Uranium treatment plant media: Uranium treatment uses specialized anion exchange resin as a media to exchange and remove undesirable ions.

Water accounting: measures and determines a water balance within a basin by estimating the effects of water usage, storage, environmental flows, and water withdrawals on natural stream flows, groundwater, and lake levels. It can show how water management decisions positively or negatively affect areas of a basin.

Water conservation: Activities designed to increase efficiency of use, decrease demand, and reduce waste of water.

Water quality notification: May be put on a water system by the operator or the Drinking Water Officer and range from least to most serious:

1. Water quality advisory—Some level of threat but not significant enough to require a boil water or do not use advisory
2. Boil water notice—Potential microbial threat to drinking water. The risk can be adequately addressed by boiling the water as a short-term form of treatment.
3. Do not use water notice—Water is not safe for domestic use.

Water system: Water provided to more than one single-family residence.

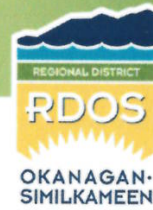
Waterborne viruses: Pathogenic microorganisms that can cause illness or disease.

Watershed: The area draining naturally from a system of watercourses and leading to one body of water.

Wellhead: The structure built over a well to maintain water protection. The land area surrounding a drinking water well or well field.

Xeriscaping: a method of landscaping that uses plants that are well adapted to the local area and are drought-resistant. Xeriscaping is becoming more popular as a way of saving water at home.

SUMMARY OF LOCAL GOVERNMENT COMMENTS



19 April 2017

Mr. Gordon Ruth
Auditor General for Local Government
Province of British Columbia
201-10470 152nd St.
Surrey, BC
V3R 0Y3

Dear Mr. Ruth

RE: 2016 Environmental Programs and Services Audit

The Regional District of Okanagan Similkameen was advised that the Auditor General for Local Government (AGLG) proposed to provide an objective independent examination of the Regional District's drinking water systems in 2016 to determine if the local government provides clean and safe drinking water where and when needed. Three objectives were identified:

1. Did the governance structure and activities support the provision of clean and safe drinking water?
2. Did we manage our drinking water supplies to meet current and expected demand?
3. Did we ensure the safety and reliability of drinking water provided through our treatment and distribution systems?

The AGLG selected three of the Regional District water systems and provided a full report to the Board on February 20, 2017, including 24 recommendations. On behalf of the Board of Directors for the Regional District, please accept this expression of our appreciation for the diligence and professionalism with which your staff carried out this audit, for the thought put into the recommendations on how we could make our systems more robust and the suggestions on how we could strive to bring our water systems to a higher standard in the future.

Our Board and Management Team at the Regional District believe this to have been a worthwhile endeavor and have provided a response as to how we will address each of the 24 recommendations. We assure the AGLG that we will work with purpose on implementation.

Sincerely,

A handwritten signature in blue ink, reading "Karla Kozakevich", is written over a light blue horizontal line.

Karla Kozakevich
Chair



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

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Serving the citizens of the Okanagan-Similkameen since 1966.

ACTION PLAN

AGLG RECOMMENDATIONS	STEPS TAKEN	RESOURCES NEEDED	RESPONSIBLE	TARGET DATE
GOVERNANCE STRUCTURE AND ACTIVITIES SUPPORTING DRINKING WATER SERVICES				
1. The Regional District of Okanagan-Similkameen should continue moving forward with those water-related initiatives identified in its regional growth strategy that are within its mandate and develop performance measures to assess its progress. These should be reported to the Board and the public on a regular basis.	<ul style="list-style-type: none"> • Review initiatives with new Regional Water Use Regulation and Conservation Bylaw under development • Continue development of a Water Acquisition Policy for taking on private or irrigation district systems • Incorporate the metering initiatives into the regulation bylaw and system upgrade projects • Present all information to the Board of Directors and public • Implement prioritization by Board • Complete the RDOS Flood and Drought Gap Analysis • Continue working with the Okanagan Basin Water Board to develop a Watershed Management Plan for the South Okanagan 	<ul style="list-style-type: none"> • Consultant • Staff time 	<ul style="list-style-type: none"> • Public Works 	2018
2. The Regional District of Okanagan-Similkameen should update its water system governance transfer policy and identify actions and timelines for processes that take place following an acquisition, such as updating legacy bylaws, reviewing existing governance and advisory structures and others.	<ul style="list-style-type: none"> • Water Acquisition Policy is currently under review. 	<ul style="list-style-type: none"> • Staff time 	<ul style="list-style-type: none"> • Public Works • Legislative Services 	End of 2017
3. The Regional District of Okanagan-Similkameen should continue developing an asset management framework to enable it to make informed, cost-effective asset investment decisions—including decisions related to water systems—based on known asset conditions, risk analysis, full lifecycle costing and potential sources of revenue.	<ul style="list-style-type: none"> • AMIP is completed • Next steps towards creating framework is underway 	<ul style="list-style-type: none"> • Consultant • Staff time • Available funds/grants 	<ul style="list-style-type: none"> • Public Works • Finance • Information Services 	Underway, Completion depends on available funding

AGLG RECOMMENDATIONS	STEPS TAKEN	RESOURCES NEEDED	RESPONSIBLE	TARGET DATE
GOVERNANCE STRUCTURE AND ACTIVITIES SUPPORTING DRINKING WATER SERVICES				
<p>4. The Regional District of Okanagan-Similkameen should consider a full cost recovery approach as part of its water service planning that:</p> <ul style="list-style-type: none"> • Ensures that funding for water systems is sufficient to sustain them indefinitely and that funds are appropriately spent • Promotes more efficient use of water, allowing the deferral of capacity expansions and the reduction of costs 	<ul style="list-style-type: none"> • Asset Management Plan underway • Lifecycle costs will be developed • Determine appropriate rates for each community based on lifecycle costs developed and the specific needs of each • Continue efforts with leak detection, capital replacement of aging water infrastructure and conservation 	<ul style="list-style-type: none"> • Consultants • Staff time • Available funds from each water system budget 	<ul style="list-style-type: none"> • Public Works • Finance 	Underway, Completion depends on available funding
<p>5. The Regional District of Okanagan-Similkameen should improve data collection, analysis, monitoring and reporting on its water services as part of a continual improvement process. This should include:</p> <ul style="list-style-type: none"> • A performance measurement system for its water services • Monitoring of progress • Regular reporting to the Board, senior management and public on results 	<ul style="list-style-type: none"> • Database creation for all water data is being set up to allow direct download of lab results • Quality reports from database can be easily customized for specific audience • Updates to the Board are anticipated in the quarterly reports on specific operations and unusual activities in the water systems • Develop a template for the public reports and post annually • For each system, evaluate the value of implementing meters and usage based bills and implement phased approach where directed • Benchmark performance metrics used in other local governments and discuss with the Board. 	<ul style="list-style-type: none"> • Database consultant • Staff time • Available funds 	<ul style="list-style-type: none"> • Public Works 	Completion of templates by 2018

AGLG RECOMMENDATIONS	STEPS TAKEN	RESOURCES NEEDED	RESPONSIBLE	TARGET DATE
GOVERNANCE STRUCTURE AND ACTIVITIES SUPPORTING DRINKING WATER SERVICES				
<p>6. The Regional District of Okanagan-Similkameen should implement information technology (IT) general controls over its SCADA system and other related systems and treat them as part of its IT infrastructure, subject to organization-wide IT policies and procedures.</p>	<ul style="list-style-type: none"> • Implement existing policy on password changes to software for utility systems • Maintenance package for software purchased for ongoing updates • Backup system of critical data and programs will be instituted by 15 • Finish project to get remote sites synced to central server • Continue to improve SCADA on systems not currently included on network 	<ul style="list-style-type: none"> • Staff time • Additional staff member will be required for Instrumentation and Electrical specific work 	<ul style="list-style-type: none"> • Public Works • Information Services 	October 2017
<p>7. The Regional District of Okanagan-Similkameen should complete business continuity planning for its critical services—including drinking water—to ensure the continuation of service and sustainable infrastructure throughout potential disruptions.</p>	<ul style="list-style-type: none"> • Objective for 2017 is development of corporate continuity/resumption plan <p>Process underway</p> <p>Water systems included as part of next phase in 2018 work plan</p> <p>Emergency Response Plans (ERP's) will continue to be updated for changing contact and emergency number information on an as needed basis</p>	<ul style="list-style-type: none"> • Staff time 	<ul style="list-style-type: none"> • Legislative Services 	2019
<p>8. The Regional District of Okanagan-Similkameen should enhance its emergency and contingency planning by:</p> <ul style="list-style-type: none"> • Ensuring that emergency response plans are regularly updated, tested, made accessible and familiar to all staff • Ensuring that backup power is available for all water systems • Providing backup pumps and motors onsite at the Faulder water facility 	<ul style="list-style-type: none"> • Emergency Response Plans will be reviewed and updated in procedures • Operations staff will prepare a schedule for conducting training and exercising the plans • Backup power is discussed in AGLG Recommendation 20 • Backup pumps/motors • Redundancy built into installed systems with extra pump/motor available inline • Inventory of extra pumps & motors to be completed • Extra pumps and motors needed will be assessed and procured 	<ul style="list-style-type: none"> • Consultants—for design • Contractors—for installation • Staff time • Capital funding 	<ul style="list-style-type: none"> • Public Works 	<p>Backup power—April 2017 for 2 systems</p> <p>Remainder will be as funding is available</p>

AGLG RECOMMENDATIONS	STEPS TAKEN	RESOURCES NEEDED	RESPONSIBLE	TARGET DATE
SOURCE WATER PROTECTION				
<p>9. The Regional District of Okanagan-Similkameen should develop a source water protection plan for Naramata that identifies risks and addresses the Regional District's contributions to source water protection. It should consider enhancing the existing plans for Faulder and Olalla.</p>	<ul style="list-style-type: none"> • Inventory existing source protection plans from other water purveyors in area on same sources • Determine requirements for each system and retain consultant to prepare new or updated plans • Okanagan Basin Water Board (OBWB) may be working on main plan for main-stem lakes in Okanagan valley bottom • Aquifer mapping project underway with OBWB collaboration 	<ul style="list-style-type: none"> • Staff time • Consultant • Funds from each water system involved 	<ul style="list-style-type: none"> • Public Works 	<p>Naramata planned for 2018</p> <p>Ongoing</p>
<p>10. The Regional District of Okanagan-Similkameen should take steps to mitigate risks identified in the Olalla Groundwater Protection plan to the 60-day well capture zone.</p>	<ul style="list-style-type: none"> • Review first two stages completed for recent regulatory or legislative changes • Prepare an implementation work plan for moving project forward • Review potential of introducing Official Community Plan or Zoning Bylaw for Area G, which includes Olalla 	<ul style="list-style-type: none"> • Staff time • Funds for implementation 	<ul style="list-style-type: none"> • Public Works • Planning 	<p>Estimated 2019</p>
<p>11. The Regional District of Okanagan-Similkameen should consider the addition of source water protection regulations to relevant bylaws, where appropriate, as they are reviewed and updated and as new bylaws are developed.</p>	<ul style="list-style-type: none"> • After completion of source water protection plans (as discussed in Recommendation 9), determine relevant bylaws to include information in • Prepare amendments to bylaws such as the Water Regulatory Bylaw, Zoning Bylaws, Conservation bylaws. 	<ul style="list-style-type: none"> • Staff time • Consultants—potentially for updates • Funds for implementation 	<ul style="list-style-type: none"> • Public Works • Planning 	<p>2018 or 2019</p>
<p>12. The Regional District of Okanagan-Similkameen should engage with relevant stakeholders and other water systems in the region to:</p> <ul style="list-style-type: none"> • Understand regional risks related to source water • Improve regional conservation strategies, drought and climate change responses • Improve planning of drinking water supply • Build community support for source water protection 	<ul style="list-style-type: none"> • Regional drought and flood strategy started in 2016 and is currently underway • Regional Conservation Bylaw currently under development • Implementation recommendations will be developed and sent forward to the Board to prioritize and receive funding • Continue newsletters for educating public and updating on upcoming events • Engage other water purveyors in the RDOS to determine interest in meeting to discuss mutual interests 	<ul style="list-style-type: none"> • Staff time—significant amount would be required for implementation of all recommendations 	<ul style="list-style-type: none"> • Public Works 	<p>Ongoing</p>

AGLG RECOMMENDATIONS	STEPS TAKEN	RESOURCES NEEDED	RESPONSIBLE	TARGET DATE
SOURCE WATER PROTECTION				
13. The Regional District of Okanagan-Similkameen should ensure that it has feasible plans for the implementation of backup options for drinking water supplies in the case of primary water supply service disruption.	<ul style="list-style-type: none"> Options provided in Emergency Response Plans Further investigation into potential options will likely be completed as part of future strategies and analysis of each water system 	<ul style="list-style-type: none"> Staff time 	<ul style="list-style-type: none"> Public Works 	Ongoing
14. The Regional District of Okanagan-Similkameen should develop a regional district-wide water conservation and demand management strategy that: <ul style="list-style-type: none"> Implements water accounting or similar analysis to determine the operational efficiency of its water systems Identifies innovative water conservation activities targeted at areas likely to bring the greatest benefits and meet projected future needs Takes into account drought management plans already identified Includes an action plan, implementation schedule and performance measures for each water system Aligns with updated water-related bylaws and an updated strategy to maximize bylaw compliance 	<ul style="list-style-type: none"> Drought and Flood Risk Management and Mitigation Plan is currently underway <ul style="list-style-type: none"> Stage 1 — gap analysis to assess existing information and identify next steps in process Action plan development Proposed implementation plan will be brought forward for prioritization by Board of Directors Regional Water Use Regulation and Conservation Bylaw is currently underway <ul style="list-style-type: none"> Aligns regulations and management of all water systems under one bylaw Phased metering implementation plan will be brought forward for prioritization and consideration by the Board of Directors 	<ul style="list-style-type: none"> Staff time—additional staff member needed as significant time to implement all AGLG recommendations 	<ul style="list-style-type: none"> Public Works 	Ongoing
15. The Regional District of Okanagan-Similkameen should consider implementing a structured and results-based approach to water accounting to manage drinking water consumption and losses.	<ul style="list-style-type: none"> Encourage universal metering program for some or all water systems Continue with leak detection procedures and investigations Examine currently collected data and collate into a central recording process to improve the long term information storage and analysis of various activities 	<ul style="list-style-type: none"> Staff time 	<ul style="list-style-type: none"> Public Works 	Ongoing

AGLG RECOMMENDATIONS	STEPS TAKEN	RESOURCES NEEDED	RESPONSIBLE	TARGET DATE
DRINKING WATER TREATMENT AND QUALITY MANAGEMENT				
16. The Regional District of Okanagan-Similkameen should resolve issues that prevent it from operating the Faulder Water System's newly-installed uranium treatment plant and well in order to meet the Guidelines for Canadian Drinking Water Quality.	<ul style="list-style-type: none"> • Electrical any hydraulic issues addressed • New well with pump brought online in February 2017 • Media to be brought fully online in April 2017 after initial testing completed 	<ul style="list-style-type: none"> • Staff time • Correct equipment 	• Public Works	June 2017
17. The Regional District of Okanagan-Similkameen should consider improving its quality control processes over water quality reports.	<ul style="list-style-type: none"> • Continue practice of ongoing training for EOCP certified operators • Continue to meet Interior Health Authority requirements for water quality monitoring • Database developer/provider retained to collect all data directly from the laboratories and prepare required reporting tools • Preparation of Standards of Practice for collecting and reporting of information will be completed and updated as required 	<ul style="list-style-type: none"> • Staff time—significant amount required to prepare the Standards of Practice and formalize all reporting templates 	• Public Works	2018
18. The Regional District of Okanagan-Similkameen should implement a formal routine maintenance and inspection program for all of its water treatment facilities, including schedules and monitoring of task completion.	<ul style="list-style-type: none"> • Utilize the knowledge and expertise of our operators to prepare Standards of Practice (SOP's) for passing on the information for future operators • Part of the Asset Management Plan implementation will include a tracking program that will include a full maintenance recording system for each piece of equipment or water pipe <p>Program will notify when inspection or work is due and record what was done and when the work was completed</p> <p>Record all pertinent information in the field during the work</p> <p>All information would flow into the central Asset Management Software</p>	<ul style="list-style-type: none"> • Staff time—significant amount to get system populated with the information • Potential grant funding 	• Public Works	Ongoing Dependent on available budget

AGLG RECOMMENDATIONS	STEPS TAKEN	RESOURCES NEEDED	RESPONSIBLE	TARGET DATE
DRINKING WATER STORAGE AND DISTRIBUTION				
19. The Regional District of Okanagan-Similkameen should review its water storage and distribution operating standards and formalize and document its procedures, including inspection, testing and operational oversight.	<ul style="list-style-type: none"> • Verified that the current procedures are in accordance with AWWA standards and all information is recorded in logbooks • Compile all procedures in a central location and add additional Standards of Practice documents as developed • Asset Management Plan implementation will include a component that will include a full maintenance recording system as discussed in AGLG Recommendation 17 	<ul style="list-style-type: none"> • Staff time—significant amount required to develop and formalize all procedures 	<ul style="list-style-type: none"> • Public Works 	Ongoing
20. The Regional District of Okanagan-Similkameen should ensure that each of its water systems has a working backup power system available to pump water at the required flow and pressure.	<ul style="list-style-type: none"> • Backup power <ul style="list-style-type: none"> West Bench—currently installed Faulder—installed by April 2017 Naramata—installed by April 2017 Olalla – automatic transfer switch installed; generator options under consideration • Other systems do not yet have back up power capabilities but will be considered as part of upgrade plans <ul style="list-style-type: none"> Explore opportunities for portable or permanent generators Prepare recommendations for the Board's decision on each system 	<ul style="list-style-type: none"> • Staff time • Consultant for design • Contractor for construction 	<ul style="list-style-type: none"> • Public Works 	Ongoing
21. The Regional District of Okanagan-Similkameen should implement a formal cross connection control program and evaluate it as necessary to prevent drinking water contamination.	<ul style="list-style-type: none"> • Cross Connection Control (CCC) Bylaw is currently under development with plans to bring it forward for approval prior to the end of 2017 • Plan for moving forward with a CCC program will be developed and implemented with direction from the Board of Directors 	<ul style="list-style-type: none"> • Additional staff member to execute the CCC plan 	<ul style="list-style-type: none"> • Public Works 	Bylaw in 2017 Plan in 2018
22. The Regional District of Okanagan-Similkameen should implement controls for its automated monitoring systems to ensure security is maintained and communication of system error or failure is investigated as soon as possible.	<ul style="list-style-type: none"> • All water buildings and reservoirs have updated alarming systems installed 	<ul style="list-style-type: none"> • Staff time • Additional staff member will be required for Instrumentation and Electrical specific work 	<ul style="list-style-type: none"> • Public Works 	Ongoing

AGLG RECOMMENDATIONS	STEPS TAKEN	RESOURCES NEEDED	RESPONSIBLE	TARGET DATE
COMMUNICATION AND PUBLIC AWARENESS				
23. The Regional District of Okanagan-Similkameen should build on its communications and public information foundation by ensuring its communications tools are fully utilized and that drinking water-related information is consolidated, complete and up-to-date.	<ul style="list-style-type: none"> • Continue to use and enhance current communication methods that include: <ul style="list-style-type: none"> Newsletters Press releases Newspaper ads Door to door flyers Sign boards and permanent signage Email lists System websites • Consider additional communication methods that could be added • Revise report structure for the public on overall water use and quality results • Update websites to improve ease of use 	<ul style="list-style-type: none"> • Staff time • Templates for all media types 	• Public Works	Ongoing
24. The Regional District of Okanagan-Similkameen should implement a mechanism to track and report on complaints and enquiries from the public relating to its water systems.	<ul style="list-style-type: none"> • Event log is in development for staff to enter information from the public • Daily logging will be required to keep the list up to date 	<ul style="list-style-type: none"> • Staff time—additional time needed to keep log up to date as information will be coming from operators and internal staff 	• Public Works	Ongoing

AGLG CONTACT INFORMATION



The AGLG welcomes your feedback and comments. Contact us electronically using our website at www.aglg.ca or email info@aglg.ca to share your questions or comments.

You may also contact us by telephone, fax or mail:

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FAX: 604-930-7128

MAIL: 210-10470 152nd STREET SURREY BC V3R 0Y3



ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: Ensuring Clean Drinking Water Report - an Administrative Response

Introduction:

As part of their 2014 performance audit cycle, the Auditor General for Local Government (AGLG) chose "Environmental Programs and Services" as an audit theme. The Regional District of Okanagan Similkameen was selected for a review of water systems and the audit commenced in 2016.

The AGLG selected three RDOS water systems for Audit including Naramata, Faulder and Olalla. The Final Audit Report was released on May 29th, 2017.

Purpose:

The Auditor General proposed to provide an objective independent examination of the Regional District's drinking water systems to determine if the local government provides clean and safe drinking water where and when needed. Three objectives were identified:

1. Did the governance structure and activities support the provision of clean and safe drinking water?
2. Did we manage our drinking water supplies to meet current and expected demand?
3. Did we ensure the safety and reliability of drinking water provided through our treatment and distribution systems?

The Auditor General appeared before the Board on March 16th to present his findings and this will be the administrative response to the recommendations identified in the Water System Performance Audit.

Reference:

Local Government's Role in Ensuring Clean Drinking Water – Regional District of Okanagan Similkameen – May 29th, 2017

Findings:

Generally, the AGLG found that the Regional District operated systems to ensure that drinking water could meet the Guidelines for Canadian Drinking Water Quality. Our opportunities lie in how we plan for the future to raise our standard of operation.

GOVERNANCE STRUCTURE AND ACTIVITIES SUPPORTING DRINKING WATER SERVICES

1. The Regional District of Okanagan-Similkameen should continue moving forward with those water-related initiatives identified in its sub-regional growth strategy that are within its mandate and develop performance measures to assess its progress. These should be reported to the Board and the public on a regular basis.

Response: Objective 2-D provides for “Promote and enhance water conservation and sustainability”. The supporting policies are generally applicable to all of our water systems and we have progressed on most since the sub-regional growth strategy was adopted, including:

- Development of a Regional Water Use Regulation and Conservation Bylaw
- Revision of the Water System Acquisition Policy
- Development of a Flood and Drought Gap Analysis
- Development of an Asset Management Plan

Two policies that do apply, the Regional District has not embraced and Administration will bring these forward for further discussion, being:

2D-8 Promote the implementation of universal metering for water service connections, in collaboration with the Okanagan Basin Water Board.

3A-3 Encourage publically operated utilities and discourage the establishment of private utilities and services.

2. The Regional District of Okanagan-Similkameen should update its water system governance transfer policy and identify actions and timelines for processes that take place following an acquisition, such as updating legacy bylaws, reviewing existing governance and advisory structures and others.

Response: All documents addressed are in progress. The Water System Acquisition Policy will be complete in 2017. Acquired system bylaws developed by Improvement Districts perpetuate under our ownership and the transition to an RDOS format will be completed in the next few years.

3. The Regional District of Okanagan-Similkameen should continue developing an asset management framework to enable it to make informed, cost-effective asset investment decisions – including decisions related to water systems – based on known asset conditions, risk analysis, full lifecycle costing and potential sources of revenue.

Response: The Regional District is in Phase II of developing an Asset Management Plan and a grant to enable Phase III is currently in progress

4. The Regional District of Okanagan-Similkameen should consider a full cost recovery approach as part of its water service planning that:
- Ensures that funding for water systems is sufficient to sustain them indefinitely and that funds are appropriately spent
 - Promotes more efficient use of water, allowing the deferral of capacity expansions and the reduction of costs

Response: The AGLG is talking about Reserves. More specifically, a full cost accounting system is designed to measure the complete, true costs of goods and services. While standard cash flow accounting practices focus on direct, current costs and expenditures, full cost accounting systems incorporate a wider range of costs. Full cost accounting's advantage, when compared to cash flow accounting, is that it provides more cost factors to be considered for planning and decision-making purposes.

The Regional District is currently developing an Asset Management Plan and lifecycle costs for water systems will provide the type of information we need to move to full cost accounting.

5. The Regional District of Okanagan-Similkameen should improve data collection, analysis, monitoring and reporting on its water utilities as part of a continual improvement process. This should include:
- A performance measurement system for its water services
 - Monitoring of progress
 - Regular reporting to the Board, senior management and public on results

Response: The critical performance measure for a water system is quality. The RDOS engages a private laboratory to perform water quality testing and water quality reports are provided to IHA for review.

Performance measurements for a water system, in addition to quality, often rely on metres to reduce leaks and improve efficiency. The Regional District understands that meters assist with water conservation and rate studies would provide good information on usage. Administration will bring forward the implementation of a metered system and rate studies for Board discussion. Should capital grants be available, that may form the threshold for participation.

In our structure, reports on our water systems would be made through quarterly activity reports or, for capital projects, through the Corporate Action Plan. Acquisition of new systems are completely independent and reports are submitted to the Board individually.

6. The Regional District of Okanagan-Similkameen should implement information technology (IT) general controls over its SCADA system and other related systems and treat them as part of its IT infrastructure, subject to organization-wide IT policies and procedures.

Response: All RDOS Water Systems will be fitted with SCADA by the end of 2018. The RDOS contracts out the installation and administration of SCADA and while we could not

https://Portal.Rdos.Bc.Ca/Departments/Officeofthecao/Boardreports/2017/20170615/Environment/B2_Administrative

Response.Docx File No:

[Click here to enter text.](#)

impose our controls on an external provider, the RDOS will consider the cost/benefit of bringing this function in-house and providing for individual log-on protocol for each operator.

7. The Regional District of Okanagan-Similkameen should complete business continuity planning for its critical services – including drinking water – to ensure the continuation of service and sustainable infrastructure throughout potential disruptions.

Response: The Regional District has emergency plans for its water systems and plans for disruption. We need to update the plans and exercise them to be of any value. A corporate business resumption plan to address water systems is being developed in 2018.

8. The Regional District of Okanagan-Similkameen should enhance its emergency and contingency planning by:

- Ensuring that emergency response plans are regularly updated, tested, made accessible and familiar to all staff
- Ensuring that backup power is available for all water systems
- Providing backup pumps and motors onsite at the Faulder water facility

Response: Each of the RDOS Water Systems has an Emergency Response Plan (ERP), but we haven't exercised or reviewed the ERP's in some time. Administration will consider this recommendation for the 2018 exercise cycle.

Providing back up power, pumps and motors for each system has been a work-in-progress based on the capability of each system to bare the cost. Most now have back up power not only in the pumphouse, but in reservoirs and booster stations as well. In some cases, a portable generator has been chosen as the better option.

SOURCE WATER PROTECTION

9. The Regional District of Okanagan-Similkameen should develop a source water protection plan for Naramata that identifies risks and addresses the Regional District's contributions to source water protection. It should consider enhancing the existing plans for Faulder and Olalla.

Response: The Naramata Water System draws from Okanagan Lake while Faulder and Olalla draw from aquifers. A source protection plan has been established for Olalla and Faulder while development of a source water protection plan is scheduled for Naramata in 2018, in conjunction with OBWB.

10. The Regional District of Okanagan-Similkameen should take steps to mitigate risks identified in the Olalla Groundwater Protection plan to the 60-day well capture zone.

Response: The Olalla Water System is within Electoral Area “G” which does not have an Official community Plan or zoning. A Land Use Bylaw is the typical mechanism for protecting a watershed. A Water Source Protection Plan is a requirement of the Operating Permit and the Regional District has a plan for Olalla, but implementation is an issue. Administration will address implementation in 2018.

11. The Regional District of Okanagan-Similkameen should consider the addition of source water protection regulations to relevant bylaws, where appropriate, as they are reviewed and updated and as new bylaws are developed.

Response: The Regional District is currently developing a Regional Water Use Regulation and Conservation Bylaw, which will address the issue of source water protection.

12. The Regional District of Okanagan-Similkameen should engage with relevant stakeholders and other small water systems in the region to:

- Understand regional risks related to source water
- Improve regional conservation strategies, drought and climate change responses
- Improve planning of drinking water supply
- Build community support for source water protection

Response: The Regional District operates 9 of the 27 water systems within the geographic boundaries of the RDOS. We share water with many other systems using the same source water in other Regional Districts. While we agree that the Regional District could have a role in bringing water purveyors together in the RDOS, it would seem more of a provincial responsibility to organize something inter-regionally. IHA has done this in the past and we'll pursue both components of this in 2018.

13. The Regional District of Okanagan-Similkameen should ensure that it has feasible plans for the implementation of backup options for drinking water supplies in the case of primary water supply service disruption.

Response: This should be addressed in the Water Source Protection Plan and the Emergency Response Plan required in the Operating License for each system.

14. The Regional District of Okanagan-Similkameen should develop a regional district-wide water conservation and demand management strategy that:

- Implements water accounting or similar analysis to determine the operational efficiency of its water systems
- Identifies innovative water conservation activities targeted at areas likely to bring the greatest benefits and meet projected future needs
- Takes into account drought management plans already identified
- Includes an action plan, implementation schedule and performance measures for each water system

- Aligns with updated water-related bylaws and an updated strategy to maximize bylaw compliance

Response: The Regional District is currently developing a Regional Water Use Regulation and Conservation Bylaw that will apply to our water systems. There is no mechanism for the Regional District to impose regulation anywhere we don't have a service.

15. The Regional District of Okanagan-Similkameen should consider implementing a structured and results-based approach to water accounting to manage drinking water consumption and losses.

Response: The water systems that the Regional District inherits usually come without metered properties. To conduct a rate study, to impose metres on each property and to bill based on volume for our agricultural users may be onerous on current customers. The Board should enter into a discussion to determine policy around the metering of water systems. At the very least, metres should be established at water system pumphouses to establish usage patterns and perhaps identify leaks.

16. The Regional District of Okanagan-Similkameen should resolve issues that prevent it from operating the Faulder Water System's newly-installed uranium treatment plant and well in order to meet the Guidelines for Canadian Drinking Water Quality.

Response: These problems have been resolved.

17. The Regional District of Okanagan-Similkameen should consider improving its quality control processes over water quality reports.

Response: The Regional District could enter additional data for daily checks on site through tablets and at stations with computers that could then be checked/verified at the office.

18. The Regional District of Okanagan-Similkameen should implement a formal routine maintenance and inspection program for all of its water treatment facilities, including schedules and monitoring of task completion.

Response: The Regional District of Okanagan-Similkameen will review its water storage and distribution operating standards and formalize and document its procedures, including inspection, testing and operational oversight. A robust maintenance program would be beneficial and some of the Asset Management Software we're considering may be implemented in the future to assist as well.

DRINKING WATER STORAGE AND DISTRIBUTION

19. The Regional District of Okanagan-Similkameen should review its water storage and distribution operating standards and formalize and document its procedures, including inspection, testing and operational oversight.

Response: The Regional District is in conformance with AWWA standards and all information is recorded in log books. As with many of the AGLG recommendations, additional resources may be required to comply if we were to address the higher standards in the audit report. This recommendation will be addressed in the 2018 Business Plan.

20. The Regional District of Okanagan-Similkameen should ensure that each of its water systems has a working backup power system available to pump water at the required flow pressure.

Response: Back-up power has been addressed for all of our systems, the smaller systems through renting a portable generator.

21. The Regional District of Okanagan-Similkameen should implement a formal cross connection control program and evaluate it as necessary to prevent drinking water contamination.

Response: The Cross-Connection Control bylaw is currently underway with the Regional Water Use Regulation and Conservation Bylaw. As with the upgrading of other programs, the implementation of the CCC Bylaw may require more staff and would have to be considered in conjunction with the 2018 Business Plan. All of our water system were alarmed in 2017 for security and many of them have SCADA in place that monitors chlorine and turbidity levels.

22. The Regional District of Okanagan-Similkameen should implement controls for its automated monitoring systems to ensure security is maintained and communication of system error or failure is investigated as soon as possible.

Response: The addition of SCADA to all of our systems will assist and passwords will be required to make any changes to the systems. Security systems were installed in the water systems in January 2017.

23. The Regional District of Okanagan-Similkameen should build on its communications and public information foundation by ensuring its communications tools are fully utilized and that drinking water-related information is consolidated, complete and up-to-date.

Response: Enhanced communications is always a priority with the Regional District and more attention will be committed to our water customers.

24. The Regional District of Okanagan-Similkameen should implement a mechanism to track and report on complaints and enquiries from the public relating to its water systems.

Response: This may become available with our Asset Management Software.

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: Award of Curbside Request for Proposals

Administrative Recommendation:

THAT the Curbside Collection Services contract be awarded to Waste Connections of Canada for a 7 year term beginning July 1, 2018, based on the current system of customer supplied containers, at an estimated annual cost of \$1,053,819.00.

Purpose:

Ensure sufficient preparation time for a smooth continuation of the curbside refuse collection in Electoral Areas 'A', 'B', 'C', 'D', 'E', 'F', 'G' and the Village of Keremeos when the current contract expires in June 2018.

Business Plan Objective:

KSD #3 – Build a sustainable region: Goal 3.3 – To develop an environmentally sustainable region
Objective 3.3.4 – Complete the procurement for Curbside service beginning in July 2018.

Background:

The Regional District presently provides curbside collection service to over 9000 homes in Electoral Areas 'A', 'B', 'C', 'D', 'E', 'F', 'G' and the Village of Keremeos. The present service contract for curbside collection expires on June 30th, 2018 for the Regional District, Penticton, Oliver, Osoyoos and Summerland. A joint Request for Proposal (RFP) was conducted with these member municipalities in the spring of 2017 to allow for the award of a new collection contract. New equipment, such as specialized trucks, can take up to a year for production and acquisition.

The RFP asked for costs on two collection options.

1. Remain with the **current method of customer supplied container collection** for all of the Regional District, Summerland, Oliver and Osoyoos service areas. Home owners would supply their own bags, cans or wheeled containers for collection.
2. Switch to an **automated cart collection** system. Automated cart collection would require the selected contractor to supply and maintain carts for all homes collected. The City of Penticton has already implemented an automated cart collection program.

Analysis:

Contract Term:

A seven (7) year contract term is determined as optimal for the amortization of new curbside collection vehicles. An Expression of Interest conducted several years ago to discuss the average useful life of collection vehicles indicated 7 to 10 years was the average vehicle life. A term shorter than 7 years would limit the return on investment of new vehicles and raise annual prices for residents.

Proposal Evaluation:

Four valid proposals were received, of which three companies submitted pricing for the RDOS service area. A fourth submission contained pricing for only the City of Penticton. The proposals were evaluated by three staff members as per the Regional Purchasing Policy and the average scores are presented in Table 1 below. Price was evaluated at 30% of the scoring matrix.

Table 1: Scoring of Proposals Submitted (out of 100)

Service Area	Waste Connections of Canada	Emterra Environmental	Appleton Waste Services
Customer Supplied Containers (present approach)	91	89	76
Automated Cart Collection	88	86	77

Waste Connections of Canada had the lowest overall price for the Customer Supplied Containers option. Waste Connections of Canada is the new name for Progressive Waste, which is the present curbside collector for the Regional District, Penticton, Oliver, Osoyoos and Summerland.

The general costs in total for all of the RDOS service areas are provided in Table 2. These costs will change according to the number of homes participating in the service. The costs will increase each year based on the prior year BC Transportation CPI amount for the term of the contract.

Table 2: Estimated Annual Cost for 2018

Annual Cost	Waste Connections of Canada	Emterra Environmental	Appleton Waste Services
Customer Supplied Containers	\$1,053,819	\$1,219,826	\$1,091,356
Automated Cart Collection	\$1,324,955	\$1,598,445	\$1,199,879

Option Comparison:

An analysis of the two options was completed to compare what the change in cost would be if the automated cart collection service was implemented. This was done to see if there were any potential long term savings from switching to automated cart collection.

In the proposals submitted, the base collection costs for the RDOS Electoral Areas and the Village of Keremeos were the same or significantly higher for automated collection as compared to customer supplied container collection. Automated collection requires additional payments for the purchase of carts provided to homes. Repayment of the capital cost for carts for automated collection would require a significant rise in annual curbside fees. Looking at proposal pricing, when the carts were paid off (over the 7 years of the contract) automated cart collection would remain more expensive than customer supplied containers in all RDOS collection areas.

Without a long term financial benefit, it is recommended to retain the current system of customer supplied containers for all RDOS service areas. Residents will still have the option to purchase or rent carts under the customer supplied container option so long as the cart has a front bar to allow the hook on the garbage truck to lift it.

The analysis did show that some municipalities could realize long term savings by switching to automated cart collection. Based on proposal pricing, some member municipalities should consider switching to carts as a viable option to save money over time.

Respectfully submitted:

Cameron Baughen

C. Baughen, Solid Waste Management Coordinator

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: Organic Facility Site Public Consultation – For Information Only

Purpose:

To receive the results of public consultation as they relate to the Campbell Mountain Landfill and the siting of Composting Facilities.

Business Plan Objective:

KSD #3 – Build a sustainable region: Goal 3.3 – To develop an environmentally sustainable region
Objective 3.3.4 – Complete site analysis of the new organics processing facility
The public consultation was one component to completing the site analysis component.

Background:

Public consultation activities included:

- Use of a [Website](#) featuring information on the potential siting of compost facilities and the major capital projects at the Campbell Mountain Landfill;
- Letters sent to all Municipalities and Indian Bands within the RDOS area regarding the public consultation and requesting participation;
- Presentations to all municipal councils;
- Letters sent to properties within the vicinity of the Campbell Mountain Landfill and any properties utilizing Spiller Road;
- Letters sent to all properties within the potential 5 odour unit map generated for the proposed Marron Valley Road Compost site;
- Use of press releases and advertising denoting the potential projects;
- Newsletters sent by Neighbourhood Mail to all areas of the Regional District, except Princeton and Electoral Area 'H'; with information on the project, dates of the open houses and contact information to submit comments or questions;
- Completion of 9 public open houses in Penticton, Kaleden, Keremeos, Naramata, Okanagan Falls, Oliver, Osoyoos, Summerland and West Bench, which included paper comment sheets.

All written comments received by June 1st, 2017 have been included with this report for review. Submissions received after June 1st, 2017 have been included as possible with this report.

Analysis:

All of the comments received through the various public consultation activities are presented as received in this report. A summarizing report will be brought forward at a later date detailing concerns brought forward by both the public and municipal consultation.

Respectfully submitted:

Cameron Baughen

C. Baughen, Solid Waste Management Coordinator

Open House Hand Written Comments

Summerland Open House

- Just build the site in no-man's land. Prairie Valley Rd is so "poor" + full of pot holes that gravel trucks, logging trucks + garbage trucks going over the "pot holes" create ground shake where our dishes shake in the kitchen and very noisy as well.
- How Summerland could be considered because of traffic through school zones alone
- Summerland site is far to close to KVR which is the largest tourist attraction. The smell from this compost site would be detrimental to the attraction and the train robberies & their BBQ after.
- I don't like either of these sites. (Marron Valley or S'Land) for a Regional Compost site. Go for neither site – leave where it is. Why not mid-way point (old game farm)? Seems like an imprecise science – ie. give out diaries. How much extra money is built in or these changes as they arise? Too close to reservoir in S'Land. No trucks. Road Issue. S'Land no. Too close to KVR & also ground water leakage. Be sure you listen to the local citizens.
- To Mayor + Council. Why would you even consider such a risky operation?
- How do we know this facility will not jeopardize our reservoir?? Infrastructure of roads & maintenance. Who pays for that??
- No need,
- No need, do not want. Only a money grab for Summerland. No consideration for residents.
- 25 trucks on Prairie Valley Rd with the smell in Summerland, not good for tourism. We get down wind from Upper Prairie Valley every evening.
- 20-25 trucks a day right through Summerland, past schools and small roundabouts, added to the logging and gravel trucks and we get to pay for the inevitable road repairs. Good project – wrong location.
- 25 trucks a day travelling up Prairie Valley Rd containing bio waste not only add to the noise pollution + wear on our roads but passes through a dense populated corridor. The smell from the trucks going passed would be terrible. It would endanger children at the school and the down draft would carry the odor into town. It would damage our tourist draw.
- Too many trucks going right thru town, including town roundabouts. Already tons of gravel trucks up & down Prairie Valley Road as it is. Would create too much wear & tear on roads. Trucks would be noisy!!! Polluting! They would have to travel in front of the school. Being so close to the reservoir would mean contamination of water. There would also be leachate seepage & run off into Prairie Valley. The whole idea is a disaster in the making. Bad idea for a residential area!!
- This project stinks!!
- This site maybe in consideration for the solar array site that is currently being discussed for Summerland.
- An independent citing with opportunity to expand and incorporate state of the art technology for waste management. Away from residential & infrastructure suitable for heavy traffic. Please refer to your 2012 Solid Waste Management Plan & acquisition of property dedicated to waste management + recommendation of AECOM. If you pay for reports why not implement the recommendations rather than implement more reports?
- Profound misunderstanding of the Trout Creek Reservoir and Landfill. Scary!

- - Place the proposed facility elsewhere – the community that produces the most waste should shoulder the risks/benefits.
- Bins – storage problem unless animal proof
- Absolutely inadequate size for even an average home gardener. I stopped composting because of the rat problems, so all my food & yard goes into garbage or yard waste streams.
- I do not want to see our streets soiled with spillage from inadequate removal – we do not have many back lanes, so spillage will end up in front of our homes. A friend from Vancouver pointed out that since food waste bins were mandated, the back lanes have been soiled by spillage creating odours, attracting rats, etc. and degrading neighbourhoods.
- I'm not confident that our water reservoir will be unaffected.

Other Open House Comments

- I prefer the Marron Valley Road site for the Organics Facilities rather than either of the others. The Campbell Valley site should be covered with biocover.
- I prefer the Marron Site.
- I'm in favor of Oliver Landfill compost site for yard & residential food waste only.
- Self compost & dig in garden
- How about 2 drivers/truck, one stays out saving his knees not hopping up & down continually & they take turns being out dumping or driving. Don't people use composters or garburators to get rid of food waste? Too much for seniors to handle with carts. Not enough room in carport for carts. Oliver site probably OK as a site.
- Put organic facility beside Keremeos Village office to mask the smell.
- Add a wall and bill Mexico.

Public Consultation Received Campbell Mountain Landfill

Sent: April-28-17 1:57 PM

Subject: Campbell Mountain Landfill

To: Liisa Bloomfield – Engineering Supervisor
Cameron Baughen – Solid Waste Management Coordinator
Janine Dougall – Public Works Manager

We attended the Open House held on April 24th, 2017 at the Penticton Library Auditorium regarding the Campbell Mountain Landfill.

We reside at 130 Falconridge Drive and a portion of our property is within the 300 m buffer zone.

Here are our concerns and comments:

Existing Landfill

1. Odor causing material needs to be eliminated;
2. Orange Seacan at top of terraced area needs to be removed from site lines;
3. A visual screen needs to be put in place between the west side of Spiller Road and the Landfill;
4. Area around the Landfill should be cleaned up to at least fall within Fire Smart Guidelines (cut down trees and wood piles everywhere);
5. Residence purchased by RDOS (#1655 Reservoir Road) debris needs to be cleaned up and visually maintained (looks like a junk yard);
6. Road to the Landfill is too narrow and too rough;
7. Residents up Spiller Road are continually stuck in the congested traffic that is waiting to enter the Landfill (wait times as long as a half hour to get to our residence);
8. Residential waste not being tarped correctly or until just outside at Landfill gate causing debris on the road (nails, wood, garbage, etc). We have incurred several flat tires due to this;
9. Vehicles do not yield in or out at the entrance to the Landfill causing near collisions;
10. City of Penticton Wastewater Treatment Sludge truck continually leaks and spills sludge along Reservoir Road to the Landfill. This is very smelly and gets all over any vehicles following.

Wastewater Treatment Sludge

1. Needs to be removed from the Landfill;
2. Smell needs to be eliminated;
3. Needs to be relocated to a non-residential location;
4. Cannot be relocated to the east side of Spiller Road as we are then driving through the centre of the Landfill each and every time we go to Penticton;
5. Our property values will be affected;
6. It will be unsightly and the smell will be even worse.

As you are aware, around 50 people were in attendance at the Open House and not one single person was in favour of relocating the Wastewater Treatment Sludge to the east side of Spiller Road.

Please keep us apprised of any further Open Houses or Public Consultations regarding the Campbell Mountain Landfill.

Jim & Jacquie Jackson

Sent: May-02-17 2:27 PM

Subject: Campbell Mountain Landfill consultation meeting comments from April 24th/17

Hi Cameron,

Lori and I would like to thank and Lisa you for your informative presentation with respect to existing and the proposed expansion plans for the Campbell Landfill site presented at the April 24 community meeting. As residents living above this landfill and having to travel up Reservoir and then Spiller road to get to our home, we experience on a daily basis the multiple issues and negatives associated the ongoing management and maintenance of this site. As all residents in attendance at the meeting expressed to the RDOS management, the following are some of our (all residents) major concerns:

- 1) Major odor issues on a regular basis associated with the composting program.
- 2) Ground water (leachates) contamination associated with both the A) existing composting site and B) the current and future proposed landfill footprint. The residents both above and below the landfill site operated deep well water systems (600 feet +) we rely upon for our sustenance as well as irrigation for gardening purposes, etc...
- 3) Excessive road traffic to the landfill / composting site.
- 4) The Reservoir road damage and disrepair due to this high truck traffic.
- 5) Leaky sewage trucks contaminating the road up to the composting site at the landfill.
- 6) Residents having to wait in a line up to get past the dump entrance due to excessive landfill traffic.
- 7) There has been no attempt to try to integrate the site into the surrounding landscape in an visually or ecologically acceptable manner. A major tree planting program on the north, west, and east sides of this man made structure should be undertaken as part of any future ongoing operations and expansions.

As this landfill expands and the traffic and volumes increase over time, we as local residents would like assurance from the RDOS that the necessary long term planning and sustainability required to mitigate our concerns are undertaken in a timely manner. As the reduction of odor is our number one concern, the residents are completely against the existing composting of town sewage sludge at this site. I can assure you, any talk of expansion of composting to the east side of Spiller road will be vigorously objected to by ALL residents in the area as we had stated to you at the meeting. Road repair and unimpeded access to our properties due to line ups may require a different residential service road that skirts the landfill as discussed at the meeting. A properly planned beautification planting program around the landfill would also help to improve / hide the eyesore it currently is. On a last note, property values in this area have been affected by the ongoing landfill issues and complaints.

Thank you for your consideration
Phil & Lori Guertin

Sent: May-05-17 11:29 AM

Subject: Landfill and Compost

Hi,

We attended the recent Open House on the potential Campbell Mtn Landfill and compost site Projects.

Thank you for an informative presentation. However, we wanted to express our concern regarding proposed plans for the composting operation at the Campbell Mtn landfill site. All the residents of Spiller Rd that I've talked to agree and share these and similar concerns:

We walk, ride a bike and drive past the landfill several times each day and are almost always subject to strong foul smelling odours from the current composting operation. This shouldn't be the case. Now it's our understanding the City is thinking of spending tax dollars to move it a few hundred yards to a new site across Spiller road!!! This will mean Spiller Rd residents would have to drive through the Landfill with regular Landfill activities on one side and composting on the other - sounds like a nightmare to us residents. Surely the only change economically worth making and one that makes a positive change for our community, is to move composting to a Regional site as a priority action, as soon as one becomes available.

The RDOS presentation talked of Bio-cover. What is the point in covering the landfill with a Bio-cover unless the composting is removed as almost all the odorous gas emitted comes from composting. If the composting operation stays but on a site across Spiller Rd, the Bio-cover would be a waste of money!

The landfill needs to address the lack of visual screening which we thought had been promised in earlier (many years back) planning but never provided. There is an earth berm and tall bushes/trees at the start of Spiller Rd on the landfill perimeter; it goes for about 50 yards. However, to be effective, it needs continuing for a further 500 or so yards; only then would screening be effective.

Our sense of the community feeling on these 2 aspects is that they will be opposed with all necessary means. Certainly the community is fully set against the expansion across Spiller Rd. It's appreciated that a temporary relocation of the composting operation within the existing landfill is required until a move to a regional site is possible... however, residents DO NOT want to see the operation moved from its current location to a site on the other side of Spiller Rd.

Have you had any contact from the City of Penticton as to why they have not consulted on these matters with the residents of Spiller road and when in the near future this is going to happen? Also, is the City now taking measures to address residents concerns with the strong foul smelling odours and will any such measures continue as the composting operation is temporarily relocated within the landfill area?

When are we going to get information about future composting operations and the plan for where the location for regional composting is going to be and a date it will be operational?

We have just read a 2015 report concerning the Campbell Mtn Landfill and noticed the following section...

2.2.1 Available Land and Future Expansion

The existing composting facility is located on the east side of the Site with a total footprint of approximately 13.9 Ha (112 m by 124 m) (Figure 5). About half of the area is used for the windrow composting process and the other half for curing process and product storage. Spiller Road crosses through the eastern portion of the Site property boundary. The portion east of Spiller Road, within the property of the landfill, could be potentially incorporated into a usable area for the compost site. The area of this portion is approximately 12 Ha. However, this would require a large capital expense to relocate Spiller Road further to the east, or keep the road in its current location and cross the road when needed. Furthermore, due to the moderate slopes, and exposed bedrock, the amount of usable land would decrease considerably. There may also be environmental and social concerns with developing this parcel of land, as it is in direct line of sight from passing residents, within an Agricultural Land Reserve (ALR), in the Ponderosa Pine ecosystem which may have endangered species, and contains a small wetland. Overall, although this parcel of land is potentially available, there are significant barriers to developing the area at this time.

The City of Penticton has begun planning of moving their biosolids compost operation to the southeastern part of the facility where commercial wood waste is presently collected. The new facility would incorporate leachate control that is not available at the present site. The land chosen for the new compost site is located within the ALR (Figure 5), which may be of environmental concern.

How are the City of Penticton addressing the environmental concerns just noted above?

In the last few days we noticed that work seems to have started on providing road access to the area used for commercial wood storage and wondered if this means that the City of Penticton is proceeding to make ready this portion of the Landfill to relocate the composting operation. Please could you confirm that this is the case?

Again, thank you for providing a communication channel regarding these proposed changes. Please could you reply to our email address at XXX

Please could you also provide a contact at the City of Penticton responsible for their activities related to the Landfill Projects?

Philip and Gillian Robson

(Spiller Rd residents)

Cc Janine Dougall

April 13, 2017

Cameron Baughen
RDOS Solid Waste Management Coordinator
101 Martin St.
Penticton, B.C.

Thank you for your letter about the Campbell Mt. Landfill open house dated April 4/17.

My family has lived on Spiller Road since 1975 and we have closely monitored the evolution of the dump/landfill over that time. Although the RDOS is now operating a quite well-run landfill replete with recycling, sorting, monitoring and so on, nothing diminishes the fact that it was expanded on top of an antiquated, polluted, seeping, burning, mixed dump. It has no lining, no seepage catchment system, mixed garbage that includes old batteries, lead paint, DDT and other pesticides and herbicides, biowaste from the hospital, dead animals, you name it, it's down there. Compounding the problem is its physical location on a mountain side near two springs (one directly upslope of it and the other flowing down through Randolph Draw, originating near the property you recently bought on the south border of the landfill) and the slope management requirements that will become increasingly complex as the landfill grows.

I applaud your comprehensive planning to try to alleviate this mess but I have several concerns and questions. My primary concern is your plan to move the sludge composting to the upper side of Spiller Rd. This narrow strip of land is bordered by the Sather Ranch. I assume you will have to honour the same setback you quoted to Mr. Szabo, your landfill neighbor on the north, which would leave an even narrower strip of property to create it on. The spring that flows through the property creates a high potential for ground water contamination and the sloping topography will result in considerable runoff in springtime, especially considering the wetter weather that seems to be occurring all year now. One year the largest number of earthquakes in Canada occurred under the vicinity of the landfill; we still periodically get them, raising questions of slope stability. Further, the population density of the area has risen to over 50 families. The residents of Spiller Road and Falconridge will have to effectively drive through the middle of the landfill, daily, which is cosmetically unappealing and smelly. Also many citizens regularly recreate on that property; horse riding, dog walking, bike riding and eagle watching activities results in stakeholders that park along that stretch of road daily, all year long. The suggestion in your letter that wastewater treatment sludge could be composted separately at the food composting facility is probably a better solution in this respect.

My questions are as follows;

1. I would like the data on your environmental sampling results, (groundwater monitoring, soil sampling and air emissions monitoring).
2. Where are your environmental samples collected? Specifically, I would like to know where your piezometers/ground water monitoring wells are located, where you conduct your air emissions monitoring and where soil samples have been collected. I am concerned about the potential for a migrating plume of contaminated ground water via Randolph Draw towards Okanagan Lake.
3. Have you engaged a geomorphologist to examine the site for slope stability?
4. What do you feel ~~is~~ your obligation to the established residents of the ~~are?~~ *area are?*
Our property values are affected, our road is a narrow, crumbling patchwork that cannot sustain the GVW on it daily. Near-miss vehicle incidents happen constantly because with no centerline

and heavy traffic many people drive right up the middle of the road. By placing additional traffic activity further up Spiller Road you exacerbate these issues.

I look forward to your response and thank you for the opportunity to give input to the process.

Sincerely,

Pamela Willis
1241 Spiller Rd.
Penticton, B.C.

- ① How will you ensure ^(food waste) organics are not dumped with general loads of commercial garbage trucks?
- ② Expanding sludge composting above Spiller will add to congestion of traffic in area - we already sit in gridlock waiting for the vehicle line up to move past entrance so we can get home.
- ③ Have you factored in population growth in the next 90-100 yrs.? Where will the garbage go? The site is already quite full. You can't just keep going up.

Had this given
to me at
Centerton - Public
meeting JS

RDOS

April 17, 2017

Re: Campbell Mountain Landfill

I read with interest the letter I received and will be in attendance at the meeting on April 24.

Before receiving the letter, I was speaking with a city employee on a personal matter. During the conversation the subject of the land fill came up and its proximity to the city. He informed me that the lease or contract for the land fill is due for renewal and that the city knows that the cost of losing the tax revenue from the property and the extra cost of trucking waste to a new location further away, will increase the cost to tax payers. He quite freely told me, "We know it looks like hell." I told him I knew there were firm plans to move the landfill in the late 1980s.

Penticton is marketed as a vacation / sport / wine tour destination. It's getting a little hard to explain to bewildered visitors why an ever growing land fill is the backdrop to the beaches and wineries. I have been asked, "why can you see the dump from the city?"

On a safety side, though perhaps unlikely, learning of land slides in many parts of the world, many caused by huge and unusual rain falls and also from land fills slipping, I am concerned about the possible results at our facility. I wonder how many acre feet of water will accumulate and where it will go once it starts to drain.

I for one would not object to paying a little more in order to close the existing site right away. Rather than spend the millions to manage the problems at the current site, is it not rather time to start again, out of sight, with hazard preventions in place. Who actually thinks it will stay as part of the city scape for another 90 years?

Respectably submitted,
David Gatrell, Naramata

Public Consultation Received Marron Valley Road Compost Site

Sent: April-07-17 1:48 PM

Subject: Proposed Compost Site at Marron Valley Road

Hi Cameron

Your letter of Mar. 29 has conflicting dates for a public open house in Kaleden, Apr. 26 and May 10.

My property is located at 564 Hwy 3A, adjacent to Marron Valley Road, encompassing 340 acres. I operate Mountain Springs Nature Retreat & B&B and Mountain Springs Farm, a certified organic market garden.

I am extremely concerned about the potential odour funneling down to Marron Lake which is where I am located.

This is a pristine area not conducive to composting odours. I may get guests initially but their return will not take place.

This is my livelihood.

My secondary concern is the number of trucks on Marron Valley Road as trucks are clearly audible in this valley and the

Number of them on a daily basis will clearly be disturbing.

I invite you to visit to envision my concerns.

Thank you for your attention

Phyllis Jmaeff

Sent: May-11-17 6:24 AM

Subject: CONCERNS re Proposed Marron Valley Composting Facility

To the Board of Directors of the RDOS (Pentiction):

My husband and I attended the Marron Valley proposed composting facility site forum last night in Kaleden and am writing to further voice and document my concerns. Our last question to Cameron Vaughn was perhaps the most impactful. My husband asked Cameron "If you were a property buyer, would you consider our house at 138 Bobcat Road" to which Cameron responded "No". Cameron just finished a presentation trying to educate residents about the site with another mission to dispel misconceptions and untruths about the proposed facility. But this simple question made everything crystal clear. With all of the research and facts and seven years of working on this project, it is clear that Cameron believes that the proposed facility poses considerable threats to our community as he would not even consider purchasing a home here if the site was approved. Here are my thoughts about why Cameron may not want to purchase a property in this community if the composting facility for Marron Valley proceeds:

1. **PROPERTY VALUE.** Pure and simple, the fear and a host of "unknowns" will clearly affect our property values. Now, this confuses me because if I was a buyer, and I was looking for property near the Summerland dump, clearly my property values would already have been addressed because the Summerland dump has been in operation for a long time. People choosing to buy a property near the Summerland dump have made an informed decision about the challenges they face if they choose to

buy a property in that area. In stark contrast to the Marron Valley site, we have made an informed decision to live in this PRESTINE environment and have made lifetime investments based on the value of a PRESTINE environment. A composting facility in this area would have an extreme effect on property values, unlike the Summerland site where property values would not be affected negatively on the same scale. If I understood Cameron correctly last night, he said that the Summerland dump would actually IMPROVE with the addition of the composting facility. I see no improvements if the Marron Valley site is chosen.

2. ODOUR. Again, I'm confused how Marron Valley could be considered an option when the odour output of 5 would affect 31 homes whereas in Summerland the forecast of a 5 output would be zero?!?! How the Marron Valley site is even on the table for discussion after this admission from the RDOS is completely astounding. We are talking 31 residences who will be affected. This is not simply a fact or a number....these are people. Real people who will be affected. 1 person....let alone 31 residences is enough to dismiss the Marron Valley site in its entirety.

3. TRANSPORTATION. The RDOS states that the Marron Valley site is better situated from a transportation standpoint. Again, the RDOS gathered statistics are completely out of line. Anyone with REAL driving experience on this proposed route will tell you with great passion that there are SERIOUS concerns with your transportation claims.

a) Highway 97

The traffic from Penticton to Kaleden is gaining volume at an alarming rate, and yet the infrastructure to support it is not changing nor is the potential to change it possible. I can say that in my daily travels I witness accidents on a daily basis. I am hoping to gather statistics to prove that this stretch of highway is not suitable for a plan that proposes to significantly increase traffic flow (both to and from the site and from both facility personal and the general public visiting the proposed site).

b) The Junction (97 and 3A)

PLEASE if you haven't had the experience of turning from 3A onto Highway 97 at different times of the day, I would encourage you to try it out. This is one of the most dangerous junctions I have ever experienced. Again, the accident rate at this junction is alarming. On a daily basis, I experience this junction, and most days I wait in excess of 5 minutes before I'm able to safely turn onto the highway. Most days, I fear for my life that I'm going to be killed while making the turn. This is not a route for increased traffic, especially for large trucks carrying waste materials.

c) Highway 3A

This highway consists of a serious elevation climb and switchbacks. In the winter, it is riddled with fog and black ice. In fact, this highway has its own separate "climate" from Penticton. Now, the RDOS has gathered climate information according to information available from the Penticton airport. Let me assure you, that the weather on highway 3A is very different than what Penticton experiences. Light drizzly days in Penticton often mean heavy snow on 3A and I have noticed a temperature difference of about 5 degrees from Penticton to Marron Valley. This often means treacherous driving conditions on this highway. The RDOS statement that the Marron Valley's proposed site is "less distance for compost waste transport" is really irrelevant. Less distance does not translate into a better situation for transportation. It does not take it not account any of the safety hazards associated with 3A.

4. INTEGRITY OF THE RDOS. Since buying our property, we have had a few occasions to visit the RDOS in Penticton. We have inquired about different ways that we could use our property in accordance with the ALR. The restrictions seem very tight, and we are grateful that we live in a place that protects the use of our land for the protection of our community. The choice to put a composting facility in this PRESTINE environment is completely perplexing to me. As homeowners, we are bound to very strict

codes in how we treat our land...and yet these same codes seem not to exist when the RDOS is considering the "Marron Valley" site. The integrity of the RDOS is at stake with this site decision. Furthermore, the RDOS also needs to take a closer look at the locatee land and how it has been abused and not addressed environmentally. How could the RDOS even consider entering into a relationship with people who have show utter disrespect and abuse of land and environment?

5. TIME CONCERNS. Decisions about the site choice seem to be moving quickly....and yet residents have been given one three hour meeting to address concerns. Many issues were brought up last night that either could not be addressed with satisfaction, or that the RDOS could not possibly answer because the information is not available. I do NOT understand how decisions can be made without having all of the information available. Organizations often use a "time crunch" tactic to aid in the decision making process as it limits people from becoming "too" informed, discovering the "truth" and banding together to take a stand. Please do not bully us in this way. RDOS says they want to work on a win-win situation...but by using these time crunch tactics, you are not helping to build a trusting relationship.

I firmly stand against the RDOS' consideration of the Marron Valley proposed composting facility.

Regards,
Jackie and Jason Goodfellow
138 Bobcat Road
Kaleden, BC
V0H1K0

Sent: May-11-17 2:04 PM

Subject: Proposed Compost Facility at 2760 Marron Valley Road

May 11, 2017

To: Cameron Baughen, RDOS Solid Waste Management Coordinator

FROM: Bob & Kathy Stewart, 671 Highway 3A, PO BOX 418, Kaleden, B.C. V0H 1K0

RE: Proposed Compost Facility at 2760 Marron Valley Road

Mr. Baughen:

We live at 671 Highway 3A, which is right at the entrance onto Marron Valley Road. We attended your meeting last night and listened to your presentation about the proposed compost facility. We know that you have heard a lot of these concerns already, but we felt the need to be another "voice" expressing our thoughts on this matter.

The following are our concerns:

- **Odour & Leachate** -

We understand you feel confident that new technology will provide better control of odour and leachate from this facility, however, we believe that other facilities had the same confidence going in, and yet these issues still became a major problem.

We have lived here for over 25 years, and know that weather conditions such as winds and temperature inversions affect the impact of smells. The winds can come from several directions.

We believe that residue will eventually leach into the ground, contaminating the land and water.

This facility would threaten the ecological integrity of the valley and risk the importation and spreading of contaminants, noxious weeds & insect pests.

- **Trucking** -

25 trucks going into the facility per day, means trucks going up and down the road 50 times per day. This does not include vehicles entering (& leaving) to purchase compost.

We are concerned about the noise and the compromised air quality from the dust, that these trucks will generate on the unpaved road. The cattleguard is in poor shape and our house shakes when heavy vehicles drive over it.

These trucks will also be turning back onto Highway 3A, which is a 90 km speed zone, and will be potentially dangerous. There is also the issue of the school bus, which picks up and drops off children at the junction of Marron Valley Road & Highway 3A. The intersection at Highway 3A and Highway 97 is already congested and dangerous and will be more so with the extra truck traffic.

- **Property Values** -

This facility will severely de-value our property and discourage potential buyers. Given the same scenario, we would never purchase a property 1 km away from a composting facility – why would we, or anyone else, CHOOSE to live beside one.

- **Pests/Wildlife** -

There will be an attraction for bears, rodents & birds.

All that being said, our minds will **NEVER** be at ease, knowing the proposed facility will ruin the environment and our quality of life. Please **DO NOT** do this. **WE DO NOT WANT THIS.**

Sincerely,

Bob & Kathy Stewart

Sent: May-11-17 10:30 PM

Subject: NON SUPPORT for Proposed Marron Valley Composting Facility -

Dear Mr. Baughen,

At 10'clock today (May11th), I posted on the Penticton facebook page a simple request for personal stories about peoples' experiences at the junction of highway 97 and 3A. My intention was to collect some stories of real life experience from real people with the hopes that your board can see that in less than 9 hours, there are over 100 comments detailing how treacherous the junction is, and that an increase in traffic flow would certainly add to the already serious concerns for safety. Below is a complete list of comments up until 10pm, with more comments appearing every few minutes. In addition to these comments, I have receive numerous private messages from concerned citizens further detailing their experiences with this junction (which I will send under separate cover). The message is very clear. There is an overwhelming response from citizens that this roadway (and junction in particular) is incapable of handling an increased traffic flow. Your proposal states that the Marron Valley site is suited best from a transportation standpoint. I believe this claim was made because the Marron site is "closer" to the epicentre of the region, and therefore is more cost effective. The RDOS, however, has failed to address that "closer" isn't necessarily "better" when you take a more holistic view of the transportation issues. Please note that this facebook request for information is centred primarily on the junction. Tomorrow I am going to collect information for you that further shows that highway 3A itself is also of great concern. Steep elevation, aggressive and challenging switchbacks, dense fog, black ice, ever changing road surface and environmental conditions I am sure will all be highlighted. The RDOS also needs to understand that although you have collected weather information from the Penticton airport to base your study, the actual conditions in the upper elevations of highway 3A are completely unique from the conditions in Penticton and need to be thoroughly considered when making informed decisions about your proposed site.

I would like this document to be considered at your future discussions.

Regards,
Jacqueline Goodfellow
138 Bobcat Road, Kaleden, BC
V0H1K0

Sent: May-12-17 3:00 PM

Subject: CONCERNS re Proposed Marron Valley Composting Facility

Sirs,

I reside at 760 Hwy 3A, one of the closest to your proposed Composting site. My wife, Conny Cathelin-Castle, and I have lived here in this beautiful valley for more than 20 years, raised two daughters here from birth to adulthood, and developed a beautiful property at great expense in both labour and money. Having farmed and ranched for more than 40 years in BC, working very closely with nature and wildlife and domestic animals I have developed a sixth sense when something does NOT pass the "smell test", and this is certainly one of those occasions. I have read through the work the RDOS has done, studying extensively 8 other sites for the proposed composting site, doing exhaustive feasibility studies on those other areas for the past 7 years, and then concluding that the two best locations for the new site are Summerland..... and MARRON VALLEY??????????????? WHAT?????????

Marron Valley was NOT even included in your last 7 years feasibility studies and was NOT even one of the 8 other areas considered!!!! It appears to have come on the scene only within the last few months.....and it is now the number 1 site being considered???????? This is BULLSHIT, and this BULLSHIT

is not the smell of compost; it is the smell of throwing a new community under the bus because, IMO, the RDOS believes they can absolve themselves of any legal responsibility by locating the composting facility on the Penticton Indian Band Reserve, and in doing so will not have to conform to the normal requirements otherwise necessary in the other feasibility studies.

So please tell me how the Marron Valley site was able to become the number 1 choice under consideration when the only study done was odour based on prevailing winds???? That study indicates the RDOS is willing to throw the entire Marron Valley community under the bus and has already hurt this entire community financially by making our properties virtually worthless until this is resolved and Marron Valley is removed from consideration!!! WHERE IS THE FEASIBILITY STUDY that shows this is the most preferable location for the composting facility?? That's what I am "smelling"!!

I have been copied by several neighbours who have sent emails to you on this subject. I completely agree with all points made by Ken Lintott and Jackie Goodfellow in emails to you. Additionally it should be noted that the proposed composting site and surrounding areas in Marron Valley are not covered by any fire protection. In other words we are in an unprotected area and the increase in traffic and continuous running of equipment, especially during fire season, along with the possibility of a spontaneous combustion fire in the composting facility, create yet another fire threat to our unprotected community.

In conclusion, rather than creating another disaster to add to past mistakes, common sense would suggest you place this composting facility in an area such as Summerland where there is NO additional impact on local residents, and where you can not only prove you are capable of running it as you claim, but also at the same time correct past mistakes by improving the already existing facility. That would be a win, win for RDOS.

Sincerely,

Randall D. Castle

Sent: May 11, 2017 3:22 PM

Subject: Issues Regarding the Proposed Marron Valley Compost Site

To: RDOS Board of Directors and Mayors

Re: Issues Regarding the Proposed Marron Valley Compost Site

Effect on Small Business

We purchased vacant land on Bobcat Road, adjacent to the Penticton Indian Reservation some 35 years ago. It was, and for the most part still is, a pristine area with appropriate local businesses such as a golf course, B&B's, small scale commercial organic gardening and sales, ranching and a family owned store and gas station. Small developments have been approved by the RDOS to increase the population in an appropriate manor. I would venture to guess that millions of dollars have been committed to these developments the success which is now in some doubt. Some of the family businesses will be devastated if a compost site is situated at the Marron Valley site.

Property Values

We moved on to the vacant land and built our house, putting in about 90% of the cost with "sweat equity" with the idea that at some time in the future the sale of our investment would allow us to retire to a condo in town with the excess proceeds funding our retirement. Other than the Old Age Pension we do not receive any government or private pensions our pension was to be our "sweat equity".

The plan was working; with old age in the 70's comes the inability to maintain such a beautiful property and this past winter we started to prepare our house to market in the spring, contacted a real estate agent and agreed on an appropriate price. We then started searching for a home in Penticton. Now all those years of work and planning has come to a screaming halt. The value of the property has plummeted, nobody is willing to purchase a home when it will be perhaps five to 10 years to determine the actual affects that the composting site will have on the community, the ground water and environment. Cameron Baughen made very compelling arguments that these issues would be contained within the boundaries of the lease, however no plan is full proof and there are countless times when similar arguments and plans have fallen far short of the stated goals and certainly no potential property buyer is willing to take that risk.

Native Issue

The Penticton Indian Band development officer has offered certain Locatee Lands for the compost site and made clear to the RDOS that this site affects few native residents while it is strongly affecting the assessed value of more than 30 RDOS residents. The band pointed out that it is an RDOS issue and wouldn't offer more appropriate land located away from any non-native residents. The reserve is approximately 72 square miles in size with many current roads, and yet no other land could be offered? The proposed lease site and adjoining Locatee land is currently a disgusting display of garbage. I have received by email, photographs of the land that are far worse than anything seen at the Campbell land fill. Are we to reward those that have such little regard for the environment by paying them presumably hundreds of thousands of dollars in lease payments?

Summerland and Transportation Issues

We are not advocates on behalf of the Summerland residents who feel affected by locating the compost site adjacent to the Summerland Land fill, I am sure they will make their complaints heard by appropriate means. The issues for Summerland do not included hundreds of thousands, if not millions of dollars in lost equity for local property owners. There are no properties directly affected by the Summerland compost location and the land fill has been in existence for some time and therefore there will be no change in land values. Transportation and truck nuisance may be an issue for some Summerland residents but those issues are compounded at the Marron Valley Site.

It is estimated that up to 25 trucks per day will access the site bringing in materials and no estimate to the number of trucks transporting material from the site. That could add up to some 30 to 40 trucks entering and therefore leaving the site each day. This is a busy highway, particularly in the summer and treacherous and often foggy in the winter. With this many vehicles crossing from one side to exit or enter the other side on a four lane 90 Km/hr highway is a recipe for a disaster.

In addition to the site access, there is the issue of the "s turns". Climbing out of the Okanagan Valley to Marron Valley via highway 3a requires approximately a 1000 foot elevation gain with 180 degree curves known as the "s turns". In the winter when heavy snow is falling this portion of the road can't be kept clear by the snow plows. Usually traffic becomes sparse at these times but with the requirement to "carry on" I'm sure the RDOS compost vehicles will still attempt the climb....another recipe for a disaster. Then there is the junction between highway 3a and highway 97. There is the "official left turn" next to the Weigh Scales and the unofficial left turn prior to that used mainly for access to Okanagan Falls. Crossing two lanes with ever increasing traffic volumes with a short site line has almost resulted in an accident for my wife and for me at the "official left turn" so we now use the other junction (as do the ambulance service). The site lines are only slightly better but it cans still take up to five minutes to cross the highway. Adding dozens of slow accelerating trucks every day at either of these locations is another recipe for a disaster.

However, this is not an issue of us versus them. If neither the Marron Valley Site nor the Summerland Land Fill Site are appropriate then a third alternative needs to be found.

Legal and Feasibility Study

The feasibility study does not seem to take into consideration so many extra possible costs, such as road and bridge improvements, compensation and lawsuits:

According to the Local Government Act, Chapter 1, Part 8, Division 7, Section 292: Subsection (2), If a regional district (a) exercises a power or **injuriously affects** property by the exercise of any of its powers, and (b) exercises a power referred to in paragraph (a), compensation is payable for any loss or damages caused by the exercise of the power.

(3) For the purposes of subsection (2), compensation must be paid as soon as practicable in an amount set:

(a) by agreement between the person claiming the compensation and the regional district, or

(b) if no agreement is reached, by the Supreme Court.

When exercising a power reduces property values by 100s of thousands of dollars I would think that the property owner has been injuriously affected. When questioned about compensation or possible law suits that could increase the cost of the project to the taxpayer it was inferred that the RDOS felt that their legal council did not think this was an issue and that as a homeowner we should consult our own council. So nice that my taxes are used for legal advice against me and that I need to pay for my own council. Millions of dollars in additional costs to the taxpayer could result.

Another cost that has not been included is the cost of upgrading the local Marron Valley road. Entrance is via an old, repeatedly repaired open cattle guard across Marama creek which flows into Marron Lake and thence into Skaha Lake via the Marron River. The access road is gravel. There is no question that a proper environmentally sound cattle guard (the reservation is open range) is needed to protect the highway from horses and cattle and to protect Marama creek from pollution due to the heavy truck traffic.

Dust and noise issues are very important and the access road will need to be paved. More costs to the project at Marron Valley.

Conclusion

In conclusion, there are too many negative, expensive and social issues affecting the locating of a compost site at Marron Valley and that the RDOS Board of Directors and Mayors must immediately remove this site from consideration so that we and our neighbours can get on with our lives. Time is very important as the future of real estate could change for other reasons and availability of suitable homes in Penticton are being removed every day!

Regards

Ken and Bev Lintott

118 Bobcat Road

Kaleden, BC

VOH 1K0

Sent: May-12-17 3:52 PM

Subject: Issues Regarding the Proposed Marron Valley Compost Site

[Addendum to my email of May 11, 2017](#)

[Having read the comments by Randy Castle regarding fire risks, I have this to add.](#)

Several years ago I made a verbal application to have the Kaleden fire district extended to include Marron Valley. The fire chief, Darlene Bailey was supportive and said that I should discuss it with the RDOS administrator which I did. We were shot down immediately and told that he would never recommend to the board to extend the district boundaries. He said that Kaleden was a small, volunteer department with limited people, equipment and resources and that they were already extended beyond what they felt was safe from lawsuits. He explained that if an incident occurred in or around Kaleden when their equipment was out attending an incident as far away as Marron Valley they would be liable for a lawsuit which their insurance wouldn't cover.

Now of course the RDOS would never make a large investment in infrastructure and equipment without fire protection. And you can't extend the boundaries of the Kaleden department either morally after previously turning the homeowners down or legally since you will put the RDOS taxpayers at risk of a lawsuit that was explained to me by the RDOS administrator.

I repeat that we want the Marron Lake Compost Site removed from consideration immediately. Please include this addendum along with my original email to be included as public consultation.

Regards

Ken Lintott

Sent: May-12-17 4:22 PM

Subject: Solid Waste Management Plan

To RDOS Board of Directors and Mayors

I have recently attended your public open house May 10th 2017 at the Kaleden Community Hall and voiced my concerns to the Presenters . I will summarize the same concerns in this email.

Social Cost:

- I have purchased 16 acres of beautiful land in 1996. My husband and I as well as our 2 children enjoyed many years at this location with wonderful neighbours , a safe community and Pristine land around us. Our property has required a lot of hard work and dollars to have it look the way it does now. Not only is it a still a working acreage with yearly production of agricultural goods ,it is also a home to come to after a day spent at work and relax and enjoy the beautiful and serene backyard which includes wildlife like Pharos Horses ,Deer ,Bear ,occasional Moose ,Racoon ,as well as numerous birds .
- We have 2 wells on our Property , a shallow well less than 25 feet deep and a 400ft drilled well. We have our own septic tank and system. And we compost our own food wastes and feed it back to our garden. Our wells were purchased with our own earned money. They were not subsidized by RDOS. We also have the Irrigation Rights for Marama Creek with Water Management and have payed our bills promptly.
- Our parcel is in the ALR .With my husband aging and being retired for some years now and our children in Higher Education we have decided to put our Property up for sale .We have had many Interests in the Property but most recent lots of questions regarding this Proposed Waste Management Plant.
- This Plan has acutely devaluated our Property and has made it impossible to sell.
- It has also affected us in the way we can or can not retire as it's effects will be exponentially especially in the financial sector!

- According to the Local Government Act, Chapter 1, Part 8, Division 7, Section 292: Subsection (2), If a regional district (a) exercises a power or **injuriously affects** property by the exercise of any of its powers, and (b) exercises a power referred to in paragraph (a), compensation is payable for any loss or damages caused by the exercise of the power.
- (3) For the purposes of subsection (2), compensation must be paid as soon as practicable in an amount set:
- (a) by agreement between the person claiming the compensation and the regional district, or
- (b) if no agreement is reached, by the Supreme Court.
-

Health:

- Even with the presentation making it sound like it is foolproof with the concrete pads etc I have serious concerns regarding the seepage of fluids and gas thru porous material and small holes.
 - The location is very near of several water sources (Marron Lake, Marama Creek and Marama River and privately owned wells).
 -
- Sewage is semisolid domestic and industrial form of waste. Water is the main constituent of sewage and approximately 0.5% inorganic and organic solid matter is suspended in this water. The composition of sewage is very dynamic and fluctuates according to the input from different waste sources like domestic (kitchen garbage, human excreta), agricultural (pesticides, manure, animal excreta, rainwater runoff or field soil) or industries (paper and pulp, textile, slaughter house, oil refinery, sugar factory effluents, paint, brewing, canning, food processing, metal, mines). Depending upon the input sources, chemically sewage is composed of carbon, nitrogen, phosphorous, sugars, fatty acids, proteins, fats, alcohols, amino acids, pectin, cellulose, lignocelluloses, lignin, heavy metal residues and many other complex forms. Looking at the chemical composition, it seems that sewage is an ideal environment for growth microorganisms like protozoa, algae, fungi, yeasts, bacteria and viruses. Bacteria from sewage are pathogenic, nonpathogenic, saprophytes, autotrophic, heterotrophic, facultative, obligate, aerobic or anaerobic forms. The millions of bacteria have been enumerated in per milliliter of diluted sewage sample. The common sewage bacteria include species of coliforms, streptococci, clostridia, lactobacilli, micrococci, Proteus and Pseudomonas. **Most of these bacteria re causative agents of fatal diseases like gastro, typhoid, cholera and food poisoning in humans.**

Noise:

- The Council has a legal duty to investigate complaints of statutory nuisances caused by excessive noise.
- With an average of 25-30 Dump Trucks daily plus Loader Operators on the Premises and Personal Trucks coming to pick up processed compost that will be available to the public, the +,31 existing Households and in addition to that an approved 21 Lots at Kaleden Acres and further development at Twin Lakes will be affected by the commercial noise.
- Exposure to noise is a continuing challenge to individual and community health; sources of excess noise include vehicular traffic.
- The potential health impacts associated with exposure include annoyance, sleep disturbance, interference with communication, decreased school performance, increased levels of stress, and

modification of social behavior. Chronic exposure to noise is associated with increased risk of hearing impairment, hypertension, and ischemic heart disease.

Dust:

- With all this traffic on a natural, unpaved road we will see much more dust. Especially in the dry summer condition or on windy days the amount of road dust becomes airborne and will be disturbed by the heavy traffic of large vehicles
- Road dust is earthen material or dirt that becomes airborne, primarily by the friction of tires moving on unpaved dirt roads and dust-covered paved roads. It consists mainly of coarse particles, which in some cases may be contaminated with man-made and naturally-occurring pollutants such as asbestos, mining by-products, animal and human waste, snow and ice control applications (salts) and engine oil. How does airborne dust affect health? Road dust is made of coarse particles that can aggravate heart or lung-related conditions such as asthma when inhaled through the nose and mouth. Although coarse particles do not go as deep into the lungs as fine particles, they can still have adverse impacts to susceptible individuals.

Fire Hazard

- Compost can catch fire and can also produce alcohol if anaerobic. Alcohol is flammable. And it can leach out. If it is sprayed with water it will push the alcohol around and spread the fire
- This Community is Outside of the Fire district.
- The habitat is extremely dry in the summer and the plant vegetation spares and therefore easy consumed by wildfire. This raises a concern for the safety of Marron Valley Residents

Odour

- 5 OU or more for + 52 Residencies (not including Twin Lakes Development) . This OU will fluctuate depending on the season and might be 10 OU. This is not acceptable for anyone
- Many substances in the environment can produce odors. You typically smell these odors when you are outdoors and sometimes when you are indoors with your windows open. You may smell and react to certain chemicals in the air before they are at harmful levels. Those odors can become a nuisance and bother people, causing temporary symptoms such as headache and nausea. Other odors can be toxic and cause harmful health effects

Symptoms vary based on your sensitivity to the odor. In most cases, symptoms will depend on the type of substance, its concentration in air, how often exposure occurs (frequency), how long exposure lasts (duration), your age, and your state of health.

Young children, the elderly, and pregnant women may be more sensitive to odors. In general, the most common symptoms are

- Headaches
- Nasal congestion
- Eye, nose, and throat irritation

- Hoarseness, sore throat
- Cough
- Chest tightness
- Shortness of breath
- Wheezing
- Heart Palpitations
- Nausea
- Drowsiness
- Mental depression

These symptoms generally occur at the time of exposure. Their intensity will depend on the concentration of the odor in air, how often you smell it, and how long exposure lasts.

- People from Marron Valley and Surrounding areas can not walk away from these effects. These effects will affect us 24 hours, 365 days a year and year after year!
- I have not chosen to live in a rural area to be exposed to this for the rest of my life. But at the same time I now have no other option then to accept it??? No Thank You

Traffic:

- Poor Maintenance of HWY 3 A
- Steep Grades
- Windy Road
- 2 ways coming up from Kaleden but only 1 way down.
- Elevation Gain especially hazardous in the winter with unforeseen ice/snow conditions
- Winter conditions requiring Chains, 4 wheel drive or studded tires
- Junction to HWY 97 lethal accident a few years ago (I witnessed it)
- Speed of HWY 3 A 80 km due to the way the road got constructed
- No alternative route from Marron Valley to Penticton that would be better for safer driving
- School bus active picking up and delivering schoolchildren with Bus stop at Marron Valley Road
- Increased Highway Activity summer month due to tourism (large motorhomes, Trucks with boats etc)

Accountability

- Lease for 50 years with First Nation. Private Locatee benefiting from this
- Will not have harmful, negative effects on First Nation Community
- Will have negative, harmful effects on local Marron Valley Residents/Owners
- Unknown efficacy and maintenance of Plant
- Unknown accountability to Public
- Unknown Contractors who run Facility and are responsible for when things don't go as planned
- Unknown Safety/Disaster Plans to Public
- Unknown source for water that is needed to run facility
- Unknown durability of cover to the building

- Unknown if concrete pad is going to hold toxic waste
- Unknown what to do with the endproduct
- No plans for Trees sheltering surrounding area
- No good solutions for Fauna and Flora to protect them
- What happens after 50 years??
- How do you know it is only 5 OU and not 20 OU?
- Who hires RDOS?
- Are not voters paying for RDOS wages and employing RDOS to represent people?
- Is it not “our” Taxes that are going to pay for this Facility?

Based on all of the above statements you can read that I will oppose the construction of this Facility and have expressed concerns why it should never be initiated and approved by the members of RDOS.

Cornelia Cathelin-Castle, Intensive Care Registered Nurse,CCCN, BCNU Steward, Penticton Regional Hospital ,IH Authority,
Owner HWY 3A No 760 ,Kaleden,BC

-----Original Message-----

Sent: May-12-17 11:27 AM

Subject: Website Contact Form Submission

The following comment was submitted from the RDOS website:

Questions / Comments: I want to be sure this reaches Tom Siddon.

Letter to RDOS Regarding the Proposed Composting Facility May 12, 2017

AmyJo Clark & Colin McFadyen
328 Highway 3A, Kaleden

Dear RDOS:

My husband and I attended the meeting on May 10 at the Kaleden Community Center. I think the RDOS is very much aware there wasn't a soul there who actually wants the RDOS to site the proposed new facility on Marron Valley Road. But the meeting wasn't about that. The RDOS knew that already. No, the meeting was a check-off. The RDOS needed to hold a public forum so the RDOS would appear to be listening to our concerns. I think the RDOS knew the gist of our concerns already, and considered them of little importance because the RDOS thought they had solutions in place. The RDOS was there to ferret out information that perhaps they may not have known about the roads and the site. The RDOS was not there to listen to our concerns. I understand that sounds cynical, but I also believe it to be completely true.

I draw your attention to Cameron Baughen's statement to me that I was "taking this personally." How insensitive and arrogant. Of course I am. It's my money, my land, my livelihood, my environment and my neighborhood. I absolutely take it personal. We have put millions of dollars into our home and land. In trying to sell this summer, I know we will never come close to the true value of the property while this is

hanging over our heads. And it will be worse for us if the RDOS does build. Who in their right minds would want to buy a house with a landfill just above it? And we are not the only ones trying to sell this summer. The RDOS has harmed property values for everyone in this area as of right now. Not just those designated “31 homes”, but everyone in this valley and that’s hundreds of homes. It is real, tangible money for which the RDOS has not accounted in their proposals. These are real lives you are damaging at this very minute. I honestly do not believe the RDOS gets this or care about us.

The RDOS is down to two sites, ours and Summerland, and the only thing that matters is the almighty dollar. Which property comes the most cheaply. With the least amount of public outcry. Well, brace yourselves. I intend to make this as public as possible.

One public meeting per site is NOT enough. The RDOS didn’t answer enough questions and yes, I had many more as did others, who were told to let more people speak. So indeed, not everyone got their questions asked or answered. After seven years of the RDOS’s own research and minimal testing, you come to us with one meeting and less than adequate information and the RDOS expects us to accept this? That’s ludicrous in the extreme and highly unfair to the public.

I felt the RDOS came across as unconcerned about the environmental issues. It appeared the RDOS thinks they have those completely under control. They believe their technologies will make this facility safe. Having lived in Washington, DC and listened to politicians of all stripes, I can’t begin to swallow that one. That the RDOS proposes this facility on a ridge overlooking a lake is positively frightening. The RDOS has not proven nor pointed to one facility anywhere that has not contaminated its ground water. Rats were just pooh-poohed. Bears? Bear fencing. Odor modeling? The RDOS hasn’t even been up there to test the wind; they used computer graphics. I absolutely and totally reject the RDOS’s assertion that nothing will end up in our water. Shame on you. That’s an enormous concern and the RDOS appeared to belittle it as “solved”. Prove it. Show me. You most certainly didn’t that night.

The RDOS’s timeline seems skewed. If I understood correctly, the RDOS will make the decision about which property they want, obtain a lease, THEN do soils, wind and water testing. What happens if they find the property is indeed, unsuitable? This was not answered.

The product of this facility, the compost itself, was not addressed in the remarks made by RDOS. When it did come up, it was in the last question of the evening and wasn’t fully explored. At that point in the evening, I don’t believe anyone understood what the RDOS is producing and what its function or composition is. I know I didn’t get a clear sense. But I have a feeling, it’s not good. I did understand it would be material I would not want to use in my own garden. We didn’t have time to understand much of this part of the process. What happens if the RDOS can’t sell the stuff? Are they intending to store it up there? Ship it out to another storage facility? Again, these questions were not addressed nor answered.

And finally, transportation. It was more than clear Cameron had not been on Marron Valley Road. He had no idea of the issues involved. He didn’t know that the cattle guard is just lying on top of the ditch. That’s for starters. The gentleman with asthma was briefly heard regarding dust, but the issue was not much addressed. The rest of the valley will also be dealing with road dust and that should not be taken lightly. The sheer number of trucks turning on these roads is a guarantee of an accident when the traffic on 3A is traveling at 100 km an hour. The RDOS will need to deal with left turns from both Marron Valley on to 3A and from 3A onto 97, which is already a terribly dangerous intersection. And finally – the RDOS DIDN’T WANT US TO CONSIDER TRUCKS COMING TO GET THE PRODUCT. The RDOS figures 20 – 25

trucks a day coming in and going out. But when this facility is operational, input should equal output, thus ANOTHER 20 – 25 trucks a day or more if you add some of these to be personal trucks and cars. So let's be honest. That's more than 100 truck trips per day on 3A and Marron Valley Road. A far cry from the mere 20 the RDOS want us to believe.

Bottom line. I don't think that Marron Valley or Summerland are suitable sites for a composting facility and the RDOS needs to rethink this proposal. The proposal itself is half-baked with missing information – or perhaps, information to which we the public are not privy. RDOS should look elsewhere for a composting site. This is a pristine site, with pure water, pure air and little to no pollution. Anything you do will pollute the land, air and water. I can't stress enough how strongly opposed I am to your proposal.

I intend to fight you with all legal means possible.

cc: Tom Siddon, Area D
Dan Ashton
Richards Connings, MP
Linda Larson, MLA
Connie Sahlmark, Green Party
Tarik Sayee, NDP

From: Tom Siddon
Sent: Friday, May 12, 2017 1:43 PM
Subject: Re: Website Contact Form Submission

Dear Ms Clark, and Mr. McFadyen,

I am sorry you have been so quick to jump to conclusions, and have taken such a judgemental approach to our sincere efforts to deal with the municipal waste stream, and how best to dispose of the organic waste we ALL produce, in an environmentally responsible manner. I can assure you that NO decision has yet been taken by the RDOS on where and how we should properly dispose of the municipal organic waste which is generated by ALL residents living in the Regional District.

You may be pleasantly surprised by the outcome of this consultation process. That is why I and my colleagues George Bush (Area C) and Elef Christiansen (Area G) were listening so intently to the concerns of you and others, at the public meeting last Wednesday evening.

Sincerely,

Tom Siddon

RDOS Director - Area 'D'

FYI - Letters re Organics Composting at Marron Valley
Sent: Friday, May 12, 2017 7:37 PM
Subject: Re: Fw: Website Contact Form Submission

Mr. Siddon,

I understand there is a process in place, a process in which I may be "pleasantly surprised works in my favor." But perhaps you missed or are choosing to ignore, the fact that this process is immediately expensive to many of us in the community who are now unable to sell our homes. Yes, I am angry. I have a \$2.5 million home I can't sell right now. . As I asked on Wednesday night, is the RDOS going to pay for that? In February, my home value was \$2.5. Today, I CAN NOT sell it.

I fully acknowledge that we need to deal with waste. Unfortunately, we were not consulted on that particular part of the problem, a part in which we might have helped. Many of us feel this has come out of left field, given us little to no time to respond, let alone understand the process. I certainly don't. You gave me no time to be more studious or informed so indeed, I must "jump to conclusions". I am forced to do so.

It's really a shame there were not more meetings and more information so you could alleviate our concerns or explore other options. As I said, my environmental concerns were not answered in a full and complete fashion so that I could be comfortable with your proposal. I didn't hear what I needed to hear on Wednesday. I heard assurances which were not backed up with research, on site testing, scientific facts or concrete examples. You may have them, but I have no access to those. That's what I wanted to hear and see but did not. That is my judgement.

Right now, I need to deal with the problem (a potential waste treatment center in my backyard) and not a long term solution. There is no time for me to consider that. I wish I knew what to suggest, but other than the Brenda Mines, I don't know a thing about other land options. There are many in the area who may have other ideas, who know this part of BC well. I don't.

I have see bureaucracy at work. I understand promises made and left in the dust. a new election brings new people and you or any other director is not able to follow through in years to come. RDOS may take another tack 20 years from now. Therefore, I do not trust that the RDOS will indeed follow through in the distant future. I have never seen a bureaucracy do that. Yes, I am cynical. But again, I didn't hear anything that lessened my concerns, or is going to compensate me for my current and immediate financial loss. I doubt I will be "pleasantly surprised" unless you disband this proposal today.

Please understand Mr. Siddon, I am not trying to shoot the messenger, I believe you are sincerely trying to solve an enormous problem, nor do I believe that this is all on Cameron Baughen. Individually, you are doing your jobs. But as an entity, the RDOS has bloodied the trust we place in you to uphold our interests. You asked for my concerns and they are visceral and passionate.

I will appreciate it if you would include this letter as part of your consideration.

Sincerely,

AmyJo Clark

Sent: May-13-17 3:27 PM

Subject: compost comments

To Whom it May Concern,

Re:Marron Valley compost site

I attended the presentation at Kaleden Community Hall on Wed. May 10, 2017

I am writing to state that I am opposed to this location I am submitting my comments on the subject.

Land values: while I am outside the red zone for odors, I feel it is obvious that a facility such as this will have an impact on those properties nearer the site and with the way the B.C. assessment works my property value will be affected and if my assessment reflects this in the coming years, I would be looking to the RDOS for compensation. With others likely having the same thoughts, I think this could become a large expense.

Animal pests: when the subject of bears being attracted to the facility by odors the response was that there would be an electric fence around it to keep them out. This may well keep them out of the facility but will still attract bears (and other animals) to the properties around the facility.

Transportation: the information provided showed there is little cost difference between trucking to Marron Valley and the Summerland landfill, therefore cost is not a consideration in deliberations. I have heard elevation (the amount of climbing the truck would have to do) as a difference between the two sites, but I would think that has been considered in the costs involved (fuel) for the sites.

The issue of safety is a matter for debate.

While the trucks to the Summerland landfill would have to pass through residential areas, all of the major intersections are controlled and those that are just stop signs are in a low speed area.

During spring and summer months there is also a lot of bicyclists, and there is little or no shoulder from there to Hwy 97, so their safety has to be taken into consideration. They do tend to ride on the driven portion of the road and often not in single file.

The route to Marron Valley would have two(2) intersections that have stop signs and both (Marron Valley and Hwy 3a; Hwy 3a and Hwy 97) are on stretches of road with 80 or 90 KPH speed limits and have varying amounts of traffic, very heavy at certain hours and in summer months. The stretch of Hwy 3a where Marron Valley road enters is notorious for vehicles (especially motorcycles) travelling well above the posted speed limit. The RCMP frequently set up speed traps at Bobcat Rd. On one occasion we sat and watched them stop over 20 vehicles in just one hour. Talking to one of the officers, he stated they clocked a motorcycle at over 200KPH. This is just west of the Marron Valley entrance.

Also, as stated at the meeting by several commenters, there is the question of winter road conditions. Every winter on Road House Hill, I often see trucks stuck going up the hill and having to put chains on, which if this is an issue for the trucks hauling out there, there will be added travel time involved and will add to costs. I believe that the road is better maintained on the Summerland route, I don't have any evidence of this, just my opinion.

Other locations: The question of other locations was brought up but dismissed, stating these were the only two suitable and that Campbell Mountain did not have any area to provide enough space. Was this conclusion reached before the recent purchases of lands just below the land fill, by the RDOS? (these were purchased within the last 1 to 1 1/2 years due to contamination, this project as stated has been going on for 7 years). Would the addition of these lands make Campbell Mountain viable. I have partially read the "Organics Site Assessment – 2015" which states there are 16Ha at that location but would involve the expense of a road realignment. Would those costs not be offset by the savings in transportation? If Campbell Mountain is viable after these considerations, would it not make more sense to keep things centralized?

Environment: While I believe the people working on this project have done their best to research the best possible design for this facility, there is no 100% guarantee that there will not be a spill or a leak of some kind, and if there is by the time it would be discovered in the test wells it is too late. Which location would be likely to have the least environmental impact if there is an accident?

Finally, Odors: It was stated at the meeting that the Marron Valley location would effect (at least-my addition as I think this will affect more residences) 31 home; whereas the Summerland site would affect ZERO. I think this is a major consideration.

I hope you find these comments useful and helpful in your deliberations.

Sincerely,

Dr. Richard Hawthorne, D.C.
RR#1 S20B C7
125 Taggart Cres.
Kaleden, B.C.
V0H 1K0

Sent: May-13-17 9:56 PM

Subject: Compost Site

I suggest that you take a look at the habitat mapping that you have including the biodiversity conservation strategy maps to determine the sensitivity of the ecosystems at the two sites. I couldn't locate the sites exactly (several documents wouldn't open)but it appears that the site in Summerland is already disturbed while the Marron Valley site might be an important habitat or ecosystem.

Composting is good but displacing an important ecosystem is not beneficial. It is like building a 10,000 square foot energy efficient "green" home on top of a red listed ecosystem.

Of course understanding the hydrology and hydrogeology of the site is essential.

Jillian Tamblyn

Sent: May-14-17 9:06 PM

Subject: Compost Facility - Marron Valley Site

Thank you for the information you provided at the consultation meeting on May 10 at the Kaleden Community Hall.

According to your presentation, my family will be the most directly affected by the smells that will come from the composting facility and will also be directly affected should the facility fail and there is any contamination of the water. We live at 355 Highway 3A – right on the 'S' curves.

I understand that the RDOS has not been granted access to the locatee land where the compost facility may be located. This raises a number of concerns for our family.

- 1) How can the RDOS seriously consider a site where you have not actually been able to do any testing or evaluation on site? Denial of access should raise a 'red' flag for the RDOS.
- 2) Given that the RDOS has not been allowed on the site thus far, can you guarantee 100% that access will be given for inspections?
- 3) Will the requirement for inspections be written into the lease with the locatee owner and in the agreement with the operators of the facility?
- 4) Who will do the inspections and will they be at regular intervals and done randomly?
- 5) Should the facility fail in any way and the water downstream is contaminated it will render the water in our well undrinkable and the irrigation water, for our crops, unusable. What is the RDOS prepared to do to compensate us for the loss of value and quality of life?

Thank you for your time.

Ginny Manning
355 Highway 3A, Kaleden

Sent: May-15-17 9:44 AM

Subject: RE: Compost Facility - Marron Valley Site

Hello Ms. Manning,

We have access agreements with two Locatee owners of the Penticton Indian Band. There is no denial of access. We are awaiting public consultation results to better understand the sites and local concerns before proceeding spending resources on assessing the sites. Local knowledge and public consultation are incredibly important.

If a lease is signed the RDOS would have unfettered access to the lease area.

Your question 5 regarding compensation is not one I can speak to. It is recognized that the compost site and curing area will need to be on a surface that will collect any potential pollutants. No contaminants may be allowed to come in contact with soil. Onsite monitoring wells at other facilities are installed and tested by RDOS staff.

Cameron Baughen, RDOS Solid Waste Management Coordinator

Sent: May-14-17 8:17 AM

Subject: Marron valley compost plant

I am a landowner at 101 Taggart crescent Kaleden and I will be directly affected by the proposed compost facility in Martin valley!

Not only will I have to smell the noxious doors depending upon the wind direction everytime I'm in my yard or if I want to open my window to enjoy some fresh air!
As well as everytime I drive to work and drive home again!

And as if this highway wasn't busy enough, they want to put 25 more large trucks a day on this dangerous windy mountain road!!!!
How many deaths is that going to cost?
And it is already almost impossible to merge onto highway 97, they want to put more traffic down there!!!
As well there is the probability that compost could leech into the water system of our lakes and wells!!!

Put it in Summerland where no properties will be affected! It's a no brainer!!!!

Monique Dupre
101 Taggart crescent

Sent: May 16, 2017 3:39 PM

Subject: IMMEDIATE REMOVAL OF PROPOSED MARRON VALLEY SITE FOR COMPOSTING FACILITY

Dear Ms. Karla Kozakevich,

Although you will be eventually receiving my opposition feedback to the proposed Marron Valley Composting Site in the form of summary notes from the RDOS, I feel it extremely important to send our letter directly to you as well for your consideration. Thank you, in advance, for taking the time to hear our concerns.

To the Board of Directors of the RDOS (Pentiction):

My husband and I attended the Marron Valley proposed composting facility site forum last night in Kaleden and am writing to further voice and document my concerns. Our last question to Cameron Baughen was perhaps the most impactful. My husband asked Cameron "If you were a property buyer, would you consider our house at 138 Bobcat Road" to which Cameron responded "No". Cameron just finished a presentation trying to educate residents about the site with another mission to dispel misconceptions and untruths about the proposed facility. But this simple question made everything crystal clear. With all of the research and facts and seven years of working on this project, it is clear that Cameron believes that the proposed facility poses considerable threats to our community as he would not even consider purchasing a home here if the site was approved. Here are my thoughts about why Cameron may not want to purchase a property in this community if the composting facility for Marron Valley proceeds:

1. **PROPERTY VALUE.** Pure and simple, the fear and a host of "unknowns" will clearly affect our property values. Now, this confuses me because if I was a buyer, and I was looking for property near the Summerland dump, clearly my property values would already have been addressed because the Summerland dump has been in operation for a long time. People choosing to buy a property near the Summerland dump have made an informed decision about the challenges they face if they choose to buy a property in that area. In stark contrast to the Marron Valley site, we have made an informed decision to live in this PRESTINE environment and have made lifetime investments based on the value of a PRESTINE environment. A composting facility in this area would have an extreme effect on property values, unlike the Summerland site where property values would not be affected negatively on the same scale. If I understood Cameron correctly last night, he said that the Summerland dump would actually IMPROVE with the addition of the composting facility. I see no improvements if the Marron Valley site is

chosen.

2. ODOUR. Again, I'm confused how Marron Valley could be considered an option when the odour output of 5 would affect 31 homes whereas in Summerland the forecast of a 5 output would be zero?!?! How the Marron Valley site is even on the table for discussion after this admission from the RDOS is completely astounding. We are talking 31 residences who will be affected. This is not simply a fact or a number....these are people. Real people who will be affected. 1 person....let alone 31 residences is enough to dismiss the Marron Valley site in its entirety.

3. TRANSPORTATION. The RDOS states that the Marron Valley site is better situated from a transportation standpoint. Again, the RDOS gathered statistics are completely out of line. Anyone with REAL driving experience on this proposed route will tell you with great passion that there are SERIOUS concerns with your transportation claims.

a) Highway 97

The traffic from Penticton to Kaleden is gaining volume at an alarming rate, and yet the infrastructure to support it is not changing nor is the potential to change it possible. I can say that in my daily travels I witness accidents on a daily basis. I am hoping to gather statistics to prove that this stretch of highway is not suitable for a plan that proposes to significantly increase traffic flow (both to and from the site and from both facility personal and the general public visiting the proposed site).

b) The Junction (97 and 3A)

PLEASE if you haven't had the experience of turning from 3A onto Highway 97 at different times of the day, I would encourage you to try it out. This is one of the most dangerous junctions I have ever experienced. Again, the accident rate at this junction is alarming. On a daily basis, I experience this junction, and most days I wait in excess of 5 minutes before I'm able to safely turn onto the highway. Most days, I fear for my life that I'm going to be killed while making the turn. This is not a route for increased traffic, especially for large trucks carrying waste materials.

c) Highway 3A

This highway consists of a serious elevation climb and switchbacks. In the winter, it is riddled with fog and black ice. In fact, this highway has its own separate "climate" from Penticton. Now, the RDOS has gathered climate information according to information available from the Penticton airport. Let me assure you, that the weather on highway 3A is very different than what Penticton experiences. Light drizzly days in Penticton often mean heavy snow on 3A and I have noticed a temperature difference of about 5 degrees from Penticton to Marron Valley. This often means treacherous driving conditions on this highway. The RDOS statement that the Marron Valley's proposed site is "less distance for compost waste transport" is really irrelevant. Less distance does not translate into a better situation for transportation. It does not take it not account any of the safety hazards associated with 3A. (Note: Nine hours after this email was sent, I asked for public feedback on a Penticton Facebook site about the hazards of the highway junction at 3A and 97. In nine hours, I collected 136 comments from the concerned public who all have concerns about increased traffic flow in this area. These comments have been directly submitted to the RDOS.)

4. INTEGRITY OF THE RDOS. Since buying our property, we have had a few occasions to visit the RDOS in Penticton. We have inquired about different ways that we could use our property in accordance with the ALR. The restrictions seem very tight, and we are grateful that we live in a place that protects the use of our land for the protection of our community. The choice to put a composting facility in this PRESTINE environment is completely perplexing to me. As homeowners, we are bound to very strict codes in how we treat our land...and yet these same codes seem not to exist when the RDOS is considering the "Marron Valley" site. The integrity of the RDOS is at stake with this site

decision. Furthermore, the RDOS also needs to take a closer look at the locatee land and how it has been abused and not addressed environmentally. How could the RDOS even consider entering into a relationship with people who have show utter disrespect and abuse of land and environment?

5. TIME CONCERNS. Decisions about the site choice seem to be moving quickly....and yet residents have been given one three hour meeting to address concerns. Many issues were brought up last night that either could not be addressed with satisfaction, or that the RDOS could not possibly answer because the information is not available. I do NOT understand how decisions can be made without having all of the information available. Organizations often use a "time crunch" tactic to aid in the decision making process as it limits people from becoming "too" informed, discovering the "truth" and banding together to take a stand. Please do not bully us in this way. RDOS says they want to work on a win-win situation...but by using these time crunch tactics, you are not helping to build a trusting relationship.

We firmly stand against the RDOS' consideration of the Marron Valley proposed composting facility, and request that it immediately be withdrawn from the list of considerations.

Regards,
Jackie and Jason Goodfellow
138 Bobcat Road
Kaleden, BC
VOH1K0

Subject: Regional Compost Site

Sent: May 17, 2017 2:02 PM

To Whom It May Concern

I am writing this to give a perspective on the proposed RDOS Regional Compost site on Penticton Indian Band (PIB) land leased by one of their Locatees.

I am very familiar with this particular parcel of PIB land. I have walked a significant portion of the land and even planted trees on this land all with the permission of the Locatee. It is a beautiful piece of property.

I am also very familiar with another property that is in close proximity to this proposed composting site. I have worked on and enjoyed the land owned by Phyllis Jmaeff in the Marron Valley and around Marron Lake. Phyllis' land is under a voluntary conservation program with Okanagan Similkameen Stewardship.

Although both these properties are beautiful in their own right, they are diametrically opposed when one considers the reverence in which the land is held by the respective owner and lessee. To put it simply, the Locatee's land is not cared for; the Jmaeff land is nurtured. This simply reflects what anyone can see if they drive by or through these properties.

In my opinion the Locatee and PIB are simply doing whatever they want with what could be a pristine environment. They are doing it for money and without regard for their neighbours or the environment. Again, in my opinion, to put management of such a large and potentially environmentally disruptive operation under the control of a Locatee who has shown disregard for the land is irresponsible.

I know these are harsh words. But, I encourage anyone to take a walk on both properties – even to simply "drive-by" and you will understand what I am expressing.

I must also add that if a private landowner was to propose to have the compost site on his or her land and it was next to a residential area on First Nation's reserve land there would be no second thought when the proposal would be rejected – and rightly so.

Thank you for your attention.

Yours truly,

David Johnson
102, 22 Abbott St
Penticton, B.C.
V2A4J2

To Whom it May Concern;

Having listened to the presentation on proposed sites for Organics this evening I believe that the Marron Valley site is the better of the two proposed areas.
I hope this can be done without major changes to the garbage pickup system that exists now.

J. J. Hest
Okanagan Falls, B.C.

Sent: May-18-17 5:21 PM

Subject: Concern over proposed Marron Valley Compost Site

Dear RDOS Chair Karla Kozakevich and OSRHD Chair Michael Brydon and Board of Directors:

I would like to take this opportunity to express my concerns over the proposal to locate the RDOS Regional Compost site on Marron Valley Road. I appreciate the efforts by the RDOS to document their concerns and listen to the people's concerns by letter and public forum.

I am particularly grateful to Cameron Bond for spending considerable time with me on the phone answering my inquiries. I understand the issues being addressed in particular are social, environmental and economic. I also understand that public consultation happens as local issues come first. I understand that composting will extend the life of the Penticton landfill and selling compost can help make the composting option more viable for RDOS.

I am a long time Penticton resident that frequents Marron Lake Mountain Springs Nature Retreat as do many others. Perhaps we make up an often unseen and unheard from majority. This pristine and serene area located 15-20 minutes from Penticton is an accessible, affordable getaway from the busyness and complexities of city life. I believe more and more people are and will be trying to find some momentary peace of mind and simplicity in their life. Marron Lake area is an opportunity to connect with nature via walking and hiking trails, bird watching or just sitting relaxing beside the lake or waterfall. Twice per year we have a near week long group silent retreat in this area with people from around BC. This weekend our family will be participating in a walk about and bird watching as part of the

Meadowlark Festival. I have also attended weddings at Marron Lake. A beautiful spot to spend special moments with family, friends and loved ones.

I am concerned about the impact of just mentioning the possibility of a composting site at Marron lake already has had. Uncertainty is painful both in the short term and long term. I am particularly concerned about the impact of odors from the facility with added impact with down drafts bringing the odors down to lake level. I believe technology can help solve some of this impact as has been discussed but there are uncertainties which could be costly in many ways if the short term solutions are required to be revisited. I am also very concerned about Increased truck traffic and dust. I am sure others can and have expressed these concerns more practically or eloquently than myself.

I appreciate that the RDOS believes that local issues should come first. If this is the case I believe maintaining the pristineness and serenity of the Marron Valley and Lake area will benefit all in the long run and reduce uncertainty of people looking for refuge by connecting with nature.

Yours sincerely

Tom Ashton

Sent: May-22-17 2:35 PM

Subject: Compost Sites Feedback

To whom it may concern,

Thank you for taking the time to consider the items in this email.

First, I want to commend staff on the work done to date. I attended the public consultation meetings in Kaleden and Summerland and Cameron showed a command of the issues and great patience with the attendees.

I have listened carefully to the questions asked and the answers provided. It seems that after a number of years the number of potential sites had been narrowed down, and near the end of the process the Marron Valley option became available and we now have 3 options before us

1. A compost site in Summerland very close to the existing landfill
2. A compost site in Marron Valley
3. A decision to look for a different site that would have reduced risk of failure, or if failure did occur, reduce the number of residents affected. (Brenda Mines comes to mind)

I understand that the final two sites both have pros and cons to them.

- Marron Valley is seen to be in a favourable location for transportation costs and road safety. Although the costs may be accurate I am concerned with the safety aspect. We have a driveway on the highway and had to make many modifications to our entry way with the Department of Highways because of the combination of traffic volume, speed, road conditions and the many curves. Adding more slow moving truck traffic that is coming onto and off of Highway 3 A seems problematic. You also have heard many complaints about the junction of 3A and 97. Summerland residents made it very clear that more traffic resulting from this site is a problem.
- Marron Valley is seen to affect more residents from an odour perspective than Summerland, although the Summerland residents are already dealing with that from landfill.

If everything goes to plan and you are able to use the right technology, on the right site and ensure that the right mix of materials is regulated the right way there “should be no problems for either site.” I know this was said in good faith, however, I would like to point out that each of the existing “problem facilities” thought they were using the right technology etc. Even if I was to concede that you have all the answers, these are for normal operation only, and we are very worried (both sets of residents, I am sure) of what will happen to our water systems should there be any type of disaster ie. wildfire, earthquake, or man-made negligence. Our drinking and irrigation water will be affected, and this is just too high a price to pay.

Speaking of price, you stated that the economics of each of the final two options are equal. To make this statement you must have some idea of the costs and potential revenues. I am struggling with how you have accounted for the taxation. It is my understanding that lease payments will go to either the locatee or to Summerland for the location and the numbers would probably be similar. It was also stated that the building of the facility would probably be done with public debt (funded by our taxes) and paid for by tipping fees and taxes. The Marron Valley site, although on locatee land, is governed by the Penticton Indian Band means that this tax revenue is paid to the PIB.

- Is my assumption on taxation correct?
- What is the expected tax revenue?
- Has the net tax benefit, that in Summerland could help pay for roads (a common complaint heard) or in Marron Valley – only benefit the PIB been taken into consideration in your economic calculations?

In short, although I commend the professionalism of staff throughout this process – neither of these sites is ideal, especially if there is an extraordinary event.

I am against the Marron Valley site as the risk to my lifestyle (odour), safety (traffic) and water is just too great.

I am also against the Summerland site, however, of the two options I do believe this is the one that directly negatively impacts the fewest people. It also looks to me that it may be the more economically attractive option.

I look forward to your response to the questions posed and/or my comments.

Best Regards,

Al Manning

355 Highway 3A
Kaleden BC
V0H 1K0

Sent: May-13-17 3:27 PM

Subject: compost comments

To Whom it May Concern,

Re:Marron Valley compost site

I attended the presentation at Kaleden Community Hall on Wed. May 10, 2017

I am writing to state that I am opposed to this location I am submitting my comments on the subject.

Land values: while I am outside the red zone for odors, I feel it is obvious that a facility such as this will have an impact on those properties nearer the site and with the way the B.C. assessment works my property value will be affected and if my assessment reflects this in the coming years, I would be looking to the RDOS for compensation. With others likely having the same thoughts, I think this could become a large expense.

Animal pests: when the subject of bears being attracted to the facility by odors the response was that there would be an electric fence around it to keep them out. This may well keep them out of the facility but will still attract bears (and other animals) to the properties around the facility.

Transportation: the information provided showed there is little cost difference between trucking to Marron Valley and the Summerland landfill, therefore cost is not a consideration in deliberations. I have heard elevation (the amount of climbing the truck would have to do) as a difference between the two sites, but I would think that has been considered in the costs involved (fuel) for the sites.

The issue of safety is a matter for debate.

While the trucks to the Summerland landfill would have to pass through residential areas, all of the major intersections are controlled and those that are just stop signs are in a low speed area.

During spring and summer months there is also a lot of bicyclists, and there is little or no shoulder from there to Hwy 97, so their safety has to be taken into consideration. They do tend to ride on the driven portion of the road and often not in single file.

The route to Marron Valley would have two(2) intersections that have stop signs and both (Marron Valley and Hwy 3a; Hwy 3a and Hwy 97) are on stretches of road with 80 or 90 KPH speed limits and have varying amounts of traffic, very heavy at certain hours and in summer months. The stretch of Hwy 3a where Marron Valley road enters is notorious for vehicles (especially motorcycles) travelling well above the posted speed limit. The RCMP frequently set up speed traps at Bobcat Rd. On one occasion we sat and watched them stop over 20 vehicles in just one hour. Talking to one of the officers, he stated they clocked a motorcycle at over 200KPH. This is just west of the Marron Valley entrance.

Also, as stated at the meeting by several commenters, there is the question of winter road conditions. Every winter on Road House Hill, I often see trucks stuck going up the hill and having to put chains on, which if this is an issue for the trucks hauling out there, there will be added travel time involved and will add to costs. I believe that the road is better maintained on the Summerland route, I don't have any evidence of this, just my opinion.

Other locations: The question of other locations was brought up but dismissed, stating these were the only two suitable and that Campbell Mountain did not have any area to provide enough space. Was this conclusion reached before the recent purchases of lands just below the land fill, by the RDOS? (these were purchased within the last 1 to 1 1/2 years due to contamination, this project as stated has been going on for 7 years). Would the addition of these lands make Campbell Mountain viable. I have partially read the "Organics Site Assessment – 2015" which states there are 16Ha at that location but would involve the expense of a road realignment. Would those costs not be offset by the savings in transportation? If Campbell Mountain is viable after these considerations, would it not make more sense to keep things centralized?

Environment: While I believe the people working on this project have done their best to research the best possible design for this facility, there is no 100% guarantee that there will not be a spill or a leak of some kind, and if there is by the time it would be discovered in the test wells it is too late. Which location would be likely to have the least environmental impact if there is an accident?

Finally, Odors: It was stated at the meeting that the Marron Valley location would effect (at least-my addition as I think this will affect more residences) 31 home; whereas the Summerland site would affect ZERO. I think this is a major consideration.

I hope you find these comments useful and helpful in your deliberations.

Sincerely,

Dr. Richard Hawthorne, D.C.
125 Taggart Cres.
Kaleden, B.C.

Sent: May-25-17 12:48 PM

Subject: Re: compost comments

Hello,

I have something to add to my previous comments.

In regards to the traffic, speed and road conditions, I would hope and expect that the board will consult with the RCMP and Argo road maintenance to confirm my comments(and all the comments of the other people who have made similar comments).

I would also like to know if the Ministry of Transportation has been consulted about the access to Marron Valley Road. I know this is an established intersection, but with the increased truck traffic entering and leaving the highway, will the MOT have something to say about the changes?

Regards,

Dr. Richard Hawthorne, D.C.
125 Taggart Cres.
Kaleden, B.C.

Sent: May-26-17 8:57 AM

Subject: PETITION AGAINST THE MARRON VALLEY COMPOSTING SITE

Ms. Schleppe,

I'd like to voice my concerns over the proposed composting site in Marron Valley.

The location for the proposed RDOS Regional Compost site at Marron Valley will have a negative impact on the environment and property values of all nearby homes and those downslope from the facility.

Other sites with less impact on current homeowners must be identified and that the Marron Valley location be immediately withdrawn from consideration

Sincerely,
Larry Arnett
437 Eastview Rd, Twin Lakes

Sent: May-29-17 2:19 PM

To: Cameron Baughen <cbaughen@rdos.bc.ca>

Subject: Further Opposition to the Proposed Compositing Facility Site at Marron Valley

May 29, 2017.

To The RDOS Directors and Mayors,

RE: Proposed Composting Facility at Marron Valley

As neither my husband nor I are educated in the technical aspects of establishing or operating a compost facility, we have sought the expertise and insight of a very experienced composting consultant. Our consultant has reviewed your public documents and research which has been presented as your basis for your decision making, highlighting many issues which should be of great concern to the **Greater Marron Valley Area** (including Kaleden, Penticton, Twin Lakes and Okanagan Falls), as well as you the RDOS itself.

Highlighted Issues of concern as follows:

In March of 2013, RDOS presented "Development of Organics Infrastructure" which stated, "You can safely compost anywhere but gets more expensive and harder closer to 'receptors'". There are predicted savings in locating at the Marron Valley site, however the capital costs don't accurately reflect the need for significant improvements in odour control. Based on experience at other municipalities receiving this type of waste, closed in reception areas and much larger air handling systems will be required than a small biofilter as proposed in the project. Also, it should be noted that membrane covered compost piles require air to be blown into the covers which significantly increases the odour units from newly set compost rows which does not seem to be reflected in the Odour Modelling.

In the Phase 2 Odour Modelling of 2760 Marron Valley Road, some of the assumptions used are erroneous. In composting operations, the site itself, the material composted and change in air consistency can affect the odour levels and air movements. To base these Table 2.3 Emission Factors on "general parameters" delivers irrelevant data. Receiving buildings without significant negative air pressure, high speed entry doors and air treatment beyond basic wood chip biofilters result in much higher odour emission levels than 0.082 OU/m3s. Based on your odour model and similar site experiences, some pointed out below, RDOS can expect to receive >300 odour complaints per year from local residents. Also, this assumes there are no operational issues on site, including limited airflow or treatment through the biofilter, more odourous inbound material in the receiving area, composting issues, etc. which will significantly increase the number of odour complaints. What is the cost to RDOS to investigate and respond to each one of these complaints.

Since this proposed site has nearby residents, the final cost of odour management will significantly outweigh any potential savings in transportation. Not to mention, as stated in your other feasibility assessments, the capital and site costs of having a new location versus locating on an existing landfill will be significantly higher.

RDOS must learn from the mistakes of other communities across Canada who have created large blunders in their community. Please contact Richmond, BC, who contracts out organic waste composting to Harvest Power. As published in the Vancouver Sun on November 29, 2016; "In recent years, the facility (Harvest Power Compost) has been the subject of hundreds of complaints from residents as far away as Vancouver, New Westminster, Delta, Surrey and Burnaby over the smells emitted from the processing plant. In recent months, Metro Vancouver, which is responsible for monitoring and ensuring air quality in the region, has received as many as 50 complaints per day" and more than 1,200 odor complaints in the past year. This shows that odour from these sites extends much farther than the 1km your Odour Modelling predicts. This demonstrates there will be a larger number of residents impacted by a site at Marron Valley and will increase time, costs and complaints for RDOS to manage.

In London, Ontario, Orgaworld London operates a in-vessel composting facility. The Toronto Sun reported on July 4, 2009 that "the environment ministry says it has logged 170 odour complaints against Orgaworld since January." The Orgaworld facility was forced to spend millions in upgrading the odour management system on the site while voluntarily closing operations until the improvements were complete. The site continues to receive regular odour complaints from residents several kilometers away.

One of the few composting facilities with a good track record is Walker Industries in Welland, Ontario. The reason they can do membrane cover composting without significant impact on residents is because they are located adjacent to a landfill and biosolids processing facility!

Our consultant focused wholly on the odour issue, but warns that water management and pest control are two other issues that warrant grave concern.

Based on the review findings of this information, it would be foolhardy and negligent for the RDOS to proceed with the consideration of the Marron Valley site.

Regards,

Jason and Jackie Goodfellow

138 Bobcat Road

May 30, 2017.

To The RDOS Directors and Mayors,

RE: Proposed Composting Facility at Marron Valley (Follow-Up to Mr. Cameron Baughen's response to our May 29th letter)

Yesterday, after receiving our letter highlighting the technical issues associated with the proposed Marron Valley Compositing site, Mr. Baughen responded and suggested that we take a closer look at the Net Zero Waste facility in Abbotsford, as it is “closer to the size and technologies proposed for the Marron Valley Road area”. The reason we did not address the Net Zero site in Abbotsford is because it is NOT a comparable site, even though the community consultation presentation lead us to believe that it was.

To begin with, Abbotsford Net Zero does not compost biosolids.

This is a KEY difference. Biosolids add considerable odour and offer many composting challenges that Abbotsford does not have to address.

Secondly, the air treatment in the two sites is not comparable according to the details published about the Marron Valley site. In addition, the building compositions are not similar at all. If you explore the Net Zero website and compare it to the community consultation information about building composition, there are significant differences.

Thirdly, there are a host of other variables that mark the two sites incomparable including different geographies, agriculture, watersheds, land use, and climates which all play key roles in many of the issues discussed.

Lastly, the makeup of the inbound waste materials is also not comparable. It is common knowledge that composting organic food waste with green waste (when organic food waste makes up less than 15% of the total product mix) is relatively simple with lower odour output. The Marron Valley published feasibility documents state that 40% of the product mix is assumed to be biosolids and organic food waste. Anyone with experience in the operation of a successful composting operation would agree that a 40% mix will produce significant odour and produce poor quality compost. Clearly, this is not a comparable either.

From our research, it appears Net Zero has an onsite treatment of their leachate. In the community consultation, there was a very brief and downplayed discussion about leachate and its on site collection process. We have learned that leachate is a very important topic that needs to be addressed in much more detail as it is high in hydrogen sulfide which is a very dangerous gas and ammonia. Leachate and its handling will add to the complexity of the issues already being addressed. From the lack of information available about leachate and the Marron Valley site, it is unclear whether the leachate treatment is a comparable item....however, based on all of the other variables that are not comparable, trying to find similarities between the two sites is really not feasible. Comparing apples with oranges is how we would best describe the similarities between the Net Zero facility and the one proposed in the MarronValley.

We find it disturbing that the locatees (whose land is being considered) were given personal tours of the Net Zero operation and were told that the Net Zero facility was a comparable facility. They would have had none of the above information presented to them, nor would they have had access to differing views about the facility. In short, I believe this was a misrepresented sales pitch.

Thank you for the opportunity to address the key differences between the two sites, and the issue of a misrepresentation.

Regards,

Jason and Jacqueline Goodfellow

138 Bobcat Road

Sent: June-01-17 8:05 AM

Subject: Effects of even considering Marron Valley for a composting site

Here are a couple excerpts from our realtors that you should be made aware of. I have not received their permission to quote them so I will delete their names for now. They are actively trying to sell our property in Marron Valley and following is an email conversation between them that was forwarded to us the sellers.

"Can you please provide feedback from the second viewing at 760 Hwy 3A?"

"Honestly, I think the tipping point was the scare about a possible organic composting site. The property was too big (but they would make due), high in their budget, but doable, would prefer the barn to be closer to the house....but manageable.....it was the "possible future potential" for the composting site that tipped the scale."

"I am so sorry to report that back to you -----".

Then my realtor sent me this email:

"It certainly appears we have lost one potential buyer due to the potential of that site being chosen in the neighborhood."

Regards,"

So Dear Directors, is the RDOS willing to sacrifice MILLIONS of dollars of property values of dozens of residents in this very pristine Marron Valley community in order to save a few thousand dollars because they consider us to be most centrally located? Would you do this to your own community and constituents, or to yourself personally when there are other areas available that will affect NO HOMEOWNERS OR PROPERTY VALUES? I seriously doubt it. **Please give this careful consideration, thanks.**

Sincerely,

Randall D. Castle

760 Hwy 3A in Marron Valley

Sent: June-02-17 8:32 AM

Subject: Property Values at the Marron River Road Site for the Proposed Compost Facility

Dear Cameron and the Board of the RDOS:

You have received many letters from the community, several petitions and some press on the many aspects on the proposed the Marron River Site.

I want to focus your attention to an aspect only touched upon - property value costs. As you know, more than a few of us have property for sale. There are at least three above \$1 million. Mine is listed at \$2.5 million. It is inside the odor zone, as is at least one other property for sale. Imagine that one or more of those properties has had potential buyers. Now, think about what the real estate agents have had to disclose about the implications of your proposed site. Several of us have had recent lookers, but those potential buyers walked away from contracts. Can you actually imagine any of those potential buyers would write a contract knowing what is possibly out there? Is this actual damage? I would say so. Could we property owners trying to sell sue you for already damaging our property values? I think we might have standing if the buyer expressly said they would not buy because of the proposed site. There is no question our property values have been impacted. Not just those for sale, but everyone in the area.

But the big question for you is - would any one of you ever buy one of our properties in the odor zone today? Really, in your heart of hearts, would you? If you answered "no", then damage to our homes has already occurred.

Please remove Marron River Road as a proposed site as soon as possible.

Thank you for your consideration.

AmyJo Clark

Sent: June-04-17 7:31 AM

Subject: Summerland Organics Siting Document

To: The RDOS Directors, Mayors and MLA's

Mr. Baughen of the RDOS was requested by staff of the District of Summerland to prepare [a memo](#) of the perceived benefits of a Regional Compost Facility adjacent to the Summerland landfill. Attached to this email is Mr. Baughen's memo which was presented to the district of Summerland Committee of the Whole on May 8, 2017 and which is publicly posted on the Summerland website.

Please read [the memo](#). It makes a very positive view of selecting Summerland for the RDOS Regional Compost Site. I have made the following summary and comments regarding the memo:

1. The Summerland site does not require re-zoning and is in an area of a number of gravel extraction operations and is the site of the Municipal solid waste and compost facilities.

Comment: Although the Marron Valley Site would not require re-zoning as it is part of the PIB, the land surrounding the site is zoned ALR and some is being used for growing hay and grazing cattle. It seems somewhat hypocritical for the RDOS to sidetrack the intent of the ALR regulations by utilizing land that physical should be part of the ALR and using it as if it was zoned M4 - Resource Industrial Zone. The better use of this land would be agricultural which would make for better neighbours. The Marron Valley site is not currently disturbed by industrial operations.

2. At the Summerland site, the RDOS will make lease payments on the property to the District of Summerland at a rate based on a fair market assessment and the District of Summerland would be the recipients of a tax rate that the facility will be assessed.

Comment: At Marron Valley all RDOS lease money accrues to a single individual untaxable by the RDOS and there will be no taxation of the facility by the RDOS. The lease and tax money at Summerland could be used for upgrading Prairie Valley Road or for building a partial by-pass.

3. No additional buffers are required at the Summerland site by the Province and placing a composting site within the present buffer area may be the highest and best use of the land.

Comment: The Marron Valley site is located in an area, but not in, the ALR and the best use should be consistent with the intent of ALR zoning. This area is also environmentally fragile which slopes down to Marron Lake and a popular Meadowlark Festival Event. An archaeological impact assessment has not been conducted and it is likely that many artifacts will be found.

4. At the Summerland site, improving the current composting process will increase the value of compost for local growers and reduce the cost for shipping for local growers.

Comment: Compost produced by the Marron Valley site would increase the transportation costs for local growers of the Summerland area.

5. An operational compost site in Summerland will produce credits applicable under the Climate Action Revenue Incentive Program which would allow local governments to meet obligations under the BC Climate Action Charter and help fund the compost site which would allow for lower tipping fees which will save Summerland money.

Comment: At Marron Valley, no credits applicable under the Climate Action Revenue Incentive Program will be generated for Summerland or the RDOS.

6. Approximately 3 full time jobs and several part time jobs are expected. Workers would be needed for heavy equipment, scale house operation and office work.

Comment: At the Summerland site, employees will likely be Summerland residents.

7. At the Summerland site, odour modelling indicates that no homes would be within the mapped 5 odour unit limit. Also the wastewater treatment sludge from the present windrow composting at the Summerland landfill would be treated at the Regional facility for reduced odour at the present site.

Comment: Odour modeling has indicated that 31 homes may be affected by odour at Marron Valley. Going ahead with the Marron Valley site with prior knowledge that property values already have been adversely affected may leave the RDOS vulnerable to a lawsuit in an amount equal to the loss in property values plus legal fees. Tax payers of the RDOS do not want another situation like the 1997 Blackwell Stores lawsuit which resulted in a bill of \$5.2 million to Naramata residents.

8. A maximum of 20-25 vehicles a day could access the site to deposit materials, although most days there would be fewer. The vehicles would be properly sealed and monitored and would not release an odour until they are unloaded within a building with odour control.

Submitted by Ken Lintott
118 Bobcat Road, Highway 3a

Sent: June-06-17 10:52 AM

Subject: Marron Valley Composting Site

To whom it may concern

It has been brought to my attention that the RDOS has proposed a site for a composting operation within an area that is occupied by a number of families. This type of operation would have a significant negative impact on the owner's use and enjoyment of their homes and properties and also on the value of these properties.

I am lending my voice to those that are opposing the composting operation in this location.

Sincerely

Beth Garrish

Nancy Baron
9- 3333 South Main St.
Penticton, BC
May 13, 2017

Dear RDOS Directors and Board,

I am writing to express my concern and express my view that the Marron Valley area is highly unsuitable to industrialization and particularly as a location for the new Composting Facility for the Okanagan.

Environmentally, composting is of course something we should be doing, but the location and siting of an industrial facility that will involve trucking wastes in and out should be in areas that are already industrialized or disturbed -- and certainly not near pristine habitats, bodies of water and abundant wildlife.

As a biologist, and someone who grew up in the Okanagan and was an ambassador for what a special place this is, beginning in high school as a Penticton Peach Queen in 1974, I have subsequently travelled the world and come back to the Okanagan and live here part-time. I hope to retire here. I have seen what world-class natural riches the Okanagan and Similkameen possess.

Yet rapid and rampant development in recent years is eroding them fast. These are riches once spoiled that can never be regained. There is far too much emphasis on development and far too little on protecting and ensuring the future of what makes this part of the world so special - a place tourists want to come and visit (and spend their tourist dollars) and enjoy its beauty and nature.

Above all we need to protect the natural values and ecosystem services for the people who live here and the animals that also call this home. I am highly concerned too for what this would mean for the future of the Mountain Springs Nature Retreat and the nature and wildlife it protects.

The Marron Valley is an increasingly rare gem of a place for wildlife and nature. It is the most unsuitable location imaginable to introduce trucking, traffic, dust and likely leaching of nutrient contaminants into a pristine lake. I urgently request that you take this option off the table and find a location that requires less distance trucking and in an area that is already industrialized, not where it is will attract what little wildlife is left to their ultimate demise.

As a final personal note, Mr. Siddon I have always respected your leadership and courage as a decision maker. I was happy when my friend Dick Cannings told me you had retired to Kaleden and we have spoken often of you in glowing terms for what you have done for Canada. I hope you will make a decision that will permit nature to endure in this special area near your now home and find a better alternative location for an industrial composting system.

Thank you for listening,

Sincerely,

Nancy Baron

Brenda Leir
387 HWY 3A
Kaleden BC

May 13, 2017

Proposed Regional Compost Site
2760 Marron Valley Rd.

To: RDOS Board of Directors,

Re: Issues Regarding the Proposed Regional Compost Site 2760 Marron Valley Rd

Background,

My family and I are third, fourth and now fifth generation property owners along the Highway 3A in Marron Valley and we have resided at 387 Highway 3A for some 30 years. You can appreciate that our roots run deep.

Marron Valley, from the junction of Highway 97 and 3A to Twin Lakes, is a unique jewel in the South Okanagan that is blessed with numerous environmentally sensitive riparian areas, unusual ecosystems, home to many species at risk and the pristine Marron Lake and River. Fortunately, this valley has developed slowly and gently over the years as new neighbours have been drawn to the rural lifestyle it offers. Stewardship is a responsibility that we all take seriously. To date Marron Valley attracts and welcomes "like minded" folks.

We have read in detail the RDOS feasibility study, the Tetra Tech report, and overview bulletins. We all attended the May 10, 2017 forum to discuss the Proposed Regional Compost site at 2760 Marron Valley Rd and are now witting to state our concerns.

When asked for a timeline for a final decision to choose the site for the new compost facility, Mr. Baughen replied "June 2017" Seriously? We only hope that this date was chosen by the RDOS naively in belief that there would be no opposition or concerns brought forward from us, the residents. We sure that by 9:30 pm Wednesday, May 10, 2017 Mr. Baughen realized that there are many more concerns, issues and very real dangers that need to be heard, taken seriously, and addressed by the RDOS.

The following are our thoughts and concerns that we feel the Directors should take into consideration before making a final impactful decision.

AIR QUALITY

Tetra Tech has provided the RDOS with a long, detailed, and we're sure expensive document, explaining the anticipated impact that this proposed facility will have on the air quality in Marron Valley. This data was modelled from CALPUFF/CALMET technology. When questioned, Mr. Baughen acknowledged that absolutely no on-site data or observations had been gathered at all. No attempt had been made to speak to the area residents for "real life day to day" information. Given these facts, we are left to conclude that the RDOS is willing to accept only the tech data from off-site sources stating that 31 homes, households and families will be affected. Having lived in this area for 30 plus years, we challenge that number and suggest that your data seriously underestimates the number affected. For the record, that same data states clearly that the proposed Summerland site will affect Zero homes.

ENVIRONMENT AND WATER

When asked, Mr. Baughen acknowledged that there has not been any Environmental study, Hydrology report, Soil Testing, Perk testing, Seismology report or any other data at the Marron Valley Rd site or surrounding areas. We are surprised to learn that an archeological study has not been conducted at the site either. When we pressed for a reason for the lack of these studies, we were advised that the RDOS has been waiting for, and only just received an access permit from the PIB. We find it unbelievable that the RDOS is this far along in the decision making process and feel confident in making a decision of this magnitude without any on-site information and having never set foot on the site.

Again, no attempt has been made by the RDOS to talk to residents about the surrounding area. No reference to Marron Lake, Marron River, the extensive water course and aquifer directly below this proposed Regional Compost Site has been made.

We cannot emphasize strongly enough the devastation that will occur if even a minor failure occurs in the proposed facility. The irreversible contamination to water quality, residential wells, sensitive Eco systems, riparian areas, species at risk, agricultural irrigation, (whose end product will end up on your table) Skaha Lake, and potentially hundreds of homes. The potential health risk to many many people is very real.

Other than the weak attempt to estimate the number of homes affected by air quality all of the RDOS bulletins disregard the potential devastation to the surrounding "off site" environment. The RDOS bulletins state loosely and hypothetically that all composting would take place on a concrete pad and within a building, allowing no leachate. Furthermore there is no certainty as to what composting system will be used. There appears to be no idea what will happen to or how the end product will be stored. How the waste water sludge will be handled is also very unclear.

Let me say, given the lack of actual data, no on site studies, no real life feedback, no commitment to any particular process and only recent access to the site, this promise of NO possibility of any failure does little to comfort us at all.

TRANSPORTATION

In the RDOS overview of March 27, 2017 I quote “early stage discussions with B.C Ministry of Transportation and Infrastructure did not express concerns with trucks entering or leaving Marron Valley Rd”. Twenty to Twenty-Five heavy trucks per day inbound equals 20-25 heavy trucks per day outbound. Add to that an unknown number of trucks/vehicles in and out per day to pick up end products. Mr. Baughen agrees that this adds up to many more than the 20-25 trucks per day as initially indicated.

These heavy trucks will be executing left turns both exiting from and entering highway 3A, a four lane highway posted at 90 km/h will be a serious risk. Now add winter driving conditions, heavy snowfall, white-outs and fog, reducing visibility to zero. Then, as winter driving conditions fade into spring tourist season increases traffic volume exponentially. In tourist season, we are dealing with drivers who are unfamiliar with the highway and are unpredictable to say the least.

Yet another accident waiting to happen.

Roadhouse hill (“S” curves) already presents a critical problem for existing day to day traffic. There is a significant grade increasing in elevation with long curves and only narrow shoulders. Two lanes travelling uphill (westbound) and one lane travelling down hill (eastbound) with a number of driveways entering the highway. During the winter this hill is tough to keep open and traffic often slows to a crawl. We have witnessed numerous heavy trucks and semis creeping up the hill in their lowest gear, often spinning their tires the whole way up. In the same way lowering themselves down the hill. These slow conditions create impatient drivers who behave irrationally and make unsafe decisions thereby putting everyone at risk. At least four times a year I meet vehicles coming down the hill in the centre lane attempting to pass heavy trucks as I travel uphill in the same lane.

Yet another accident.

The junction of highway 3A and 97 is well known for congestion and confusion. Start with North-South traffic travelling at 80 km/h, now blend in the East-West traffic at 80 km/h. If that isn't enough, add truck and weigh scale traffic. All entering and exiting at various stages and speeds with little more than the odd stop sign to guide them. It is not easy to clearly describe this traffic pattern in writing, try to imagine actually doing this disastrous dance daily. Now blend in an additional minimum of 20-25 slow accelerating heavy trucks, into 80 km/h traffic

Yet another accident.

FIRE PROTECTION

January 2017 we spoke to fire chief Bailey, from the Kaleden Fire Department, to ask if they would consider expanding their territory to include Marron Valley. She advised me that this is an RDOS decision and that the RDOS is not considering any expansions at all. Over the years we have experienced a number of man made fires, and would like to know what fire protection plan the RDOS has in place to protect this proposed multi-million dollar tax payer investment.

SITE ACCESS

Is the RDOS concerned about site access? It appears that after several years of site consideration, the RDOS only now has received permission to access the site. At this late date it was too late to have adequate testing completed to bring the results to the one time public forum or even in time for you, as voting directors, to make a truly informed decision.

I am sure that some of you will remember the roadblocks set up in the years past by the members of the Penticton Indian Band, restricting access to whom they did not want there. Armed members in camouflage attire were anything but welcoming.

You speak confidently that you will negotiate a 50 year lease with Indian Affairs, individual Locatee and the PIB. Can you honestly look into your crystal ball and tell us that the rules in this game won't change as the generations change? Those of us who have experienced this journey in years gone by, would caution you.

OTHER OPTIONS

Mr. Siddon mentioned several times that Vancouver hauls their waste to Cache Creek and we must get our heads around the fact that we must pay to deal with our waste.

He is right!

We asked Mr. Baughen about the Brenda Mines site and were told that the transportation cost was unreasonable. We have done some research and find that yes, it is longer in terms of kilometres, but still much less distance than the city of Vancouver hauls their waste. With some creative truck scheduling, the Brenda Mine site could be the choice that will take the waste out of the Okanagan Valley, solve the odour problems and make beneficial use of the land that has been subjected to all, that mining leaves behind. We challenge you to think outside the box.

Yes Mr. Siddon, you are right! We have to pay to haul it away.

The cost of trucking is a predictable and tangible cost that can be built into the budget. The costs to the environment, Eco systems, the water, the air quality, property values, lifestyles and the families in Marron Valley are priceless.

CONCLUSION

- Even after taking the time to study the feasibility study, the Tetra Tech report, numerous RDOS overviews and attending the three hour public forum, we are still unable to comprehend why 2760 Marron Valley Rd is even one of the RDOS options at all.
- You will be basing your vote on no on-site data. The necessary data for air quality, water quality, environmental impact, archeological site study, seismic study, hydrology report, soil testing, and more for this site and surrounding areas are missing.
- With a 'Yes' vote you will be creating a transportation nightmare, not to mention incurring the unknown cost to attempt to address the many highway risks.
- You will be willingly entering into a lease agreement where you could likely face many unforeseen challenges and delays. The extended time that the PIB took to allow the RDOS permission to access the Marron Valley Rd site should be '**Red Flag**'
- Apart from the fact that with a 'Yes' vote you will be knowingly negatively impacting people's lives and you will without a doubt dramatically reduce our property values, we beg you to acknowledge that this is not a matter of **IF** there will be an environmental disaster but **WHEN**.

We are confident that not one of you will be proud to claim a Regional Compost Facility in this pristine valley as your legacy.

This family's third, fourth and fifth generation are firmly opposed to the proposed Regional Compost site at 2760 Marron Valley Rd and insist that it be immediately removed as an option.

Thank you for your efforts and hard work, we trust that you have taken our concerns to heart and will stand beside us to preserve this treasure we call home.

Your's Truly,

Brenda Leir

Patti Montgomery

Barbi Montgomery

Stewart Quaadvlieg

Cheyenne Quaadvlieg

From: Ron and Phil Spencer

131 Bobcat Road

Kaleden, BC

May 18, 2017.

In regards to concerns over the Marron Valley proposed Compost facility.

We have read several letters sent to you from our neighbours which we in most all cases totally agree with. We both attended the meeting with Cameron on May the 10th at the Kaleden community centre as he presented his proposal.

I have spent 7 years living in Marron Valley and Phil has spent 40 years here. Our biggest concern is of course, the risk of leaching to Marron Valley Lake and surrounding properties which over the years will most certainly occur. Once that happens there is NO going back. It is not a question of if – it is when.

Cameron stated the facility would be built on a cement foundation and covered however as that ages there is too much risk of contamination along with the tires on the trucks and the boxes will at times have spills. Also ,having lived here this long we are very aware of the lack of environmental respect the natives have. The place is already a mess as nobody exercises any authority over them. You have to keep in mind that the RDOS would be dealing with one Locatee – not the PIB!

Then of course we would have to deal with the odour. Especially in the summer months when it gets hot it will smell – just drive by the sewage plant in the summer and get the whiff's – nobody would like to live close to that. That alone would de-value the properties.

I drive to Penticton Airport every day (almost) and can assure you the weather/ road conditions are sometimes very different from what we have at the airport.

Especially in the winter months. Cameron stated there would be up to 25 trucks per day on this highway. We assume that is deliveries to the facility but what about trucks taking composite away to customers? This would add many more.

No fire protection is valid – it does not exist. Also Cameron stated that the odours would attract Bears & Birds so they would have to surround it with an electric fence. Isn't that nice – they will still come and end up on our properties which we already try to make sure we do not attract them.

Our property has already been de-valued with this proposal in place. Although we can appreciate the problem the RDOS faces in relocating this Compost facility-the risks to Marron valley are simply too great to consider.

At present this is a very pristine valley and to see it destroyed would be atrocious!

Once any pollution enters that lake and aqua-fur's it's all over!

Needless to say – we are strongly against this proposal

We trust that you will do the right thing in voting.

Yours truly

Ron and Phil Spencer

Phyllis Jmaeff
564 Hwy 3A
Mountain Springs Nature Retreat B&B

May 27, 2017

Re: Regional Compost Site at 2760 Marron Valley Rd.

The words that have been used to describe MOUNTAIN SPRINGS NATURE RETREAT are: pristine, oasis, peaceful, serene, natural, and beautiful. These qualities of the land are my life's work to preserve. Words cannot adequately describe this property. I beg you to visit and you will understand why it would be a catastrophe to build a composting site on Marron Valley Rd. and allow the possibility of the pollution of the lake, pollution of the air and pollution of the sounds of nature.

I have worked diligently to preserve this land in its natural state and to make improvements when necessary. As a Steward of this property, I have been fortunate to have the north side fenced off to protect the riparian area from wandering horses and cows. This project was facilitated by SOS Stewardship.

There are 340 acres here and I encourage school groups, hiking groups, adventure groups to spend the day on the trails, visit the waterfall, swim in the lake, sit by the marsh. I charge \$5/person/day, no charge for children. There have been beautiful outdoor weddings and Zen Retreats at the B&B.

I have been a vendor at the Penticton Farmers' Market for 24 years offering Certified Organic vegetables and berries.

There are MeadowLark Festival sold out tours every year, often with the same people returning year after year. This year there were 50 people who signed a petition against the building of a composting site in Marron Valley.

Mountain Springs is my livelihood, my passion to protect. I have worked hard to preserve this precious land and now it is time for the RDOS to step up and honor MOUNTAIN SPRINGS NATURE RETREAT.

2.

There HAS to be an isolated area in this region to locate a composting site.

I strongly suggest providing more education encouraging personal composting and bringing into the public's awareness the challenges of regional composting.

Most sincerely

Phyllis

Dear RDOS Chair Karla Kozakevich and OSRHD Chair Michael Brydon and Board of Directors:

I would like to take this opportunity to express my concerns over the proposal to locate the RDOS Regional Compost site on Marron Valley Road. I appreciate the efforts by the RDOS to document their concerns and listen to the people's concerns by letter and public forum. I am particularly grateful to Cameron Bond for spending considerable time with me on the phone answering my inquiries. I understand the issues being addressed in particular are social, environmental and economic. I also understand that public consultation happens as local issues come first. I understand that composting will extend the life of the Penticton landfill and selling compost can help make the composting option more viable for RDOS.

I am a long time Penticton resident that frequents Marron Lake Mountain Springs Nature Retreat as do many others. Perhaps we make up an often unseen and unheard from majority. This pristine and serene area located 15-20 minutes from Penticton is an accessible, affordable getaway from the busyness and complexities of city life. I believe more and more people are and will be trying to find some momentary peace of mind and simplicity in their life. Marron Lake area is an opportunity to connect with nature via walking and hiking trails, bird watching or just sitting relaxing beside the lake or waterfall. Twice per year we have a near week long group silent retreat in this area with people from around BC. This weekend our family will be participating in a walk about and bird watching as part of the Meadowlark Festival. I have also attended weddings at Marron Lake. A beautiful spot to spend special moments with family, friends and loved ones.

I am concerned about the impact of just mentioning the possibility of a composting site at Marron lake already has had. Uncertainty is painful both in the short term and long term. I am particularly concerned about the impact of odors from the facility with added impact with down drafts bringing the odors down to lake level. I believe technology can help solve some of this impact as has been discussed but there are uncertainties which could be costly in many ways if the short term solutions are required to be revisited. I am also very concerned about Increased truck traffic and dust. I am sure others can and have expressed these concerns more practically or eloquently than myself.

I appreciate that the RDOS believes that local issues should come first. If this is the case I believe maintaining the pristineness and serenity of the Marron Valley and Lake area will benefit all in the long run and reduce uncertainty of people looking for refuge by connecting with nature.

Yours sincerely,
Tom Ashton

To whom it may concern,

Thank you for taking the time to consider the items in this email.

First, I want to commend staff on the work done to date. I attended the public consultation meetings in Kaleden and Summerland and Cameron showed a command of the issues and great patience with the attendees.

I have listened carefully to the questions asked and the answers provided. It seems that after a number of years the number of potential sites had been narrowed down, and near the end of the process the Marron Valley option became available and we now have 3 options before us

1. A compost site in Summerland very close to the existing landfill
2. A compost site in Marron Valley
3. A decision to look for a different site that would have reduced risk of failure, or if failure did occur reduce the number of residents affected. (Brenda Mines comes to mind)

I understand that the final two sites both have pros and cons to them.

· Marron Valley is seen to be in a favourable location for transportation costs and road safety. Although the costs may be accurate I am concerned with the safety aspect. We have a driveway on the highway and had to make many modifications to our entry way with the Department of Highways because of the combination of traffic volume, speed, road conditions and the many curves. Adding more slow moving truck traffic that is coming onto and off of Highway 3 A seems problematic. You also have heard many complaints about the junction of 3A and 97. Summerland residents made it very clear that more traffic resulting from this site is a problem.

· Marron Valley is seen to affect more residents from an odour perspective than Summerland, although the Summerland residents are already dealing with that from landfill.

If everything goes to plan and you are able to use the right technology, on the right site and ensure that the right mix of materials is regulated the right way there “should be no problems for either site.” I know this was said in good faith, however, I would like to point out that each of the existing “problem facilities” thought they were using the right technology etc. Even if I was to concede that you have all the answers, these are for normal operation only, and we are very worried (both sets of residents, I am sure) of what will happen to our water systems should there be any type of disaster ie. Wildfire, Earthquake, or man-made negligence. Our drinking and irrigation water will be affected, and this is just too high a price to pay.

Speaking of price, you stated that the economics of each of the final two options are equal. To make this statement you must have some idea of the costs and potential revenues. I am struggling with how you have accounted for the taxation. It is my understanding that lease

payments will go to either the locatee or to Summerland for the location and the numbers would probably be similar. It was also stated that the building of the facility would probably be done with public debt (funded by our taxes) and paid for by tipping fees and taxes. The Marron Valley site, that although on locatee land is governed by the Penticton Indian Band means that this tax revenue is paid to the PIB.

- Is my assumption on taxation correct?
- What is the expected tax revenue?
- Has the net tax benefit, that in Summerland could help pay for roads (a common complaint heard) or in Marron Valley – only benefit the PIB been taken into consideration in your economic calculations?

In short, although I commend the professionalism of staff throughout this process – neither of these sites is ideal, especially if there is an extraordinary event.

I am against the Marron Valley site as the risk to my lifestyle (odour), safety (traffic) and water is just too great.

I am also against the Summerland site, however of the two options I do believe this is the one that directly negatively impacts the fewest people. It also looks to me that it may be the more economically attractive option.

I look forward to your response to the questions posed and/or my comments.

Best Regards,

Al Manning

355 Highway 3A
Kaleden BC
V0H 1K0

Marron Valley Compost Site versus the Net Zero Abbotsford Site

It has been suggested that those who are opposed to the Marron Valley Compost site should look at the Net Zero Waste location in Abbotsford as an example of a good composting operation.

Cameron Baughen is smart, passionate and a good communicator who genuinely cares about proposing an ideal composting solution.....he is, however wrong in comparing the Marron Valley site to the Net Zero Waste Abbotsford site. I realize that Mr. Baughen is referring to the Net Zero Waste operation in Abbotsford as an example of the type of compost operation that the RDOS should copy, and perhaps it is, but also copy its location. Find a previously contaminated or remote or industrial agricultural location.

Net Zero Waste, Abbotsford is located 2 kilometers from the closest residential subdivision (not 600 meters from residences at Marron Valley), and is surrounded by large commercial farms and farmhouses. The site was originally Jayendee Farms which operated as a hog farm since 1984. The manure was utilized on the land owned by the farm as well as surrounding lands.ⁱ Bordering the site on the south is the Southern Railway of BC and bordering on the north is the Skydive Vancouver Airport. The west side is bordered by a large commercial farm running numerous heavy tractors as is the land to the east. Less than a kilometer away is a chipping and wood recycling company called Valley Carriers and 450 meters away is RJR Poultry Farms. Less than 350 meters away is the large Lally Farms commercial berry operation.

Anyone who has driven along Highway 1 in the Chilliwack /Abbotsford portion of the Fraser Valley has noticed the intense odour of manure covered fields. This is farm country! Anyone moving there must be aware beforehand that hog and chicken farms, cattle and manure covered fields as well as agricultural related industry are part of the environment with the accompanying noise and odours produced.....of course there have been no complaints regarding Net Zero Waste by the relatively smaller amounts of odour and noise produced by Net Zero compost....it is located in an already noisy, odoriferous, industrial agricultural area and was formerly a hog farm producing manure spread on adjacent lands!

Marron Valley, on the other hand, is home to small acreages and some hay land. There are no large commercial farms or noisy industry. Most people who have moved here in the past did so because of the quiet rural acreages and small scale ranching or gardening activities. Many are retired. Anyone who takes the time to view both Abbotsford and Marron Valley would quickly see the difference in land use and lifestyle.

In another situation, Net Zero Waste proposed to Metro Vancouver to construct a compost site on ALR lands, and although Net Zero Waste was selected as the preferred proponent for the eastern region, they were turned down because the 10 acres was in the ALR.ⁱⁱ

The lands adjacent to the Marron Valley site is zoned ALR. The proposed site is on an Indian Reservation and therefore doesn't require re-zoning to allow for industrial use. The location would unlikely be re-zoned if it was in the ALR since it is prime flat land that would be better served as agricultural grazing or

for growing feedstock. The RDOS appears to be doing an “end run” from the objective of the ALR regulations.

It is inconceivable that a location on crown land east of Penticton or Okanagan Falls, on Weyerhaeuser Rd., Beaverdell Rd. or Greyback Mountain Rd. can't be found and leased from the crown for less than the cost of a lease from the Penticton Indian Band locatee. Some of that crown land has been mined and logged and is not in the ALR. Transportation costs may be higher but take a look at the experience of the Squamish / Whistler compost debacle.

Composting began in Squamish in 2004 by Carney's Organic Recycling where he spent an initial \$7.5 million investment and an additional \$1 million and still had 100's of complaints due to odor.ⁱⁱⁱ The Squamish council shut down Carney's composting in September 2006 due to the complaints and the inability of Carney to correct the problem.

Carney is reported by a friend of mine, who knows him, that he is a hard working individual with a great deal of sympathy for residents and spent a great deal of money attempting to get a system that would stop the odor and complaints; but money, good character and promises by experts does not necessarily solve a problem.

In 2007 Whistler purchased Carney's equipment for \$1.8 million^{iv} and moved the site to the Callaghan Valley where it was and is operated by Carney. The cost of equipment and construction was estimated at about \$6 million but cost \$13 million^v. They are using state of the art in-vessel composting **tunnels** (my emphasis). Note that the site is 4 Kilometers southwest of the Whistler Olympic Village and 4 Kilometers from the Brew Creek center, the closest residents to the site.

The resulting successful composting operation shows that choosing the wrong site in the beginning can have huge costs to residents and the municipality. I am not an expert nor knowledgeable about various composting methods but it is clear that concrete tunnels located a **great distance from any residence** is one method that can be successful; and choosing the wrong location can have dire financial consequences to nearby residents and taxpayers.

The Squamish example is just one of many compost sites that have caused problems due to location and the inability to control odors.

Again, I stress to the RDOS that the Marron Valley Compost Site location is wrong for many reasons outlined in this and previous letters by many neighbours and myself.

Submitted by Ken Lintott
Bobcat Rd. Highway 3a, Marron Valley

Sources

ⁱ Proposal for Property at 5050 Gladwin Rd for Use as a Composting Operation and Compost Utilization Demonstration Farm <http://www.transformcompost.com/blog/wp-content/uploads/2013/07/Non-farm-use-application-Dec-2009.pdf>

ⁱⁱ Metro Vancouver Gore Cover Project <http://www.netzerowaste.com/company-info-1/#experience-1>

ⁱⁱⁱ Pique. Smelly compost operation gets ultimatum

<https://www.piquenewsmagazine.com/whistler/smelly-compost-operation-gets-ultimatum/Content?oid=2152873>

^{iv} Pique. Whistler purchases composting facility

<https://www.piquenewsmagazine.com/whistler/whistler-purchases-composting-facility/Content?oid=2157913>

^v Globe and Mail B.C. composting plant source of smell complaints

<https://www.theglobeandmail.com/news/british-columbia/bc-composting-plant-source-of-smell-complaints/article32046406/>

Wednesday May 24, 2017.

Dear RDOS Directors,

A few days ago, I attempted to send you a powerpoint presentation done by my 14 year old son, Griffin. Apparently the file is too large, and was rejected through your email server. I am including a hard copy of it on disk with the hopes that you will take the time to view it.

As I'm sure you can appreciate, the thought of the proposed site in Marron Valley has brought considerable stress into our household. Last week, Griffin was concerned about the stress his parents were feeling and wanted to know more about why we were so upset. Over the last week, we have had a lot of discussion about the matter. His powerpoint reflects his thoughts about the decision making process and the factors that should be considered in making a good decision. The simplicity of a child's thoughts brings so much clarity to an issue that others claim to be complicated.

Thank you, in advance, for taking the time to hear Griffin's thoughts.

Regards,

Jacqueline Goodfellow

RECEIVED
Regional District

MAY 30 2017

101 Martin Street
Penticton BC V2A 5J9

Mr. Baughen, Please add this to the collection of information regarding the proposed Marron Valley site. Regards, J. Goodfellow



WHAT I
KNOW
ABOUT
DECISION MAKING
(SEVEN THINGS TO CONSIDER)
BY
GRIFFIN GOODFELLOW

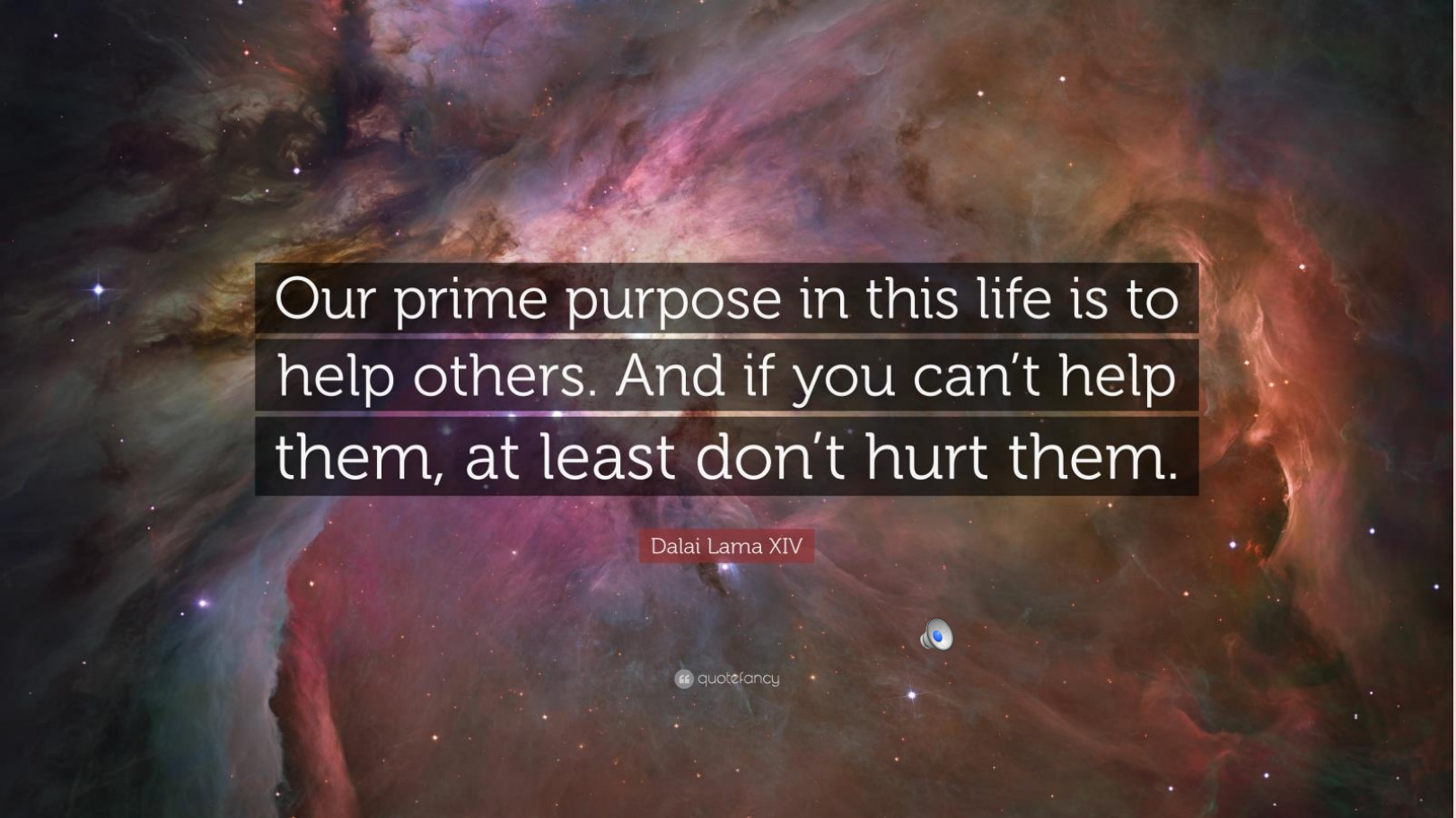
GRIFFIN GOODFELLOW



FIRST

THING TO CONSIDER WHEN MAKING A
DECISION:

1



Our prime purpose in this life is to help others. And if you can't help them, at least don't hurt them.

Dalai Lama XIV

quote fancy

DECISIONS NEED TO BE MADE WHEN A
PROBLEM EXISTS.

BUT WHEN MAKING A DECISION, HURTING
PEOPLE....EVEN ONE PERSON
IS NOT OKAY.



- THE COMPOST SITE WILL DIRECTLY IMPACT
31 RESIDENCES.
- THOSE 31 RESIDENCES ARE FULL OF MOMS,
DADS, BROTHERS, SISTERS, UNCLES, AUNTS,
GRANDPARENTS, & FRIENDS.
- THESE PEOPLE WILL BE HURT IN MANY WAYS
IF THE SITE IS APPROVED.



THE VALUE OF MY FAMILY'S HOME
WILL BE NEGATIVELY AFFECTED.

THAT WILL HURT MY FAMILY
FINANCIALLY
AND
EMOTIONALLY.



SECOND

THING TO CONSIDER WHEN MAKING A
DECISION:

2

Grab a plate and throw it on the ground.

-Okay, done.

Did it break?

-Yes.

Now say sorry to it.

-Sorry.

Did it go back to the way it was before?

-No.

Do you understand?



ONCE SOMETHING IS BROKEN,
IT WILL NEVER BE THE SAME.

WHEN MAKING A DECISION,
WE MUST REMEMBER THIS.



THE MARRON VALLEY IS A BEAUTIFUL PRESTINE
AREA.

INTRODUCING A COMPOSTING FACILITY TO THE
MARRON VALLEY WILL CHANGE IT FOREVER.

IT WILL BECOME BROKEN....
AND IT WILL NEVER BE THE SAME.



I LOVE OUR
BEAUTIFUL
AND
PRESTINE
MARRON VALLEY.



THIRD

THING TO CONSIDER WHEN MAKING A
DECISION:

3

Indians and animals know better how to live than white man; nobody can be in good health if he does not have all the time fresh air, sunshine, and good water.

Flying Hawk



HEALTHY LIVING IS ESSENTIAL.

WHEN MAKING A DECISION, WE MUST NOT
NEGATIVELY IMPACT A PERSON'S HEALTH.

BREATHING HEALTHY AND CLEAN AIR AND
DRINKING CLEAN WATER IS HOW MY BODY
STAYS HEALTHY.



WE KNOW THAT BUILDING A
“PERFECT COMPOSTING FACILITY”
IS NOT POSSIBLE,
AND THAT POLLUTION WILL HAPPEN



I DON'T WANT TO BECOME
SICK
FROM POLLUTION
NOW
OR
IN THE FUTURE

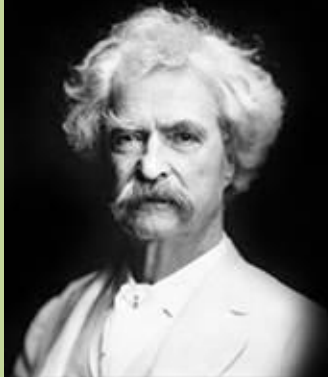


FOURTH

THING TO CONSIDER WHEN MAKING A
DECISION:

4

**THE LACK OF
MONEY IS THE
ROOT OF ALL EVIL.**



Mark Twain

American Author and Humorist

(1835-1910)

QuoteHD.com

DECISIONS COST MONEY BUT CHEAPER IS NOT
ALWAYS BETTER.

“CHEAPER” IS NOT ALWAYS “CHEAPER”
IF YOU DON’T LOOK AT ALL THE VARIABLES.



THE ROADS TO THE MARRON VALLEY SITE HAVE
NOT BEEN CONSIDERED PROPERLY.

THE ROADWAYS ARE POORLY DESIGNED,
AND THERE ARE EXTREME CONDITIONS SUCH
AS
DENSE FOG AND BLACK ICE ON ROUTE TO THE
PROPOSED SITE. 🗣️

THE COST OF DEALING WITH THESE
CONDITIONS,
THE COST OF REPAIRS,
THE COST OF ACCIDENTS,
AND THE COST OF HUMAN LIVES
NEED TO BE FACTORED
INTO YOUR EQUATION.



FIFTH

THING TO CONSIDER WHEN MAKING A
DECISION:

5



CONSIDERING HOW YOU WILL DEAL WITH
POTENTIAL CONSEQUENCES IS AN
IMPORTANT PART OF MAKING A DECISION.
IT'S IMPORTANT TO HAVE
“ALL YOUR DUCKS IN A ROW”.



COMPOSTING FACILITIES
ARE NOTORIOUS
FOR ISSUES WITH
FIRE.



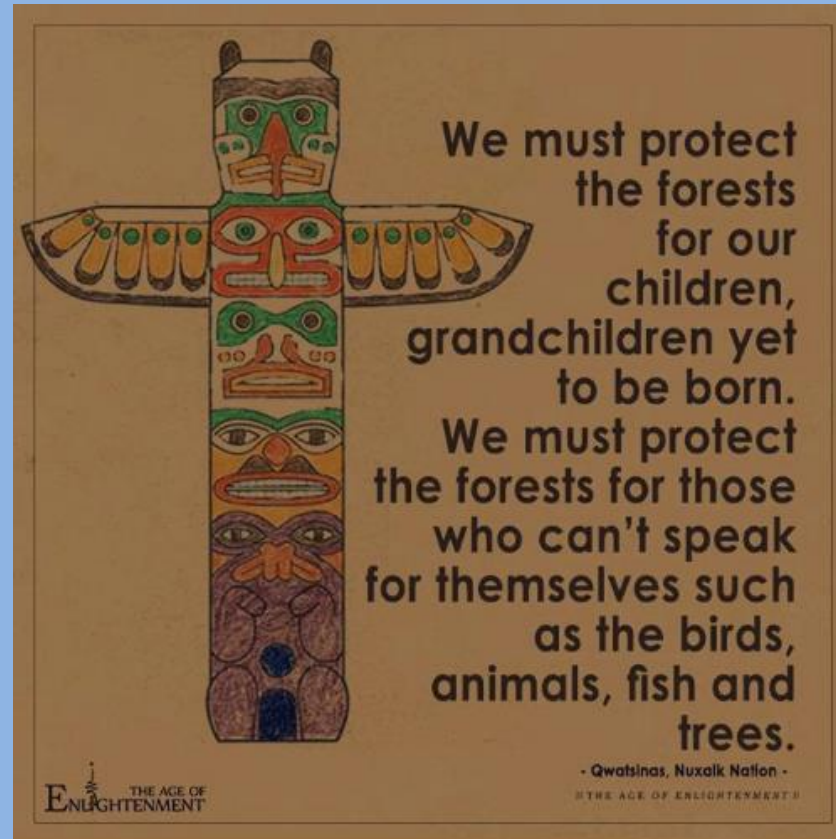
THE MARRON VALLEY SITE
DOES NOT HAVE FIRE PROTECTION.



SIXTH

THING TO CONSIDER WHEN MAKING A
DECISION:

6



The Age of Enlightenment <3



I HAVE ALWAYS BEEN TAUGHT TO VALUE THE
PROTECTION AND PRESERVATION OF NATIVE
LANDS. WHEN MAKING DECISIONS, IT'S
IMPORTANT TO PROTECT CULTURAL VALUES.



THE MARRON VALLEY SITE
IS LOCATED ON
PENTICTON INDIAN BAND
LOCATEE LAND.



PAYING MONEY TO PUT THE FACILITY
ON NATIVE LAND
IS NOT PROTECTING OR PRESERVING
THEIR LAND.

THE EXCHANGE OF MONEY SHOULD NOT MAKE
THIS TRANSACTION ACCEPTABLE.



SEVENTH

THING TO CONSIDER WHEN MAKING A
DECISION:

7

“out of
the frying
pan into
the fire.”

Romanian Proverb



@Candidman

WHEN A PROBLEM IS ALREADY BAD...MAKING
THE DECISION TO
CREATE ANOTHER PROBLEM
ISN'T
A
SOLUTION.



POORLY FUNCTIONING
LANDFILL SITES
IN OTHER AREAS
NEED TO BE ADDRESSED.



DECIDING TO SOLVE THE PROBLEM
BY CREATING
ANOTHER PROBLEM IN THE MARRON VALLEY
IS
NOT
A
SOLUTION.



I KNOW I'M ONLY 14.

I KNOW I HAVE A LOT LEFT TO LEARN.

THIS DECISION SEEMS EASY THOUGH....



QUITE SIMPLY.....

THE MARRON VALLEY IS NOT A
GOOD PLACE FOR A
COMPOSTING FACILITY.



May 30, 2017

To The RDOS Board of Directors:

RE: PETITION AGAINST THE MARRON VALLEY COMPOST SITE

The location for the proposed RDOS Regional Compost Site at Marron Valley will have a negative impact on the environment and property values of all nearby homes and those downwind and downslope from the facility.

The signers of this petition believe that other sites with less impact on current homeowners must be identified and that the Marron Valley location be immediately withdrawn from consideration.

Today, May 30, 2017, we have hand delivered the above captioned petition to the Regional District of Okanagan-Similkameen Office (RDOS) 101 Martin Street Penticton B.C..

This petition is a twenty-four (24) page document containing over three hundred (300) signatures.

We respectfully request that you (the RDOS) ensure that this entire document be included in the Public Consultation Document.

Thank-you in advance for your attention to this matter.

Regards,

Brenda Leir

On behalf of the concerned citizens of the Greater Marron Valley Area

Petition Against the Marron Valley Compost Site

The location for the proposed RDOS Regional Compost site at Marion Valley will have a negative impact on the environment and property values of all nearby homes and those downwind and downslope from the facility.

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NAME	ADDRESS	TELEPHONE OR EMAIL
Patti Montgomery	301 Hwy 3a	
JAYNIE MOLLY	110 Linden Ave	
Myleen Mallach	4870 Barton Pl.	
SARAH TUPHOLME	101 PAR ST. ANDREWS	
FRAN DEZEEUW	427 Lakehill Rd.	
YVONNE KENNEY	880 Pineview Dr.	
Denis Gaudry	136 Lakehill Rd	
LINDA DAHL	166 OAK AVE	
Lorna Bruner	557 Pineview Dr.	
Randy Cranston	227 Ponderosa Ave	
ALAN KWOK	110 Spruce Ave	
Rick Mackie		
LES CLARKE	309 LINDEN AVE	
RITA MASSON	315 LAKEHILL RD.	
CHRISTINE GAMB	200 MAULE ST	

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NAME	ADDRESS	TELEPHONE OR EMAIL
Vivian King	207 Ponderosa ^{Kaleden}	
Jacqueline MacKell	138 Bobcat Road	
Shirley Math	910 Pine View Drive	
D. HARCOTT	325 JUNIPER AVE	
Jen Charlish.	331 Juniper Ave	
Roxane Larrabee	207 Ponderosa Ave	
JANE BLAND	421 PINEVIEW DR.	
Debra King	207 Ponderosa	
GAIL JEFFERY	249 PONDEROSA AVE	
DON JEFFERY	249 Ponderosa Ave.	
Margot King	515 Oak Ave	
Glenda Livolsi	114 Oak Ave.	
Lynn Warfield	1025 Ash St OK Falls	
Judith King	227 Ponderosa	
Greg Mason	315 Lakd. 11 Rd.	

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NAME	ADDRESS	TELEPHONE OR EMAIL
Ginny Manning	VOH IKO 355 Hwy 3A, Kaleden	
KEVIN MANNING	VOH IKO 355 HIGHWAY 3A, KALEDEN	
ALAN MANNING	355 HWAY 3A KALEDEN VOH IKO	
Josh Manning	355 HWY 3A Kaleden, VOH IKO	
Kathy Clarke	BC VOH IKO 309 Linden Ave Kaleden	
Dillys Richardson	Kaleden BC 361 Oak Ave VOH IKO	
Rod Gray	163 Tamarac Ave Kaleden	
LISA Mach	263 Juniper Ave	
Dwayne Mach	263 Juniper ave	
B. MacDonald	153 CEDAR AVE	
L. Reicher	361 Oak Ave	
W. Gray	163 Tamarac rd.	
Brenda MacDonald	153 Cedar Ave	

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NAME	ADDRESS	TELEPHONE OR EMAIL
Pam Kemp	204-773 Glenmore Rd. Kelowna	
Tom Kemp	204-773 Glenmore Rd. Kelowna	
Cathy Ocaña	1118 Peak Point Dr. West Kelowna BC	
GORDY FRANK HONSTON	406-265 FROELICH KELOWNA	
Shirley Johnston	1195 Tower Ave Williams Lake	
Donald Burton	3725 W. 28 th Ave Vanc. V6S 1S5	
Hal Whyte	452 Ridge Plaz Penticton	
Marilyn Bergen	2289 Agar Rd Cawston, BC	
Tom Ashton	4569 Lakeside Rd Penticton BC	
Michael Ocaña	1118 Peak Pt Dr W Kelowna	
Kirsten Ocaña	()	
Cynthia Grapple	1230 Shoreline West Vancouver V6H 3T8	
BRUCE GARTRELL	17 Kingfisher Dr. Penticton V2A 8K6	
ROSS ROBINSON	3617 GARTRELL RD SUMMERLAND BC. V6H 1Z0	
Randy Solomon	180 Ravin Dr. by Port Moody	

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NAME	ADDRESS	TELEPHONE OR EMAIL
Olivia Ashton	#164 3153 Paris Street	
Drew Ashton	#164-3153 Paris Street Penticton	
Andy Bezenner	192 Hankin Creek Road Okanagan Falls, BC V0N1K1	
Monica Edl	APT 1103, 1850 COMOX ST, VAN BC V6G 1R3	
Lorraine Chisholm	1242 Lakewood VAN ISL	
Jane Williams	~ ~	
Margaret Chisholm	1103-1850 Comox Street V6G 1R3	
Patricia Hill	Box 1181 Summerland BC	
Robert Nichol	8245 Sage Road Penticton	
Jayne Friedl	106 Uplands Dr Kaleden	
Shirley Persson	225 Van Horne St Penticton	
IAN HUNT	6979 PINOT PLACE OLIVER, B.C. V0H1T4	
LYNNE HUNT	6979 Pinot Place Oliver BC V0H1T4	
Gail Gibbs	106 Uplands Drive Kaleden	
Laurie Bowen	3884 Brown Rd West Kelowna, BC.	

m
-com

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NAME	ADDRESS	TELEPHONE OR EMAIL
Lisa Stephenson	667 Pineview Dr. Kel. die	
Erin Moore	101 Arloyne Rd	
Tina Brown	220 Linden Ave	
Ryan Brown	220 Linden Ave	
Louise Sax	131 Bobcat Rd.	
PHIL SPENCER	131 BOBCAT RD.	
PRO SPENCER	131 BOBCAT RD.	
Stephanie McCafferty	264 Ponderosa Ave	
Sirena Bird	171 Arlayne Rd	
Romy Ralph	162 Arlayne Rd	
NASON GOODFELLOW	135 BOBCAT RD	

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NAME	ADDRESS	TELEPHONE OR EMAIL
1. CREIGHTON	319 FALCON PL	
TOM LIVINGSTONE	4505 MCLEAN CR RD	
CHUCK CLUBINE	2263 CARM RD	
REID SUTHERLAND	3301 SKAHLK. RD	
GARY KENNEDY	1036 DUNCAN PLACE	
JOHN SCHNEIDER	202 EDMONTON AVE	
BOB BIRDS	101-402 CAKESTHURDR	
John Redman	1110 ROUNDS RD	
BRUCE ANDERSON	2640 265 FORSTH PR.	
Vincent S. Thompson	Causeway D.C.	
DON AFFLECK	KEREMEOS	
Glen Tollitt	173 RANGE ROAD	
Charlene Tollitt	173 RANGE ROAD	
Denise Hansen	3595 SKAHLK RD	

2.

SHAW.

Petition Against the Marron Valley Compost Site

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NAME	ADDRESS	TELEPHONE OR EMAIL
KEN FERG	311-272 GREENAL	
GERRY CHALMERS	483 PAUL POTTAN	
ROW ENGLISH	4505 MCLENNAN RD	
DOUG LAISI	#502-2245 ATKINSON ST	
DIVIS MYLES	208 TWIN LKS. RD	
Dan Minto	#17 1340 Hwy 3. A	
Lou Brulotte	481 Hedy Dr	
Doug Coulth.	301 12 th Ave	
Jim Marten	517 Innis Place ^{Keremeos}	
LES STEVENS	4505 MCLENNAN	
NORM BOUCHER	187 K-View	
PAUL BIRT	#9-197 DAUPHIN PENTICTON B.C.	
GERALD NIMCHUK	708 CAUSTON B.C. COULTHARD RD	
Kate Trahan	Kaledon, BC	
RED BOSSCHN	KEREMEOS B.C.	

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NAME	ADDRESS	TELEPHONE OR EMAIL
C. Cathelin-Castle	Highway 3A 760	
R. Castle	Highway 3A 760	
J. Castle	Highway 3A 760	
A. CASTLE	Highway 3A 760	
D. GATT	Highway 3A	
M. JONES.	GRAND ORO ROAD.	
M. Schuchmacher	#841 Hwy 3A	
E. Schuchmacher	#795 HWY 3A	
K. Taneling	Penticton	
M. POHLMANN	Highway 3A	
C. FLETCHER	Highway 3A	
R.T. NARRIS	981 HWY 3A	
N. Harris	981 Hwy 3A	
C. Harris	981 Hwy 3A	
K. Harris	01 RESOLUTED	
Sharon Kibben	100 Resolute	
Kayla Crawford	100 Resolute	

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NAME	ADDRESS	TELEPHONE OR EMAIL
Anita Bain's	721 McMurray Rd Kaleden BC	
Florian Hohenbuchler	721 McMurray Rd Kaleden BC	
Allison Ward	1029 Birch St. Ok Falls	
Sandra Light	1029 Birch St, Ok Falls	
Nir Light	1029 Birch St, Ok Falls	
Carolyn Cartwright	Ok Falls	
Boyle Beckett	1424 Naith Dr. Penikese	
Patty Irwin	1029 Birch St	
May Cooper	721 McMurray Rd	
Yam Cooper	721 McMurray Rd	
Eliad Milman	# #	
Laura Fernandez	721 McMurray Rd.	
Ron NISSIM	10208 Haddrell Ave Summerland	
Adiel NISSIM	10208 Haddrell Ave Summerland	
Michael Berry	1446 McMurray Rd. Kaleden BC V0K 1K0	

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NAME	ADDRESS	TELEPHONE OR EMAIL
Kathy Stewart Kathy Stewart	671 Highway 3A	
Rd Stewart	671 Highway 3A	
CA Gibson	714 HWY 3A	
E. Gibson	714 HWY 3A	
Gottfried Knutson	100 Resolute Rd.	
Jeanne Knutson	100 Resolute Rd.	
Jill Knutson	561 Grandoro Rd.	
HE Knutson	561 Grandoro Rd.	
Graham Kearson	589 Grandoro rd	
Jennifer Bernardy	589 Grand Oro Rd.	
Steen Skode	600 Grandoro Rd	
CLARENCE FATH	174 Range Rd	
CELO	181 Range Rd.	
DANNE JAMOUR	182 Range RD	
Peter and Melissa Jensen	178 Range Rd Litchfield	

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NAME	ADDRESS	TELEPHONE OR EMAIL
DAN WOLOWIDNYK	KOLESEN 130 RESOLUTE RD.	
Jane Wolowidnyk	130 Resolute Rd.	
Jim EWEN	820 Hwy 3A	
Gary GORE	820 Hwy 3A	
Dan Livingston	820 Hwy 3A	
Nina Livingston	820 Hwy 3A	
Sandi Schuhmacher	845 Hwy 3A	
Phil Schuhmacher	845 Hwy 3A	
Margaret Slack	167 christie rd. lane	
Joselyn Rorrell	Kereameas	
TREVOR GAMBELL	0502005	
JEAN LEDERER	1364 WILLOWBROOK RD OLIVER	
DARREY DERZ	"	
Kone Lam	855 Rose Ave	
ANN KIEFER	PENTICTON	
Andrew Pearson	Penticton	

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NAME	ADDRESS	TELEPHONE OR EMAIL
Ben Waldner	194 RR Kaleden BC	
B.D. McLean	194 RANNEY RD KALE	
J. G. Gault	162 TWIN LAKES RD.	
Ken Hancock	Twin Lakes Service	
J. G. Gault	118 BOBCAT RD.	
Doreen Lintell	118 BOBCAT RD.	
Carmen Dixon	102 Taggart Cres	
DAN HORN	102 TAGGART	
LINDA HORN	102 Taggart Cres	
SUZANNE LAYCOE	107 TAGGART CRE.	
ROBERT LAYCOE	107 TAGGART CRE	
DAVE LAYCOE	107 TAGGART CRE	
BRANDY McPHERSON	107 TAGGART CRE	
GAIL SIMPSON	121 TAGGART RD	
J. SHENZ	121 TAGGART, R	

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NAME	ADDRESS	TELEPHONE OR EMAIL
Shelley Bisset	198 Beatty Ct. Penticton	
Dianna Lyyed	8617 Cedar Ave, Penticton	
Elaine Bowd	#103- 3313 Wilson Street	
Rebecca Putka	Penticton 670 Victoria Drive	
Carla Lee	550 HUDSON ST.	
Patricia Lee	115 Taggart Cres	
LUIS CARVALHO	115 TAGGART CRES.	
LINDA TAGGART	137 Taggart Cres	
Joy DUPRE	127 Taggart Cres	
Monique Dupre	101 Taggart Cres	
DAVID FRASER	101 Taggart Cres	
E. SCHROEDER	133 TAGGERT CR.	
D. Schroeder	133 TAGGERT CR	
D. McCarthy	137 Taggart cr	
Lynn Laboucan	Taggart Cr	

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NAME	ADDRESS	TELEPHONE OR EMAIL
Haley Bourne	6 Wren Pl Osoyoos BC	
David Blythe	133 St Andrews Dr Kaledon B.C.	
Emily Van Vliet Hagman	410 Pickering Street. Penticton BC	
Herman Gulyay	133-170 Stocker Crescent Penticton, BC V2A 9C6	
Michael Shannon	414 Wade Ave Penticton BC	
Colin Strawn	648 Strawn Cr.	
Jeff MacMillan	683 Sheep Cr	
Tracy MacMillan	683 Sheep Cr	
Grit Cooper	721 McMurray Rd	
Gloria Bucil	721 McMurray Rd	
Eliad Milman	721 McMurray Rd	
Amir Cooper	721 McMurray Rd	
Theresa LeClair	Gen. Del.	
Stephanie LeClair	Christine Lake, BC	
Steinar Frommesby	Christina Lake, BC	

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NAME	ADDRESS	TELEPHONE OR EMAIL
Susan Russel	746 Mc Murray Rd	
Evgen Phillips	747 Mc Murray Rd	
Al Wagner	726 Sheep Creek Rd	
Lois Wagner	726 STEEP CREEK RD	
Don Oumet	732 Toy Creek	
Kathy Oumet	722 Toy Creek	
CARLY OUMET	722 Toy Creek	
Sara LaRose	788 Sheep crk rd	
Thomas Wilson	795 Sheep Creek	
Robert Thayer	850 Sheep Creek	
Mike Dukowsky	158-4400 McLean Cr. Rd.	

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NAME	ADDRESS	VOH IR4	TELEPHONE OR EMAIL
JANET HORIACHKA	#3-1410 CEDAR ST. OK FALLS, BC.		
Margaret EDGE	#3-1410 cedar St. OK Falls, BC. V0H1R4.		
Karen Pearce	#32 1840 Oliver Ranch Road OK Falls, BC V0H1R0		
BOB PEARCE	1612 HWY 97S O.K. FALLS		
Heather Pearce	1612 Highway 9 OK Falls		
Chelea Fairweather	1217 Maple Street OK Falls V0H1R2		
DONNA KIRKNESS	5359 HAWTHORNE OK FALLS V0H1R0		
Brenda Goller	170 STEVENS CRSCENT, Penticton B.C. V2A 6A4		
Kelsey McLeod	4637 cherry Cres. OK - Falls		
William McLeod	4637 cherry CRESS. OK Falls		
Kelsey Robinson	1752 ALBA ROAD OK FALLS		
Dianne Gough	4809 9th Ave OK Falls		

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[illegible]

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[illegible]

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The signers of this petition believe that other sites with less impact on current homeowners must be identified and that the Marron Valley location be immediately withdrawn from consideration.

[illegible]

4.

The signers of this petition believe that other sites with less impact on current homeowners must be identified and that the Marron Valley location be immediately withdrawn from consideration.

[illegible]

6

The signers of this petition believe that other sites with less impact on current homeowners must be identified and that the Marron Valley location be immediately withdrawn from consideration.

[illegible]

MEADOWLARK FESTIVAL PARTICIPANTS AT MOUNTAIN SPRINGS NATURE RETREAT

I am opposed to the building of a Regional Compost Site at 2760 Marron Valley Rd. for the following reason (s).

NAME	ADDRESS	COMMENTS
Bob Cassechman	1246 Navy Kaleden B.C.	(Don't want our Lake polluted)
Pat & Jerry Moxahan	957 Panoramacr Oliver, B.C.	
LYNN WELLS	[HEDLEY BC 5295 WEBSTER ST.	Protect our water sources from contamination!
ALLAN TUCKER	RR1 525005 Kaleden BC	Not here!
GLENN SINCLAIR	#116, 1615 Penikese Ave Penikese	use the old gold mine site beyond Apex (link up w Penikese Summitland, Kaleden & Hedley)
SHAUNA DETJEK	11010 HARE Rd LAKE COUNTRY	Too close to Water Source
R.A. ROSS	360 Farrell St Penikese	Risk of seepage & odor
Bonnie Ross Sue Tucker	1672 White Lake Rd Kaleden	Find another solution. * * * See also →

Cindy Lentz

8100 Lurgan Rd.
Richmond, BC

We have one site in
Richmond and the smell
is horrible not to mention
what it would do to the
water!!

Nola Schweitzer Kelowna ↓

a shame
to risk this pristine beauty

Calmy Rublee Pentstemon - Concern re
contamination of water
& soil -
environmental
assessment?

Stewart Detjen 11010 Hare Rd Ok. Centre
Preserve the Water Source



South Okanagan Naturalists' Club
P O Box 23050
Penticton, BC V2A 8L7

2017 May 23
The Board
Regional District of Okanagan Similkameen
Attention: Ms. C. Malden, Manager of Legislative Services
101 Martin Street
Penticton, BC V2A 5J9

RECEIVED
Regional District

MAY 23 2017

101 Martin Street
Penticton BC V2A 5J9

Dear Chair Kozakevich and Directors:

This letter is to let you know that of the two sites proposed for the new regional compost facility, we have a strong preference for the one near the existing Summerland landfill. We appreciate that the new facility will be state of the art and trust that the resulting environmental impacts will be on air quality, not surface water or groundwater quality. We recognize that the additional noise, traffic, and dust will be unavoidable and will remain issues at either of the sites. Because of the existing undeveloped and natural character of the Marron Valley site, these changes will result in greater change for that area. Many of our members visit the Marron Valley to look at birds and plants, and the traffic, dust, and smells will greatly diminish our experience of these activities.

We concur with many of the speakers at the recent meeting held at the Kaleden Hall. In particular, we agree with Mrs. Smith who pointed out that our practice of generating solid waste is unsustainable and we should be educating and training citizens and businesses in more appropriate behaviour to reduce and eventually eliminate the need for such a compost site.

Sincerely,

Dr. J. E. Bryan, Chair
Conservation Committee

Penticton Model Aviation Club
C/O 166 Vintage Blvd
Okanagan Falls BC
VOH 1R3

Regional District of Okanagan-Similkameen
ATTN: Cameron Baughen
101 Martin St
Penticton BC
V2A 5J9

RECEIVED
Regional District

APR - 3 2017

101 Martin Street
Penticton BC V2A 5J9

30 March 2017

RE: **Development Impact Statement**
 Composting facility (proposed)
 2760 Marron Valley Road

Dear Mr. Baughen;

Further to our telephone conversation of 22 March 2017, thank you for taking the time to speak to me about the RDOS plans to construct and operate a new composting facility. Should the facility be constructed at 2760 Marron Valley Road it would negatively impact our club's ability to operate.

The Penticton Model Aviation Club (PENMAC) operates a model aircraft airfield at 2760 Marron Valley Road. The proposed composting facility would be built on our airfield and by default, its construction would prevent us from conducting club activities at that location.

PENMAC rents the airfield from the landowner on a year by year basis. We have always been extremely grateful for the landowners' generosity in allowing us to use the property at a nominal rent. We wish the landowner every success in leveraging their property to its maximum financial advantage. We in no way want to be perceived as trying to prevent the composting facility from leasing this property. On the contrary, if the proposed facility is beneficial to the landowner, we sincerely hope that she succeeds in landing the deal. Nonetheless the end result will harm our club and, without obstructing our landlords' success, we feel we must be proactive in providing for our continued operation.

PENMAC has operated the airfield as sanctioned by Model Aeronautics Association of Canada (MAAC) in the Marron Valley for 24 years.

MAAC is the national organization that works closely with Transport Canada in the establishment of safety rules and regulations, model airfield configuration and pilot training. MAAC also provides its member clubs (including approximately 13,000 individual members) with liability insurance valid only at MAAC sanctioned airfields or model airfields in the USA sanctioned by our sister organization the AMA.

In Canada model aviation clubs including PENMAC are operated as non-profit societies. PENMAC is a registered society under the Societies Act.

PENMAC which has no paid employees consists of dues paying members and volunteers. Due to our location in the retirement heartland of BC, PENMAC's membership is largely made up of seniors with representation in age groups still in the workforce. We welcome anyone from any age group or background to enjoy the hobby. It's an accessible outdoor activity welcoming persons with mobility issues or disabilities to fully participate. We offer discounted membership fees for juniors (age 18 and younger). We offer free instruction, loaner aircraft and flying lessons to anyone who want to explore the suitability of getting into the hobby.

In the past not all people who purchased a radio controlled aircraft (commonly referred to today in the media as "drones") join a club or know how to operate their aircraft safely. The explosion in the popularity of drones and more specifically the unsafe use of model aircraft of all types has prompted Transport Canada to recently impose regulations aimed directly at model aircraft. MAAC has worked closely with Transport Canada in crafting these regulations which greatly restrict how and where drones/model aircraft fly EXCEPT that MAAC sanctioned airfields are exempt from the new operating restrictions.

MAAC has advised all clubs to expect an influx of people who now need a place to fly as the school yards, parks and sports fields are no longer a legal venue. While it will take a while for the impact of the new regulations to be felt, a few hefty fines reported in the media will force the independent fliers to either dispose of their aircraft or seek out registered clubs such as PENMAC.

Model aviation is not a small community. It is a worldwide phenomenon with regional, national and international visitor exchanges and competitions. While PENMAC is not on the international circuit for competitions we continue to host registered pilots from other jurisdictions as well as regional competitions for radio controlled glider aircraft.

Model aviation is like any other club oriented outdoor community activity. Whether its archery, target shooting, BMX riding, skate boarding, moto-cross or model aviation to name a few, it's all about people in the community being able to come together to enjoy a common interest in a safe environment. All these club activities and more require dedicated outdoor space to operate. Few more critically require this dedicated outdoor space than model aviation.

The proposed composting facility would force us to cease operations, to the detriment of our current membership and the community at large. It's a decent, inclusive and wholesome activity that is here to stay in the larger sense. We hope there would be a way to keep model aviation accessible at the local level.

If this composting facility does replace our airfield, it is my sincere hope that RDOS would assist us in finding a replacement property or perhaps consider letting us use some land already under RDOS control. This type of local government assistance in assigning park space or other public property for community based model aviation is commonplace in both Canada and the USA.

With reasonable notice we will be able to provide locations and contact information for the local, regional and provincial governments who permit public lands to be used by model aviation clubs across Canada.

While there is much more that can be said, in the interests in keeping this our first letter on the subject to the point and as brief as possible, I will end my comments here. I request, at the very least, the opportunity to continue a dialogue on the subject should the Marron Valley location be selected for the composting facility.



Daryl Chadwell
PENMAC Airfield Committee

CC RDOS Board of Directors

Public Consultation Received Summerland Landfill Compost Site

Sent: April-07-17 10:46 AM

Subject: May 17, Public Consultation Summerland Site Regional Compost Facility

Hello Cameron,

Thank you for your prompt response and providing a date for the public consultation process. I requested Toni Boot, Summerland Councilor, provide me with information as soon as possible as well.

I live within 1 km of the proposed site and led our residents in a successful one year process to correct the smell at our landfill from the compositing of bio-solids. See article Penticton Herald Wed. Feb. 25, 2004.

I look forward to your information sessions.

Sincerely,
Kathy Smith

Dave Smith

10695 Aileen Ave
Summerland BC V0H 1Z8

Sent: April-21-17 3:55 PM

Subject: New site for waste treatment plant

As a homeowner directly below the landfill, I am very concerned with a number of issues regarding the proposed waste treatment plant.

Trucking to and from the treatment building along PVR is said to be between 20-25 trucks per day. Let's do the math!

25 trucks per day x 6 days a week=150trucks per week
150x52weeks=7800 trucks per year.
7800 x 2(round trip)=15,600 trucks using PVR round trip per year.
15,600 x 10years=156,000 trips

How large a waste production Factory is Summerland District proposing to build? With this many trucks accessing the building per year, it would have to be extremely large?

Winter access would require substantial road clearing adding more traffic.

Additional noise and air pollution.

School zone. Children access PVR weekdays.

Road upgrades and repairs.

Increased traffic and noise through residential areas. PVR is not built to handle this much traffic. Is Summerland going to increase the size of the road?

What about spillage from the trucks. Are they 100% sealed?

Property Values? Will the smell from the waste plant drifting into Prairie Valley cause residential properties to loose value?

If there is any smell like the 2004 disaster, who would want to live or purchase homes in the line of site from the proposed waste treatment building?

The wind blows west to east right down the valley towards town Centre.

I am strongly against this idea as it will disrupt the peace and beauty of Prairie Valley which my family calls home.

Sincerely,

Tom and Kathleen Horton
10803 Lister Ave
Summerland, BC

Sent: April-26-17 3:43 PM
Subject: Landfill Recycling Project - Organics Feasibility Study

Hi Linda - we met at the open house a few weeks ago and I hope you don't mind my writing you on the above noted.

I attended the council meeting this week where the council received information from Mr. Baughen whom I thought did a very good job of presenting the data acquired thus far.

I am not nearly as excited about this project, in a negative context at least, as many of the responses you might receive however I would like to make a couple of points.

1. Kettle Valley Railway

The City has worked hard to make this project a major tourist attraction in Summerland and, thanks to cooperation between the city and group of dedicated volunteers, it has been very successful.

This major tourist attraction is very close the project being considered and, according to MR. Baughen's presentation where he recognizes the flow of odours, the railway staging area, parts of the Trans Canada Trail and rodeo grounds would almost certainly be affected. It would be a shame to negatively impact this entire area in order to make an organics processing facility.

2. Economics

While Mr. Baughen's presentation did not address this issue, I don't see this project as one that would create substantial new employment in Summerland. Windrows can be managed by a person in a loader and the rest of the jobs would appear the manual labour with perhaps one or two better paying jobs in

management or supervision. Given the potential negative impact on the area as noted above, this doesn't appear to be much of a payoff to the City in terms of increased employment.

Nextly, I hope the City will carefully balance out the cost of road maintenance in light of income generated by the project. Prairie Valley Road already needs substantial investment which would only be increased by the addition of more heavy truck traffic. As far as I can determine, there is no money in the current budget for road repairs, other than potholes, so continuing maintenance of Prairie Valley would require significant investment. Where would this money come from? The City has a stable and high paying tax base in Deer Ridge and even though Morrow is falling apart at an alarming rate there seems to be no money to affect repairs so how will the City finance maintaining Prairie Valley over the years?

As well, if Prairie Valley is being repaired, where will the truck traffic be diverted to in order to reach their destination?

While these loads are supposed to travel in closed containers, there will no doubt be various items dropping off the trucks as they travel through town leaving bits and pieces for City crews to clean up creating an additional expense to the City.

The project in Vancouver to separate "wet garbage" (organics) has been successful in some terms but in other, not so much. In recent travels there, apartment buildings housing wet garbage in their loading dock and basement areas have attracted a large influx of mice and rats as well as other insects and vermin that are attracted to the food waste both in the bins and any that has been dropped on the ground. Regardless of how well containers might be built or managed, wet garbage will always attract vermin as evidenced by the Vancouver example. Does the City have a plan to deal with this issue and if so, what will it cost and who will bear those costs?

I live in Deer Ridge so the added truck traffic would certainly affect access to Morrow and may well affect the value of my property and I hope the City will take these issues into account.

Thank you for your time and also to Mr. Baughen for his hard work. This is a difficult issue and I know the City will carry out all due diligence in making its decision.

Derek Beaton

Sent: April-26-17 5:58 PM

Subject: Recycle for Summerland

To whom it may concern:

Response to RDOS document and Presentation to Summerland Council

Monday, April 24, 2017

Cameron Baughen, Solid Waste Management Coordinator with RDOS

Summerland Municipal Landfill Site

best site cost per tonne

best value treating waste water treatment sludge separately at the same facility (scale, staff, odour control)

Odour Control pgs. 26, 27, 28, 29, 30, 31/65

The information presented on the Odour Units and the once yearly estimates for the area around the Summerland Water Treatment plant in Prairie Valley cannot be verified until the Regional Compost facility is operational.

Residents within a 15 minute walk to the current landfill site continue to report odours emanating from the water treatment sludge and composting area of the landfill adjacent to the proposed RDOS Compost Facility Site.

The actual estimates and testimonials of the potential odours need to come from the many residents on Aileen, Denike, Mitchell Avenues., Prairie Valley Rd., Dale Meadows Rd., Deer Ridge, Trans Canada Trail, Kettle Valley Railroad site, Rodeo Grounds, and Faulder areas.

Recommending pg.20/65 that the potential for odours will be mitigated by location, use of a membrane cover or enclosed aerated in-vessel depending on site, and then stating that the **turned windrow** option would **be ideal for the Summerland site** is categorically unproven.

Residents within a 2 km. range of the proposed site monitored the putrid smells coming from the landfill site in 2004, 2005, 2006 on a daily basis, year round, in all weather conditions and had the results verified by the Municipal bylaw officer at various resident locations. The documentation for this period is still on record and the Odour “sommeliers”, Prairie Valley residents who lived the odour experience are the best consultants on this issue.

Mr. Baughen is correct when he stated in his April 24, 2017 presentation that the odour issue is one based on the daily natural cycle of cooler air sinking as warm air rises resulting in the smell sinking into topographical draughts and lingering, sometimes for days, when inversions occur year round waiting for wind to dissipate the odours. Depending on the wind direction one sector of the immediate community will have odour to deal with.

Further information to confirm the Odour concern is supported by the numerous testimonials from residents protesting to their Municipal councils in the communities where Regional Composting Facilities are currently located. Please visit these community web sites in B.C. for more information. (See Resource Page, Attached)

There is no question that the amount of tonnes of waste needed to make a Regional Compost Facility financially viable to save Provincial dollars and keep collection fees down for residents is a priority. The

regional waste that will be hauled to the Summerland Site will quickly meet its targets as residential growth in the region it will service is climbing beyond all prediction in the RDOS documents.

Summerland Landfill pg. 32/65

The feasibility of bringing 25 truckloads of residential solid and liquid waste from the RDOS South Okanagan communities as much as 40 km. North, uphill, through 7 km. of Summerland Municipal roads for dumping in a facility located less than .5 of a km. from the Municipal water reservoir and treatment plant; will quickly need financial reconsideration and dollars to meet the demands placed on the movement of so much material to make it viable.

Summerland has spent millions of dollars on the Prairie Valley Road corridor from Hwy. 97 to provide the safest, accessible, and attractive entrance to our downtown, and residential areas along dedicated walking and cycling paths to encourage daily active lifestyles for all ages. This corridor services two elementary schools, a children's daycare and a resident long term care facility where all modes of transportation interface, especially for the elderly and challenged.

Two roundabouts and a pedestrian crossing on Prairie Valley for access to Dale Meadows Park will make demands on the RDOS vehicles to negotiate and on the public to walk with those vehicles making 50 trips a day to the Prairie Valley landfill site.

The last 4 km to the site on Prairie Valley after Cartwright Ave. has narrow roads without allowance on one steep cliff side. School busses, RV's, logging trucks, farm vehicles, horse trailers, and frequent horse riders all compete for roadway access along the corridor.

Bicycle riders and walkers of all ages use this roadway for daily recreation year round. Annual competitions for athletes and tour busses on the Bottleneck Drive wine route and vehicles making their way daily to the Kettle Valley Railway will follow the Compost vehicles to the landfill site and back again.

Further, Summerland Municipal Council has rezoned land along Prairie Valley to support new residential and multifamily housing in areas including Sinclair Ave., above Haddrell Hill on the dedicated Okanagan College site near Deer Ridge and the entire Deer Ridge, phase 2 waiting for future development. These future densification projects will bring vehicles and make demands on the Prairie Valley road corridor for the proposed 20 year life of the Summerland Regional Composting Facility.

If established in Summerland, the Regional Compost Site will bring ongoing issues, complaint driven and the least expensive remediation attempts to try and mitigate public protest over smell, noise and a degraded accessible community.

We must remember that we are trying to make Summerland a place where people want to live.

No one wants to or should have to live with this – talk to the people in Merritt, & Richmond.

We will not be able to attract new young people to the area if this proposal goes through.

Please talk to the people in Ladner that take their dogs to the dog park not far from the “Recycling site there”. Their dogs are picking up pieces of rotten meat dropped there by Eagles and some are getting ill. This is not acceptable.

There are too many downsides to this kind of facility.

Many years ago it was reported that in Japan they were compressing all their garbage and using it in road beds – there are better ways – they maybe more expensive initially – however, people must co-exist with the garbage they create and it should be done in an equitable measure between the people and the government.

RESOURCE PAGE

RDOS suggested websites

<http://www.rdos.bc.ca/home/>

http://form.surveypal.net/Cart_Survey

More sites for some current history

Richmond Composting

http://www.harvestpower.com/locations/bc_richmond/

www.news1130.com/2017/02/28/richmond-takes-action-organic-waste-company/

Ladysmith Composting

www.ladysmith.ca

<http://www.ladysmithchronicle.com/our-town/ladysmith-residents-protest-stink-at-public-works-yard/>

North Cowichan Composting

www.northcowichan.bc.ca

Could not find any major odour complaints after 2014, after change in accepted materials (i.e. no diapers)

Nanaimo Composting

<http://www.nanaimo.ca/EN/main/departments/Engineering-Public-Works/garbage-and-recycling/GreenBin.html>

<http://www.nanaimobulletin.com/news/organic-waste-processing-plant-asks-for-long-term-deal-with-regional-district-of-nanaimo/>

2017 Company requesting \$3.5 million upgrade as current technology outdated and will better control odour issues

Sent: May-02-17 8:57 AM

Subject: No to Composting facility

>> Mayor and Council

>>

>> We are very disappointed that Summerland is even considering accepting the RDOS composting facility considering the past unsuccessful experience.

>

>> We have talked to the residents and neighbours who were unfortunate enough to have lived through the odour disasters of 2004, 2005, 2006 and are now being asked to accept these putrid odours again. It doesn't make sense to repeat that experience.

>>

>> We lived near a composting/farm facility in Langley (Latimer Road (192 st) and 40 ave). The odours were choking to say the least, and it took years and years and years of complaints to finally shut it down. They never could solve the odour issues.

>>

>> What will happen when the Summerland residents complain of putrid odours? Who do we complain to? The RDOS who run the facility? Will they find themselves out of compliance.? Will the District find them out of compliance? And if so then what? Years and years of complaints.

>

>> There is also the issue of the site being so close to the drinking water system. We are not experts, but that doesn't sound smart.

>>

>> All this while adding 50 plus trucks, transporting raw and finished compost through residential areas, schools, not to mention our downtown... welcome to Summerland.

>> Please say no thanks to this Facility.

>>

>> Thanks for your time.

>>

>> Linda Bishop

>> Brian Christopherson,

>> Sunset Place, Summerland

Sent: May-03-17 6:09 PM

Subject: Compost Facility

To whom it may concern

It was recently discussed at the Summerland City Council meeting that they were considering a Compost Facility in the Prairie Valley. I find this very disturbing. We have a problem all ready in our area with the odour from the dump. This started back in 2004 when they started hauling the sludge from the Sewer

Treatment Plant. Now you want to build a Compost Facility there. This is probably one of the worst areas to build it.

List of problems :

- 1) Road all ready has a traffic issues with logging trucks,dump trucks,garbage trucks,and residential traffic which has greatly increased the last few years,along with tourist traffic for hiking the KVR trail and the KVR Train Station.
- 2) Impact to the infrastructure,ie road surface damage. This road is already in poor condition narrow, pot holes, and a couple of real bad corners.
- 3) Travelling through the heart of Summerland, going by 2 schools which has a problem already with people ignoring the speed zone, and past residential homes all the way to the dump turn at Faulder Rd.
- 4) Water treatment and reservoir just below.
- 5) Carbon footprint increased.
- 6) Smell already coming from the dump a problem.

These are huge issues to consider. Why can it not be built where the impact would be negligible,ie the site where waste rock was hauled to during the construction of the new 4 lane? Why not on the land where the game reserve use to be? Or how about where they wanted to build the jail.

The Prairie Valley area is one of the more beautiful areas in all of Summerland,and is not the area for such a Project. They say the smell won't be an issue, but there is absolutely no guarantee of this happening,because of the changing landscape such as logging and clearing of land effects the flow of air currents etc. so who knows for sure which way it goes. Wouldn't it be great if it blew into town. Then all of Summerland could enjoy the compost.

My wife and I are totally opposed to this project, and it's site. We moved here to enjoy the Valley and the agricultural not to have more trash dumped in our back yard.

Jim &Toni Martindale
11009 Mitchell Ave
Summerland

Sent: May-11-17 2:11 PM

Subject: RDOS Open House Wed. May 17, IOOF Hall

Dear Mayor Waterman and Councillors,

Dave and I attended Cameron Baughen's RDOS Kaleden Open House yesterday evening and learned more about the RDOS proposed sites for a Regional Composting Facility in the Marron Valley or Summerland. Among the 100 attendees were three RDOS Board members who will be making the decision on which site would best suit their mandate to divert household solid waste out of the local landfills to a Regional site, and be the most cost effective method for future waste management in our region.

Cameron indicated that if the plan they submit after public consultation is approved by the Government, an RDOS vote on the optimal site could be in June, 2017 and then a proposal would be drafted for the selected Community to engage in the process to implement the project. (For Summerland, it would mean Council to take to 1st reading for Bylaw and then receive public input). Summerland Council's decision could be within the current year, as Cameron also indicated that the site could be operational in Summerland within two to five years.

By now you are reading the letters citizens are sending you and you understand the some of the concerns for our Community. We heard the same concerns from citizens who live in the Marron Valley and surrounding communities, and I encouraged these people to attend the Summerland May 17, meeting to understand our issues. In both cases these concerns are not acknowledged or addressed in the RDOS presentations based on actual research data or resident historical data.

For seven years Summerland has had Council representatives at the RDOS meetings to discuss the Regional Composting Site feasibility and has rezoned Summerland Municipal land to facilitate such a site upon final decision. I am urging you to attend the Summerland RDOS Open House and award us the same opportunity; to listen to Cameron Baughen's presentation and your citizen's concerns; how this will affect our Community and quality of life into our future.

If you cannot attend because this presents a conflict of interest and your position on Council, please explain why in your reply and how we can continue to communicate with you.

Yours truly,

Kathy and Dave Smith

10695 Aileen Ave
Summerland BC V0H 1Z8

Sent: May-11-17 11:37 PM
Subject: Marron Valley Compost Facility

I am writing to express my concerns with the composting facility planned for Summerland. The odour and other environmental issues I don't feel have been fully addressed or studied. Having moved from the lower mainland, I saw and smelled the effects that the Annasis Island facility had upon the communities which involved from Delta to New Westminster. The Summerland location is much too close to densely populated communities which rely on tourism and people visiting the Okanagan Wine Country. This will have an adverse effect on these communities forever, regardless of the building, and high tech equipment, the stench will be unbearable, even with all the doors and windows closed. 24/7. Please continue to look for an alternate location where it won't damage the existing communities and population.

Liz Craik
Kaleden, BC

Sent: May-11-17 7:56 PM
Subject: No to Summerland Composting Facility

Mayor and Council

In regards to the proposed composting facility at the landfill site in Prairie Valley, I am writing to voice my very strong opposition to the idea, and to say an absolute NO to this proposal.

As with other similarly impacted communities, there is huge opposition to this proposal in Summerland for a large number of reasons, including the massive odor problem associated with this type of facility. Other locations have had an ongoing odor problem with these type of facilities, many which have resulted in closing down of the sites. Along with the odor issues are the traffic concerns having 50 large waste trucks driving through the community; the main town artery, schools zones and the rural roads of Prairie Valley, every day. And there is the concern of leaching from the composting facility in to the near by drinking water reservoir.

Summerland is a growing community attracting seniors as well as young families to relocate here from around the province as well as Alberta. Summerland is also growing as a popular vacation destination. Residents and tourists are attracted by our spectacular beaches and parks, beautiful mountains for biking and hiking, orchards, vineyards, unique shopping and wonderful restaurants and many festivals and events.

Do we really want our Kettle Valley Steam Railway tourists experiencing the sights of beautiful Prairie Valley, sounds of locomotive No. 3716, and the noxious foul smells of composting?

Let's keep Summerland a Magical Place to Live or Visit!

Respectfully Yours.

Brent Wisheart

Sent: May-12-17 2:13 PM

Subject: No to Composting Facility

Mayor and Council:

This letter is to register our stringent opposition to the establishment of an RDOS Composting Facility in Summerland.

The RDOS Feasibility Study and particularly the Odour Modelling Report for the proposed Summerland Landfill Site make chilling reading. The Odour Modelling Report makes guesses (and while they may be educated guess, they are, nonetheless, guesses) about the level and geographic extent of the odour cloud from the proposed facility. These guesses do not propose that there will be no odour; they only speculate HOW MUCH odour there will be, and WHERE, WHEN and by WHAT MEANS it might disseminate. In other words, it's going to stink; exactly where, when and how much it will stink remains a question.

Answering that question is the thrust of the Odour Modelling Report. The methodology of determining the odour intensity and extent is exhaustively explained, in complex, technical language guaranteed to discourage the average busybody citizen attempting to understand it. Technical language is needed, of course; it is a technical subject. And in the end the jargon pretty much boils down to this:

Well, we KINDA get it; we THINK we know what COULD happen: it MIGHT be this; it MAY be that; a certain PERCENTAGE of people MAY smell an UNCERTAIN amount of odour on a POSSIBLE number of days or hours or ten-minute-periods-a-year...etc., etc., etc.

(Note the report's constant use of the verbal conditional mood—they're guessing. Obviously none of the framers of the report will be making their homes here in Summerland. Nor will they be required to

ultimately meet any of the predictions in their report, or be subject to consequences should the stink cloud discourteously fail to remain scrupulously within their laboriously prepared plume maps.)

Many communities like ours have been the unfortunate victims of a long history of the inaccuracy of these types of odour modelling reports, and the foul-smelling quagmires left in their wakes. Even if one is willing to grant the efficaciousness of odour modelling in general, this particular report remains questionable. The wind-borne propagation of the odour cloud is based, not on actual historical and contemporary meteorological wind data, but on 'fake data' (to borrow a term currently in vogue) calculated in some convoluted manner from a 'fake observational station' (the report's own words). Nor does this account for the complex terrain of the valley. Worse, the Kettle Valley plateau to the west of the proposed facility is a wind conduit, funneling winds blowing in an easterly direction over the facility, down our unique valley of orchards and vineyards, across the town and ultimately over the beaches on the lake shore. Huh? Site an odour-producing factory UPWIND of wine country, the town centre, and the tourist beaches? Give your heads a shake people.

Although it isn't stated, presumably the Mayor and Council are entertaining this proposal (although many citizens find it somewhat less than entertaining) for economic reasons—we need the revenue. But what will happen to our significant tourism revenue when the wine tour patrons, the beach visitors, the camp site renters, the motel and hotel customers get their first whiff of...well, let's call it compost. They'll tell their friends back home, that's what. And pretty soon there won't be any wine tour patrons, or beach visitors, or camp site renters, or motel and hotel customers. And then there won't be any businesses. And then we won't have to worry about revenue at all because we'll all be somewhere else. But even if the winds remain friendly and never blow a single stinky molecule across the town or the beaches or the wineries, nevertheless, this proposed facility will be adjacent to the Summerland Steam Train, one of our most important tourist attractions, its terminal well inside the odour maps. "Keep your hands inside the car, folks. Use 'em to plug your noses."

Another adjacency is the Summerland water supply. That bears repeating: another adjacency is the Summerland water supply. Are you willing to trust our water quality to the prognostications of technical 'experts' whose hypothetical assurances are all too often proven wrong in practice? Or to monitoring activities that discover problems, usually only after the fact?

20 - 25 trucks a day, every weekday, will use 7km of Summerland roads, primarily Prairie Valley Road, to access the site (equivalent to 40 - 50 trips a day, in and out). Do the math. 100 - 125 trucks a week; 5200 - 6400 trucks a year (10,400 - 12,800 individual trips). Grinding up the pavement. Filling the air with noise, smoke and carbon dioxide. Thundering past our elementary school and a Montessori school, a daycare and a long-term seniors home, dozens of residences. And chewing up a road that is already marginal and actively disintegrating.

Mr. Mayor and Councilors, with respect, locating the RDOS Composting Facility in Summerland is a VERY BAD IDEA. While it might appear to be an attractive source of needed revenue, it nevertheless should be rejected for its overwhelmingly negative impacts, both real and potential. Professional studies, scientific evaluation and expert opinion are, of course, worthwhile and necessary, despite their inherently conjectural nature. In this case, however, simple common sense trumps feasibility studies, and simple common sense says no.

David Hoole
Arleta Hoole

12582 Sunset Place
Summerland, BC

Sent: May-17-17 9:31 PM

Subject: Siting of Organics Facilities

The informational meeting by RDOS at the IOOF Hall in Summerland this evening, Wed. May 17, should indicate just how angry people are about this amateur proposal and be taken as a failure to convince the public of Summerland to accept this facility in our community. Too many questions were met with "I don't know" or "I can't say" by the facilitator along with unproven information.

B. Cowan

Sent: May-18-17 7:26 AM

Subject: Compost Site

We would like to voice our opposition to siting this composting facility at the Summerland location.

We do not live adjacent to the proposed facility, but we do live in central Summerland. Our concerns would be:

- The increased truck traffic, with no alternate route except through town on already busy roads. The roads in our town are already in poor shape and this increased truck traffic would require constant road repair, with the costs being borne by Summerland taxpayers. The only truck route is through a school zone with the associated hazards for both the children and the truck drivers.
- The very real possibility of leaching into the only domestic water source for Summerland. I do not believe there are any 100% guarantees that this won't happen.

We do not oppose an Okanagan composting facility. In fact, it is an excellent idea. It is the location that is completely wrong!

Norma and Gordon Scott

Sent: May-18-17 8:09 AM

Subject: Summerland - Siting of Organics Compost

Dear Cameron,

That was an excellent presentation last night in Summerland but there are still some major planning issues to resolve before I support the proposal. Specifically the truck traffic passing the Giants Head School and using Prairie Valley Road in general.

Having lived on Prairie Valley Road for the past 17 years I can personally tell you that there are major concerns to address before additional trucks should be allowed on Prairie Valley.

The two points I would like you to provide comment on are:

1) Amendment of District Noise Bylaw to limit the hours and days the trucks use Prairie Valley. Currently the gravel trucks and logging trucks have no concern waking residents up on Prairie Valley before 7:00am. It's not uncommon for trucks to pass my residence at 5:30 am or earlier.

The District of Peachland has a Bylaw in place that limits logging truck use on Princeton Avenue. Please review that Bylaw and suggest that the District of Summerland pass a similar Bylaw for all industrial trucks on Prairie Valley Road.

2) The District's Transportation Master Plan completed by Boulevard Transportation Group in 2007 recommends that a Truck Bypass Route be constructed if further development proceeds in West Prairie Valley. I've attached for your review. The TMP recommends the design and construction of an arterial road on Cartwright Avenue and Jones Flat. See Figure 6, Figure 14 and Figure 15.

Please also refer to the priority project Table on page 51. The Cartwright-Jones Flat Connector (Truck Route) is supposed to be designed and constructed by 2017. I'm willing to bet the design and land acquisition for this project is not even complete...just a little behind schedule.

I realize the property you are interested in already has the correct zoning and the RDOS could probably give a sh_t about offsite improvements but you said you want "happy neighbors" in your presentation last night.

Until the design and construction of the said truck route, the RDOS should defer construction of a regional facility at this location.

Thanks in advance for listening to my rant.

Graham Birds, ASCT

Sent: May-18-17 8:58 AM

To: Cameron Baughen <cbaughen@rdos.bc.ca>

Subject: Fwd: Regional Composting Proposal

Cam,

Thank you so much for your presentation last evening in Summerland. It is not an easy job but you were very respectful of people's concerns. Please find below a copy of the letter I sent to mayor and council for your notes on citizen concerns with the proposed Summerland site.

Jean

Date: Tue, May 16, 2017 at 2:09 PM

Subject: Regional Composting Proposal

Dear Mayor and Council Members;

I am writing to add my voice to the concerns being raised about the proposed regional composting center being located in Summerland. I am 100% against the proposal. Any financial or infrastructure development that Summerland would glean from such a center will not be enough to compensate for the significant negative impacts and risks involved. A short list of these include:

1. Significant risk of contaminated toxic runoff getting into the adjacent town drinking water reservoir and ground water and springs that feed the local creeks. I understand there is also an underground aquifer in the area that's location has not been fully mapped. This risk alone should be a complete and total show stopper on this project. Any risk to the water supply is unacceptable.

2. Increased traffic that goes through downtown, residential areas, 3 school zones, 3 new traffic circles designed to beautify and ease traffic, past a major medical center that already has very poor access for pedestrian safety, up to a dump that already has lineups of vehicles out on the access road waiting to enter. At the currently proposed 25 trucks a day that is a truck every 7 minutes!!!! In addition to the current truck traffic. And all the presentations to date indicate that there are plans for future expansions. Up to what, a truck ever minute? Or until there is a pedestrian fatality? Who will be in control of future expansion of a regional site? I'm thinking the Regional District not city council or the people of Summerland.

3. Noxious fumes that have been **shown** to flow down Prairie Valley with the current and historical odor problems at the dump. A lot of effort has gone in to develop Summerland as a tourist destination. Foul air will destroy everyone's desire to take the train, spend time at Sunoka beach where trout creek will bring the toxic runoff, shop and stroll downtown, and certainly chase the wine tasters and bouquet seekers away. No one stops in Chilliwack and they won't in Summerland either if the air quality is off putting. All indications from Richmond and other composting sites have shown that odor is a very serious inevitability and worse than Chilliwack's air quality.

4. Summerland is also far from the geographic center of the region. Does it not make more environmental sense to locate a composting enter centrally and far from developed communities and water supplies. BC is not short of uninhabited tracks of land.

I urge you as a council to reject this proposal for our community's safety, quality of life and the future of our tourism trade.

Respectfully yours;

Jean Munro
10701 Aileen Ave
Summerland

Sent: May-18-17 10:16 AM

Subject: Public Consultation and Feedback

Good Morning: Firstly, thank you again to the Public Works Manager and staff member who hosted the public consultation last night in Summerland. It was, as these things will always be, a challenging event and the two staff members handled it very well.

I would like to summarize the points I made as a concerned member of the local tourist operations community. As I mentioned last night, I work on the Kettle Valley Steam Railway and that operation is extraordinarily reliant on delivering a pleasant, open air experience. We welcomed 30,000 riders last year and as we continue to grow we will continue to be a major tourist attraction in Summerland which generates local employment, tourist traffic for the area, local "spin off" business to the benefit of many, etc. All, to emphasize, dependent on a pleasant trip to our station and an enjoyable open air experience riding on our train from the station down through Prairie Valley and West Summerland.

The concerns I raised on this specific possible site were/are:

The negative effects on our customer trade caused by any odors from the site. Though you have used some modelling to try to address these concerns, the fact that your air mass modelling is not based on measurements directly taken on and around the proposed site will always leave you open to critique

and until you do this work, in advance, you will fail to demonstrate due diligence or to reassure your public, and;

The negative effects on our customer trade caused by the increase in heavy truck traffic through the village of Summerland and up along the sole road which gives access to the proposed site and our Station. As noted above, we generate significant traffic each year and while this traffic is light privately owned vehicles the addition into this flow of 25 heavy trucks per day (and growing,,,while our traffic will also hopefully will be growing) will cause customer dissatisfaction for our trade as well as safety and quality of life concerns for the residents who live along this route.

Finally, as I raised in my initial contribution last night, and while I acknowledge that this comment would suggest going "back to the beginning " of what has already been a lengthy process,,,the fundamental basis of the work seems to have been to find a site accessible using existing infrastructure. I think you miss the opportunity to do this truly "right" by doing that.

Bottom Line Suggestion: Find a suitable site with no existing housing/population or established other activity of any type for, say, five miles all around; buy that entire acreage; build appropriate access to this newly zoned area, and build a world class facility that will last decades with no impingement on existing infrastructure.

I am not well read on the other of the two remaining sites but I wonder if you couldn't look at building five more miles of road from the end of the gravel road you already note you'll have to upgrade, to access a plot of land with nothing or nobody around for five miles and build the site there. Perhaps the underlying figure is three miles,,,,or two,,,,you would know from your modelling, at present you're happy with less than a kilometre, but build in some cushion and take this approach. Once you are established, no one who comes behind can legitimately raise issue.

Once again, thank you for your work and in particular for the work last night in handling the very challenging evening.

Gerry Conrad

Sent: May-18-17 12:05 PM

Subject: Public Consultation Comments - Summerland Regional Compost Site

I was unable to attend the May 17 public meeting but have reviewed the consultant's reports and contacted Cameron Baughen with questions. I wish to submit the following Public Consultation comments on the proposal for a Regional Compost Site at the Summerland landfill.

I am opposed to locating this proposal at the Summerland landfill for the following reasons:

1. Truck Traffic - this site would see truck traffic travel to and from the landfill through the Summerland town site via Prairie Valley Road. This road is not a truck route: it is a relatively small road with traffic circles, and travels past an elementary school and residential areas. With an estimated volume of up to 25 trucks each weekday delivering to the landfill, return trips would see up to 50 truck trips through town on Prairie Valley Road. This is the scenario for year one - truck traffic will increase with future population growth and as trucks start accessing the site for collection. Sound land use planning would see regional facilities located on sites with highway access to support truck traffic.

2. Odor - no resident or visitor to a community wants to contend with landfill related odors. Technologies may reduce smells, but they do not eliminate them. Adding a regional compost operation, in addition to a food waste windrow operation, will have a significant negative impact on air quality, particularly as volumes increase with population growth. Prevailing winds will blow smells down Prairie Valley over many rural homes and then into town.

3. Water Contamination Risk - the site is very close to Summerland's water reservoir and water courses bringing risk of future contamination. RDOS states that "No compost site is allowed to pollute ground water. All of the composting would take place on a concrete pad ..." No government authority in Canada 'allows' industry to contaminate water, however, news stories regularly surface featuring examples of industrial operations failing in this regard.

4. Quality of Life - Bigger may be cheaper but not better. I support the development of landfill and compost facilities that serve local communities not regions. Although perhaps less cost effective, negative impacts to local residents (truck traffic, odors and contamination risk) are smaller in scale thereby maintaining the special features and qualities of our Okanagan communities.

Mary-Jane Laviolette
12827 McLarty Place
Summerland

Sent: May-20-17 3:15 PM

To: Cameron Baughen <cbaughen@rdos.bc.ca>

Subject: Regional Compost Facility Proposal - Summerland

Thank you for the presentation and hearing us out to the bitter end. I appreciate your stoicism in the face of our concerns.

Here are a few of my thoughts re: the proposal for the Summerland landfill site.

- **I firmly believe in composting** and have seen the improvement to soils when bio-solids are incorporated into soils that have been severely disturbed (mine sites);
- I do not have a **water** science background so cannot comment on pros and cons of the facility with regard to that, but do want to emphasize that this is **THE top concern, please err on the side of caution**
- As far as **odour control** is concerned,
 - I do believe the technology is probably there with your diligence to planning to reduce the facility issues compared to the horror stories we are familiar with in the media;
 - more site specific measurements should be done prior to final site selection to confirm modelling;
 - do the trucks smell? I admire our local septic tank maintenance truck services for making a business of, well, cleaning up after we do our business, but we all know when one of the trucks has arrived in the subdivision. What will up to 25 trucks trundling through town and our pastoral Prairie Valley smell like on a sultry hot day or those days

when we already get an air quality problem? I do remember you clarified that no “leaks” would be allowed but will the trucks go through a pre-wash to remove external slops? Will customers at Summergate winery be able to smell the bouquet of their organic wine as they enjoy sitting outside at the winery? What about downtown, residences & schools?

- **Truck traffic and noise** is a major concern:
 - additional high volumes of large truck traffic through town and school zones or playground field areas is something to avoid, not encourage – part of the allure of raising children in Summerland is not having the heavy traffic of big city school sites, and even the lower volume currently travelling along Prairie Valley road has been concerning for parents.
 - The stretch of Prairie Valley Road between Cartwright and Morrow is already dicey for drivers and pedestrians/bikers alike: there is only 1 shoulder on a narrow windy stretch that has drivers facing directly into the sun in the evenings further reducing visibility. This is compounded by a tricky hidden street junction plus several driveways. The cost of your estimate for using the site will have to include major road upgrades.
 - Currently the sound of individual logging/gravel/garbage trucks is noticeable upslope in the subdivisions along Morrow. Light duty vehicles mostly blend into the background. Having additional heavy truck traffic is not going to be a pleasant addition to the otherwise pastoral quality of the homes for owners that prefer to be living in a semi-rural setting. Additional truck noise for the schools & and other residents will be a negative.

Overall, I am concerned that this will **lower the property values** for homeowners and tourist businesses (bed & breakfasts/wineries) within Prairie Valley and anywhere along the route. I also believe it could lower the attractiveness of Summerland as a tourist or potential homeowner destination. It will change from Summerland being foremost an Agritourism municipality to a regional bio-solids & composting municipality. That is what is going to come up as people google about us and our main “industry”. New folks won’t necessarily bother to research how low – odour the facility & operations are. They will just look elsewhere along the lake where its not an issue.

As much as I agree with composting, I cannot support the Summerland site proposal for this large-scale regional facility.

Out of curiosity, I will come out of left field and ask if you have considered sites on the Thompson Plateau other than the 1 where you said the cost of building the road was prohibitive? Although trucking costs (& CO2 emissions?) would be higher due to increased mileage, both the Brenda and Nickel Plate mines have operations on the Thompson Plateau with road access, on-site water treatment facilities expected to run for circa 100 years and both sites are very organic poor on their reclamation sites. I know distance & elevation are issues, but fewer property values would be impacted.

Thank you for your work and for seeking the public’s input.

Sent: May-22-17 9:30 AM
Subject: RDOS Regional Composting proposal

Hi Cameron and Karen:

Please enter this letter into the record for choosing Summerland as a regional composting site.

I wish I could support the initiative proposal as it is the right this to do (remove organics from landfills), but I feel the location is just is too high a risk for Summerland.

A few comments regarding process:

1) Most people were surprised by the proposal; they seemed to wonder how this could be going on for 5-7 years and they knew nothing about it. I think having an earlier opportunity to participate would have been helpful, but I understand that some information needs to be collected prior to public input. I'm not sure how to make this more successful, and just when to "take it on the road", but I know from my own experience with public input the sooner locals are informed and involved, the more ownership they will take. The downside of this is lots and lots of "social" meetings and discussion. A month for social input just doesn't seem to be enough.

2) As a regulator for aquatic resources, most proposals from private industry(mining, oil & gas, commercial business) that I dealt with were required to have quite a bit of onsite data to support their application. I think the lack of onsite data made the public feel uncomfortable about the proposal.

3) I did see a copy of a letter from an RDOS consultant from 2011, that talked about starting to look for composting locations 50 to 100 km from settlements to avoid public opposition and affecting local quality of life.

I wonder if the taxpayer is willing to pay for higher transport costs to keep quality of life.

Sincerely,

Dave Smith

10695 Aileen Ave
Summerland BC V0H 1Z8

Sent: May-23-17 7:12 AM
Subject: Proposed regional compost facility

May 23, 2017

District of Summerland Council
Regional District of Okanagan-Similkameen

Objection to the location of the proposed regional compost facility

My husband and I are residents of Summerland. I have reviewed the consultant reports on the proposed regional compost facility and attended the public meeting in Summerland on Wednesday,

May 18. I wish to communicate my objection to both the Summerland Council and the Regional District of Okanagan-Similkameen to the location of the proposed regional compost facility in the Summerland landfill.

Unlike many of the Summerland residents who attended the May 18 meeting, I am not making my objection on the basis of odor or leachate. There are precedents in both Europe and in North America of state-of-the-art composting facilities that do a much better job of odor and leachate management than our traditional landfills, and at the same time, do the necessary job of diverting waste from landfills and creating a usable by-product. I was reassured at the meeting that if a site is built, it would be to the highest standards; that the odor problem would be minimal and the leachate would be contained. Perhaps I am naïve in this belief, but as I say, there are precedents and this sort of step forward in our handling of waste is necessary in our future.

However, I do think that routing the truck traffic to the site through the Summerland town site would be an incredibly poor decision. The road is relatively small, includes traffic circles and would bypass elementary schools. The number and size of the trucks, the proximity to so many of our young people, the potential for increasing traffic volume in the future, the inevitable wear-and-tear on the roads that would substantially be the responsibility of Summerland citizens, and the risk of spills in both the town and the roadway above our water source demand that the choice of location, and possibly the use of smaller, closer-to-home alternatives to a regional site be reconsidered.

A great deal of research has gone into this project to date, and I appreciate the work of the regional district staff in beginning this important process. Change is not always easy to embrace, but does need to be handled wisely.

Sherry Taylor
148 Sumac Ridge Drive
Summerland

Sent: May-24-17 10:34 AM
Subject: Summerland compost sighting

I attended the RDOS open house in Summerland at the IOOF Hall May 16

I expected to hear a well thought out, well researched plan not the veage conjecture filled report as presented.

I had expected to hear what the net benefits would be to Summerland and was VERY VERY dismayed to hear that there are NONE. Its Summerland that will bear all the risks and costs with absolutely no net benefits. As stated we will get lease payments and business taxes. And THATS IT.

It was stated that both Marron Valley and Summerland sights would cost the RDOS the same. No mention of the costs to be borne by Summerland residents.

-Its up to Summerland to upgrade and maintain the road to provide the regional district the cheapest route to the compost sight.

-Its up to Summerland to provide the Bylaw officer to investigate odour issues.

-Its up to Summerland to provide the Police to enforce the extra traffic.

-Its up to Summerland to fix the water supply should any contamination occur

- Its Summerland's tourism that will suffer when we become know as the regions garbage dump.

- Its Summerland that supplies the scale and the employees to run the scale. (True the RDOS will very generously cost share)

If its truly the RDOS's intent to build a world class operation then maybe, just maybe, costs should not be the one and only deciding factors.

Building a world class operations firstly requires a world class location.

And Summerland is most certainly not a world class location for a dump.

Brian Christopherson
12588 Sunset Place
Summerland

Sent: May-26-17 8:39 AM

Subject: Solid Waste management plan.

We attended the meeting in Summerland related to the above but unfortunately they ran out of survey forms. We would like to go on record as agreeing with many of the comments made at that meeting. We do not feel the Waste Management system should be placed in our area. Neither the roads or other items support the system. We feel, regardless of cost, it should be located further away from populated areas.

We also feel it could impact the Kettle Valley Railway which is a major tourist attraction and producer of income to this area.

Further, we DO NOT wish to have a Garbage cart provided. Firstly, we have a very long driveway and it would be impossible for us to haul such a big bin up to the roadway when it is full. Secondly, with so much being recycled our garbage production is very little and we are sure it is much less expensive for us to take it to the landfill a couple of times a month.

Thank you. Lloyd and Sharon Unrau

Kathy and Dave Smith
16595 Aileen Ave.
Summerland, B.C. V0H 1Z8

April 26, 2017

Ms. Linda Tynan
C.A.O., District of Summerland
10115 Jubilee Road
Summerland, B.C., V0H 1Z0

Dear Ms. Tynan,

Thank you for the opportunity to learn more about the RDOS proposal brought forward by Mr. Cameron Baughan to have Summerland as the Regional Composting Facility Site for the South Okanagan at the Committee of the Whole meeting April 24, 2017, Municipal Council Chambers.

In the attachment following, I would like to outline why this proposal needs to have wide reaching consultation with the citizens of Summerland before any decision is made by our Municipal Council to support such a venture in our community.

Further I would appreciate some direction from you as C.A.O. on the procedure for implementation of a Regional Composting Facility following the RDOS Open House presentation at the IOOF Hall, Wednesday, May 17, 2017. Bringing the matter forth as part of the question period at Council Meetings to find out information has limitations for all parties concerned.

Following the RDOS Open House would you and/or Mayor Waterman and Council sponsor a forum for discussion and questions for Summerland Residents? Could a Councillor be assigned to act as a liaison with a group of concerned Prairie Valley Residents to facilitate communication on the RDOS proposal, Council deadlines and opportunities for citizen input.

Summerland residents and community groups are expressing interest and concern about a Regional Composting Site in Summerland as the RDOS advertises the Open Houses and survey web sites that are available for public input.

I look forward to your reply and establishing a process to address citizen concerns.

Yours truly,

Kathy Smith

Cc. Cameron Baughen, RDOS
Mayor Waterman, Councillors DOS
Attach/

Attachment

Response to RDOS document and Presentation to Summerland Council

Monday, April 24, 2017

Cameron Baughen, Solid Waste Management Coordinator with RDOS

Organics Feasibility Study 3.3 RDOS Regional Compost Facility pg. 25 of 65

Summerland Municipal Landfill Site

best site cost per tonne

best value treating waste water treatment sludge separately at the same facility (scale, staff, odour control)

Odour Control pgs. 26, 27, 28, 29, 30, 31/65

The information presented on the Odour Units and the once yearly estimates for the area around the Summerland Water Treatment plant in Prairie Valley cannot be verified until the Regional Compost facility is operational.

Residents within a 15 minute walk to the current landfill site continue to report odours emanating from the water treatment sludge and composting area of the landfill adjacent to the proposed RDOS Compost Facility Site.

The actual estimates and testimonials of the potential odours need to come from the many residents on Aileen, Denike, Mitchell Avenues., Prairie Valley Rd., Dale Meadows Rd., Deer Ridge, Trans Canada Trail, Kettle Valley Railroad site, Rodeo Grounds, and Faulder areas.

Recommending pg.20/65 that the potential for odours will be mitigated by location, use of a membrane cover or enclosed aerated in-vessel depending on site, and then stating that the **turned windrow** option would **be ideal for the Summerland site** is categorically unproven.

Residents within a 2 km. range of the proposed site monitored the putrid smells coming from the landfill site in 2004, 2005, 2006 on a daily basis, year round, in all weather conditions and had the results verified by the Municipal bylaw officer at various resident locations. The documentation for this period is still on record and the Odour “sommeliers”, Prairie Valley residents who lived the odour experience are the best consultants on this issue.

Mr. Baughen is correct when he stated in his April 24, 2017 presentation that the odour issue is one based on the daily natural cycle of cooler air sinking as warm air rises resulting in the smell sinking into topographical draughts and lingering, sometimes for days, when inversions occur year round waiting for wind to dissipate the odours. Depending on the wind direction one sector of the immediate community will have odour to deal with.

Further information to confirm the Odour concern is supported by the numerous testimonials from residents protesting to their Municipal councils in the communities where Regional

Composting Facilities are currently located. Please visit these community web sites in B.C. for more information. (See Resource Page, Attached)

There is no question that the amount of tonnes of waste needed to make a Regional Compost Facility financially viable to save Provincial dollars and keep collection fees down for residents is a priority. The regional waste that will be hauled to the Summerland Site will quickly meet its targets as residential growth in the region it will service is climbing beyond all prediction in the RDOS documents.

Summerland Landfill pg. 32/65

The feasibility of bringing 25 truckloads of residential solid and liquid waste from the RDOS South Okanagan communities as much as 40 km. North, uphill, through 7 km. of Summerland Municipal roads for dumping in a facility located less than .5 of a km. from the Municipal water reservoir and treatment plant; will quickly need financial reconsideration and dollars to meet the demands placed on the movement of so much material to make it viable.

Summerland has spent millions of dollars on the Prairie Valley Road corridor from Hwy. 97 to provide the safest, accessible, and attractive entrance to our downtown, and residential areas along dedicated walking and cycling paths to encourage daily active lifestyles for all ages. This corridor services two elementary schools, a children's daycare and a resident long term care facility where all modes of transportation interface, especially for the elderly and challenged.

Two roundabouts and a pedestrian crossing on Prairie Valley for access to Dale Meadows Park will make demands on the RDOS vehicles to negotiate and on the public to walk with those vehicles making 50 trips a day to the Prairie Valley landfill site.

The last 4 km to the site on Prairie Valley after Cartwright Ave. has narrow roads without allowance on one steep cliff side. School busses, RV's, logging trucks, farm vehicles, horse trailers, and frequent horse riders all compete for roadway access along the corridor.

Bicycle riders and walkers of all ages use this roadway for daily recreation year round. Annual competitions for athletes and tour busses on the Bottleneck Drive wine route and vehicles making their way daily to the Kettle Valley Railway will follow the Compost vehicles to the landfill site and back again.

Further, Summerland Municipal Council has rezoned land along Prairie Valley to support new residential and multifamily housing in areas including Sinclair Ave., above Haddrell Hill on the dedicated Okanagan College site near Deer Ridge and the entire Deer Ridge, phase 2 waiting for future development. These future densification projects will bring vehicles and make demands on the Prairie Valley road corridor for the proposed 20 year life of the Summerland Regional Composting Facility.

If established in Summerland, the Regional Compost Site will bring ongoing issues, complaint driven and the least expensive remediation attempts to try and mitigate public protest over smell, noise and a degraded accessible community.

RESOURCE PAGE

RDOS suggested websites

<http://www.rdos.bc.ca/home/>

http://form.surveypal.net/Cart_Survey

More sites for some current history

Richmond Composting

http://www.harvestpower.com/locations/bc_richmond/

www.news1130.com/2017/02/28/richmond-takes-action-organic-waste-company/

Ladysmith Composting

www.ladysmith.ca

<http://www.ladysmithchronicle.com/our-town/ladysmith-residents-protest-stink-at-public-works-yard/>

North Cowichan Composting

www.northcowichan.bc.ca

Could not find any major odour complaints after 2014, after change in accepted materials (i.e. no diapers)

Nanaimo Composting

<http://www.nanaimo.ca/EN/main/departments/Engineering-Public-Works/garbage-and-recycling/GreenBin.html>

<http://www.nanaimobulletin.com/news/organic-waste-processing-plant-asks-for-long-term-deal-with-regional-district-of-nanaimo/>

2017 Company requesting \$3.5 million upgrade as current technology outdated and will better control odour issues

May 3, 2017

Ms. Linda Tynan
C.A.O., District of Summerland
and
Mayor Waterman and Councillors
District of Summerland
Box 159, Summerland BC V0H 1Z0

Mr. Cameron Baughen
RDOS
101 Martin St.
Penticton, BC V2A 5J9

Subject: Proposed RDOS Regional Compost Facility location in Summerland.

The proposal by RDOS to locate this facility near the landfill in Summerland has many potential negative ramifications that must be addressed before Council even considers accepting this proposal here in Summerland.

I have resided at 10604 Lister Ave., (1.5 km from the landfill gates) for 40 years and can attest to air movements and stench from the land fill. I can tell you by experience that on warm summer evenings, when the heat of the day rises from the valley, it pulls cooler air down into Prairie Valley from the hills and mountains thus passing through the area of the proposed compost facility, the landfill, and lastly, the open drinking water supply reservoir and settling ponds at the Water treatment plant. The air movement '*modeling*' being presented by RDOS is not true to real conditions that do occur.

We have always been told that the issue of the landfill being directly across the road and above the reservoir is not a problem because it is in an arid environment. Composting requires water, lots of it, and now it will be taking place above the landfill in a sand/gravel environment, (that is what good drain fields comprise of!). Any farmer can tell you that you don't put your garbage or outhouse above your well!

The tons of materials being trucked through our community to the proposed site will comprise of rotting food, meats, noxious vegetation, excrement and numerous other products. Noxious weeds, chemicals, insects, seeds, rats, mice, wasps, etc. will no doubt be brought in as people, being people, will dump whatever they want to be shipped out of their area and thus becoming our problem. As it stands now, I have personally witnessed crows and ravens dropping pampers and other unknown garbage into our open reservoir. Take a look at any other similar facility and take note of the bird issues, I would guess they have not thought about that yet.

The other choice of locating the Composting Facility in Marron Valley will lead to much less health concerns and social disruption and also be in a better centralized location for the catchment and dispersion areas and is a better choice.

The proximity to our vulnerable Water Supply and adjacent neighbourhoods, the increase of truck traffic, the ramifications of importing the unknown products, the liquid spillage and odors, and the fact that existing similar operations are failing to find markets for their end product, must lead to a 'No-Go' Vote here in our Community.

Respectfully,

Barrett H. Cowan

May 4, 2017

Ms. Linda Tynan
C.A.O., District of Summerland and/
Mayor Waterman and Councilors
10115 Jubilee Road
Summerland, B.C., V0H 1Z0

Dear Ms. Tynan, Mayor Waterman, councilors and Mr Baughen:

It has been brought to my attention by concerned Summerland residents that a Solid Waste Management program is being proposed at our Summerland landfill site. This seems like a fairly significant undertaking and will have consequences for local and less local residents. That being the case, I am surprised it was not obvious in the Newsletter which comes with our utility bill. This newsletter is an extremely valuable way for keeping our community up to date with council activities and is read thoroughly in our household.

Treatment/composting and reuse of solid waste seems like a very positive step when carried out with ALL environmental and social issues considered. Some of these issues which come to my mind are listed below.

1. Fuel consumption and exhaust resulting from transport of solid waste must be carefully considered when determining how far such waste should be collected from versus constructing more smaller treatment areas closer to the source or a more central deposit site. The Marron Valley site takes this into consideration if it is not feasible to have smaller scale facilities.
2. Any waste facility is bound to attract wildlife, such as bears, so such sites should be located in areas with minimal human habitation in order to save the lives of wildlife and reduce human/wildlife interactions. Summerland has acquired a newer wildlife issue in the form of rats which would also be attracted to such sites and would be extremely difficult to exclude from any structure. The rat issue and other wildlife issues only become a concern when in close proximity to human habitats.
3. Extremely careful consideration must be taken to ensure that municipal water sources and wilderness water ways (whether subterranean streams, riparian areas, creeks which would support fish and other organisms, etc.) are not affected in ANY way. We live near the water treatment plant and there are a myriad of subterranean water sources which could easily be contaminated and are shifting regularly over the course of years. I recognize this is a reoccurring

situation in such habitats but when it is next to the Municipality's water treatment plant the concern becomes paramount.

4. Such sites must take into account the local residents and their well being. This would require having the site far enough away to create a NO odour issue for residents. It is always difficult to FIX a situation which could have been avoided. Odour REDUCING systems do not mean odour FREE. Ramifications of odour issues for local residents may appear minimal but taken together could have long and short term consequences, such as:
 - (a) reduced property values which would result in reduced property tax intake
 - (b) reduced tourist attraction, particularly as the KVR station is in close proximity to the Summerland-suggested site.
5. The roadways along Prairie Valley are already in very poor shape. The added traffic from more heavy vehicles would require a significant upgrade to make the passage safe to travel. This cost would, invariably, fall back onto the local tax base. Presumably there will be increased traffic due to folks proceeding to the site to buy the treated solid waste, as well. This already VERY busy corridor includes schools, Seniors facility, recreational vehicles with their trailers heading to our back-woods, cyclists, several competitive events each year, many pedestrians, horse-back riders, etc.
6. Prairie Valley is, by definition, a valley which would naturally have an air flow pattern carrying the odours right into Summerland town. This became very evident when the original settling ponds at the landfill were set up several years ago. We have been through one odour issue which was exacerbated by the removal of gravel in the area just south of the water treatment plant. From this experience we should have learned of the air flow patterns coming from west of Summerland. There are some days at any time of the year, even now, when local residents can still smell the settling ponds.
7. Food scrap carts are a wonderful idea to decrease our landfill volume but would need to be wildlife proof in most areas in Summerland.

May 5, 2017

11010 Mitchell Avenue
Summerland, BC
V0H 1Z0

Ms. Linda Tynan, C.A.O.,
Mayor Waterman, and Councillors
District of Summerland
10115 Jubilee Road
Summerland, B.C.
V0H 1Z0

Mr. Cameron Baughen
RDOS
101 Martin Street
Penticton, BC
V2A 5J9

Dear Ms. Tynan, Mayor Waterman, Councillors, and Mr. Baughen:

Re: The Environmental Integrity of Prairie Valley, Summerland

The concept of the Solid Waste Management program being proposed for the southern Okanagan-Similkameen Valley is a sensible and environmentally responsible plan that any reasonable person would find necessary. The local-scale versus large-scale question is another matter, as is the location of the Regional Compost Facility.

We have lived in the western edge of Prairie Valley, adjacent to municipal property, for the last 23 years. We, along with others nearby, think of the Municipality as our neighbours; but, alas, it is a one-way relationship. During the last 20-odd years, there has been a long list of proposed developments, landfill initiatives, land conversions, etc. These include:

- 1) The Patagonia tourist resort in south Prairie Valley.
- 2) The golf course in north Prairie Valley.
- 3) The gravel extraction in west Prairie Valley.
- 4) The forest and hillside removal for gravel extraction, immediately adjacent to our collective properties.
- 5) The settling ponds at the landfill for the inappropriately treated sewage effluent.
- 6) The water treatment plant.
- 7) And now the Compost Facility

All of these ventures, both failed and successful, would have, or have, impacted our Valley with increased vehicle traffic and exhaust, dramatic change in air flow patterns

from the west down into the Valley, stench from the settling ponds which has been remediated but not completely removed, and perhaps the greatest potential problem: contamination of our water reservoir. This last problem is a grave concern which is continually avoided by short-sighted people.

Yes, the water treatment plant is, indeed, a most worthwhile investment for Summerland and we applaud it. However, as neighbours we find our basement regularly flooded with underground streams since the time of the plant construction. No relationship to the construction says a previous mayor and council. Okay, but not very good neighbours! The take-home message here is that the underground water sources are continually changing and potential contamination of our water reservoir, from activities at the landfill, hangs in the balance.

The location of the Compost Facility at the Summerland landfill is a bad idea, period. Once again, it takes no notice of the Municipality's immediate neighbours and the many others who live in Prairie Valley. Having lived through several years of stench from the settling ponds, a stench that regularly reached residents on South Victoria Road, it seems unbelievable that yet another odour-creating development will occur at the landfill. As noted in many letters, the prevailing airflows are downhill from the west and northwest into the Valley in both summer and winter. It is a façade to think otherwise.

Prairie Valley is one of the most beautiful agrarian and natural valleys in the Okanagan and perhaps all of BC. We feel very fortunate to live here. But what we see for the future is an unhealthy environment from increased truck traffic, air pollution, and stench owing to the proposed Compost Facility. We do not want to see Summerland labeled as "An Unhealthy Community". The Compost Facility should be situated at Marron Valley or other location with much fewer health and environmental concerns as well as social disruption. This is what good neighbours would do.

Thank you for your consideration.



Thomas P. Sullivan
Professor Emeritus
Forestry and Agriculture
University of BC - Vancouver

Other questions which come to mind:

1. What is the economic benefit to Summerland to compensate for costs incurred by this project (e.g., road maintenance)? What is meant by "Taxation: Summerland Council to determine if exempted or commercial"?
2. In the 'Solid Waste Management Plan – April 2017' it is stated that "A regional facility would be large enough to afford strict odour control technology including composting all materials in a building or under cover". This is reiterated in the RDOS File No.: 0620.07 "composting would take place within a building or cover that will stop rainwater". I would suspect the "in building" and "under cover" could have significantly different odour control capabilities. Knowing which option WILL be used could help alleviate the local odour concern. Otherwise it could be assumed that the "building" plan would probably not turn out to be feasible for some reason or another and we, as residents, would have lost the option to press for another solution.

Thank you for your consideration

Dru Sullivan

11010 Mitchell Avenue,
Summerland, BC V0H 1Z8

I attended the RDOS meeting May 17th 2017 regarding Compost Facility, Organics, and Carts; after hearing the most up to date version of this proposal, I cannot support RDOS "regional" organic composting locating to the proposed Summerland location.

Council and business have worked hard to develop a profile of Summerland for wineries, recreation, and tourism. "Bottleneck Drive" covers the wineries and orchards of Summerland; many of these offering outdoor picnic and tasting facilities. A regional composting facility will "rebrand" Summerland, giving it a new identity within the Okanagan. All inbound and out bound trucks will drive through the heart of our community, becoming part of the Summerland landscape. Even the size of the infrastructure will be an obvious viewscape for tourists and residents, likely becoming a "what is it?" structure.

Odour modeling for the proposed site demonstrates that there will be fugitive odours, however the duration, concentration, location and timing of these odours is not documented using onsite meteorology as part of the analysis. The first table in the consultant's report shows peak odour at the first receptor (near west end of Prairie Valley Road) could change from 0.3 currently, to 18.0 once a year, a 60 fold increase. Some odour maps for the range of possible treatments show odour patterns covering Prairie Valley and beyond. So we know there is opportunity for fugitive odours to affect anywhere in the valley. Everyone can smell odour at a value of 5 odour units from the model. Depending on the quality/quantity of materials accepted, and the mixing ratios of organic products, odour can develop that is out of the control of the operator.

The effect of fugitive odours not meeting the model can have a wide ranging effect on quality of life for residents; economy of tourism based facilities, and alters use patterns of recreational facilities and areas. What we could hear people say is "Forget the train, let's just go to Sunoka."

An estimated 10,000 truck trips per year (one way) based on 20 vehicles per workday, will add costs to road maintenance for District of Summerland. These trucks will travel during all seasons, and during limited load periods of spring break up; when heavy loads can damage roads more easily. Further, parents are concerned for their children's safety already from heavy traffic on Summerland roads, and many walk their kids to and from school to ensure safety.

The very close upslope proximity of the proposed site to our balancing reservoir (aka Barclay Lake) does put Summerland domestic water supply at risk. During my 38 year career in aquatic ecosystem management, I can advise that an alteration in existing circumstances of a watershed can change the behavior of components within that system. Even a change in relocating the existing landfill operation will risk causing changes that influence our water reservoir. RDOS is asking Summerlanders to decide on this proposal without adequate understanding, and very limited data collection of the connectivity of the proposed site to the watershed, reservoir, and current landfill.

The likelihood of a breach event in leachate storage will be low, providing all infrastructure maintenance is timely and complete, miscommunication between staff is avoided, no catastrophic acts of God occur, and barrier materials remain intact. Can we do this for the 20 plus year lifetime of the proposed facility?

The Okanagan is currently experiencing close to a 1 in 200 year flow event in many tributary streams and rivers. This has a 0.5% chance of occurring in any single year, yet I have witnessed 3 or 4 similar flooding events in the Okanagan during my career. There will be some catastrophic natural event during the lifetime of the composting site, but will it be severe enough to change its relationship with the reservoir? I cannot accept this risk to our water supply.

Dave Smith

10695 Aileen Ave., Summerland BC

May 23, 2017

District of Summerland Council
Regional District

Objection to the location of the proposed regional compost facility

My husband and I are residents of Summerland. I have reviewed the consultant reports on the proposed regional compost facility and attended the public meeting in Summerland on Wednesday, May 18. I wish to communicate my objection to both the Summerland Council and the Regional District of Okanagan-Similkameen to the location of the proposed regional compost facility in the Summerland landfill.

Unlike many of the Summerland residents who attended the May 18 meeting, I am not making my objection on the basis of odor or leachate. There are precedents in both Europe and in North America of state-of-the-art composting facilities that do a much better job of odor and leachate management than our traditional landfills, and at the same time, do the necessary job of diverting waste from landfills and creating a usable by-product. I was reassured at the meeting that if a site is built, it would be to the highest standards; that the odor problem would be minimal and the leachate would be contained. Perhaps I am naïve in this belief, but as I say, there are precedents and this sort of step forward in our handling of waste is necessary in our future.

However, I do think that routing the truck traffic to the site through the Summerland town site would be an incredibly poor decision. The road is relatively small, includes traffic circles and would bypass elementary schools. The number and size of the trucks, the proximity to so many of our young people, the potential for increasing traffic volume in the future, the inevitable wear-and-tear on the roads that would substantially be the responsibility of Summerland citizens, and the risk of spills in both the town and the roadway above our water source demand that the choice of location, and possibly the use of smaller, closer-to-home alternatives to a regional site be reconsidered.

A great deal of research has gone into this project to date, and I appreciate the work of the regional district staff in beginning this important process. Change is not always easy to embrace, but does need to be handled wisely.

Sherry Taylor
148 Sumac Ridge Drive
Summerland

May 24, 2017

To the Regional District of Okanagan-Similkameen,

Re: Comments on Proposal for Summerland Landfill

My name is Dr. Kerry Anderson and my wife and I are home owners in Summerland. I am also a fire research scientist with Natural Resources Canada. I have a Ph.D in meteorology (University of Alberta, 2009) and have spent the last five years focusing my attention on modelling the smoke from forest fires. You can view the BlueSky Canada project that I led as principal investigator at www.FireSmoke.ca

While not identical to that of odour modelling, many of the scientific principles are the same. I took a training course in CALPUFF and understand the principles of it and CALMET. I was thus able to review the Odour Modelling Report and follow the methodology used.

I have concerns with what the report says and specifically how it could impact Summerland. The Odour Modelling Report for Summerland Landfill (Regional Site), under 2.2 Meteorology (page 2) states:

“MM5 meteorological data obtained from a third party company specializing in meteorological modelling (Lakes Environmental) was generally used as the input to CALMET *for all sites except for Summerland*. Due to the complex terrain surround Summerland, the MM5 model was unable to resolve the valley winds. Therefore, observations from local meteorological stations were used instead to build the model.” [italics added]

Tetra Tech EBA was asked to provide odour modelling reports for eight locations. When considering Summerland, they were faced with a challenging situation, so they used an alternate approach as described above. This is not necessarily an incorrect approach but one needs to understand the ramifications of these decisions (see <http://www.src.com/calpuff/FAQ-answers.htm#2.7.2>).

Essentially, the terrain is complex and the consultants acknowledge this. The width of the Kettle Valley is too tight to be adequately represented by MM5, the provincially-accepted model that produces the hourly, three-dimensional data required as input for the CALMET model. This is the first warning flag.

In Appendix B, Odour Modelling Reports, Report 2 Summerland Landfill, (2.1 Meteorology), the consultants describe their alternate approach using the hourly weather from the closest weather station: the Environment Canada Summerland CS station. This station is near the Pacific Agri-Food Research Station south of Trout Creek, close to Sunoka beach. It is approximately 7 km from the proposed Summerland site. Giant's Head Mountain (350 m above the valley) sits between the two locations, along with other hills and ridges. The consultants used Environment Canada weather data as a surrogate for weather conditions at the proposed facility – a “fake observational station” as they called it. This is the second warning flag. One could well argue that the Environment Canada station does *not* represent the conditions near the Summerland landfill for the following reasons:

- the orientation of the valleys around each location are likely different and thus wind directions used for the landfill site may be in error;
- the Environment Canada station is close to a substantial water-body (Okanagan Lake) and would experience lake breeze effects not seen at the landfill site;
- anabatic winds (a.k.a. valley breezes) resulting from daytime heating of the mountain sides would be more substantial at the proposed facility than at the Environment Canada station.

There are alternate methods of addressing these issues. First, the consultant could nest the MM5 model output in such a way as to provide data at an adequate resolution to capture the Kettle Valley. Second, the consultants or RDOS could set up a meteorological station at the proposed site and, over the course of a year, collect data to better represent conditions at the Summerland site.

Finally, the US EPA recommends five years of meteorological data for air quality studies, which was not followed in the Summerland study (see <http://www.src.com/calpuff/FAQ-answers.htm#1.3.2>). In section 7.3.1, the Guidelines for Air Quality Dispersion Modelling in British Columbia recognize the difficulty in obtaining this much data and recommend *a minimum of one year*, which is what the Summerland study used, making this a third warning flag.

Modelling winds is a tricky business. The consultants realized this and did the best they could. Nothing was necessarily done incorrectly. However, what is not acknowledged in the report is the impact of the above decisions - namely the *uncertainty* introduced into the odour modelling increases the potential margin of error in the results. This is my main concern.

So this brings things back to the RDOS. Are decision makers at RDOS aware of this uncertainty? Are they qualified to make an informed decision on a complicated situation without some independent, scientific authority to explain what the maps mean and the possible range of uncertainty in these findings? And what of the impacts of this decision? Will unpleasant odours be pouring down Prairie Valley Road impacting wineries, orchards, KVR patrons, outdoor recreationists and thus the tourist trade? Before the RDOS makes a decision, I suggest you ask qualified experts to explain these findings in plain language. The Meteorological Service of Canada, Environment Canada has a district office in Kelowna. I urge you to contact them and discuss the matter and the concerns I raise.

Dr. Kerry Anderson
Fire Research Scientist
12827 McLarty Place
Summerland, BC

cc: Summerland Municipal Council

Public Consultation Received Oliver Landfill and Carts for Residential Collection

Regarding Question/Issue of Compostibles

Because I am a ① person household, and I already have my own Compost heap... Therefore I wouldn't require a curbside green Compost bucket.

But, I think it is a great idea to endeavor to remove heavy, wet vegetation from the garbage regimen, and put it to good use, rather than just burying it.

I see this as a problem, primarily, for Condo and apartment dwellers. But again, these buckets or containers will be fitted with a good lid and if picked up weekly, the small smell that would evolve in only one week (when the lid is opened to put in more peelings etc.) would be unremarkable, in my opinion. But then I don't consider Compost to be an unendurable smell... rotting flesh, on the other hand, is extremely offensive.

~~As to~~ As to transporting our ^(compost) Compost to the Oliver Landfill, I'm not sure we have all the facts.

Thelma Cameron stated that if our own Compost here in Osoyoos ^{was} ~~were~~ integrated into the already present hedgerows, that we would endure only a few days a year when the smell would be noticeable... during winter when there is an inversion... I think. ^(fuel)

The question is, how much extra in gas (and the added green footprint) is it going to cost Osoyoos residents to have their Compost trucked to Oliver once a week?

I'm wondering if part of the issue is that Osoyoos has become a retirement community and tourist destination for the wealthy, and the town does not want to compromise this economic base.

For a couple of stinky days a year, we ~~don't~~ ^{shouldn't} pass the buck, we deal with our own waste, as we should, and then we benefit from the sale of luxuriant composted soil, money's that can then be used for further improvements to our own landfill site.

I guess the other question is: if the populace votes to have their compost shipped to Oliver, does the taxpayer pick up the dumping fee? I can't imagine that Oliver will accept all of our compost for free?



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, June 15, 2017

12:00 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Protective Services Committee Meeting of June 15, 2017 be adopted.

B. EMERGENCY OPERATION CENTRE UPDATE – For Information Only

C. ADJOURNMENT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, June 15, 2017

1:00 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of June 15, 2017 be adopted.

1. Consent Agenda – Corporate Issues

a. Corporate Services Committee – June 1, 2017 [Page 364]

THAT the Minutes of the June 1, 2017 Corporate Services Committee be received.
THAT the Board of Directors approve the RDOS Video Surveillance Policy as amended at the June 1, 2017 Corporate Services meeting.

b. Environment and Infrastructure Committee – June 1, 2017 [Page 366]

THAT the Minutes of the June 1, 2017 Environment and Infrastructure Committee be received.

c. Planning and Development Committee – June 1, 2017 [Page 368]

THAT the Minutes of the June 1, 2017 Planning and Development Committee be received.

THAT staff review the cost structure for higher value permits in development services.

THAT consideration of “Review of Zoning Regulations – Dominion Radio Astrophysical Observatory” be deferred to July 20, 2017.

THAT the Regional District introduce regulations governing the placement of metal storage containers and fabric structures as part of preparation of the draft Okanagan Electoral Area Zoning Bylaw.

d. Protective Services Committee – June 1, 2017 [Page 370]

THAT the Minutes of the June 1, 2017 Protective Services Committee be received.

e. RDOS Regular Board Meeting – June 1, 2017 [Page 372]

THAT the minutes of the June 1, 2017 RDOS Regular Board meeting be adopted.

f. Naramata Parks & Recreation Commission – May 29, 2017 [Page 379]

THAT the Minutes of the May 29, 2017 Naramata Parks & Recreation Commission be received.

g. Similkameen Recreation Commission – April 25, 2017 [Page 383]

THAT the Minutes of the April 25, 2017 Similkameen Recreation Commission be received.

- h. Electoral Area “H” Advisory Planning Commission – May 23, 2017 [Page 385]**
THAT the Minutes of the May 23, 2017 Electoral Area “H” Advisory Planning Commission be received.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)
THAT the Consent Agenda – Corporate Issues be adopted.

B. DEVELOPMENT SERVICES – Rural Land Use Matters

- 1. Zoning Bylaw Amendments - Electoral Areas “A”, “C”, “D”, “E”, “F” & “H” Agricultural Zone & Regulations Update [Page 387]**
a. Bylaw No. 2728, 2017[Page 390]
b. Responses Received – May 2017 [Page 605]
c. Responses Received – July 2016 [Page 608]

Amendment Bylaw No. 2728 represents the culmination of a multi-year review and update of the definitions and regulations that affect the agricultural zones in the Electoral Area Zoning Bylaws.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2728, 2017, Regional District of Okanagan-Similkameen Update of Agricultural Zones and Regulations Amendment Bylaw be read a first and second time and proceed to a public hearing; and further,

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of July 6, 2017; and further,

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

- 2. Official Community Plan (OCP) Bylaw & Zoning Bylaw Amendments Electoral Areas “A”, “C”, “D”, “E” & “F” [Page 648]**
a. Bylaw No. 2710, 2017 [Page 650]

Amendment Bylaw No. 2710 represents the culmination of a multi-year review and update of the environmental and park/recreational policies and objectives — including a comprehensive review of the Environmentally Sensitive Development Permit (ESDP) Area designations — found in the Okanagan Electoral Area Official Community Plan Bylaws and Zoning Bylaws.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2710, 2017, Regional District of Okanagan-Similkameen Parks, Recreation, Trails, Conservation Areas and Environmental Areas Update Amendment Bylaw be adopted.

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- 3. Development Procedures Bylaw No. 2500, 2011 – ESDP Update Amendment [Page 819]**
a. Bylaw No. 2500.08, 2017 [Page 820]

The purpose of these amendments are to introduce updated application requirements for Environmentally Sensitive Development Permit (ESDP) to the Regional District's Development Procedures Bylaw No. 2500, 2011.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2500.08, 2017, Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw, be adopted.

C. PUBLIC WORKS

- 1. Award of Contract – Naramata Water System Rehabilitation Project: Stonehouse (RDOS-17-PW-35) [Page 829]**
a. Ecora Bid Review Letter dated June 6, 2017 [Page 832]

To hire a qualified contractor to construct the watermain upgrades for Lower Old Main Road, known as the Stonehouse, in Naramata. The associated work includes all that is required to bring the watermain into service.

RECOMMENDATION 6 (Weighted Corporate Vote – Majority)

THAT the Board of Directors receive the June 6, 2017 tender evaluation report for award of the "Naramata Water System Rehabilitation: Stonehouse RDOS-17-PW-35" tender from Ecora Engineering & Resource Group Ltd.; and,

THAT the Regional District award the "Naramata Water System Rehabilitation: Stonehouse" project to Peter's Bros. Construction Ltd. in the amount of \$171,843.95 plus applicable taxes; and,

THAT the Regional District approve a contingency for the construction in the amount of \$25,800.00.

-
- 2. Award of Contract – Naramata Water System Rehabilitation Project: Hayman Road and Lower Debeck Road (RDOS-17-PW-36) [Page 834]**
a. Ecora Bid Review Letter dated June 6, 2017 [Page 837]

To hire a qualified contractor to construct the watermain upgrades for Hayman Road and Lower Debeck Road, in Naramata. The associated work includes all that is required to bring the watermain into service.

RECOMMENDATION 7 (Weighted Corporate Vote – Majority)

THAT the Board of Directors receive the June 6, 2017 tender evaluation report for award of the “Naramata Water System Rehabilitation: Hayman Road and Lower Debeck Road RDOS-17-PW-36” tender from Ecora Engineering & Resource Group Ltd.; and,

THAT the Regional District award the “Naramata Water System Rehabilitation: Hayman Road and Lower Debeck Road” project to Peter’s Bros. Construction Ltd. in the amount of \$785,780.11 plus applicable taxes; and,

THAT the Regional District approve a contingency for the construction in the amount of \$117,900.00.

D. COMMUNITY SERVICES – Recreation Services

- 1. Active Communities – PlanH Grant Application [Page 839]**

To secure funding through the Active Communities Grant for the development and provision of a Regional Recreation Approach.

RECOMMENDATION 8 (Unweighted Corporate Vote – Simple Majority)

THAT the Regional District apply to the Active Communities Funding Program for the Regional Approach to Recreation project.

DI. FINANCE

- 1. 2016 Statement of Financial Information [Page 841]**
a. 2016 Statement of Financial Information (SOFI) [Page 843]

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors approve the Regional District of Okanagan-Similkameen Statement of Financial Information for the year ended December 31, 2016 pursuant to the *Financial Information Act* Financial Information Regulation Schedule 1, subsection 9(2).

F. LEGISLATIVE SERVICES

1. **RDOS Bi-Weekly Newspaper Ad [Page 852]**
 - a. Terms of Reference [Page 855]

RECOMMENDATION 10 (Weighted Corporate Vote – Majority)

THAT the Regional District exercise the option to renew the existing RDOS Bi-weekly ad agreement with the Penticton Herald and Similkameen Spotlight papers for an additional two year period.

2. **Animal Control Service Establishment Bylaw No. 2774, 2017 and Dog Control Service Establishment Bylaw No. 2775, 2017 [Page 857]**
 - a. Bylaw No. 2774, 2017 [Page 859]
 - b. Bylaw No. 2775, 2017 [Page 861]

To ensure Regional District bylaws are consistent and effective.

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

THAT Regional District of Okanagan-Similkameen Areas “B” and “G” Animal Control Service Establishment Bylaw No. 2774, 2017 and Regional District of Okanagan-Similkameen Dog Control Service Establishment Bylaw No. 2775, 2017 be adopted.

3. **Liquor Licensing Applications [Page 863]**
 - a. Application for New Winery License (to be rescinded) [Page 866]
 - b. Rural Agency Stores – Liquor Distribution (to be rescinded) [Page 867]
 - c. Liquor Licensing policy (to be rescinded) [Page 868]
 - d. Draft Liquor Licensing Applications policy (for adoption) [Page 869]

To bring forward a policy that consolidates our current liquor control policies, reduces ambiguity and reflects current legislation.

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors adopt the Liquor Licensing Applications policy; and further,

THAT the Board of Directors rescind the following policies:

- Application for New Winery License policy
 - Rural Agency Stores – Liquor Distribution policy
 - Liquor Licensing policy.
-

G. CAO REPORTS**1. Verbal Update**

H. OTHER BUSINESS**1. Chair's Report**

2. Board Representation

- a. Developing Sustainable Rural Practice Communities - *McKortoff*
 - b. Intergovernmental First Nations Joint Council - *Kozakevich, Bauer, Pendergraft*
 - c. Municipal Finance Authority (MFA) – *Kozakevich, Bauer*
 - d. Municipal Insurance Association (MIA) - *Kozakevich, Bauer*
 - e. Okanagan Basin Water Board (OBWB) – *McKortoff, Hovanes, Waterman*
 - f. Okanagan Film Commission (OFC) – *Jakubeit*
 - g. Okanagan Regional Library (ORL) – *Kozakevich*
 - h. Okanagan Sterile Insect Release Board (SIR) – *Bush*
 - i. Southern Interior Beetle Action Coalition (SIBAC) - *Armitage*
 - j. Southern Interior Local Government Association (SILGA) – *Kozakevich*
 - k. Southern Interior Municipal Employers Association (SIMEA) – *Kozakevich, Martin*
 - l. Starling Control - *Bush*
 - m. UBCO Water Chair Advisory Committee – *Bauer*
-

3. Directors Motions

4. Board Members Verbal Update

I. ADJOURNMENT



Minutes are in DRAFT form and are subject to change pending
approval by the Regional District Board

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, June 01, 2017

9:21 a.m.

Minutes

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"
Director S. Philpott-Adhikary, Alt. Village of Keremeos
Director F. Armitage, Town of Princeton
Director T. Boot, District of Summerland
Director M. Brydon, Electoral Area "F"
Director G. Bush, Electoral Area "B"
Director R. Mayer, Alt. Electoral Area "G"
Director B. Coyne, Electoral Area "H"
Director R. Hovanes, Town of Oliver

Director A. Jakubeit, City of Penticton
Director H. Konanz, City of Penticton
Director A. Martin, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director M. Pendergraft, Electoral Area "A"
Director T. Schafer, Electoral Area "C"
Director T. Styffe, Alt. Electoral Area "D"
Director R. Barkwill, Alt. District of Summerland

MEMBERS ABSENT:

Vice Chair M. Bauer, Village of Keremeos
Director T. Siddon, Electoral Area "D"
Director J. Sentes, City of Penticton

Director E. Christensen, Electoral Area "G"
Director P. Waterman, District of Summerland

STAFF PRESENT:

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

C. Garrish, Planning Supervisor

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Corporate Services Committee Meeting of June 1, 2017 be adopted. - **CARRIED**

B. DELEGATION

1. MLA Dan Ashton, Penticton
2. MLA Linda Larson, Boundary-Similkameen

MLAs Ashton and Larson addressed the board to present a look forward into 2017 and beyond.

C. VIDEO SURVEILLANCE POLICY**1. Video Surveillance Policy**

To establish guidelines for the use of video surveillance in the Regional District of Okanagan-Similkameen.

RECOMMENDATION 2**It was MOVED and SECONDED**

THAT the Board of Directors approve the RDOS Video Surveillance Policy as amended at the June 1, 2017 Corporate Services meeting. - **CARRIED**

D. ADJOURNMENT

By consensus, the meeting adjourned at 10:22 a.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



Minutes are in DRAFT form and are subject to change pending
approval by the Regional District Board

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, June 01, 2017

11:32 a.m.

Minutes

MEMBERS PRESENT:

Vice Chair M. Pendergraft, Electoral Area "A"

Director F. Armitage, Town of Princeton

Director S. Philpott-Adhikary, Alt. Village of Keremeos

Director T. Boot, District of Summerland

Director M. Brydon, Electoral Area "F"

Director G. Bush, Electoral Area "B"

Director B. Coyne, Electoral Area "H"

Director R. Mayer, Alt. Electoral Area "G"

Director R. Hovanes, Town of Oliver

Director A. Jakubeit, City of Penticton

Director H. Konanz, City of Penticton

Director K. Kozakevich, Electoral Area "E"

Director A. Martin, City of Penticton

Director S. McKortoff, Town of Osoyoos

Director T. Schafer, Electoral Area "C"

Director T. Styffe, Alt. Electoral Area "D"

Director R. Barkwill, Alt. District of Summerland

MEMBERS ABSENT:

Chair T. Siddon, Electoral Area "D"

Director P. Waterman, District of Summerland

Director J. Sentes, City of Penticton

Director E. Christensen, Electoral Area "G"

Director M. Bauer, Village of Keremeos

STAFF PRESENT:

B. Newell, Chief Administrative Officer

C. Malden, Manager of Legislative Services

J. Dougall, Manager of Public Works

C. Baughen, Solid Waste Management Coordinator

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Environment and Infrastructure Committee Meeting of June 1, 2017 be adopted. - **CARRIED**

B. RESULTS OF PUBLIC CONSULTATION REGARDING CART COLLECTION – For Information Only

1. Cart Survey Results - RDOS Service Areas Only (May 19, 2017)
2. Cart Survey Results – Total Results All Surveys Received (May 19, 2017)

To discuss the results of public consultation as they relate to carts.

C. CLOSED SESSION**RECOMMENDATION 2****It was MOVED and SECONDED**

THAT in accordance with Section 90(1)(k) of the *Community Charter*, the Board close the meeting to the public on the basis of negotiations and related discussions respecting the proposed provision of a Regional Board service that are at their preliminary stages and that, in the view of the Board, would reasonably be expected to harm the interests of the Regional Board if they were held in public. - **CARRIED**

The meeting was closed to the public at 11:58

The meeting was opened to the public at 12:05

D. ADJOURNMENT

By consensus, the meeting adjourned at 12:05 p.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
Environment and Infrastructure Committee Vice Chair

B. Newell
Chief Administrative Officer



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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, June 01, 2017

10:54 a.m.

Minutes

MEMBERS PRESENT:

Chair M. Brydon, Electoral Area "F"	Director K. Kozakevich, Electoral Area "E"
Vice Chair G. Bush, Electoral Area "B"	Director H. Konanz, City of Penticton
Director F. Armitage, Town of Princeton	Director A. Martin, City of Penticton
Director S. Philpott-Adhikary, Alt. Village of Keremeos	Director S. McKortoff, Town of Osoyoos
Director T. Boot, District of Summerland	Director M. Pendergraft, Electoral Area "A"
Director R. Mayer, Alt. Electoral Area "G"	Director T. Schafer, Electoral Area "C"
Director B. Coyne, Electoral Area "H"	Director T. Styffe, Alt. Electoral Area "D"
Director R. Hovanes, Town of Oliver	Director R. Barkwill, Alt. District of Summerland
Director A. Jakubeit, City of Penticton	

MEMBERS ABSENT:

Director M. Bauer, Village of Keremeos	Director T. Siddon, Electoral Area "D"
Director E. Christensen, Electoral Area "G"	Director P. Waterman, District of Summerland
Director J. Sentes, City of Penticton	

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Garrish, Planning Supervisor
C. Malden, Manager of Legislative Services	

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of June 1, 2017 be adopted. - CARRIED

B. BUILDING DEPARTMENT ACTIVITY UPDATE – For Information Only

To provide information on building department activity levels.

It was MOVED and SECONDED

THAT staff review the cost structure for higher value permits in development services. - CARRIED

C. REVIEW OF ZONING REGULATIONS – DOMINION RADIO ASTROPHYSICAL OBSERVATORY

1. Bylaw No. 2777, 2017 (Draft)

To discuss amendments to the Electoral Area “C” Official Community Plan and Zoning Bylaws and Electoral Area “D-1” Zoning Bylaw as they relate to the Dominion Radio Astrophysical Observatory (DRAO).

RECOMMENDATION 2

It was MOVED and SECONDED

THAT consideration of “Review of Zoning Regulations – Dominion Radio Astrophysical Observatory” be deferred to July 20, 2017. - **CARRIED**

D. REGULATION OF METAL STORAGE (“SHIPPING”) CONTAINERS

To discuss the possible introduction of regulations governing the use and placement of metal shipping containers within the Okanagan Electoral Area zoning bylaws.

RECOMMENDATION 3

It was MOVED and SECONDED

THAT the Regional District introduce regulations governing the placement of metal storage containers and fabric structures as part of preparation of the draft Okanagan Electoral Area Zoning Bylaw. - **CARRIED**

E. ADJOURNMENT

By consensus, the Planning and Development Committee meeting of June 1, 2017 adjourned at 11:31 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Brydon
Planning and Development Committee Chair

B. Newell
Corporate Officer



Minutes are in DRAFT form and are subject to change pending
approval by the Regional District Board

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, June 01, 2017

10:23 a.m.

Minutes

MEMBERS PRESENT:

Chair A. Jakubeit, City of Penticton
Vice Chair T. Schafer, Electoral Area "C"
Director F. Armitage, Town of Princeton
Director S. Philpott-Adhikary, Alt. Village of Keremeos
Director T. Boot, District of Summerland
Director M. Brydon, Electoral Area "F"
Director G. Bush, Electoral Area "B"
Director R. Mayer, Alt. Electoral Area "G"
Director B. Coyne, Electoral Area "H"

Director R. Hovanes, Town of Oliver
Director H. Konanz, City of Penticton
Director K. Kozakevich, Electoral Area "E"
Director A. Martin, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director M. Pendergraft, Electoral Area "A"
Director T. Styffe, Alt. Electoral Area "D"
Director R. Barkwill, Alt. District of Summerland

MEMBERS ABSENT:

Director M. Bauer, Village of Keremeos
Director P. Waterman, District of Summerland
Director J. Sentes, City of Penticton

Director E. Christensen, Electoral Area "G"
Director T. Siddon, Electoral Area "D"

STAFF PRESENT:

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

M. Woods, Manager of Community Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Protective Services Committee Meeting of June 1, 2017 be adopted. - CARRIED

B. EMERGENCY OPERATION CENTRE UPDATE

Mark Woods, Manager of Community Services, updated the Board of Directors on the emergency response to the flooding situation in the region.

C. ADJOURNMENT

By consensus, the Protective Services Committee meeting of June 1, 2017 adjourned at 10:42 a.m.

APPROVED:

CERTIFIED CORRECT:

A. Jakubeit
Protective Services Committee Chair

B. Newell
Chief Administrative Officer



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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Minutes of the Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 1:01 p.m. Thursday, June 1, 2017 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"	Director A. Jakubeit, City of Penticton
Director F. Armitage, Town of Princeton	Director H. Konanz, City of Penticton
Director S. Philpott-Adhikary, Alt. Village of Keremeos	Director A. Martin, City of Penticton
Director T. Boot, District of Summerland	Director S. McKortoff, Town of Osoyoos
Director M. Brydon, Electoral Area "F"	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director T. Schafer, Electoral Area "C"
Director R. Mayer, Alt. Electoral Area "G"	Director T. Styffe, Alt. Electoral Area "D"
Director B. Coyne, Electoral Area "H"	Director R. Barkwill, Alt. District of Summerland
Director R. Hovanes, Town of Oliver	

MEMBERS ABSENT:

Vice Chair M. Bauer, Village of Keremeos	Director J. Sentes, City of Penticton
Director E. Christensen, Electoral Area "G"	Director T. Siddon, Electoral Area "D"
Director P. Waterman, 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 June 1, 2017 be adopted. - **CARRIED**

1. Consent Agenda – Corporate Issues

a. Corporate Services Committee – May 18, 2017

*THAT the Minutes of the May 18, 2017 Corporate Services Committee be received.
THAT status quo be maintained with regard to the LCLB Liquor Licensing policy.*

b. Environment and Infrastructure Committee – May 18, 2017

THAT the Minutes of the May 18, 2017 Environment and Infrastructure Committee be received.

c. RDOS Regular Board Meeting – May 18, 2017

THAT the minutes of the May 18, 2017 RDOS Regular Board meeting be adopted.

d. Similkameen Recreation Commission – May 28, 2017

THAT the Minutes of the May 28, 2017 Similkameen Recreation Commission be received.

- e. Electoral Area “E” Advisory Planning Commission – May 8, 2017
THAT the Minutes of the May 8, 2017 Electoral Area “E” Advisory Planning Commission be received.
- f. Electoral Area “F” Advisory Planning Commission – May 18, 2017
THAT the Minutes of the May 18, 2017 Electoral Area “F” Advisory Planning Commission be received.
- g. Electoral Area “G” Advisory Planning Commission – May 17, 2017
THAT the Minutes of the May 17, 2017 Electoral Area “G” Advisory Planning Commission be received.

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 – R. Jacobs, 916 Newton Drive, Electoral Area “F”
 - i. Permit No. F2017.065-DVP
THAT the Board of Directors approve Development Variance Permit No. F2017.065-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. Zoning Bylaw Amendment – N. & B. Gammer, 2870 Gammon Road, Naramata, Electoral Area “E”
 - a. Bylaw No. 2459.25, 2017
 - b. Responses Received

The public hearing for this item was held Thursday, June 1, 2017 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.

To allow for the development of an accessory dwelling on the second storey of an existing garage.

RECOMMENDATION 4 (Unweighted Rural Vote – 2/3 Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 2459.25, 2017, Electoral Area “E” Zoning Amendment Bylaw be read a third time and adopted. - **CARRIED**

2. Zoning Bylaw Amendment – Taggart Crescent, Twin Lakes, Electoral Area “D”
 - a. Bylaw No. 2457.18, 2017
 - b. Bylaw No. 2457.19, 2017
 - c. Responses Received

The public hearing for this item was held Thursday, June 1, 2017 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.

To undertake a “voluntary discharge” and “early termination” of LUC-23-D-77 on 11 properties adjoining Taggart Crescent at Twin Lakes and to replace it with a Small Holdings Four (SH4) Zone.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 2457.18, 2017 and Bylaw No. 2457.19, 2017, Electoral Area “D-1” Zoning Amendment Bylaws, as amended, be read a third time. - **CARRIED**

3. Official Community Plan (OCP) Bylaw & Zoning Bylaw Amendments, Electoral Areas “A”, “C”, “D”, “E”, & “F” (ESDP Update)
 - a. Bylaw No. 2710, 2017
 - b. Responses Received – Submitted at July 7, 2016 Planning & Development Committee Meeting
 - c. Responses Received

The public hearing for this item was held Thursday, June 1, 2017 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 2710, 2017, Regional District of Okanagan-Similkameen Parks, Recreation, Trails, Conservation Areas and Environmental Areas Update Amendment Bylaw be read a third time as amended. - **CARRIED**

Opposed: Directors Bush, Mayer

4. Development Procedures Bylaw No. 2500, 2011 – ESDP Update Amendment
 - a. Bylaw No. 2500.08, 2017

To introduce updated application requirements for Environmentally Sensitive Development Permit (ESDP) to the Regional District's Development Procedures Bylaw No. 2500, 2011.

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2500.08, 2017, Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw, be read a third time. - **CARRIED**

Opposed: Directors Bush Opposed

C. PUBLIC WORKS

1. Campbell Mountain Landfill Lease Amendment
 - a. Modification Agreement dated May 1, 2017 (clean copy)
 - b. Modification Agreement dated May 1, 2017 (marked-up copy)
 - c. Lease dated September 1, 2005
 - d. License Agreement dated September 1, 2005

RECOMMENDATION 8 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Campbell Mountain Landfill Lease Payment Plan be approved. - **CARRIED**

It was MOVED and SECONDED

THAT the Modification Agreement to amend the Lease for the Campbell Mountain Landfill Site and the License for the Compost Site between the City of Penticton and the Regional District be adopted as appended to the report of June 1, 2017. - **CARRIED**

D. LEGISLATIVE SERVICES

1. Sun Valley Water Service Conversion and Continuation Bylaw
 - a. Bylaw No. 2764, 2017
 - b. Schedule A (service area map)

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2764, 2017 Regional District of Okanagan-Similkameen Sun Valley Water Service Conversion and Continuation Bylaw be read a first, second and third time and be forwarded to the Inspector of Municipalities for approval. - **CARRIED**

2. Environmental Conservation Service (South Okanagan Conservation Fund) Administration
 - a. Draft Agreement
 - b. Draft Terms of Reference

This item is brought forward from the May 18, 2017 Environment and Infrastructure Committee Meeting.

To propose and obtain approval for the administrative structure and Terms of Reference for managing the South Okanagan Conservation Fund.

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Regional District approve the Terms of Reference for the South Okanagan Conservation Fund. - **CARRIED**

RECOMMENDATION 11 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Regional District sole-source the contract to administer the South Okanagan Conservation Fund to the South Okanagan Similkameen Conservation Program (SOSCP) for an amount not to exceed 7% of the amount requisitioned annually through the Environmental Conservation Service Establishment Bylaw. - **CARRIED**

-
3. Ratification of Emergency Operation Centre Orders

It was MOVED and SECONDED

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the Chair on 12 May 2017 to remain in force for seven days until 20 May 2017 at midnight unless cancelled for the area of Testalinden Place, 500 block of Golden Mile Drive, 4500 block of Highway 97 and 308 Road 15, due to threat of a debris flow that may threaten life, safety, and cause significant property damage; and

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the Chair on 19 May 2017 to remain in force for seven days until 26 May 2017 at midnight unless cancelled for the areas surrounding Nipit and Horn Lake (Twin Lakes), due to threat of flooding that may threaten life, safety, and cause significant property damage; and

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of the State of Local Emergency for the area of Testalinden Creek due to expire on 20 May 2017 at midnight for a further seven days to 26 May 2017, at midnight; and

THAT the Board of Directors consent to the Evacuation Order issued by the Chair on 20 May 2017 at 2030 hours for 12 properties in the vicinity of Tinhorn Creek, due to immediate danger to life safety due to debris flooding; and

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the Chair on 20 May 2017 to remain in force for seven days until 27 May 2017 at midnight unless cancelled for the areas the area of Tinhorn Creek, and multiple other creeks along the Highway 97 corridor in Electoral Area "C", due to threat of debris flow that may threaten life, safety, and cause significant property damage; and

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of the State of Local Emergency for the area of Nipit and Horn Lakes (Twin Lakes) due to expire on 26 May 2017 at midnight for a further seven days to 2 June 2017, at midnight; and

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of the State of Local Emergency for the area of Tinhorn Creek and multiple other creeks along the Highway 97 corridor in Electoral Area "C" due to expire on 27 May 2017 at midnight for a further seven days to 3 June 2017, at midnight; and

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the Chair on 30 May 2017 to remain in force for seven days until 6 June 2017 at midnight unless cancelled for eleven properties adjacent to Keremeos Creek in Olalla (Area "G"), due to threat of flooding that may threaten life, safety and cause significant property damage; and

THAT the Board of Directors consent to the Evacuation Order issued by the Chair on 30 May 2017 at 1400 hours for 6 properties in the vicinity of Keremeos Creek, due to immediate danger to life and safety due to debris flooding; and

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of the State of Local Emergency for the areas surrounding Nipit and Horn Lakes (Twin Lakes) due to expire on 2 June 2017 at midnight for a further seven days to 9 June 2017, at midnight; and

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of the State of Local Emergency for the area of Tinhorn Creek and multiple other creeks along the Highway 97 corridor in Electoral Area "C" from the boundary of the Town of Oliver and Electoral Area "A" due to expire on 3 June 2017 at midnight for a further seven days to 10 June 2017, at midnight.

CARRIED

E. CAO REPORTS

1. Verbal Update
-

F. OTHER BUSINESS

1. Chair's Report
-

2. Directors Motions
-

3. Board Members Verbal Update
-

G. ADJOURNMENT

By consensus, the meeting adjourned at 2:00 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



MINUTES

Naramata Parks & Recreation Commission

Monday, May 29, 2017, 6:30 pm
Naramata Fire Hall

Members Present: Dennis Smith (Chair), Maureen Balcaen, Lyle Resh, Richard Roskell, Jim Pearmain, Jeff Gagnon

Absent: Jacqueline Duncan, Justin Shuttleworth (Parks and Facilities Coordinator, RDOS)

Area 'E' Director Karla Kozakevich

Staff & Contractors: Deb Linton (Recreation Coordinator Contractor), Heather Lemieux (Recording Secretary)

Guests: None

1. APPROVAL OF AGENDA - Added 8.3 August Faire to Business Arising

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for the Naramata Parks & Recreation Meeting of May 29, 2017 be adopted as amended and all presentations and reports be received.

CARRIED (UNANIMOUSLY)

2. APPROVAL OF LAST MEETING MINUTES

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for the Naramata Parks & Recreation Meeting of April 24, 2017 be adopted.

CARRIED (UNANIMOUSLY)

3. CORRESPONDENCE/DELEGATIONS - None

4. RDOS DIRECTOR REPORT - Karla Kozakevich reported:

- 4.1. Park Name Survey - Survey is underway and open until June 1st. A First Nation consultation may take place.



MINUTES

Naramata Parks & Recreation Commission

Monday, May 29, 2017, 6:30 pm
Naramata Fire Hall

- 4.2. A garbage can will be installed on Mill Bay Road near the port-o-potty. Discussed flooding, Tree Grant event and apple trees.
- 4.3. Community Hall - Long range planning is underway. The Naramata Citizens Association (NCA) will be approached for feedback. NPR members are invited to the NCA AGM on Tuesday June 13th, 2017 in the church hall. **ACTION** - Inquire about grant opportunities.
- 5. **RDOS STAFF REPORT** - Justin Shuttleworth (RDOS Parks & Facilities Coordinator): Absent
 - 5.1. 2018 Strategic Planning - **ONGOING**
 - 5.2. NPR Requests an Update on Manitou Park vendor contract.
- 6. **RECREATION CONTRACTOR REPORT** - Deb Linton (Recreation Coordinator Contractor), report submitted.
 - 6.1. Recreation Program Registration - Discussed regional registration processes and online registration. **ACTION** - inquire with the RDOS Tech Department about online registration set-up.
 - 6.2. Student hiring is underway for the Summer Day Camp program, discussed qualifications.
 - 6.3. A port-o-potty is needed for the recreation programs at tennis & sports courts.
 - 6.4. The tennis court & sports courts need to be re-surfaced. **ACTION** - place in the 2018 NPR budget.
 - 6.5. Water level has risen above swim platform at Manitou Beach **ACTION** - check swim platform safety when water level decreases.
 - 6.6. Recreation Program Advertising - Discussed printed flyers vs. posting programs online. Decided to distribute paper copies at key locations instead of mail box delivery and post programs online. **ACTION** - Set up business Facebook page.

7. COMMISSION MEMBER REPORTS

- 7.1. Woodwackers Report: Rain fall and massive spring runoff has damaged the KVR in numerous places. A water culvert was blocked at the KVR crossing at Smethurst Road, a waterfall took out a mile of track on the Third Track, from Mile 109 to 110. At Chute



MINUTES

Naramata Parks & Recreation Commission

Monday, May 29, 2017, 6:30 pm
Naramata Fire Hall

Creek, three bridges had overflow which caused water to shoot onto the KVR.
Discussed challenges of getting gravel & rock up to key locations, water diversion, MoTi, Ministry of Forests and priorities.

7.2. Forest Service is negotiating with Gorman Bros. - **ONGOING**

7.3. 2017 Priority Projects:

7.3.1. Manitou Master Plan - **ONGOING**

7.3.1.1. Big Kahuna Slide - Replacing the slide will cost approximately \$15,000.

7.3.2. Creek Park subdivision - **ONGOING**

RECOMMENDATION

IT WAS MOVED AND SECONDED

To redirect funds from the 2017 budget to purchase and install a replacement slide for Manitou Park's Big Kahuna play structure of up to \$15,000.

CARRIED (UNANIMOUSLY)

8. BUSINESS ARISING - None

8.1. Dedicated Pickleball Court - Discussed future resurfacing, potential community donors, RDOS joint-use agreements, ownership and maintenance. NPR supports a dedicated Pickleball court, contingent on funding source.

8.2. Community Sign Review - Discussed an event reader board for the new park along Robinson Road, funding, location, content, policies and NPR posting priority. NPR support given contingent on NPR priority use.

8.3. August Faire - Liability insurance has been purchase by event planners. Discussed the Special Occasion Licence and the events local focus.

9. ADJOURNMENT 8:20 pm

NEXT MEETING: June 26, 2017, 6:30 pm, Naramata Fire Hall



MINUTES

Naramata Parks & Recreation Commission

Monday, May 29, 2017, 6:30 pm
Naramata Fire Hall

Recreation Commission Chair

A handwritten signature in black ink, appearing to be "J. H. [unclear]", is written over a horizontal line.

Recording Secretary

MINUTES

Similkameen Recreation Commission

April 25, 2017 7:00pm

Similkameen Recreation Centre

204th Meeting

Members Present: Charlene Cowling, Marie Marven, Wendy Stewart, Jennifer Roe, Marnie Todd, Tom Robins (Please note correct spelling of Tom Robins for future documents)

Absent: 0

Area Representatives: G. Bush(Area B), R. Mayer(Alt Area G), J. Evans(Village of Keremeos)

Staff: 0

Recording Secretary: Marnie Todd

Guests: 0

1. Approval of Agenda

It was moved that the agenda for the 240th Similkameen Recreation Meeting of April 25, 2017 be adopted and all presentations and reports be accepted. **CARRIED**

Opposed: 0

2. Approval of Last Meeting Minutes

It was moved and seconded that the minutes for the 203rd Similkameen Recreation Commission Meeting of March 28, 2017 be accepted. **CARRIED**

Opposed 0

3. Correspondence/Delegations/Public Questions

Presented by Marie Marven: Letter from Jack Webber requesting his U15 be donated access to the fitness room 1 hr a week. Commission discussed at length-questions regarding policies in place, age of athletes, safety, liability and supervision. **Commission recommends** not moving forward with this as it would set a precedent for donations for a large number of teams as well as users under the age of 16.

4. Staff Reports

Management Report presented. Additional notes of issues with painting pool delayed due to weather as well as staffing shortage mentioned.

5. Commission Member Reports

It was reported there is plan to increasing pool programs to include morning aquacise and extended weekend hours. Commission discussed and concluded that more programs were beneficial and that making the pool more user friendly and aesthetically pleasing were required.

6. RDOS Directors Report

7. Business Arising

It was moved and seconded to request an amendment to the 2017 budget to enable the RDOS staff to investigate the costs of a new indoor pool and new outdoor pool to replace the aging existing pool in order to present options to the community.

CARRIED

Opposed:0

Discussion followed re: replacing or improving other recreation services/facilities including further investigation of fitness expansion. Discussion re: last month's guest at meeting requesting fitness upgrades-there is no written request or written presentation. Suggested include other upgrades in Pool investigation. Matter was discussed, no motion made.

8. Adjournment

It was moved and seconded to adjourn the 204th meeting. CARRIED

Opposed:0

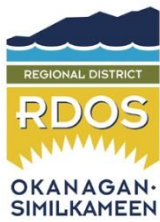
Next Meeting May 23, 2017

7pm

Similkameen Recreation Center

Recreation Chair

Recording Secretary



Minutes

Electoral Area 'H' Advisory Planning Commission

Meeting of Tuesday, May 23, 2017

148 Old Hedley Road, Princeton, BC (Riverside Centre)

Present: Bob Coyne, Director, Electoral Area 'H'
Members: Ole Juul, Rob Miller, Marg Reichert, Dennis Dawson
Absent: Tom Rushworth, Dave Rainer, Gail Smart, Lynn Smyth
Staff: Kevin Taylor, Planning Technician
Recording Secretary: Kevin Taylor
Delegates: Ray Clark, Graham Birds

1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED UNANIMOUSLY

2. DEVELOPMENT APPLICATIONS

2.1 Clark, Ray et al for Zoning Bylaw Amendment Application

Agent: Clark, Ray

H01372.100/H2017.023-ZONE

Ray Clark gave a presentation on the reason for the application. 12 Cabins, 1 each for each of the owners of the lot.

MOTION

It was Moved and Seconded THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.

CARRIED UNANIMOUSLY

2.2 Hoff et al for Zoning Bylaw Amendment Application

Agent: Birds, Graham

H01095.030/H2017.038-ZONE

Graham Birds gave a presentation on the siting of 5 RV pads on a lot and how it wouldn't negatively affect the nearby watercourse.

MOTION

It was Moved and Seconded THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.

CARRIED UNANIMOUSLY

3. OTHER

- 3.1** H2017.006-CROWN – Integrated Land Management Bureau
Coquihalla Summit Snowmobile Club

H2017.041-CROWN – Integrated Land Management Bureau
Granite Creek Preservation Society

H2017.048-CROWN – Integrated Land Management Bureau
Hope Mountain Centre for Outdoor Living

MOTION

It was Moved and Seconded THAT the APC receive the Crown Land application reports For Information.

CARRIED UNANIMOUSLY

APC Bylaw No. 2339 5.1 – Chair of the Commission
Election of the Chair, Vice-Chair and Secretary (to be performed at the first meeting of each new year – *Section 5.1; Bylaw No. 2339*)

DEFERRED

4. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned 7:30 pm.

CARRIED UNANIMOUSLY



Ole Juul, Chair



Kevin Taylor, Recording Secretary

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: Zoning Bylaw Amendments - Electoral Areas "A", "C", "D", "E", "F" & "H"
Ag Zone & Regulations Update

Administrative Recommendation:

THAT Bylaw No. 2728, 2017, Regional District of Okanagan-Similkameen Update of Agricultural Zones and Regulations Amendment Bylaw be read a first and second time and proceed to a public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of July 6, 2017;

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

Purpose:

Amendment Bylaw No. 2728 represents the culmination of a multi-year review and update of the definitions and regulations that affect the agricultural zones in the Electoral Area Zoning Bylaws.

Background:

The proposed updating of the Agriculture Zones and Regulations is the culmination of a number of different actions and directions provide over the previous 4 years, including:

- previous Board resolutions (i.e. introduction of a uniform definition of "winery", updating of livestock regulations, etc);
- a legal review of the (then) new zoning bylaw for Electoral Area "H" which highlighted issues that are also present in the other Electoral Area zoning bylaws (i.e. deletion of references to the ALC Act & Riparian Assessment Area, updated definitions, etc.);
- implementation of Agricultural Area Plans (AAP) in Electoral Areas "C" (Oliver) and "A" (Osoyoos), which included regulations that would have merit in the other Electoral Areas; and
- day-to-day use of the zoning bylaws by staff and the resulting identification of a number of minor textual errors, inconsistencies or outdated references that require attention.

At its meeting of July 21, 2016, the P&D Committee considered comments received from the APCs and resolved to proceed with Amendment Bylaw No. 2728 subject to the minimum number of small livestock and livestock being adjusted from 1 to 2.

At its meeting of May 4, 2017, the P&D Committee resolved to direct staff to amend Draft Amendment Bylaw No. 2728 (Update of Agricultural Regulations) to:

-
- allow accessory dwellings to be constructed within an accessory building or structure in the Agriculture zones; and
 - allow the keeping of honey bees in the Low Density Residential zones.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) will be required prior to adoption as the proposed amendments will affect land situated within 800 metres of a controlled area (i.e. Highways 3 & 97).

Public Process:

Public Information Meetings were previously held in Okanagan Falls on March 8, 2016, and Penticton on March 10, 2016.

Between March and April of 2016, the proposed amendments contained within Bylaw 2728 were considered by the Electoral Area "A", "C", "D", "E", "F", and "H" Advisory Planning Commissions (APCs), while Public Information Meetings. NOTE: since consideration by the APCs, the amendment bylaw has been updated to include the provision for honey bees and revised accessory dwelling provisions that will allow dwelling units in the AG Zones to occur in accessory structures (i.e. "carriage houses").

To date, agency comments have been received from the Fortis and the Agricultural Land Commission (ALC) and these are included as a separate item on the Board Agenda (NOTE: Administration is anticipating the submission of additional comments prior to the public hearing).

Analysis:

Administration considers the work undertaken to modernise and update agricultural definitions and regulations contained within the Electoral Area Zoning Bylaws to be a significant improvement and an important step towards ensuring consistency across the Electoral Area zoning bylaws with regards to farm lands. These updates include, but are not limited to, the following:

- standardised agriculture and farm related definitions under Section 4.0 (Definitions) in each of the Electoral Area Zoning Bylaws;
- improving the consistency of uses permitted in the RA, AG and LH zones across Electoral Areas;
- updating accessory dwellings regulations in order to standardize floor area allowances; removing 5.0 metres / single storey height restriction; allowing dwellings in accessory structures (i.e. "carriage house") and further allowing for the clustering of floor area on larger parcels;
- introducing chickens and honey bees as a permitted use in the low density residential zones (i.e. no more than 2 hives, no more than 5 chickens and no roosters);
- increasing the number of livestock (i.e. horses) permitted on parcels between 0.4 ha and 1.0 ha from 1 to 2;
- removing a conflict between the keeping of livestock regulations and setbacks (i.e. 30 metres) for livestock on parcels less than 2.0 ha in area;
- removing the floor area restrictions on wineries and packinghouses (i.e. 600 m² in the AG1 Zone and 1,500 m² in the AG2 Zone);

-
- introducing a varied maximum parcel coverage allowance for parcels between 2,020 m² and 2.0 ha in area;
 - introducing standardised regulations for Agri-tourism Accommodation, Kennels (i.e. 4.0 ha minimum parcel size requirement) and Provisions for Retail Sales of Farm and/or Off-farm products, while deleting redundant provisions related to the *Agricultural Land Commission Act* and *Riparian Area Regulations*; and
 - completing a comprehensive review of all existing site specific provisions in light of the aforementioned changes and deleting those which would become redundant under the new regulations.

Alternative:

THAT the Board of Directors deny first reading of Amendment Bylaw No. 2728, 2017.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read 'C. Garrish', is written over a horizontal line.

C. Garrish, Planning Supervisor

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2728, 2017

**A Bylaw to amend the Electoral Areas "A", "C", "D-1", "D-2", "E", "F" and "H"
Regional District of Okanagan-Similkameen Zoning Bylaws**

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

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Update of Agricultural Zones and Regulations Amendment Bylaw No. 2728, 2017."
2. Subject to subsection 3, this bylaw comes into force on the date of adoption.
3. This bylaw does not apply in respect of any parcel that is the subject of a complete building permit application made prior to the date of first reading of the bylaw, to the extent that the bylaw would prevent the issuance of a building permit authorizing the development described in the application, provided that the application fully complies with the applicable Electoral Area zoning bylaw as of the date of first reading of this bylaw and any relevant variance and the building permit is issued within 12 months of the date of adoption of this bylaw. For these purposes, a building permit application is complete only if it includes all of the information that the Regional District requires to determine whether the development described in the application complies with the B.C. Building Code, Building Bylaw No. 2333, 2005, the applicable Electoral Area zoning bylaw and all other applicable enactments, and the permit application fee has been paid.

Electoral Area "A"

4. The "Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:

- i) deleting the definition of “accessory retail sales of farm and/or off-farm products”, “agriculture, intensive”, “cidery”, “farm”, “kennel, commercial”, “kennel, hobby” “temporary farm worker”, “temporary farm worker housing” and “trade school” at Section 4.0 (Definition).
- ii) replacing the definition of “accessory dwelling” at Section 4.0 (Definition) with the following:

“**accessory dwelling**” means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
- iii) adding a new definition of “agri-tourism” at Section 4.0 (Definition) as follows:

“**agri-tourism**” means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*;
- iv) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:

“**brewery, cidery, distillery or meadery**” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;
- v) adding a new definition of “composting operation” at Section 4.0 (Definition) as follows:

“**composting operation**” means the entire area, buildings, and equipment used for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites;
- vi) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:

“**educational facility**” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;
- vii) adding a new definition of “farm building” at Section 4.0 (Definition) as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

- viii) replacing the definition of “farm products” at Section 4.0 (Definition) with the following:

“farm products” means commodities or goods that are produced from a farm use;

- ix) adding a new definition of “farm use” at Section 4.0 (Definition) as follows:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

- x) replacing the definition of “kennel” at Section 4.0 (Definition) as follows:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

- xi) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

- xii) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters.

- xiii) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a

wine bar, food & beverage lounge and an eating and drinking establishment.

- xiv) replacing the reference to “Large Holdings Zone LH” under Section 6.1 (Zoning Districts) in its entirety with the following:

Large Holdings One Zone LH1

- xv) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 *deleted*

- xvi) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 *deleted*

- xvii) replacing Section 7.8.2(a) (Fence heights) in its entirety with the following:

- a) except in the RA, AG1, AG2, LH1, SH2, SH3 and SH4 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

- xviii) replacing Section 7.8.4 (Fence heights) in its entirety with the following:

- 4 Deer fences are not limited in height in the RA, AG1, AG2 and LH1 zones, provided such fences are constructed of material that permits visibility, such as wire mesh.

- xix) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling or Mobile Home

The following regulations apply to accessory dwellings and mobile homes where permitted as an accessory use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for:
 - i) one (1) accessory dwelling or mobile home unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory

dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.

- .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
- .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
- .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

xx) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:

- .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1, AG2 and LH1 Zones where one (1) shower is permitted.

xxi) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:

- .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG1, AG2 and LH1 Zones where the maximum floor area of a bathroom may be 6.0 m².

xxii) replacing Section 7.16 (Agri-Tourism Accommodation) in its entirety with the following:

7.16 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

- 1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.

2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

xxiii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

xxiv) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where "single detached dwelling" is a permitted use the following regulations apply:

1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable

0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
 3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
 4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) 7.5 metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.
- xxv) replacing Section 7.24 (Provisions for Accessory Retail Sales and Processing, Packing and Storage of Farm products and/or Off-Farm Products) in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where "retail sales of farm and off-farm products" is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;

- b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
- a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xxvi) adding a new Section 7.25 (Kennel Facilities) to read as follows:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

- 1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
- 2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xxvii) replacing Section 10.1.1 (Resource Area Zone) in its entirety with the following:

10.1.1 Permitted Uses:

Principal Uses:

- a) airstrips;
- b) agriculture, subject to Sections 7.23;
- c) cemeteries;
- d) educational facility;
- e) equestrian centres;

- f) forestry;
- g) packing, processing and storage of farm and off-farm products;
- h) single detached dwelling or mobile home;
- i) veterinary establishments;

Secondary Uses:

- j) accessory dwelling or mobile home, subject to Section 7.11;
- k) bed and breakfast operations, subject to Section 7.19;
- l) home industries, subject to Section 7.18;
- m) home occupations, subject to Section 7.17;
- n) kennels, subject to Section 7.25; and
- o) retail sales of farm and off-farm products, subject to Section 7.24;
- p) accessory buildings and structures, subject to Section 7.13.

xxviii) replacing Section 10.1.3(b) (Resource Area Zone) with the following:

- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

xxix) replacing Section 10.1.6 (Resource Area Zone) with the following:

10.1.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres

- c) Despite Section 10.1.6(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxx) replacing Section 10.1.8 (Resource Area Zone) with the following:

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxi) replacing Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2 AGRICULTURE ONE ZONE (AG1)

10.2.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centres;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishments;

Secondary Uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) agri-tourism accommodation, subject to Section 7.16;
- i) bed and breakfast operations, subject to Section 7.19;
- j) home industries, subject to Section 7.18;

- k) home occupations, subject to Section 7.17;
- l) kennels, subject to Section 7.25;
- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures subject to Section 7.13.

10.2.2 Site Specific Agriculture One (AG1s) Provisions:

- a) see Section 16.2

10.2.3 Minimum Parcel Size:

- a) 4.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used

only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

xxxii) replacing Section 10.3 (Agriculture Two Zone) in its entirety with the following:

10.3 AGRICULTURE TWO ZONE (AG2)

10.3.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centres;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishments;

Secondary Uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) agri-tourism accommodation, subject to Section 7.16;
- i) bed and breakfast operations, subject to Section 7.19;
- j) home industries, subject to Section 7.18;
- k) home occupations, subject to Section 7.17;
- l) kennels, subject to Section 7.25;
- m) retail sales of farm and off-farm products, subject to Section 7.24;

- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures subject to Section 7.13.

10.3.2 Site Specific Agriculture Two (AG2s) Provisions:

- a) see Section 16.3

10.3.3 Minimum Parcel Size:

- a) 10.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.3.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.3.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.3.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxiii) replacing Section 10.4 (Large Holdings Zone) in its entirety with the following:

10.4 LARGE HOLDINGS ONE ZONE (LH1)

10.4.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centres;
- c) forestry;
- d) single detached dwelling or mobile home;
- e) veterinary establishments;

Secondary Uses:

- f) accessory dwelling or mobile home, subject to Section 7.11;
- g) bed and breakfast operations, subject to Section 7.19;
- h) home industries, subject to Section 7.18;
- i) home occupations, subject to Section 7.17;
- j) kennels, subject to Section 7.25;
- k) retail sales of farm and off-farm products, subject to Section 7.24;
- l) secondary suites, subject to Section 7.12;
- m) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings One (LH1s) Provisions:

- a) see Section 16.4

10.4.3 Minimum Parcel Size:

- a) 4.0 ha

10.4.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES
Less than 3.5 ha	1	0
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	1	2
12.0 ha to 15.9 ha	1	3
Greater than 16.0 ha	1	4
Greater than 8.0 ha	2	0

- b) one (1) secondary suite;
- c) Despite Section 10.4.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.4.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.4.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres

- iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.4.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.4.1 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

xxxiv) replacing Section 10.5.1 (Small Holdings Two Zone) in its entirety with the following:

10.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home industries, subject to Section 7.18;
- e) home occupations, subject to Section 7.17;
- f) retail sales of farm and off-farm products, subject to Section 7.24;
- g) secondary suites, subject to Section 7.12;
- h) veterinary establishments; and
- i) accessory buildings and structures, subject to Section 7.13.

xxxv) replacing Section 10.5.6 (Small Holdings Two Zone) with the following:

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres

- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxvi) replacing Section 10.6.1 (Small Holdings Three Zone) in its entirety with the following:

10.6.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home occupations, subject to Section 7.17;
- e) secondary suites, subject to Section 7.12; and
- f) accessory buildings and structures, subject to Section 7.13.

xxxvii) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres

- iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxviii) replacing Section 10.7.1 (Small Holdings Four Zone) in its entirety with the following:

10.7.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home occupations, subject to Section 7.17;
- e) secondary suites, subject to Section 7.12; and
- f) accessory buildings and structures, subject to Section 7.13.

xxxix) replacing Section 10.7.6 (Small Holdings Four Zone) with the following:

10.7.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 3.0 metres

- iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- xl) replacing Section 13.1.1(j) (General Commercial Zone) with the following:
 - j) accessory dwelling, subject to Section 7.11;
- xli) adding a new Section 13.1.9 (General Commercial Zone) with the following:
 - 13.1.9 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- xl ii) replacing Section 13.2.1(j) (Tourist Commercial One Zone) with the following:
 - j) accessory dwelling, subject to Section 7.11;
- xl iii) adding a new Section 13.2.10 (Tourist Commercial One Zone) with the following:

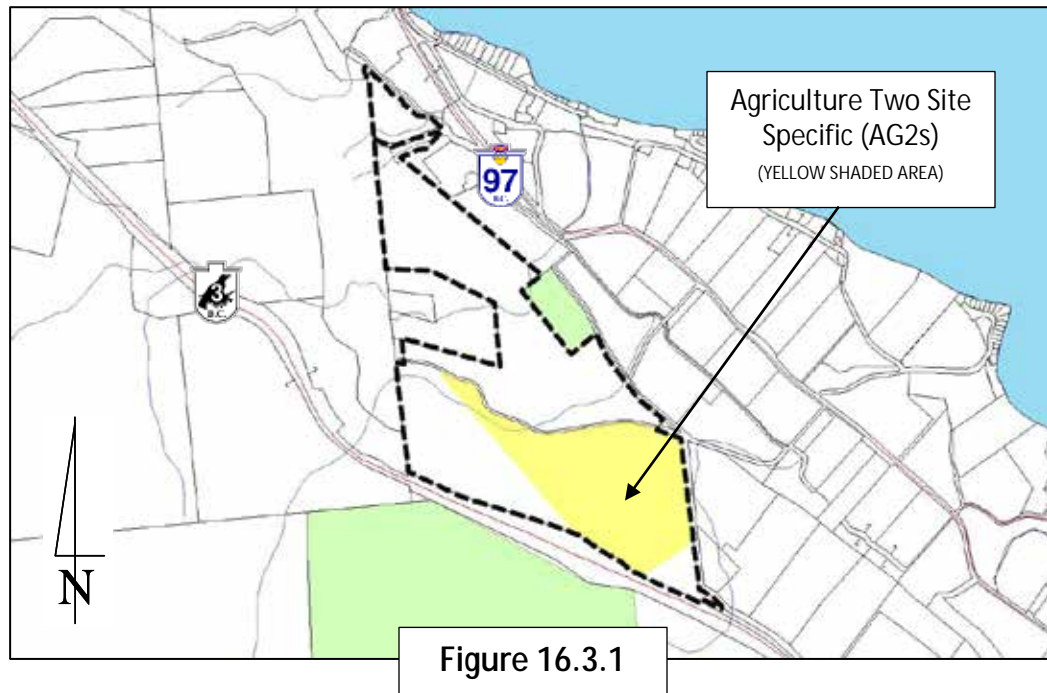
13.2.10 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.
- xliv) replacing Section 14.1.1(j) (Industrial (Light) One Zone) with the following:
 - j) accessory dwelling, subject to Section 7.11;
- xlv) adding a new Section 14.1.8 (Industrial (Light) One Zone) with the following:

14.1.8 Maximum Number of Dwellings Permitted Per Parcel:

 - a) one (1) accessory dwelling.
- xlvi) replacing Section 15.1.1(j) (Administrative and Institutional Zone) with the following:
 - j) educational facility;
- xlvi) replacing Section 16.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .1 *deleted.*
- xlvi) replacing Section 16.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .2 *deleted.*
- xlix) replacing Section 16.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .3 *deleted.*
- l) replacing Section 16.2.4 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .4 *deleted.*
- li) replacing Section 16.2.5 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .5 *deleted.*

- lii) replacing Section 16.2.6 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .6 *deleted.*
- liii) replacing Section 16.2.7 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .7 *deleted.*
- liv) replacing Section 16.2.8 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .8 *deleted.*
- lv) replacing Section 16.2.9 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .9 *deleted.*
- lvi) replacing Section 16.3.1 (Site Specific Agricultural Two (AG2s) Provisions) with the following:
 - .1 In the case of land described as Block AB, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.3.1:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 10.3.1:
 - .1 “interpretive centre”.



- lvii) replacing the Section 16.4 (Site Specific Designations) in its entirety with the following:

16.4 Site Specific Large Holdings One (LH1s) Provisions:

- .1 in the case of land shown shaded yellow on Figures 16.4.1(a), 16.4.1(b) and 16.4.1(c):
 - a) the following principal use(s) and no others shall be permitted on the land:
 - i) agriculture; and
 - ii) single detached dwelling;
 - b) the following accessory use(s) and no others shall be permitted on the land:
 - i) home occupations, subject to Section 7.17;
 - ii) bed and breakfast operations, subject to Section 7.19;
 - iii) secondary suites, subject to Section 7.12; and
 - iv) accessory buildings and structures, subject to Section 7.13.
 - c) despite Section 10.4.5(a), the maximum number of principal dwellings and accessory dwellings permitted per parcel shall be one (1) principal dwelling unit and no accessory dwellings.

- d) despite Section 7.23.1, on any parcel 4.0 ha or less in area, the total number of livestock, must not exceed five (5).

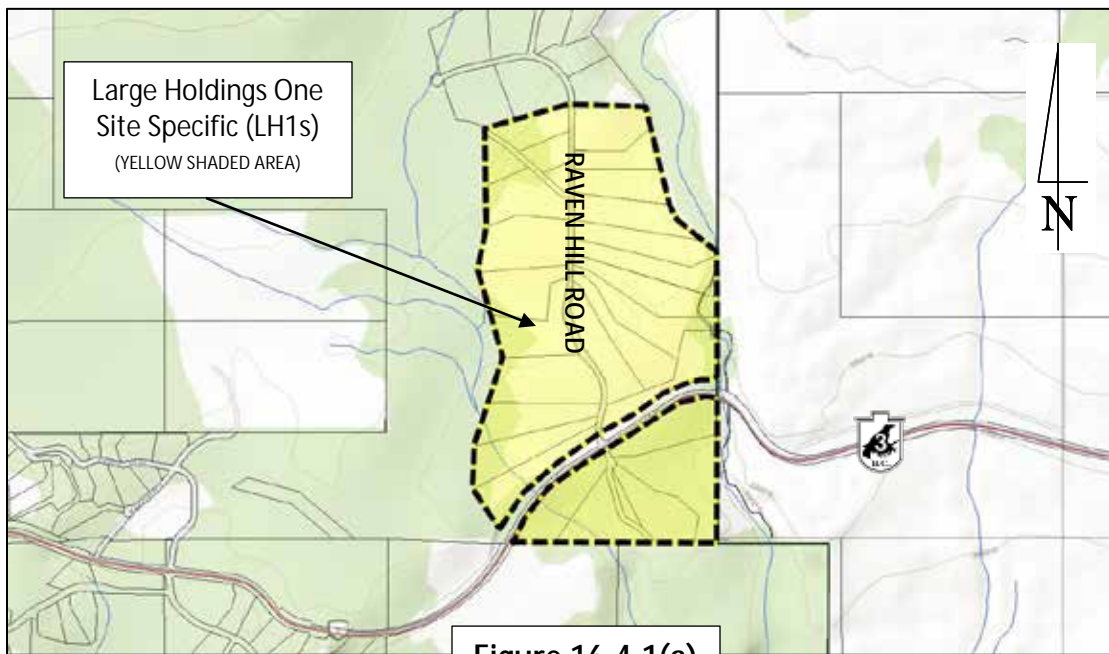


Figure 16.4.1(a)

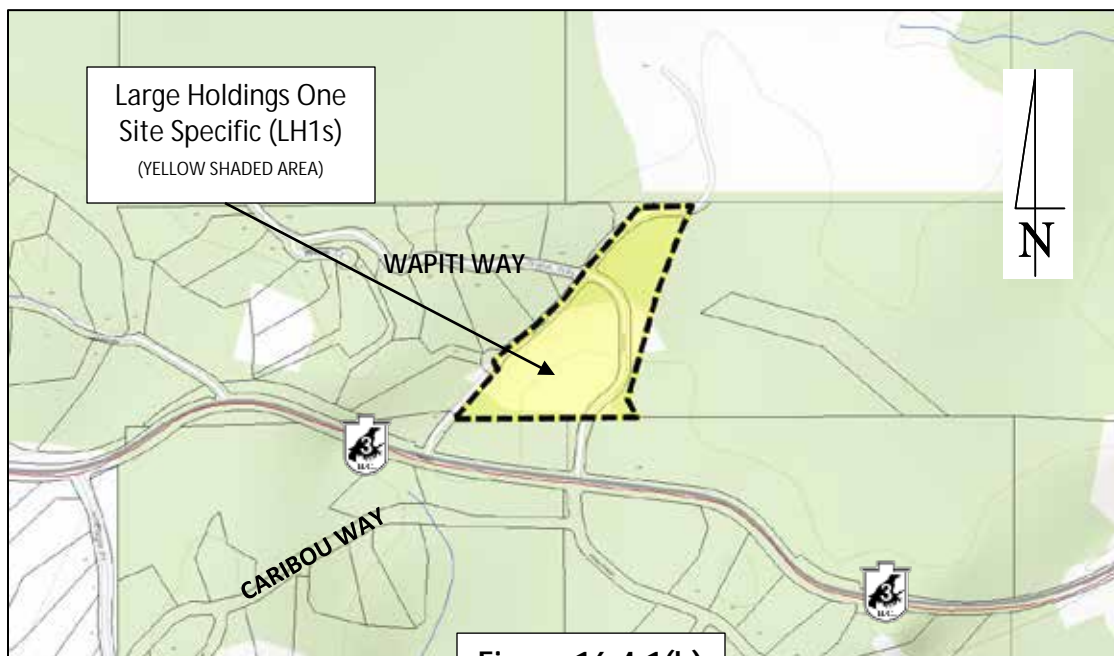
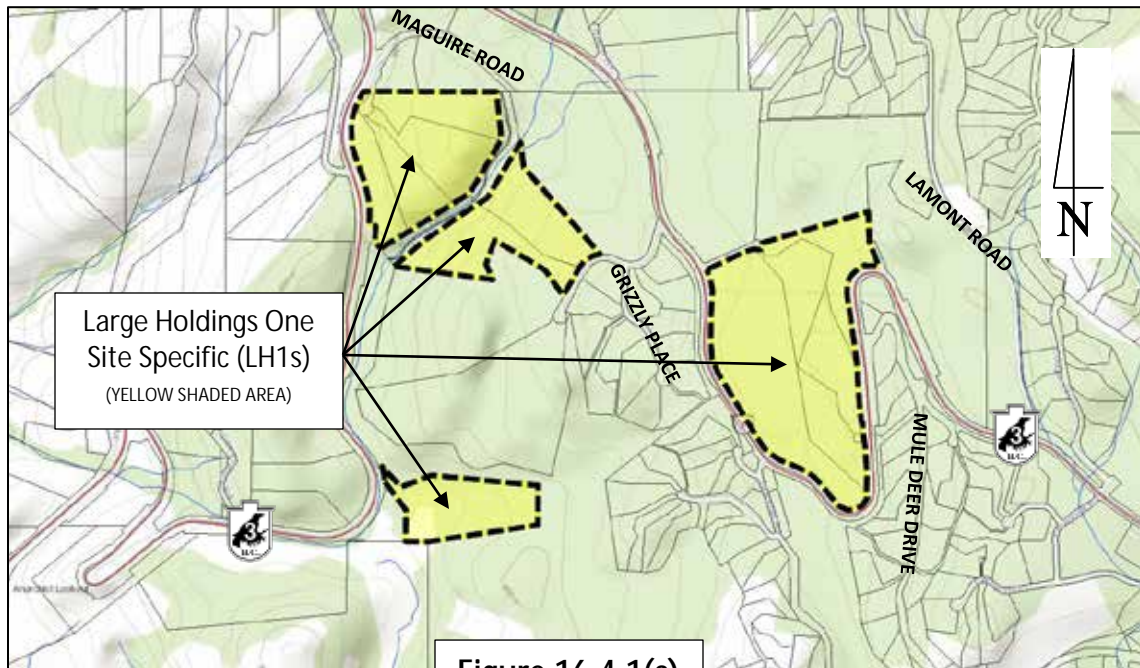


Figure 16.4.1(b)



5. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP34660, District Lot 43, SDYD, and shown shaded yellow on Schedule 'X-1', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
6. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on an approximately 11.0 ha part of the land described as part Lot 1, Plan KAP85073, District Lot 42, 157, SDYD, and shown shaded yellow on Schedule 'X-2', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s2) to Agriculture Two (AG2).
7. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP84890, District Lot 42, SDYD, and shown shaded yellow on Schedule 'X-3', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s1) to Agriculture One (AG1).
8. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot 1, Plan KAP3027, District Lot 43, SDYD, Except Plan 26614, 34660 H95, and shown shaded yellow on

Schedule 'X-4', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

9. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot 448, Plan KAP1949, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-5', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
10. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot 470, Plan KAP1949, District Lot 2450S, Manufactured Home Reg. #69145, SDYD, and shown shaded yellow on Schedule 'X-6', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
11. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot C, Plan EPP23965, District Lots 42, 157, 2709, SDYD, and shown shaded yellow on Schedule 'X-7', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
12. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot 1, Plan KAP12164, District Lot 41, SDYD, and shown shaded yellow on Schedule 'X-8', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
13. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot B, Plan EPP23965, District Lots 42, 157 and 2709, SDYD, Manufactured Home Reg. #3224, and shown shaded yellow on Schedule 'X-9', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
14. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation of all parcels zoned Large Holdings (LH) to Large Holdings One (LH1).

Electoral Area "C"

15. The "Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:

- i) deleting the definition of "agriculture, intensive", "cidery", "farm", "fruit stand", "stable", "temporary farm worker", "temporary farm worker housing" and "trade school" at Section 4.0 (Definitions).
- ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) with the following:

"accessory dwelling" means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
- iii) replacing the definition of "agriculture" at Section 4.0 (Definition) with the following:

"agriculture" means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;
- iv) replacing the definition of "agri-tourism" at Section 4.0 (Definition) with the following:

"agri-tourism" means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*;
- v) replacing the definition of "agri-tourism accommodation" at Section 4.0 (Definition) with the following:

"agri-tourism accommodation" means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;
- vi) adding a new definition of "aquaculture" at Section 4.0 (Definition) as follows:

“aquaculture” means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;

- vii) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:

“brewery, cidery, distillery or meadery” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;

- viii) adding a new definition of “composting operation” at Section 4.0 (Definition) as follows:

“composting operation” means the entire area, buildings, and equipment used for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites;

- ix) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:

“educational facility” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;

- x) adding a new definition of “equestrian centre” at Section 4.0 (Definition) as follows:

“equestrian centre” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;

- xi) adding a new definition of “farm building” at Section 4.0 (Definition) as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

- xii) adding a new definition of “farm operation” at Section 4.0 (Definition) as follows:

“**farm operation**” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;
- xiii) replacing the definition of “farm products” at Section 4.0 (Definition) with the following:

“**farm products**” means commodities or goods that are produced from a farm use;
- xiv) adding a new definition of “farm use” at Section 4.0 (Definition) as follows:

“**farm use**” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;
- xv) replacing the definition of “feed lot” at Section 4.0 (Definition) with the following:

“**feed lot**” means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal feeding area used to feed livestock during the winter months, and not including grazing areas;
- xvi) replacing the definition of “kennel” at Section 4.0 (Definition) with the following:

“**kennel**” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;
- xvii) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“**retail sales of farm and/or off-farm products**” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

- “small livestock”** means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

- “winery”** means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

- Large Holdings One Zone LH1

- ## 7.5 *deleted*

- ## 7.6 *deleted*

- a) except in the RA, AG1, AG2, LH1, SH2, SH3, SH4 and SH5 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

- 4 Deer fences are not limited in height in the RA, AG1, AG2 and LH1 zones, provided such fences are constructed of material that permits visibility, such as wire mesh.

- The following regulations apply to accessory dwellings and mobile homes where permitted as an accessory use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
- .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
- .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

xxvi) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:

- .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1, AG2 and LH1 Zones where one (1) shower is permitted.

xxvii) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:

- .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG1, AG2 and LH1 Zones where the maximum floor area of a bathroom may be 6.0 m².

i) replacing Section 7.16 (Agri-Tourism Accommodation) in its entirety with the following:

7.16 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a “farm” under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

xxviii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

xxix) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable
0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
 3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
 4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.
- xxx) replacing Section 7.24 (Provisions for Accessory Retail Sales and Processing, Packing and Storage of Farm products and/or Off-Farm Products) in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where "retail sales of farm and off-farm products" is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
 - a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xxxi) replacing Section 7.25 (Cluster Development) in its entirety with the following:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xxxii) replacing Section 10.1 (Resource Area Zone) in its entirety with the following:

10.1 RESOURCE AREA ZONE (RA)

10.1.1 Permitted Uses:

Principal Uses:

- a) airstrips;
- b) agriculture, subject to Section 7.23;
- c) cemeteries;
- d) educational facility;
- e) equestrian centre;
- f) forestry;
- g) open land recreation;
- h) packing, processing and storage of farm and off-farm products;
- i) single detached dwelling or mobile home;
- j) veterinary establishments;

Secondary Uses:

- k) accessory dwelling or mobile home, subject to Section 7.11;
- l) bed and breakfast operations, subject to Section 7.19;
- m) home industries, subject to Section 7.18;
- n) home occupations, subject to Section 7.17;
- o) kennels, subject to Section 7.25; and
- p) retail sales of farm and off-farm products, subject to Section 7.24;
- q) accessory buildings and structures, subject to Section 7.13.

10.1.2 Site Specific Resource Area (RAs) Provisions:

- a) see Section 16.1

10.1.3 Minimum Parcel Size:

- a) 20.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.1.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.5 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1
8.0 ha or greater	0	2

- b) one (1) secondary suite.

10.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.6(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres

iv) Exterior side parcel line: 30.0 metres

10.1.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxiii) replacing Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2 AGRICULTURE ONE ZONE (AG1)

10.2.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) single detached dwelling or mobile home;
- d) veterinary establishments;

Secondary Uses:

- e) accessory dwelling or mobile home, subject to Section 7.11;
- f) bed and breakfast operations, subject to Section 7.19;
- g) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- h) home industries, subject to Section 7.18;
- i) home occupations, subject to Section 7.17;
- j) kennels, subject to Section 7.25;
- k) packing, processing and storage of farm and off-farm products;
- l) retail sales of farm and off-farm products, subject to Section 7.24;

- m) secondary suites, subject to Section 7.12; and
- n) accessory buildings and structures, subject to Section 7.13;

10.2.2 Site Specific Agriculture One (AG1s) Provisions:

- a) see Section 16.2.

10.2.3 Minimum Parcel Size:

- a) 4.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) for parcels 0.8 ha or less in area:
 - i) 800 m²
- b) for parcels greater than 0.8 ha in area:
 - i) residential uses (which includes principal dwellings, carport, garage, workshop, residential storage, swimming pool, tennis court and other related buildings or structures):
 - .1 600 m² where one (1) principal dwelling unit is developed; and
 - .2 1,000 m² where two (2) principal dwelling units are developed.
 - ii) greenhouse uses:
 - .1 75%
 - iii) all other buildings and structures (which includes accessory dwellings):
 - .1 3% on parcels less than 12.0 ha in area; or
 - .2 3,600 m² on parcels greater than 12.0 ha in area.

xxxiv) replacing Section 10.3 (Agriculture Two Zone) in its entirety with the following:

10.3 AGRICULTURE TWO ZONE (AG2)

10.3.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) veterinary establishments;
- c) equestrian centre;
- d) single detached dwelling or mobile home;

Secondary Uses:

- e) accessory dwelling or mobile home, subject to Section 7.11;
- f) bed and breakfast operations, subject to Section 7.19;
- g) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- h) home industries, subject to Section 7.18;
- i) home occupations, subject to Section 7.17;

- j) kennels, subject to Section 7.25;
- k) packing processing and storage of farm and off-farm products;
- l) retail sales of farm and off-farm products, subject to Section 7.24;
- m) secondary suites, subject to Section 7.12;
- n) accessory buildings and structures, subject to Section 7.13.

10.3.2 Site Specific Agriculture Two (AG2s) Provisions:

- a) see Section 16.3.

10.3.3 Minimum Parcel Size:

- a) 10.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.3.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.3.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used

only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.3.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) for parcels 0.8 ha or less in area:
 - i) 800 m²
- ii) for parcels greater than 0.8 ha in area:
 - i) residential uses (which includes principal dwellings, carport, garage, workshop, residential storage, swimming pool, tennis court and other related buildings or structures):
 - .1 600 m² where one (1) principal dwelling unit is developed; and
 - .2 1,000 m² where two (2) principal dwelling units are developed.
 - ii) greenhouse uses:
 - .1 75%
 - iii) all other buildings and structures (which includes accessory dwellings):
 - .1 3% on parcels less than 12.0 ha in area; or
 - .2 3,600 m² on parcels greater than 12.0 ha in area.

xxxv) replacing Section 10.4 (Large Holdings Zone) in its entirety with the following:

10.4 LARGE HOLDINGS ONE ZONE (LH1)

10.4.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) single detached dwelling or mobile home;
- d) veterinary establishments;

Secondary Uses:

- e) accessory dwelling or mobile home, subject to Section 7.11;

- f) bed and breakfast operations, subject to Section 7.19;
- g) home industries, subject to Section 7.18;
- h) home occupations, subject to Section 7.17;
- i) kennels, subject to Section 7.25
- j) retail sales of farm and off-farm products, subject to Section 7.24;
- k) secondary suites, subject to Section 7.12; and
- l) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings One (LH1s) Provisions:

- a) see Section 16.4

10.4.3 Minimum Parcel Size:

- a) 4.0 ha

10.4.4 Minimum Parcel Width:

- b) Not less than 25% of the parcel depth.

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES
Less than 3.5 ha	1	0
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	1	2
12.0 ha to 15.9 ha	1	3
Greater than 16.0 ha	1	4
Greater than 8.0 ha	2	0

- b) one (1) secondary suite.

10.4.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.4.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.4.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.4.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

xxxvi) replacing Section 10.5.1 (Small Holdings Two Zone) in its entirety with the following:

10.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home industries, subject to Section 7.18;
- e) home occupations, subject to Section 7.17;
- f) retail sales of farm and off-farm products, subject to Section 7.24;
- g) secondary suites, subject to Section 7.12;
- h) veterinary establishments; and
- i) accessory buildings and structures, subject to Section 7.13.

xxxvii) replacing Section 10.5.6 (Small Holdings Two Zone) with the following:

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres

- ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxviii) replacing Section 10.6.1 (Small Holdings Three Zone) in its entirety with the following:

10.6.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home occupations, subject to Section 7.17;
- e) secondary suites, subject to Section 7.12; and
- f) accessory buildings and structures, subject to Section 7.13.

xxxix) replacing Section 10.6.3(a) (Small Holdings Three Zone) with the following:

- a) 1.0 ha, subject to servicing requirements

xl) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

- xli) replacing Section 10.7.1 (Small Holdings Four Zone) in its entirety with the following:

10.7.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home occupations, subject to Section 7.17;
- e) secondary suites, subject to 7.12;
- f) accessory buildings and structures, subject to Section 7.13.

xlii) replacing Section 10.7.6 (Small Holdings Four Zone) with the following:

10.7.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xlili) replacing Section 13.1.1(d) (General Commercial Zone) with the following:

- d) retail, outdoor, sales area not to exceed 200 m²;
- xliv) replacing Section 13.1.1(m) (General Commercial Zone) with the following:
 - m) accessory dwelling, subject to Section 7.11;
- xliv) adding a new Section 13.1.5 (General Commercial Zone) with the following and renumbering all subsequent sections:
 - 13.1.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- xlvi) replacing Section 13.2.1 (General Commercial (Limited) Zone) in its entirety with the following:
 - 13.2.1 Permitted Uses:**
 - Principal Uses:
 - a) retail stores, general;
 - b) offices;
 - c) personal service establishments;
 - d) eating and drinking establishments;
 - e) recreation services, indoor;
 - f) amusement establishments, indoor;
 - g) community halls;
 - h) churches;
 - Secondary Uses:
 - i) accessory dwelling, subject to Section 7.11;
 - j) accessory buildings and structures, subject to Section 7.13.
- xlvii) adding a new Section 13.2.5 (General Commercial (Limited) Zone) with the following and renumbering all subsequent sections:
 - 13.2.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- xlvi) replacing Section 13.3.1(d) (Neighbourhood Commercial Zone) with the following:
 - d) accessory dwelling, subject to Section 7.11;

- xliv) replacing Section 13.3.5 (Neighbourhood Commercial Zone) with the following:

13.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

- lv) replacing Section 13.4 (Commercial Amusement Zone) with the following:

13.4 *deleted*

- li) replacing Section 13.5.1(f) (Tourist Commercial One Zone) with the following:

- f) retail, outdoor, sales area not to exceed 200 m²;

- lii) replacing Section 13.5.1(j) (Tourist Commercial One Zone) with the following:

- j) accessory dwelling, subject to Section 7.11;

- liii) adding a new Section 13.5.5 (Tourist Commercial One Zone) with the following and renumbering all subsequent sections:

13.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

- liv) replacing Section 13.6.1(b) (Tourist Commercial Four Zone) with the following:

- b) accessory dwelling, subject to Section 7.11;

- lv) adding a new Section 13.6.5 (Tourist Commercial Four Zone) with the following and renumbering all subsequent sections:

13.6.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

- lvi) replacing Section 14.1.1(i) (Industrial (Light) One Zone) with the following:

- i) accessory dwelling, subject to Section 7.11;

- lvii) adding a new Section 14.1.5 (Industrial (Light) One Zone) with the following and renumbering all subsequent sections:

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

- lviii) replacing Section 14.2.1(i) (Industrial (Heavy) Two Zone) with the following:
 - i) accessory dwelling, subject to Section 7.11;
- lix) adding a new Section 14.2.5 (Industrial (Heavy) Two Zone) with the following and renumbering all subsequent sections:
 - 14.2.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- lx) replacing Section 14.3.1(c) (Industrial (Specialised) Three Zone) with the following:
 - c) accessory dwelling, subject to Section 7.11;
- lxi) adding a new Section 14.3.5 (Industrial (Specialised) Three Zone) with the following:
 - 14.3.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- lxii) replacing Section 15.1.1(j) (Administrative and Institutional Zone) with the following:
 - j) educational facility;
- lxiii) replacing Section 16.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .1 *deleted.*
- lxiv) replacing Section 16.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .2 *deleted.*
- lxv) replacing Section 16.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .3 *deleted.*
- lxvi) replacing Section 16.2.4 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .4 *deleted.*

- lxvii) replacing Section 16.2.5 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .5 *deleted.*
- lxviii) replacing Section 16.2.6 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .6 *deleted.*
- lix) replacing Section 16.2.9 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .9 *deleted.*
- lxx) replacing Section 16.3.1 (Site Specific Agricultural Two (AG2s) Provisions) with the following:
 - .1 *deleted.*
- lxxi) replacing Section 16.3.2 (Site Specific Agricultural Two (AG2s) Provisions) with the following:
 - .2 *deleted.*
- lxxii) replacing Section 16.3.3 (Site Specific Agricultural Two (AG2s) Provisions) with the following:
 - .3 In the case of land described as Lot B, Plan KAP87895, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.3.3:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 10.3.1:
 - .1 “special events”, which means occasional outdoor entertainment that may include seating up to a maximum of 400 persons.
 - b) despite Section 9.6 (Off-Street Parking and Loading), the number of required off-street parking spaces for a “winery lounge, office and conference room” use shall be 1 stall per 3.25 winery lounge seats.

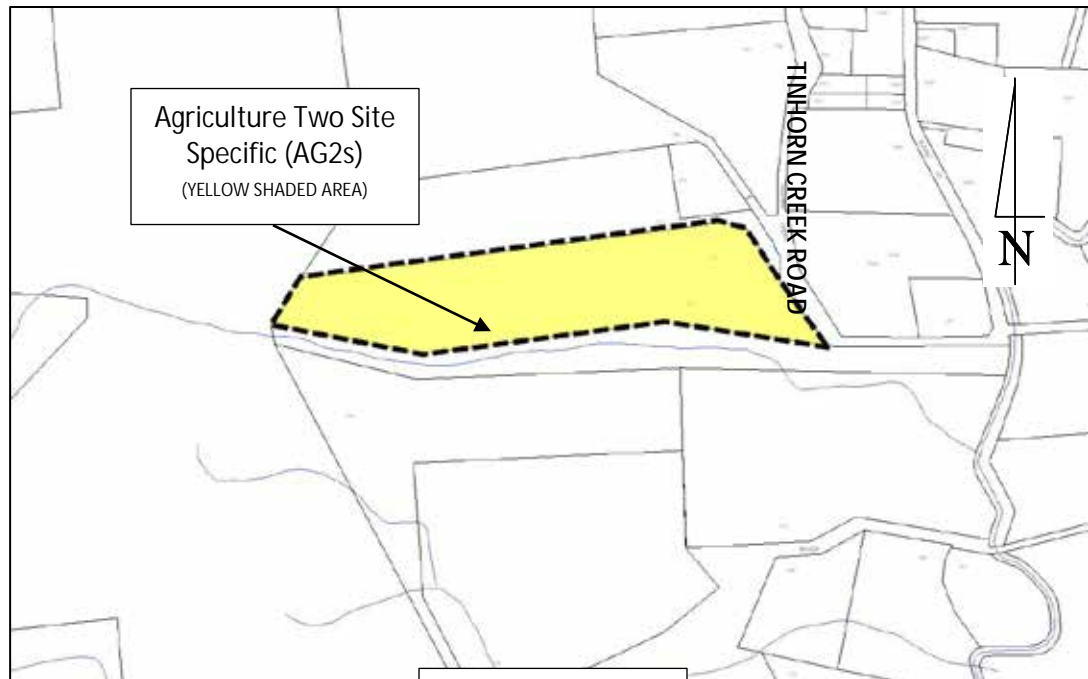


Figure 16.3.3

lxxiii) replacing Section 16.3.4 (Site Specific Agricultural Two (AG2s) Provisions) with the following:

.4 *deleted.*

lxxiv) replacing Section 16.3.5 (Site Specific Agricultural Two (AG2s) Provisions) with the following:

.5 *deleted.*

lxxv) replacing the title of Section 16.4 (Site Specific Designations) with the following:

16.4 Site Specific Large Holdings One (LH1s) Provisions:

16. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot 811, Plan KAP4592, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-10', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
17. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP84328,

District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-11', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

18. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP87816, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-12', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
19. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP89970, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-13', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
20. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot 2, Plan KAP44701, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-14', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
21. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot 290, Plan KAP1790, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-15', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
22. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lots 1 & 2, Plan EPP62590, District Lot 3098, SDYD, and shown shaded yellow on Schedule 'X-15a', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
23. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by

changing the land use designation on the land described as part Lot 1, Plan EPP28550, District Lot 2450S & 4245, SDYD, and shown shaded yellow on Schedule 'X-16', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).

24. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land shown shaded yellow on Schedule 'X-17', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).
25. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP90137, District Lot 3108, SDYD, and shown shaded yellow on Schedule 'X-18', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).
26. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan EPP47183, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-19', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).
27. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation of all parcels zoned Large Holdings (LH) to Large Holdings One (LH1).

Electoral Area "D-1"

28. The "Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2457, 2008" is amended by:
 - i) deleting the definition of "animal hospital", "farm", "farmed game" "stable" and "trade school" at Section 4.0 (Definitions).
 - ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) with the following:

"accessory dwelling" means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a

building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- iii) replacing the definition of “agriculture” at Section 4.0 (Definition) as follows:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture

- iv) adding a new definition of “agriculture, intensive” at Section 4.0 (Definition) as follows:

“agriculture, intensive” means a use of land, buildings or structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur-bearing animals, or the growing of mushrooms;

- v) replacing the definition of “agri-tourism” at Section 4.0 (Definition) as follows:

“agri-tourism” means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*;

- vi) adding a new definition of “agri-tourism accommodation” at Section 4.0 (Definition) as follows:

“agri-tourism accommodation” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;

- vii) adding a new definition of “aquaculture” at Section 4.0 (Definition) as follows:

“aquaculture” means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;

- viii) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:

“brewery, cidery, distillery or meadery” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;

- ix) adding a new definition of “composting operation” at Section 4.0 (Definition) as follows:

“**composting operation**” means the entire area, buildings, and equipment used for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites;
- x) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:

“**educational facility**” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;
- xi) adding a new definition of “equestrian centre” at Section 4.0 (Definition) as follows:

“**equestrian centre**” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;
- xii) adding a new definition of “farm building” at Section 4.0 (Definition) as follows:

“**farm building**” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;
- xiii) adding a new definition of “farm operation” at Section 4.0 (Definition) as follows:

“**farm operation**” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;
- xiv) replacing the definition of “farm products” at Section 4.0 (Definition) as follows:

“**farm products**” means commodities or goods that are produced from a farm use;
- xv) adding a new definition of “farm use” at Section 4.0 (Definition) as follows:

"farm use" means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

- xvi) replacing the definition of "feed lot" at Section 4.0 (Definition) as follows:

"feed lot" means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal feeding area used to feed livestock during the winter months, and not including grazing areas;

- xvii) adding a new definition of "greenhouse" at Section 4.0 (Definition) as follows:

"greenhouse" means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;

- xviii) replacing the definition of "kennel" at Section 4.0 (Definition) as follows:

"kennel" means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

- xix) adding a new definition of "processed farm products" at Section 4.0 (Definition) as follows:

"processed farm products" means farm products that have been transformed by biological or other means such as fermentation, cooking, butchering, canning, smoking or drying to increase their market value and convenience to the consumer, but does not include hot and cold food items sold for on-site consumption;

- xx) adding a new definition of "retail sales of farm and/or off-farm products" at Section 4.0 (Definition) as follows:

"retail sales of farm and/or off-farm products" means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

- xxi) adding a new definition of "small livestock" at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

- xxii) replacing the definition of “veterinary establishment” at Section 4.0 (Definition) as follows:

“veterinary establishment” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

- xxiii) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

- xxiv) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 *deleted*

- xxv) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 *deleted*

- xxvi) replacing Section 7.8.2(a) (Fence heights) in its entirety with the following:

- a) except in the RA, AG1, AG3, LH1 and LH2 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

- xxvii) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling or Mobile Home

The following regulations apply to accessory dwellings and mobile homes where permitted as an accessory use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than the principal dwelling unit, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.

- .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
- .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
- .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

xxviii) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:

- .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1, AG2, LH1 and LH2 Zones where one (1) shower is permitted.

xxix) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:

- .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG1, AG2, LH1 and LH2 Zones where the maximum floor area of a bathroom may be 6.0 m².

xxx) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

xxxi) replacing Section 7.23 in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable
0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.18 (Home Occupation) or Section 7.19 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.

xxxii) replacing Section 7.24 in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where “retail sales of farm and off-farm products” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
 - a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xxxiii) adding a new Section 7.25 (Cluster Development) to read as follows:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xxxiv) adding a new Section 7.30 (Agri-Tourism Accommodation) to read as follows:

7.30 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

xxxv) replacing Section 10.1 (Resource Area Zone) in its entirety with the following:

10.1 RESOURCE AREA ZONE (RA)

10.1.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Sections 7.23;
- b) campground;
- c) cemetery;
- d) equestrian centre;
- e) forestry;

- f) gravel processing;
- g) guest ranch;
- h) guide camp;
- i) natural resource extraction;
- j) open land recreation;
- k) packing, processing and storage of farm and off-farm products;
- l) single detached dwelling or mobile home;
- m) veterinary establishment;

Secondary uses:

- n) accessory dwelling or mobile home, subject to Section 7.11;
- o) bed and breakfast operation, subject to Section 7.19;
- p) home industry, subject to Section 7.18;
- q) home occupations, subject to Section 7.17;
- r) kennels, subject to Section 7.25; and
- s) retail sales of farm and off-farm products, subject to Section 7.24;
- t) secondary suite, subject to Section 7.12; and
- u) accessory buildings and structures, subject to Section 7.13.

10.1.2 Site Specific Resource Area (RAs) Provisions:

- a) see Section 16.1

10.1.3 Minimum Parcel Size:

- a) 20.0 ha

10.1.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling;
- b) one (1) secondary suite; and
- c) one (1) mobile home or accessory dwelling.

10.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.6(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.1.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxvi) replacing Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2 AGRICULTURE ONE ZONE (AG1)

10.2.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishment;

Secondary uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) agri-tourism accommodation, subject to Section 7.30;
- i) bed and breakfast operation, subject to Section 7.19; and
- j) home industry, subject to Section 7.18;
- k) home occupation, subject to Section 7.17;
- l) kennels, subject to Section 7.25;
- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures, subject to Section 7.13.

10.2.2 Site Specific Agriculture One (AG1s) Provisions:

- a) see Section 16.2

10.2.3 Minimum Parcel Size:

- a) 4.0 ha
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

xxxvii) replacing Section 10.3 (Agriculture Three Zone) in its entirety with the following:

10.3 AGRICULTURE THREE ZONE (AG3)

10.3.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishment;

Secondary uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) agri-tourism accommodation, subject to Section 7.30;
- i) bed and breakfast operation, subject to Section 7.19;
- j) home industry, subject to Section 7.18;
- k) home occupation, subject to Section 7.17;
- l) kennels, subject to Section 7.25;
- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures, subject to Section 7.13.

10.3.2 Site Specific Agriculture Three (AG3s) Provisions:

- a) see Section 16.3

10.3.3 Minimum Parcel Size:

- a) 20.0 ha
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.3.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.3.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as “farm” under the *Assessment Act*.

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.3.6(a), incinerator or compost facility:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres

- iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxviii) replacing Section 10.4 (Large Holdings One Zone) in its entirety with the following:

10.4 LARGE HOLDINGS ONE ZONE (LH1)

10.4.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) forestry;

- d) guest ranch;
- e) guide camp;
- f) open land recreation;
- g) single detached dwelling or mobile home;
- h) veterinary establishment;

Secondary uses:

- i) accessory dwelling or mobile home, subject to Section 7.11;
- j) bed and breakfast operation, subject to Section 7.19;
- k) home industry, subject to Section 7.18;
- l) home occupation, subject to Section 7.17;
- m) kennels, subject to Section 7.25;
- n) packing, processing and storage of farm and off-farm products;
- o) retail sales of farm and off-farm products, subject to Section 7.24;
- p) secondary suite, subject to Section 7.12; and
- q) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings One (LH1s) Provisions:

- a) see Section 16.4

10.4.3 Minimum Parcel Size:

- a) 4.0 ha

10.4.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit;
- b) one (1) secondary suite; and
- c) one (1) mobile home or accessory dwelling.

10.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.4.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.4.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.4.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxix) replacing Section 10.5 (Large Holdings Two Zone) in its entirety with the following:

10.5 LARGE HOLDINGS TWO ZONE (LH2)

10.5.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) forestry;
- d) guest ranch;
- e) guide camp;
- f) open land recreation;
- g) single detached dwelling or mobile home;
- h) veterinary establishment;

Secondary uses:

- i) accessory dwelling or mobile home, subject to Section 7.11;
- j) bed and breakfast operation, subject to Section 7.19;
- k) home industry, subject to Section 7.18;
- l) home occupation, subject to Section 7.17;
- m) kennels, subject to Section 7.25;
- n) packing, processing and storage of farm and off-farm products;
- o) retail sales of farm and off-farm products, subject to Section 7.24;
- p) secondary suite, subject to Section 7.12; and
- q) accessory buildings and structures, subject to Section 7.13.

10.5.2 Site Specific Large Holdings Two (LH2s) Provisions:

- a) see Section 16.25

10.5.3 Minimum Parcel Size:

- a) 8.0 ha

10.5.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit;
- b) one (1) secondary suite; and
- c) one (1) mobile home or accessory dwelling.

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.5.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.5.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.5.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.5.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and

ii) 75% for greenhouse uses.

- xl) replacing Section 10.6.1 (Small Holdings Two Zone) in its entirety with the following:

10.6.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwelling;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home industry, subject to Section 7.18;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12;
- g) veterinary establishment; and
- h) accessory buildings and structures, subject to Section 7.13.

- xli) replacing Section 10.6.6 (Small Holdings Two Zone) with the following:

10.6.6 Minimum Setbacks:

a) Buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

b) Accessory buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres

- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xliv) replacing Section 10.6.7 (Small Holdings Two Zone) with the following:

10.6.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 5.5 metres.

xliv) replacing Section 10.7.1 (Small Holdings Three Zone) in its entirety with the following:

10.7.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home industry, on parcels greater than 2.0 ha in area and subject to Section 7.18;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12;
- g) accessory buildings and structures, subject to Section 7.13.

xliv) replacing Section 10.7.3 (Small Holdings Three Zone) with the following:

10.7.3 Minimum Parcel Size:

- a) 1.0 ha

- xliv) replacing Section 10.7.6 (Small Holdings Three Zone) with the following:

10.7.6 Minimum Setbacks:

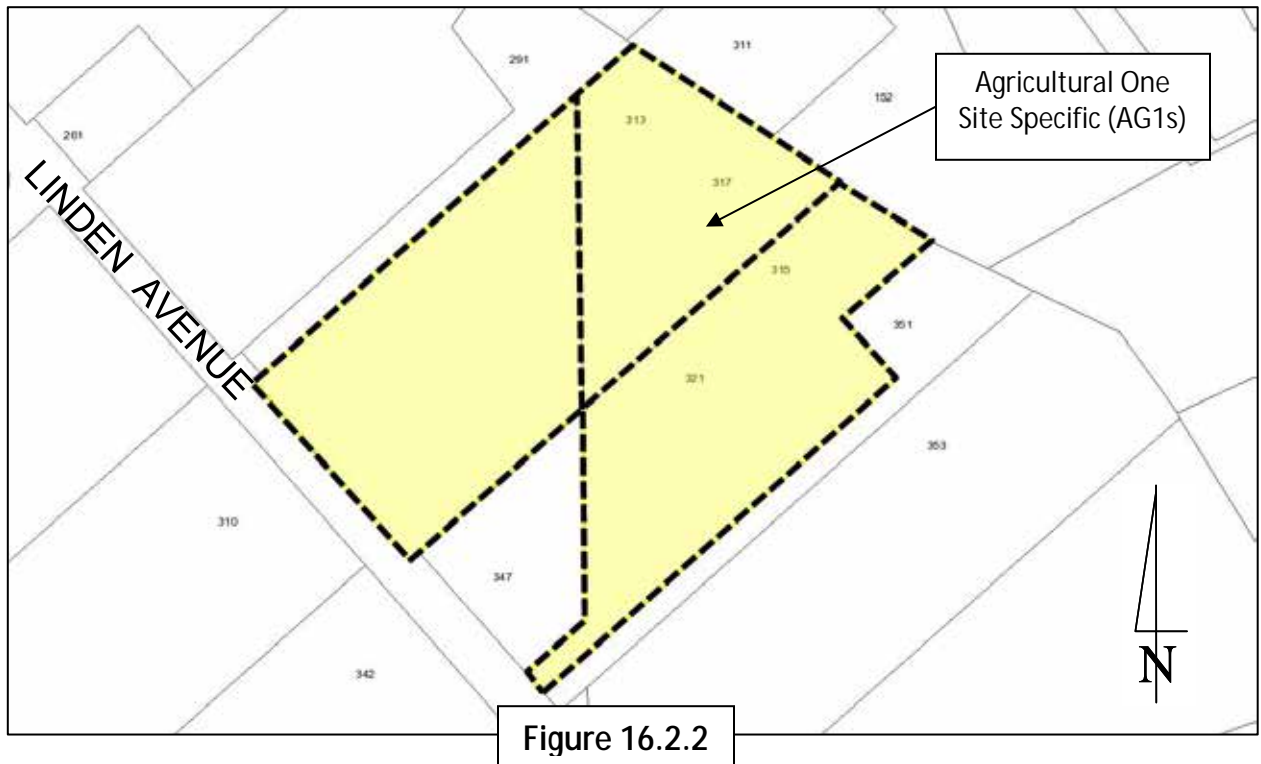
- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

- xlvi) replacing Section 10.7.7 (Small Holdings Three Zone) with the following:

10.7.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

- xlvi) replacing Section 15.1.1(f) (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - f) educational facility;
- xlvi) replacing Section 16.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .1 *deleted.*
- xlix) replacing Section 16.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .2 In the case of land described as Lot 62, Plan KAP719, District Lot 104S, SDYD; Lots 62A, Plan KAP719, District Lot 105S, SDYD; and Lot B, Plan KAP67465, District Lot 104S, SDYD (313 & 315 Linden Avenue, Kaleden), and shown shaded yellow on Figure 16.2.2:
 - a) the following principal use(s) shall be permitted on the land in addition to the permitted uses listed in Section 10.2.1:
 - i) “eating and drinking establishment” and banquet facilities, not to exceed 538.6m² gross floor including a 135.0 m² outdoor seating area; and
 - ii) botanical garden, which is defined as meaning the use of land or buildings and structures for the display of a wide range of botanical plants. Visitor services may include tours, educational displays, art exhibitions, or outdoor events (e.g. weddings).



- i) replacing Section 16.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.3 *deleted.*

29. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation of all parcels zoned Agriculture Two (AG2) to Agriculture Three (AG3).
30. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation on the land described as part Lot 186, Plan KAP719, District Lot 103S, SDYD, Except Plan 34787, KAP79769, and shown shaded yellow on Schedule 'X-20', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Electoral Area "D-2"

31. The "Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:
- i) deleting the definition of "intensive agriculture", "animal hospital", "auxiliary", "agri-tourist farm inn", "bistro", "intensive agriculture", "auxiliary sales of farm

products and/or off-farm products", "farm", "stable", "riding stable", "school bus", "trade school" and "urban zone" at Section 4.0 (Definition).

- ii) adding a new definition of "accessory building or structure" at Section 4.0 (Definition) as follows:

"accessory building or structure" means a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the principal building;

- iii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) with the following:

"accessory dwelling" means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- iv) adding a new definition of "accessory use" at Section 4.0 (Definition) as follows:

"accessory use" means a use which is subordinate, customarily incidental, and exclusively devoted to a principal use in existence on the same parcel;

- v) replacing all references to "auxiliary" with "accessory" within the bylaw.

- vi) replacing the definition of "agriculture" at Section 4.0 (Definition) with the following:

"agriculture" means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

- vii) adding a new definition of "agriculture, intensive" at Section 4.0 (Definition) as follows:

"agriculture, intensive" means a use of land, buildings or structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur-bearing animals, or the growing of mushrooms;

- viii) replacing the definition of “agri-tourism” at Section 4.0 (Definition) with the following:

“**agri-tourism**” means a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act;
- ix) replacing the definition of “agri-tourism accommodation” at Section 4.0 (Definition) with the following:

“**agri-tourism accommodation**” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;
- x) adding a new definition of “aquaculture” at Section 4.0 (Definition) as follows:

“**aquaculture**” means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;
- xi) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:

“**brewery, cidery, distillery or meadery**” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;
- xii) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:

“**educational facility**” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;
- xiii) adding a new definition of “equestrian centre” at Section 4.0 (Definition) as follows:

“**equestrian centre**” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;
- xiv) adding a new definition of “farm building” at Section 4.0 (Definition) as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

- xv) adding a new definition of “farm operation” at Section 4.0 (Definition) as follows:

“farm operation” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;

- xvi) replacing the definition of “farm products” at Section 4.0 (Definition) with the following:

“farm products” means commodities or goods that are produced from a farm use;

- xvii) adding a new definition of “farm use” at Section 4.0 (Definition) as follows:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

- xviii) replacing the definition of “feedlot” at Section 4.0 (Definition) with the following:

“feed lot” means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal;

- xviii) adding a new definition of “greenhouse” at Section 4.0 (Definition) as follows:

“greenhouse” means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;

- xix) replacing the definition of “kennel” at Section 4.0 (Definition) with the following:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

- xx) replacing the definition of “processed farm products” at Section 4.0 (Definition) with the following:
- “**processed farm products**” means farm products that have been transformed by biological or other means such as fermentation, cooking, butchering, canning, smoking or drying to increase their market value and convenience to the consumer, but does not include hot and cold food items sold for on-site consumption
- xxi) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:
- “**retail sales of farm and/or off-farm products**” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;
- xxii) replacing the definition of “range grazing” at Section 4.0 (Definition) with the following:
- “**range grazing**” means the feeding on grass or pasture of livestock;
- xxiii) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:
- “**small livestock**” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;
- xxiv) replacing the definition of “veterinary establishment” at Section 4.0 (Definition) with the following:
- “**veterinary establishment**” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;
- xxv) replacing the definition of “winery” at Section 4.0 (Definition) with the following:
- “**winery**” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

- | | Large Holdings Three Zone | LH3 |
|--------|----------------------------------------------------------------------------------------------------------------------------------------|-----|
| xxvii) | replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following: | |

LH3

- ## 7.5 *deleted*

- ## 7.6 *deleted*

- a) except in the RA, AG1, AG2, LH3, SH1 and SH5 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

- ### 7.11 Accessory Dwellings or Mobile Homes

1.1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.

2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.

.3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.

4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.

.5 In the Commercial and Industrial zones, accessory dwellings shall:

- i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xxxi) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:
 - .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1, AG3 and LH3 Zones where one (1) shower is permitted.
- xxxii) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:
 - .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG1, AG3 and LH3 Zones where the maximum floor area of a bathroom may be 6.0 m².
- xxxiii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

- xxxiv) replacing Section 7.23 in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

- 1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable
0.4 ha to 1.0 ha	2	50	Not applicable

1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) 7.5 metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.

xxxv) replacing Section 7.24 in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where "retail sales of farm and off-farm products" is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and

- c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
 - a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xxxvi) adding a new Section 7.25 (Kennel Facilities) to read as follows:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xxxvii) adding a new Section 7.26 (Agri-Tourism Accommodation) to read as follows:

7.26 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

xxxviii) replacing Section 10.1.1 (Resource Area Zone) in its entirety with the following:

10.1.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) cemeteries;
- c) charitable, fraternal or philanthropic institutions;
- d) educational facility;
- e) equestrian centre;
- f) forestry;
- g) gravel processing;
- h) natural resource extraction;
- i) open land recreation;
- j) packing, processing and storage of farm and off-farm products;
- k) single detached dwelling or mobile home;
- l) veterinary establishment;

Secondary uses:

- m) accessory dwelling or mobile home, subject to Section 7.11;
- n) bed and breakfast operation, subject to Section 7.19;
- o) home industries, subject to Section 7.18;
- p) home occupations, subject to Section 7.17;
- q) kennels, subject to Section 7.25;
- r) retail sales of farm and off-farm products, subject to Section 7.24;
and
- s) secondary suites, subject to Section 7.12;
- t) accessory buildings and structures, subject to Section 7.13.

xxxix) replacing Section 10.1.5 (Resource Area Zone) with the following:

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling;
- b) one (1) secondary suite; and
- c) one (1) accessory dwelling or mobile home, and no accessory dwellings or mobile homes shall have a floor area greater than 70.0 m².

xl) replacing Section 10.1.6 (Resource Area Zone) with the following:

10.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.6(a), incinerators or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

xli) replacing Section 10.1.8 (Resource Area Zone) with the following:

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xlii) replacing Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2 AGRICULTURE ONE ZONE (AG1)

10.2.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishment;

Secondary uses:

- h) accessory dwelling or mobile home, subject to Section 7.11;
- i) agri-tourism accommodation, subject to Section 7.26;
- j) bed and breakfast operation, subject to Section 7.19;
- k) home industries, subject to Section 7.18;
- l) home occupations, subject to Section 7.17;

- m) kennels, subject to Section 7.25;
- n) retail sales of farm and off-farm products, subject to Section 7.24;
- o) secondary suite, subject to Section 7.12; and
- p) accessory buildings and structures, subject to Section 7.13.

10.2.2 Site Specific Agriculture One (AG1s) Provisions:

- a) see Section 17.2

10.2.3 Minimum Parcel Size:

- a) 4.0 ha
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Despite Section 10.2.6(a), principal buildings or structures on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Despite Section 10.2.6(a), accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

- xliii) replacing Section 10.3 (Agriculture Three Zone) in its entirety with the following:

10.3 AGRICULTURE THREE ZONE (AG3)

10.3.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishment;

Secondary uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) agri-tourism accommodation, subject to Section 7.26;
- i) bed and breakfast operation, subject to Section 7.19;
- j) home industries, subject to Section 7.18;
- k) home occupations, subject to Section 7.17;
- l) kennels, subject to Section 7.25;

- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures, subject to Section 7.13.

10.3.2 Site Specific Agriculture Three (AG3s) Provisions:

- a) see Section 17.3

10.3.3 Minimum Parcel Size:

- a) 20.0 ha
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.3.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.3.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.3.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Despite Section 10.3.6(a), principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Despite Section 10.3.6(a), accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

- xliv) replacing Section 10.4 (Large Holdings Zone) in its entirety with the following:

10.4 LARGE HOLDINGS THREE ZONE (LH3)

10.4.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) forestry;
- d) open land recreation;
- e) packing, processing and storage of farm and off-farm products;
- f) single detached dwelling or mobile home;
- g) veterinary establishment;

Secondary uses:

- h) accessory dwelling or mobile home, subject to Section 7.11;
- i) bed and breakfast operation, subject to Section 7.19;
- j) home industries, subject to Section 7.18;
- k) home occupations, subject to Section 7.17;
- l) kennels, subject to Section 7.25;
- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings Three (LH3s) Provisions:

- a) see Section 17.4

10.4.3 Minimum Parcel Size:

- a) 20.0 ha

10.4.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principle dwelling;
- b) one (1) secondary suite; and
- c) one (1) accessory dwelling or mobile home.

10.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.4.6(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.4.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.4.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

- xliv) replacing Section 10.5.1 (Small Holdings One Zone) in its entirety with the following:

10.5.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) charitable, fraternal or philanthropic institution;
- c) forestry;
- d) single detached dwellings;
- e) veterinary establishment;

Secondary uses:

- f) bed and breakfast operation, subject to Section 7.19;
- g) home industries, subject to Section 7.18;
- h) home occupations, subject to Section 7.17;
- i) secondary suite, subject to Section 7.12;
- j) retail sales of farm and off-farm products, subject to Section 7.24; and
- k) accessory buildings and structure, subject to Section 7.13.

- xlvi) replacing Section 10.5.6 (Small Holdings One Zone) with the following:

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xlvi) replacing Section 10.6.1(a) (Small Holdings Three Zone) with the following:

- a) agriculture, subject to Section 7.23;

xlvi) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres

- iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- xl) replacing Section 10.7.1(a) (Small Holdings Five Zone) with the following:
 - a) agriculture, on parcels greater than 0.4 ha in area and subject to Section 7.23;
- li) replacing Section 10.7.1(c) (Small Holdings Five Zone) with the following:
 - c) veterinary establishment, on parcels greater than 2.0 ha in area;
- lii) replacing Section 10.7.6 (Small Holdings Five Zone) with the following:

10.7.6 Minimum Setbacks:

 - a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres

- iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Exterior side parcel line: 15.0 metres
 - iv) Interior side parcel line: 15.0 metres
 - d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Exterior side parcel line: 30.0 metres
 - iv) Interior side parcel line: 30.0 metres
- lii) replacing Section 14.4.1(e) (Industrial (Mixed) Four Zone) with the following:
 - e) educational facility;
- liii) replacing Section 15.1.1(j) (Administrative and Institutional Zone) with the following:
 - j) educational facility;
- liv) replacing Section 17.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .1 *deleted*.
- lv) replacing Section 17.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.2 deleted.

- lvi) replacing Section 17.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.3 deleted.

- lvii) replacing Section 17.3.1 (Site Specific Agricultural Three (AG3s) Provisions) with the following:

.1 deleted.

- lviii) replacing Section 17.4 (Site Specific Designations) in its entirety with the following:

17.4 Site Specific Large Holdings Three (LH3s) Provisions:

- .1 in the case of the land described as Lot B, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on figure 17.4.1:
 - a) despite Section 10.4.5, the maximum number of dwelling permitted per parcel shall be one (1) principle dwelling, one (1) secondary suite and no accessory dwellings.
- .2 in the case of the land described as Lot 1, Plan KAP34762, District Lot 681S, SDYD, Except Plan EPP12661; and Lot A, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on figure 17.4.1:
 - a) the following principal uses and no others shall be permitted on the land:
 - i) agriculture, subject to Section 7.23 and 7.24;
 - ii) equestrian centre;
 - iii) open land recreation;
 - iv) single detached dwelling or mobile home; and
 - v) veterinary establishment.
 - b) despite Section 10.4.5, the maximum number of dwelling permitted per parcel shall be one (1) principle dwelling, one (1) secondary suite and no accessory dwellings.

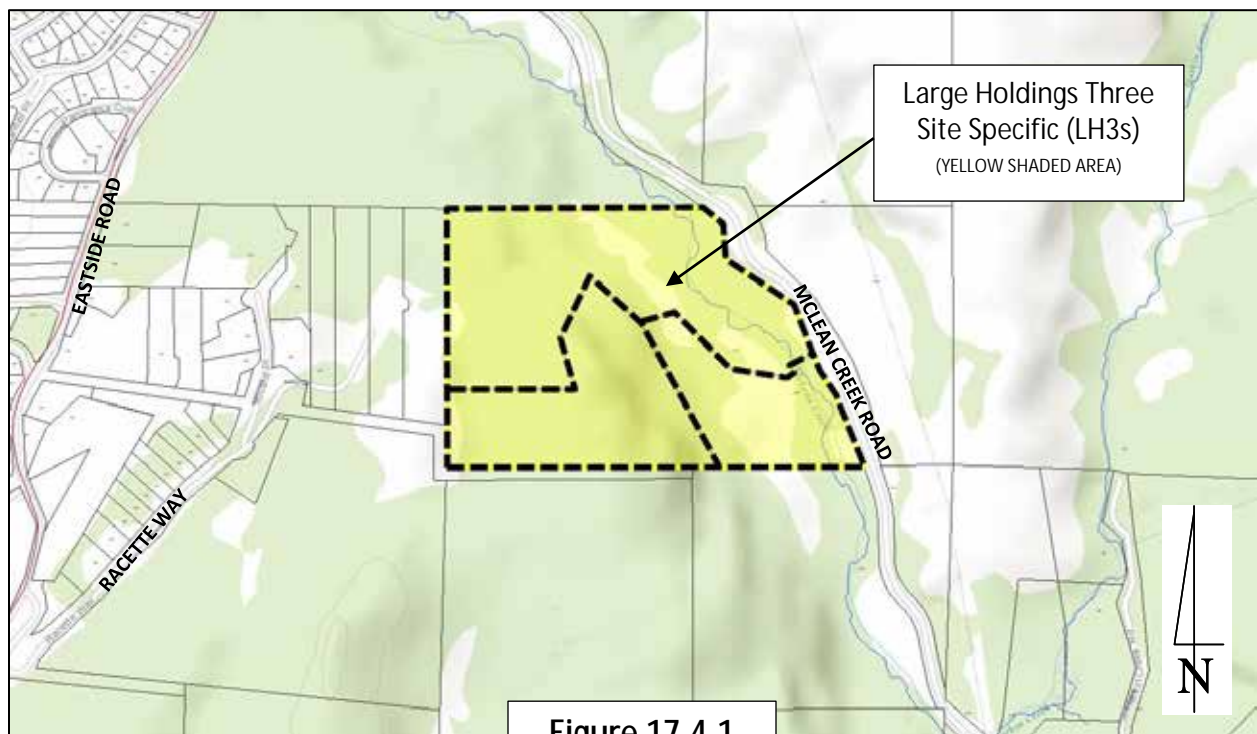


Figure 17.4.1

- lix) adding a new sub-section iv) under Section 17.7.1 (Small Holdings Five Site Specific (SH5s) Provisions) to read as follows:
 - iv) despite Section 7.23, the keeping of livestock, small livestock and honeybees is prohibited.
 - lx) replacing Section 17.7.2 under Section 17.0 (Site Specific Designations) in its entirety with the following:
 - .2 *deleted.*
32. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP30820, District Lot 2710, SDYD, and shown shaded yellow on Schedule 'X-21', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
 33. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as part Lot 2, Plan KAP90957, District Lot 10, 337S and 338S, SDYD, Except Plan EPP42355, and shown shaded yellow

on Schedule 'X-22', which forms part of this Bylaw, from Agriculture Three Site Specific (AG3s) to Agriculture Three (AG3).

34. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as Lot 1, Plan KAP34762, District Lot 681S, SDYD, Except Plan EPP12661; and Lots A & B, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on Schedule 'X-22a', which forms part of this Bylaw, from Large Holdings Site Specific One (LHs1), Large Holdings Site Specific Two (LHs2) and Large Holdings Site Specific Three (LHs3) to Large Holdings Three Site Specific (LH3s).
35. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of all parcels zoned Agriculture Two (AG2) to Agriculture Three (AG3).
36. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of all parcels zoned Large Holdings (LH) to Large Holdings Three (LH3).

Electoral Area "E"

37. The "Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:
 - i) deleting the definition of "accessory retail sales of farm and/or off-farm products", "agriculture, intensive", "agri-tourism activities", "cidery", "farm", "kennel, commercial", "kennel, hobby", at Section 4.0 (Definition).
 - ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) with the following:

"accessory dwelling" means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
 - iii) replacing the definition of "agriculture" at Section 4.0 (Definition) with the following:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

- iv) adding a new definition of “agri-tourism accommodation” at Section 4.0 (Definition) to read as follows:

“agri-tourism accommodation” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;

- v) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:

“brewery, cidery, distillery or meadery” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;

- vi) adding a new definition of “composting operation” at Section 4.0 (Definition) as follows:

“composting operation” means the entire area, buildings, and equipment used for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites;

- vii) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:

“educational facility” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;

- viii) replacing the definition of “equestrian centre” at Section 4.0 (Definition) with the following:

“equestrian centre” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;

- ix) adding a new definition of “farm building” at Section 4.0 (Definition) to read as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

- x) replacing the definition of “farm operation” at Section 4.0 (Definition) with the following:

“farm operation” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;

- xi) replacing the definition of “farm products” at Section 4.0 (Definition) with the following:

“farm products” means commodities or goods that are produced from a farm use;

- xii) replacing the definition of “farm use” at Section 4.0 (Definition) with the following:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

- xiii) replacing the definition of “greenhouse” at Section 4.0 (Definition) with the following:

“greenhouse” means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;

- xiv) adding a new definition of “kennel” at Section 4.0 (Definition) as follows:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

- xv) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

- xvi) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

- xvii) replacing the definition of “veterinary establishment” at Section 4.0 (Definition) with the following:

“veterinary establishment” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

- xviii) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

- xix) replacing the reference to “Large Holdings Zone LH” under Section 6.1 (Zoning Districts) in its entirety with the following:

Large Holdings One Zone LH1

- xx) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 *deleted*

- xxi) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 *deleted*

xxii) replacing Section 7.8.2(a) (Fence heights) in its entirety with the following:

- a) except in the RA, AG1, LH1, SH2, SH3, SH4 and SH5 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

xxiii) replacing Section 7.8.4 (Fence heights) in its entirety with the following:

- .4 Deer fences are not limited in height in the RA, AG1 and LH1 zones, provided such fences are constructed of material that permits visibility, such as wire mesh.

xxiv) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling or Mobile Home

The following regulations apply to accessory dwellings or mobile homes where permitted as a use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for:
 - i) one (1) accessory dwelling or mobile home unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
- .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
- .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and

- ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xxv) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:
 - .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1 and LH1 Zones where one (1) shower is permitted.
- xxvi) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:
 - .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG1 and LH1 Zones where the maximum floor area of a bathroom may be 6.0 m².
- xxvii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

- xxviii) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

- 1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable
0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.

xxix) replacing Section 7.24 in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where "retail sales of farm and off-farm products" is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².

- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
- aisles and other areas of circulation;
 - shelf and display space;
 - counter space for packaging and taking payment; and
 - any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xxx) adding a new Section 7.25 (Kennel Facilities) to read as follows:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

- No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
- All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xxxi) adding a new Section 7.26 (Agri-Tourism Accommodation) to read as follows:

7.26 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

- Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.
- Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
- The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
-------------	----------------------------------------------------------

Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

xxxii) replacing Section 10.1.1 (Resource Area Zone) in its entirety with the following:

10.1.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) campgrounds, to a maximum density of 75 individual campsites per hectare;
- c) cemeteries;
- d) equestrian centres;
- e) forestry;
- f) packing, processing and storage of farm and off-farm products;
- g) resource extraction including screening, but excluding further processing;
- h) single detached dwelling or mobile home;
- i) veterinary establishments;

Secondary uses:

- j) accessory dwelling or mobile home, subject to Section 7.11;
- k) bed and breakfast operation, subject to Section 7.19;
- l) home industries, subject to Section 7.18;
- m) home occupations, subject to Section 7.17;

- n) kennels, subject to Section 7.25;
- o) retail sales of farm and off-farm products, subject to Section 7.24;
- p) secondary suites, subject to Section 7.12;
- q) accessory buildings and structures, subject to Section 7.13.

xxxiii) replacing Section 10.1.3(b) (Resource Area Zone) with the following:

- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

xxxiv) replacing Section 10.1.6 (Resource Area Zone) with the following:

10.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.6(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxv) replacing Section 10.1.8 (Resource Area Zone) with the following:

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;

- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxvi) replacing Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2 AGRICULTURE ONE ZONE (AG1)

10.2.1 Permitted Uses:

Principal uses:

- p) agriculture, subject to Section 7.23;
- c) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- d) equestrian centre;
- e) packing, processing and storage of farm and off-farm products;
- f) single detached dwelling or mobile home;
- g) veterinary establishments;

Secondary uses:

- h) accessory dwelling or mobile home, subject to Section 7.11;
- i) agri-tourism accommodation, subject to Section 7.26;
- j) bed and breakfast operation, subject to Section 7.19;
- k) home industries, subject to Section 7.18;
- l) home occupations, subject to Section 7.17;
- m) kennels, subject to Section 7.25;
- n) retail sales of farm and off-farm products, subject to Section 7.24;
- o) secondary suites, subject to Section 7.12;
- p) accessory buildings and structures, subject to Section 7.13.

10.2.2 Site Specific Agriculture One (AG1s) Provisions:

- a) see Section 15.2

10.2.3 Minimum Parcel Size:

- a) 4.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Despite Section 10.2.6(a), principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Despite Section 10.2.6(a), accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and

ii) 75% for greenhouse uses.

xxxvii) replacing Section 10.3. (Large Holdings Zone) in its entirety with the following:

10.3 LARGE HOLDINGS ONE ZONE (LH1)

10.3.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.24;
- b) equestrian centres;
- c) forestry;
- d) resource extraction including screening, but excluding further processing;
- e) single detached dwelling or mobile home;
- f) veterinary establishments;

Secondary uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) bed and breakfast operation, subject to Section 7.19;
- i) home industries, subject to Section 7.18;
- j) home occupations, subject to Section 7.17;
- k) kennels, subject to Section 7.25;
- l) packing, processing and storage of farm and off-farm products;
- m) retail sales of farm and off-farm products, subject to Section 7.24
- n) secondary suites, subject to Section 7.12;
- o) accessory buildings and structures, subject to Section 7.13.

10.3.2 Site Specific Large Holdings One (LH1s) Provisions:

- a) see Section 15.3

10.3.3 Minimum Parcel Size:

- a) 4.0 ha

10.3.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
8.0 ha or greater	0	2

- b) one (1) secondary suite.

10.3.6 Minimum Setbacks:

- a) Buildings and structures:
- i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.3.6(a), incinerator or compost facility:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres

- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

10.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

xxxviii) replacing Section 10.4.1 (Small Holdings One Zone) in its entirety with the following:

10.4.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) silviculture;
- c) single detached dwellings;
- d) veterinary establishments;

Secondary uses:

- e) accessory dwellings, subject to Section 7.11;
- f) bed and breakfast operation, subject to Section 7.19;
- g) home industry, subject to Section 7.18;
- h) home occupations, subject to Section 7.17;
- i) equestrian centres;
- j) kennels, subject to Section 7.25;
- k) retail sales of farm and off-farm products, subject to Section 7.24;
- l) secondary suites, subject to 7.12;

m) accessory buildings and structures, subject to Section 7.13.

xxxix) replacing Section 10.4.3 (Small Holdings One Zone) with the following:

10.4.3 Minimum Parcel Size:

a) 4.0 ha

xl) replacing Section 10.4.6 (Small Holdings One Zone) with the following:

10.4.6 Minimum Setbacks:

a) Buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

b) Accessory buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.4.6(a) and (b), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

d) Despite Section 10.4.6(a) and (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

- xli) replacing Section 10.5.1 (Small Holdings Two Zone) in its entirety with the following:

10.5.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) equestrian centres;
- e) home industry, subject to Section 7.18;
- f) home occupations, subject to Section 7.17;
- g) retail sales of farm and off-farm products, subject to Section 7.24;
and
- h) secondary suites, subject to 7.12;
- i) veterinary establishments; and
- j) accessory buildings and structures, subject to Section 7.13.

- xl ii) replacing Section 10.5.3 (Small Holdings Two Zone) with the following:

10.5.3 Minimum Parcel Size:

- a) 2.0 ha

- xl iii) replacing Section 10.5.6 (Small Holdings Two Zone) with the following:

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres

- iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- xliv) replacing Section 10.6.1 (Small Holdings Three Zone) in its entirety with the following:

10.6.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home industries, subject to Section 7.18;
- e) home occupations, subject to Section 7.17;
- f) secondary suites, subject to Section 7.12; and
- g) accessory buildings and structures, subject to Section 7.13.

- xlv) replacing Section 10.6.3 (Small Holdings Three Zone) with the following:

10.6.3 Minimum Parcel Size:

- a) 1.0 ha

xlvi) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xlvi) replacing Section 10.7.1 (Small Holdings Four Zone) in its entirety with the following:

10.7.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home industries, subject to Section 7.18;
- e) home occupations, subject to Section 7.17;
- f) secondary suites, subject to Section 7.12; and
- g) accessory buildings and structures, subject to Section 7.13.

xlvi) replacing Section 10.7.6 (Small Holdings Four Zone) with the following:

10.7.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

- xlix) replacing Section 10.8.1 (Small Holdings Five Zone) in its entirety with the following:

10.8.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupations, subject to Section 7.17;
- e) secondary suites, subject to Section 7.12; and
- f) accessory buildings and structures, subject to Section 7.13.

- l) replacing Section 10.8.6 (Small Holdings Five Zone) with the following:

10.8.6 Minimum Setbacks:

a) Buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

b) Accessory buildings and structures:

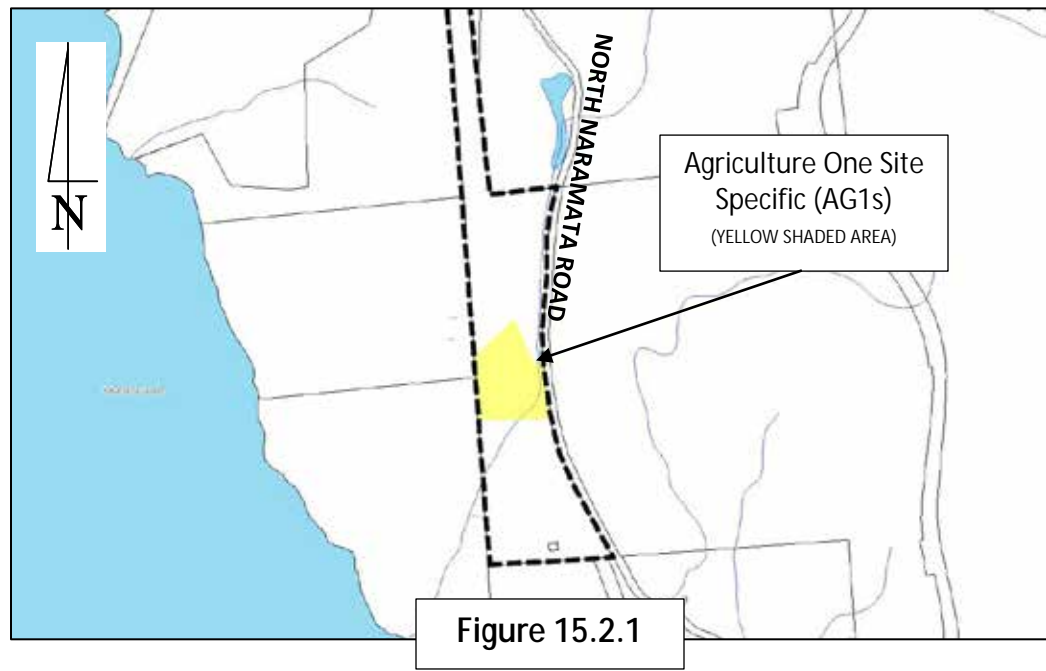
- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.8.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Exterior side parcel line: 15.0 metres

- iv) Interior side parcel line: 15.0 metres
- d) Despite Section 10.8.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Exterior side parcel line: 30.0 metres
 - iv) Interior side parcel line: 30.0 metres
- li) replacing Section 11.1.1(c) (Residential Single Family One Zone) with the following:
 - n) *deleted*;
- lii) replacing Section 13.1.1(n) (General Commercial Zone) with the following:
 - n) accessory dwelling, subject to Section 7.11;
- liii) replacing Section 13.1.1(o) (General Commercial Zone) with the following:
 - o) *deleted*;
- liv) adding a new Section 13.1.5 (General Commercial Zone) with the following and renumbering all subsequent sections:
 - 13.1.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- lv) replacing Section 13.2.1(j) (Tourist Commercial One Zone) with the following:
 - j) accessory dwelling, subject to Section 7.11;
- lvi) replacing Section 13.2.1(k) (Tourist Commercial One Zone) with the following:
 - k) *deleted*;
- lvii) adding a new Section 13.2.5 (Tourist Commercial One Zone) with the following and renumbering all subsequent sections:
 - 13.2.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- lviii) replacing Section 13.2.5(b) (Tourist Commercial One Zone) with the following:
 - b) *deleted*.

- lix) replacing Section 14.1.1(h) (Administrative and Institutional Zone) with the following:
 - h) educational facility;
- lx) replacing Section 15.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .1 In the case of a 3.0 ha area part of land described as District Lot 2711, SDYD, and shown shaded yellow on Figure 15.2.1:
 - e) the following use and no others shall be permitted on the land:
 - .1 “gravel processing”.



- lxi) replacing Section 15.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .2 *deleted.*
- lxii) replacing Section 15.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .3 *deleted.*
- lxiii) replacing Section 15.2.4 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.4 *deleted.*

- lxiv) replacing Section 15.2.5 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.5 *deleted.*

- lxv) replacing Section 15.2.6 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.6 *deleted.*

- lxvi) replacing Section 15.2.7 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.7 *deleted.*

- lxvii) replacing Section 15.2.8 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.8 *deleted.*

- lxviii) replacing Section 15.2.9 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.9 *deleted.*

- lix) replacing Section 15.2.10 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.10 *deleted.*

- lxx) replacing Section 15.4 (Site Specific Designations) in its entirety with the following:

15.3 Site Specific Large Holdings One (LH1s) Provisions:

.1 *deleted.*

- lxxi) replacing Section 15.4.2(a)(i) (Site Specific Small Holdings One (SH1s) Provisions) with the following:

- i) agriculture, subject to Section 7.23 and 7.24;

- lxxii) replacing Section 15.4.2(a)(ii) (Site Specific Small Holdings One (SH1s) Provisions) with the following:
- ii) *deleted*;
- lxxiii) replacing Section 15.4.2(a)(ix) (Site Specific Small Holdings One (SH1s) Provisions) with the following:
- ix) kennels, subject to Section 7.25;
38. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part Lot 1, Plan KAP81742, District Lot 207, SDYD, and Lot 7, Plan 576, District Lot 207, SDYD, and shown shaded yellow on Schedule 'X-23', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
39. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part Lot 1, Plan KAP85167, District Lot 156, SDYD, and shown shaded yellow on Schedule 'X-24', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
40. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part Lot 3, Plan KAP55838, District Lot 210 and 211, SDYD, and shown shaded yellow on Schedule 'X-25', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
41. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part Lot B, Plan KAP91238, District Lot 156, SDYD, and shown shaded yellow on Schedule 'X-26', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
42. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP91033, District Lot 209, SDYD, and shown shaded yellow on Schedule 'X-27', which forms

part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

43. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part Lot 19B, Plan KAP576, District Lot 207, SDYD, and Lot 1, Plan KAP7968, District Lot 207, SDYD, Except Plan H16696, and shown shaded yellow on Schedule 'X-28', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
44. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as Plan KAP576, Block 21, District Lot 209, SDYD, Except Plan H16696, and shown shaded yellow on Schedule 'X-28a', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
45. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on an approximately 2.0 ha part of the land described as District Lot 2711, SDYD, and shown shaded blue on Schedule 'X-29', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
46. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on an approximately 3.0 ha part of the land described as District Lot 2711, SDYD, and shown shaded yellow on Schedule 'X-29', which forms part of this Bylaw, from Agriculture One (AG1) to Agriculture One Site Specific (AG1s).
47. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on land described as for Lots 2-6, Plan 40167, District Lot 25215, portion plus 1/12 Share Lot 13, SDYD, and shown shaded yellow on Schedule 'X-29A', which forms part of this Bylaw, from Large Holdings Site Specific (LHs) to Large Holdings One (LH1).
48. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by

changing the land use designation of all parcels zoned Large Holdings (LH) to Large Holdings One (LH1).

Electoral Area "F"

49. The "Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by:

- i) deleting the definition of "accessory", "agriculture, intensive", "kennel, commercial", "kennel, hobby", "residential security/operator unit", "Temporary Commercial Use Permit", "Temporary Industrial Use Permit", at Section 4.0 (Definition).
- ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) with the following:

"accessory dwelling" means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
- iii) adding a new definition of "accessory use" at Section 4.0 (Definition) as follows:

"accessory use" means a use which is subordinate, customarily incidental, and exclusively devoted to a principal use in existence on the same parcel;
- iv) replacing the definition of "agriculture" at Section 4.0 (Definition) as follows:

"agriculture" means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;
- v) adding a new definition of "agriculture, intensive" at Section 4.0 (Definition) to read as follows:

"agriculture, intensive" means a use of land, buildings or structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur-bearing animals, or the growing of mushrooms;

- vi) replacing the definition of “agri-tourism” at Section 4.0 (Definition) with the following:

“**agri-tourism**” means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*;
- vii) replacing the definition of “agri-tourism accommodation” at Section 4.0 (Definition) with the following:

“**agri-tourism accommodation**” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;
- viii) adding a new definition of “apiculture” at Section 4.0 (Definition) to read as follows:

“**apiculture**” means the keeping and raising in apiaries of honey bees for honey production, crop pollination, and bee stock production;
- ix) adding a new definition of “aquaculture” at Section 4.0 (Definition) to read as follows:

“**aquaculture**” means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;
- x) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:

“**brewery, cidery, distillery or meadery**” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;
- xi) adding a new definition of “composting operation” at Section 4.0 (Definition) as follows:

“**composting operation**” means the entire area, buildings, and equipment used for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites;
- xii) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:

“educational facility” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;

- xiii) adding a new definition of “equestrian centre” at Section 4.0 (Definition) to read as follows:

“equestrian centre” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;

- xiv) replacing the definition of “farm building” at Section 4.0 (Definition) with the following:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

- xv) adding a new definition of “farm operation” at Section 4.0 (Definition) to read as follows:

“farm operation” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;

- xvi) replacing the definition of “farm products” at Section 4.0 (Definition) with the following:

“farm products” means commodities or goods that are produced from a farm use;

- xvii) adding a new definition of “farm use” at Section 4.0 (Definition) to read as follows:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

- xviii) replacing the definition of “feed lot” at Section 4.0 (Definition) with the following:

“feed lot” means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal feeding area used to feed livestock during the winter months, and not including grazing areas;

- xix) adding a definition of “greenhouse” at Section 4.0 (Definition) as follows:

“greenhouse” means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;

- xx) adding a new definition of “kennel” at Section 4.0 (Definition) as follows:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

- xxi) adding a new definition of “livestock” at Section 4.0 (Definition) as follows:

“livestock” means horses, cattle, sheep, swine, llamas, ratites, goats, farmed game and other similar animals;

- xxii) adding a new definition of “off-farm products” at Section 4.0 (Definition) as follows:

“off-farm products” means farm products that are not grown, reared, raised or produced on the farm from which they are being sold;

- xxiii) adding a new definition of “processed farm products” at Section 4.0 (Definition) as follows:

“processed farm products” means farm products that have been transformed by biological or other means such as fermentation, cooking, butchering, canning, smoking or drying to increase their market value and convenience to the consumer, but does not include hot and cold food items sold for on-site consumption;

- xxiv) adding a new definition of “range grazing” at Section 4.0 (Definition) as follows:

“range grazing” means the feeding on grass or pasture of livestock;

- xxv) replacing the definition of “ratite” at Section 4.0 (Definition) with the following:

“ratites” means a bird having small or rudimentary wings and no keel to the breastbone, includes ostriches, emus, and rheas;

- xxvi) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

- xxvii) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

- xxviii) adding a new definition of “stockyard” at Section 4.0 (Definition) as follows:

“stockyard” means a building or enclosure with pens or sheds for housing, buying, selling and auctioning livestock;

- xxix) adding a new definition of “veterinary establishment” at Section 4.0 (Definition) as follows:

“veterinary establishment” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

- xxx) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

- xxxi) replacing the reference to “Agriculture One Zone AG1” under Section 6.1 (Zoning Districts) in its entirety with the following:

Agriculture Two Zone

AG2

- xxxii) replacing the reference to “Large Holdings Zone LH” under Section 6.1 (Zoning Districts) in its entirety with the following:

xxxiii) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 ~~deleted~~

xxxiv) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 ~~deleted~~

xxxv) replacing Section 7.8.2(a) (Fence heights) in its entirety with the following:

- a) except in the RA, AG2, AG3 and LH1 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

xxxvi) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling or Mobile Home

The following regulations apply to accessory dwellings or mobile homes where permitted as a use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
- .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
- .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and

- ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xxxvii) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:
 - .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG2, AG3 and LH1 Zones where one (1) shower is permitted.
- xxxviii) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:
 - .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG2, AG3 and LH1 Zones where the maximum floor area of a bathroom may be 6.0 m².
- xxxix) replacing Section 7.16 (Agri-Tourism Accommodation) with the following:

7.16 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

- xi) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

- xli) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where "single detached dwelling" is a permitted use the following regulations apply:

1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable
0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.

4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.

xlili) replacing Section 7.24 (Cluster Development) to read as follows:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where "retail sales of farm and off-farm products" is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
 - a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xlili) adding a new Section 7.27 (Kennel Facilities) to read as follows:

7.27 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xliv) replacing Section 10.1 (Resource Area Zone) in its entirety with the following:

10.1 RESOURCE AREA ZONE (RA)

10.1.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) packing, processing and storage of farm and off-farm products;
- c) campground;
- d) cemetery;
- e) equestrian centre;
- f) forestry;
- g) golf course;
- h) government airport;
- i) guest ranch;
- j) guide camp;
- k) natural resource extraction;
- l) open land recreation on parcels greater than 12.0 ha in area
- m) place of worship;
- n) Regional District sanitary landfill;
- o) single detached dwelling or mobile home;

p) veterinary establishment;

Accessory Uses:

q) accessory dwelling or mobile home, subject to Section 7.11;

r) bed and breakfast operations, subject to Section 7.19;

s) docks, subject to Section 7.26;

t) home industry, subject to Section 7.18;

u) home occupation, subject to Section 7.17;

v) kennels, subject to Section 7.28;

w) retail sales of farm and off-farm products, subject to Section 7.24; and

x) accessory buildings and structures, subject to Section 7.13.

10.1.2 Site Specific Resource Area (RAs) Provisions:

a) see Section 16.1

10.1.3 Minimum Parcel Size:

a) 20.0 ha

10.1.4 Minimum Parcel Width:

a) Not less than 25% of the parcel depth

10.1.5 Maximum Density:

a) 30 campground units per ha

10.1.6 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 8.0 ha	0	1
8.0 ha to 11.9 ha	1	1
12.0 ha or greater	2	1

b) one (1) secondary suite.

10.1.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.7(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.7(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.1.8 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

10.1.9 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

- xlv) replacing Section 10.2 (Agriculture One Zone) with the following:

10.2 AGRICULTURE TWO ZONE (AG2)

10.2.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) guest ranch;
- e) natural resource extraction;
- f) packing, processing and storage of farm and off-farm products;
- g) single detached dwelling or mobile home;
- h) veterinary establishment;

Accessory Uses:

- i) accessory dwelling or mobile home, subject to Section 7.11;
- j) agri-tourism accommodation, subject to Section 7.16;
- k) bed and breakfast operations, subject to Section 7.19;
- l) docks, subject to Section 7.26;
- m) home industry, subject to Section 7.18;
- n) home occupation, subject to Section 7.17;
- o) kennels, subject to Section 7.28;
- p) retail sales of farm and off-farm products, subject to Section 7.24;
- q) secondary suite, subject to Section 7.12; and
- r) accessory buildings and structures, subject to Section 7.13.

10.2.2 Site Specific Agriculture Two (AG2s) Provisions:

- a) see Section 16.2

10.2.3 Minimum Parcel Size:

- a) 10.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres

- iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

- xlvi) replacing Section 10.3 (Agriculture Three Zone) in its entirety with the following:

10.3 AGRICULTURE THREE ZONE (AG3)

10.3.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) forestry;
- e) guest ranch;
- f) natural resource extraction;
- g) packing, processing and storage of farm and off-farm products;
- h) single detached dwelling or mobile home;
- i) veterinary establishment;

Accessory Uses:

- j) accessory dwelling or mobile home, subject to Section 7.11;
- k) agri-tourism accommodation, subject to Section 7.16;
- l) bed and breakfast operation, subject to Section 7.19;
- m) docks, subject to Section 7.26;
- n) home industry, subject to Section 7.18;
- o) home occupation, subject to Section 7.17;
- p) kennels, subject to Section 7.28;
- q) retail sales of farm and off-farm products, subject to Section 7.24;
- r) secondary suite, subject to Section 7.12; and
- s) accessory buildings and structures, subject to Section 7.13.

10.3.2 Site Specific Agriculture Three (AG3s) Provisions:

- a) see Section 16.3

10.3.3 Minimum Parcel Size:

- a) 20.0 ha;

- b) where the Agricultural Land Commission permits a subdivision under the homesite severance policy, there shall be no minimum parcel size, subject to servicing requirements.

10.3.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.3.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xlvi) replacing Section 10.4.1 (Large Holdings Zone) in its entirety with the following:

10.4 LARGE HOLDINGS ONE ZONE (LH1)

10.4.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) cemetery;
- c) community hall;
- d) equestrian stable;
- e) forestry;
- f) guest ranch;
- g) guide camp;
- h) natural resource extraction;
- i) place of worship;
- j) veterinary establishment;
- k) single detached dwelling or mobile home;

Accessory Uses:

- l) bed and breakfast operation, subject to Section 7.19;
- m) home industry, subject to Section 7.18;
- n) home occupation, subject to Section 7.17;
- o) kennels, subject to Section 7.28;
- p) packing, processing and storage of farm and off-farm products;
- q) retail sales of farm and off-farm products, subject to Section 7.24;
- r) secondary suite, subject to Section 7.12; and
- s) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings One (LH1s) Provisions:

- a) see Section 16.4

10.4.3 Minimum Parcel Size:

- a) 4.0 ha

10.4.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

10.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Buildings and structures:
 - i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.4.6(a) & (b), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.4.6(a) & (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

10.4.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

- xlvi) replacing Section 10.5.1 (Small Holdings Two Zone) in its entirety with the following:

10.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) community hall;
- d) forestry;
- e) place of worship;
- f) single detached dwelling;

Accessory Uses:

- g) bed and breakfast operation, subject to Section 7.19;
- h) docks, subject to Section 7.26;
- i) home industry, subject to Section 7.18;
- j) home occupation, subject to Section 7.17;
- k) packing, processing and storage of farm and off-farm products;
- l) retail sales of farm and off-farm products, subject to Section 7.24;
- m) secondary suite, subject to Section 7.12;
- n) veterinary establishment; and
- o) accessory buildings and structures, subject to Section 7.13.

- xlix) replacing Section 10.5.7 (Small Holdings Two Zone) with the following:

10.5.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.7(a) & (b), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.7(a) & (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

- l) replacing Section 10.5.8 (Small Holdings Two Zone) with the following:

10.5.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres.

- li) replacing Section 10.6.1(a) (Small Holdings Three Zone) with the following:

- a) agriculture, subject to Section 7.23;

- lii) replacing Section 10.6.3 (Small Holdings Three Zone) with the following:

10.6.3 Minimum Parcel Size:

- a) 1.0 ha

- liii) replacing Section 10.6.7 (Small Holdings Three Zone) with the following:

10.6.7 Minimum Setbacks:

- a) Buildings and structures:

- | | |
|---------------------------------|------------|
| i) Front parcel line: | 7.5 metres |
| ii) Rear parcel line: | 7.5 metres |
| iii) Interior side parcel line: | 7.5 metres |
| iv) Exterior side parcel line: | 7.5 metres |

- b) Accessory buildings and structures:

- | | |
|---------------------------------|------------|
| i) Front parcel line: | 7.5 metres |
| ii) Rear parcel line: | 4.5 metres |
| iii) Interior side parcel line: | 4.5 metres |
| iv) Exterior side parcel line: | 4.5 metres |

- c) Despite Section 10.6.7(a) & (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- | | |
|---------------------------------|-------------|
| i) Front parcel line: | 15.0 metres |
| ii) Rear parcel line: | 15.0 metres |
| iii) Interior side parcel line: | 15.0 metres |
| iv) Exterior side parcel line: | 15.0 metres |

- d) Despite Section 10.6.7(a) & (b), incinerator or compost facility:

- | | |
|---------------------------------|-------------|
| i) Front parcel line: | 30.0 metres |
| ii) Rear parcel line: | 30.0 metres |
| iii) Interior side parcel line: | 30.0 metres |
| iv) Exterior side parcel line: | 30.0 metres |

- liv) replacing Section 10.6.8 (Small Holdings Three Zone) with the following:

10.6.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres.
- iv) replacing Section 10.7.1(a) (Small Holdings Four Zone) with the following:
 - a) agriculture, subject to Section 7.23;
- lvi) replacing Section 10.7.3 (Small Holdings Four Zone) with the following:
 - 10.7.3 Minimum Parcel Size:**
 - a) 0.4 ha, subject to servicing requirements.
- lvii) replacing Section 10.7.7 (Small Holdings Four Zone) with the following:
 - 10.7.7 Minimum Setbacks:**
 - a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.7.7(a) & (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - d) Despite Section 10.7.7(a) & (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres

- iv) Exterior side parcel line: 30.0 metres
- lviii) replacing Section 10.7.8 (Small Holdings Four Zone) with the following:
 - 10.7.8 Maximum Height:**
 - a) No building or structure shall exceed a height of 8.0 metres.
- lix) replacing Section 10.8.1(a) (Small Holdings Five Zone) with the following:
 - a) agriculture, subject to Section 7.23 and 7.24;
- lx) replacing Section 10.8.1(b) (Small Holdings Five Zone) with the following:
 - b) *deleted*;
- lxi) replacing Section 10.8.7 (Small Holdings Five Zone) with the following:
 - 10.8.7 Minimum Setbacks:**
 - a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.8.7(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Exterior side parcel line: 15.0 metres
 - iv) Interior side parcel line: 15.0 metres
 - d) Despite Section 10.8.7(a) and (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Exterior side parcel line: 30.0 metres
- iv) Interior side parcel line: 30.0 metres

lxii) replacing Section 10.8.8 (Small Holdings Five Zone) with the following:

10.8.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres.

lxiii) replacing Section 13.1.8(c) (Neighbourhood Commercial Zone) with the following:

- c) *deleted.*

lxiv) replacing Section 13.2.8(b) (Marina Commercial Zone) with the following:

- b) *deleted.*

lxv) replacing Section 15.1.1(j) (Administrative and Institutional Zone) with the following:

- j) educational facility;

lxvi) replacing Section 16.1.2(b)(ii) (Site Specific Designations) with the following:

- ii) *deleted;*

lxvii) replacing Section 16.1.2(b)(xix) (Site Specific Designations) with the following:

- xix) processing and retail sales of farm and off-farm products, subject to Section 7.27;

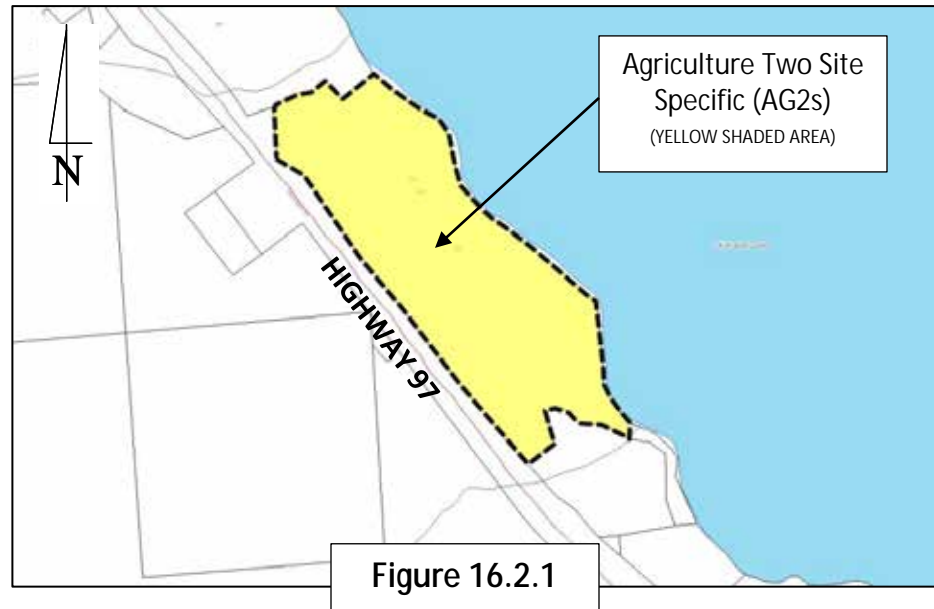
lxviii) replacing Section 16.2 (Site Specific Designations) with the following:

16.2 Site Specific Agriculture One (AG2s) Provisions:

.1 In the case of land described as part of Lot A, Plan KAP85241, District Lot 2537, ODYD, and shown shaded yellow on Figure 16.2.1:

- a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 10.2.1:
 - i) agri-tourism accommodation, subject to Section 7.16.

- b) despite Section 10.2.8, no building or structure to be used for “agri-tourism accommodation” units shall exceed a height of 15.0 metres.
- c) despite Section 7.16.2, the maximum number of “agri-tourism accommodation” units shall not exceed twenty (20).



- lxi) replacing the title of Section 16.4 (Site Specific Designations) with the following:

16.4 Site Specific Large Holdings One (LH1s) Provisions:

- lxx) replacing the title of Section 16.8 (Site Specific Designations) with the following:

16.8 Site Specific Small Holdings Five (SH5s) Provisions:

- lxxi) replacing Section 17.1.5(a) (Comprehensive Development Zones) with the following:

- a) single detached dwelling or manufactured home;

- lxxii) replacing Section 17.1.8(b) (Comprehensive Development Zones) with the following:

- b) one (1) single detached dwelling or manufactured home per share lot.

50. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP85241, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'X-30', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture Two Site Specific (AG2s).
51. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation on the land described as part Lot 2, Plan KAP85707, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'X-31', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture Two (AG2).
52. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation of all parcels zoned Agriculture One (AG1) to Agriculture Two (AG2).
53. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation of all parcels zoned Agriculture Two (AG2) to Agriculture Three (AG3).
54. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation of all parcels zoned Large Holdings (LH) to Large Holdings One (LH1).

Electoral Area "H"

55. The "Electoral Area "H" Zoning Bylaw No. 2498, 2012" is amended by:
 - i) deleting the definition of "agriculture, intensive", "cidery" and "travel trailer" under Section 4.0 (Definitions).
 - ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) with the following:

"accessory dwelling" means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a

building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- iii) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:

“**brewery, cidery, distillery or meadery**” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;

- iv) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:

“**educational facility**” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;

- v) adding a new definition of “livestock” at Section 4.0 (Definition) as follows:

“**livestock**” means horses, cattle, sheep, swine, llamas, ratites, goats, farmed game and other similar animals;

- vi) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“**small livestock**” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

- vii) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“**winery**” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

- viii) replacing Section 7.9 (Accessory Dwellings) in its entirety with the following:

7.9 Accessory Dwellings or Mobile Homes

The following regulations apply to accessory dwellings and mobile homes where permitted as an accessory use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for:

- i) one (1) accessory dwelling or mobile home unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
 - .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
 - .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
 - .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
 - .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- ix) replacing Section 7.14.4 (Residential Occupancy of Recreation Vehicles), to read as follows:
- .4 Despite Section 7.14.3, one (1) recreational vehicle belonging to a guest or visitor of the owner or occupier of the principal single detached dwelling may be located on the same parcel containing the principal single detached dwelling. Such recreational vehicles shall only be used for the temporary accommodation of the guest or visitor for a period not exceeding a total of ninety (90) days in any one (1) calendar year.
- x) replacing Section 7.15 (Agri-Tourism Accommodation) to read as follows:

7.15 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

- 1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.

2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

- xi) replacing Section 7.21 (Setbacks for Farm Buildings, Structures and Uses) in its entirety with the following:

7.21 *deleted*

- xii) replacing Section 7.22 (Keeping of Livestock) in its entirety with the following:

7.22 Keeping of Livestock and Honeybees

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable

0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
 3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
 4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.
- xiii) replacing Section 7.23 (Provisions for Retail Sales and Processing, Packing and Storage of Farm products and/or Off-Farm Products) in its entirety with the following:

7.23 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where "retail sales of farm and off-farm products" is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;

- b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
- a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

- xiv) adding a new Section 7.28 (Kennel Facilities) to read as follows:

7.28 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

- 1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
- 2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

- xv) replacing Section 11.1.1 (Resource Area Zone) in its entirety with the following:

11.1.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22;
- b) forestry;
- c) forest based outdoor recreation;
- d) meteorological towers, subject to Section 7.27;
- e) open land recreation;
- f) packing, processing and storage of farm and off-farm products;

- g) resource extraction;
- h) single detached dwelling, or mobile home, or recreational vehicle;

Accessory Uses:

- i) accessory dwellings, subject to Section 7.9;
- j) bed and breakfast operations, subject to Section 7.18;
- k) carriage house, subject to Section 7.11;
- l) home occupations, subject to Section 7.16;
- m) home industry, subject to Section 7.17;
- n) kennel, subject to Section 7.21; and
- o) retail sales of farm and off-farm products, subject to Section 7.23;
- p) accessory buildings and structures, subject to Section 7.12.

xvi) replacing Section 11.1.5 (Resource Area Zone) with the following:

11.1.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 11.1.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.1.5(a), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres

iv) Exterior side parcel line: 30.0 metres

xvii) replacing Section 11.2.1(a) (Watershed Resource Area Zone) with the following:

a) agriculture, subject to Section 7.22;

xviii) replacing Section 11.3.1 (Agriculture Three Zone) in its entirety with the following:

11.3.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Sections 7.22;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.23;
- c) equestrian centres;
- d) guest ranches;
- e) guide camps;
- f) meteorological towers, subject to Section 7.27;
- g) packing, processing and storage of farm and off-farm products;
- h) single detached dwelling or mobile home;
- i) veterinary establishments;

Accessory uses:

- j) accessory dwellings, subject to Section 7.09;
- k) agri-tourism accommodation, subject to Section 7.15;
- l) bed and breakfast operations, subject to Section 7.18;
- m) home industry, subject to Section 7.17;
- n) home occupations, subject to Section 7.16;
- o) kennel, subject to Section 7.28; and
- p) retail sales of farm and off-farm products, subject to Section 7.23;
- q) secondary suites, subject to Section 7.10; and
- r) accessory buildings and structures, subject to Section 7.12.

xix) replacing Section 11.3.4 (Agriculture Three Zone) with the following:

11.3.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 11.3.4(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

xx) replacing Section 11.3.5 (Agriculture Three Zone) with the following:

11.3.5 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 11.3.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.3.5(a), an incinerator:

- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

xxi) replacing Section 11.3.7 (Agriculture Three Zone) with the following:

11.3.7 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxii) replacing Section 11.3.8(a)(i)(2) (Agriculture Three Zone) with the following:

2) *deleted*;

xxiii) replacing Section 11.4.1 (Large Holdings One Zone) in its entirety with the following:

11.4.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22;

- b) equestrian centres;
- c) forestry;
- d) single detached dwelling, or mobile home, or recreational vehicle;
- e) veterinary establishments;

Accessory Uses:

- f) accessory dwelling or mobile home, subject to Section 7.09;
- g) bed and breakfast operations, subject to Section 7.18;
- h) carriage house, subject to Section 7.11;
- i) home industry, subject to Section 7.17;
- j) home occupations, subject to Section 7.16;
- k) kennel, subject to Section 7.28;
- l) secondary suite, subject to Section 7.10; and
- m) accessory buildings and structures, subject to Section 7.12

xxiv) replacing Section 11.4.5 (Large Holdings One Zone) with the following:

11.4.5 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 11.4.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.4.5(a), an incinerator:
 - i) Front parcel line: 30.0 metres

- ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

xxv) replacing Section 11.4.7 (Large Holdings One Zone) with the following:

11.4.7 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxvi) replacing Section 11.5.1 (Large Holdings Two Zone) in its entirety with the following:

11.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22;
- b) cemeteries;
- c) equestrian centres;
- d) open land recreation;

- e) packing, processing and storage of farm and off-farm products;
- f) single detached dwelling, or mobile home, or recreational vehicle;
- g) veterinary establishments;

Accessory Uses:

- h) accessory dwelling or mobile home, subject to Section 7.09;
- i) bed and breakfast operations, subject to Section 7.18;
- j) carriage house, subject to Section 7.11;
- k) home industry, subject to Section 7.17;
- l) home occupation, subject to Section 7.16;
- m) kennel, subject to Section 7.28;
- n) retail sales of farm and off-farm products, subject to Section 7.23;
- o) secondary suite, subject to Section 7.10; and
- p) accessory buildings and structures, subject to Section 7.11.

xxvii) replacing Section 11.5.5 (Large Holdings Two Zone) with the following:

11.5.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 11.5.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.5.5(a), an incinerator:
 - i) Front parcel line: 30.0 metres

- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

xxviii) replacing Section 11.5.7 (Large Holdings Two Zone) with the following:

11.5.7 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxix) replacing Section 11.6.1(a) (Small Holdings Two Zone) with the following:

- a) agriculture, subject to Section 7.22;

xxx) deleting Section 11.6.1(i) (Small Holdings Two Zone) and renumbering all subsequent subsections.

xxxi) replacing Section 11.6.5 (Small Holdings Two Zone) with the following:

11.6.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres

- c) Despite Section 11.6.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.6.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxii) replacing Section 11.7.1(a) (Small Holdings Three Zone) with the following:

- a) agriculture, subject to Section 7.22;

xxxiii) replacing Section 11.7.1(b) (Small Holdings Three Zone) with the following:

- b) single detached dwellings or manufactured homes or recreational vehicles;

xxxiv) replacing Section 11.7.5 (Small Holdings Three Zone) with the following:

11.7.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres

- c) Despite Section 11.7.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.7.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxv) replacing Section 11.8.1(a) (Small Holdings Four Zone) with the following:

- a) agriculture, subject to Section 7.22 and 7.23;

xxxvi) replacing Section 11.8.5 (Small Holdings Four Zone) with the following:

11.8.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.8.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres

- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.8.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxvii) replacing Section 11.9.5 (Small Holdings Five Zone) with the following:

11.9.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.9.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.9.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres

- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

xxxviii) replacing Section 15.1.1(j) (Administrative and Institutional Zone) with the following:

- j) educational facility;

56. 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 of all parcels zoned Large Holdings (LH) to Large Holdings One (LH1).

READ A FIRST AND SECOND TIME this ____ day of _____, 2017.

PUBLIC HEARING HELD this ____ day of _____, 2017.

READ A THIRD TIME this ____ day of _____, 2017.

I hereby certify the foregoing to be a true and correct copy of the "Regional District of Okanagan-Similkameen Update of Agricultural Zones and Regulations Amendment Bylaw No. 2728, 2017" as read a Third time by the Regional Board on this ____ day of ____, 2017.

Dated at Penticton, BC this __ day of ____, 2017

Chief Administrative Officer

Approved pursuant to Section 52(3) of the Transportation Act this ____ day of _____, 2017.

ADOPTED this ____ day of _____, 2017.

Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

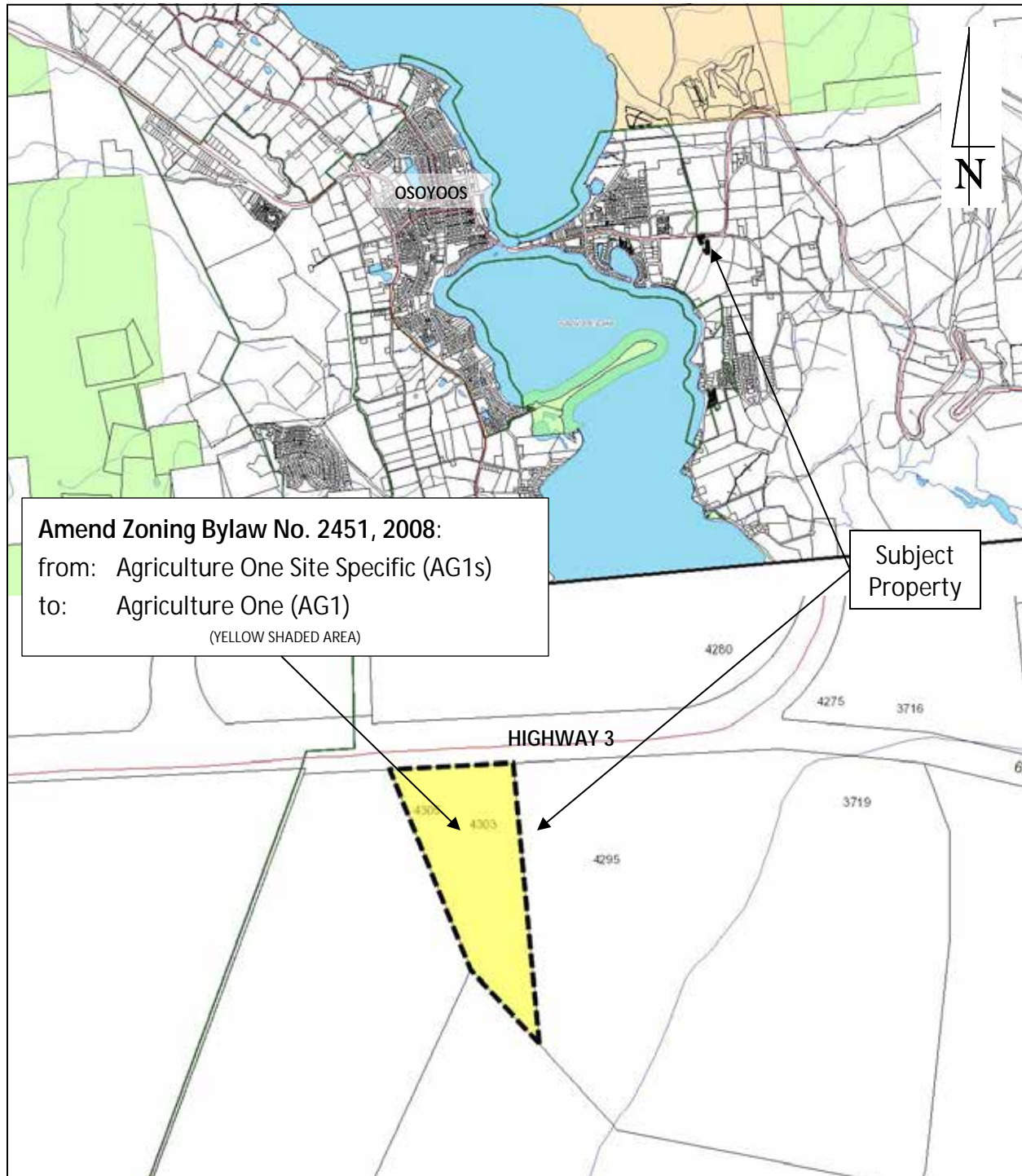
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Project No: X2014.085-ZONE

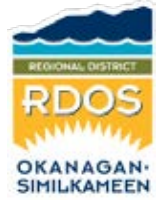
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Regional District of Okanagan-Similkameen

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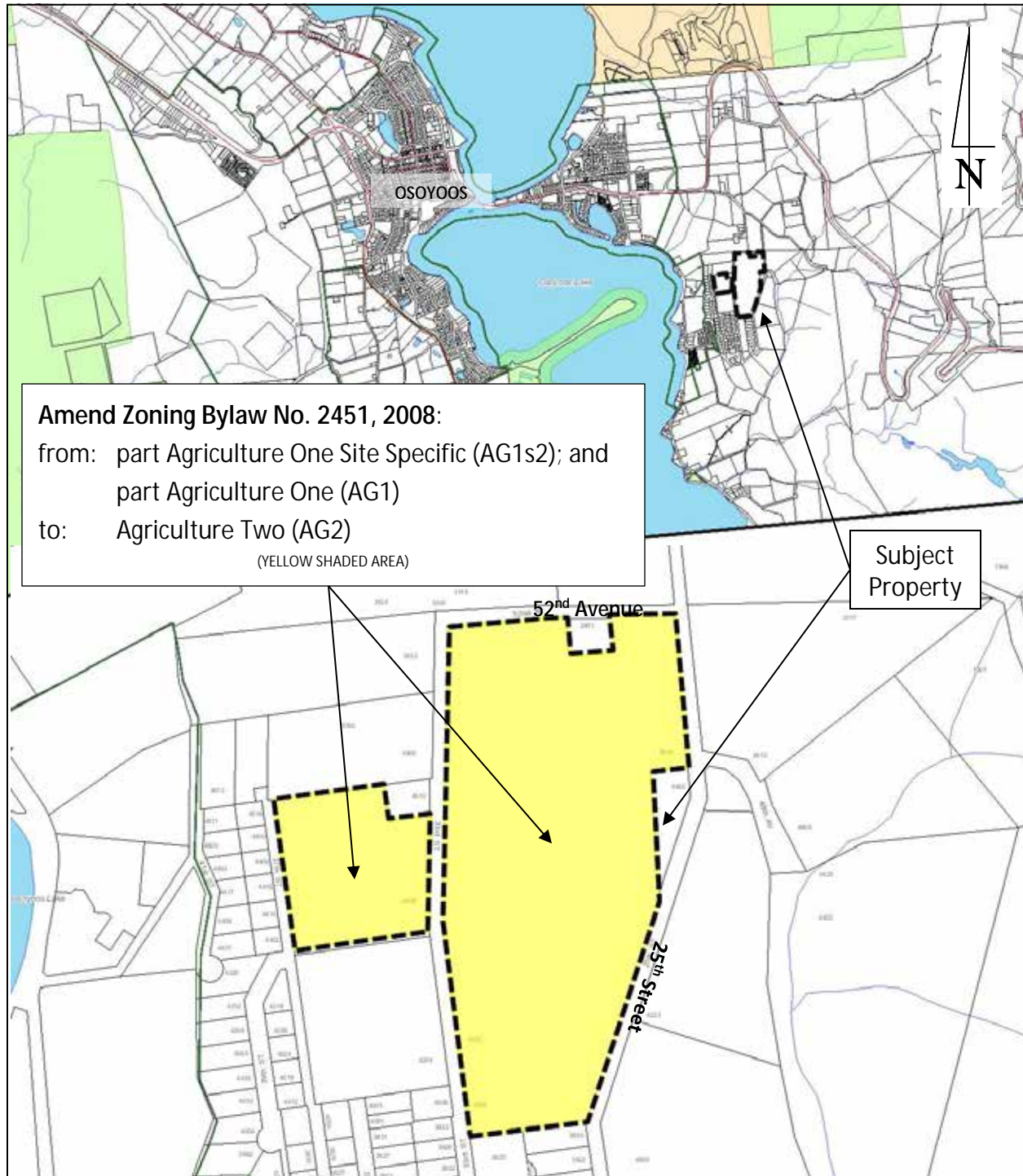
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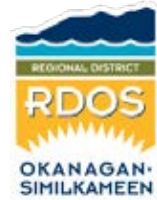
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Regional District of Okanagan-Similkameen

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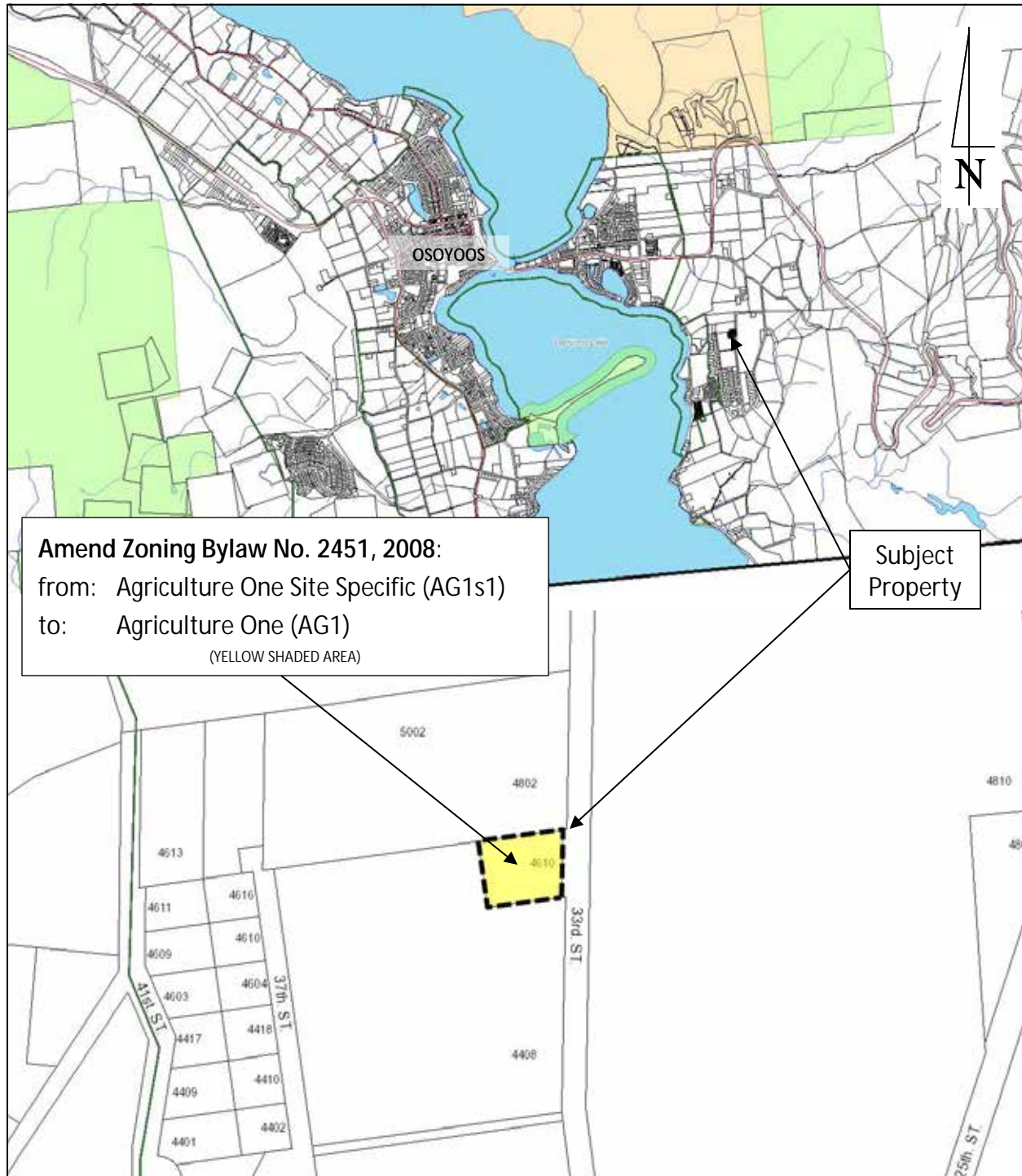
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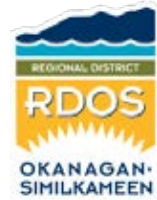
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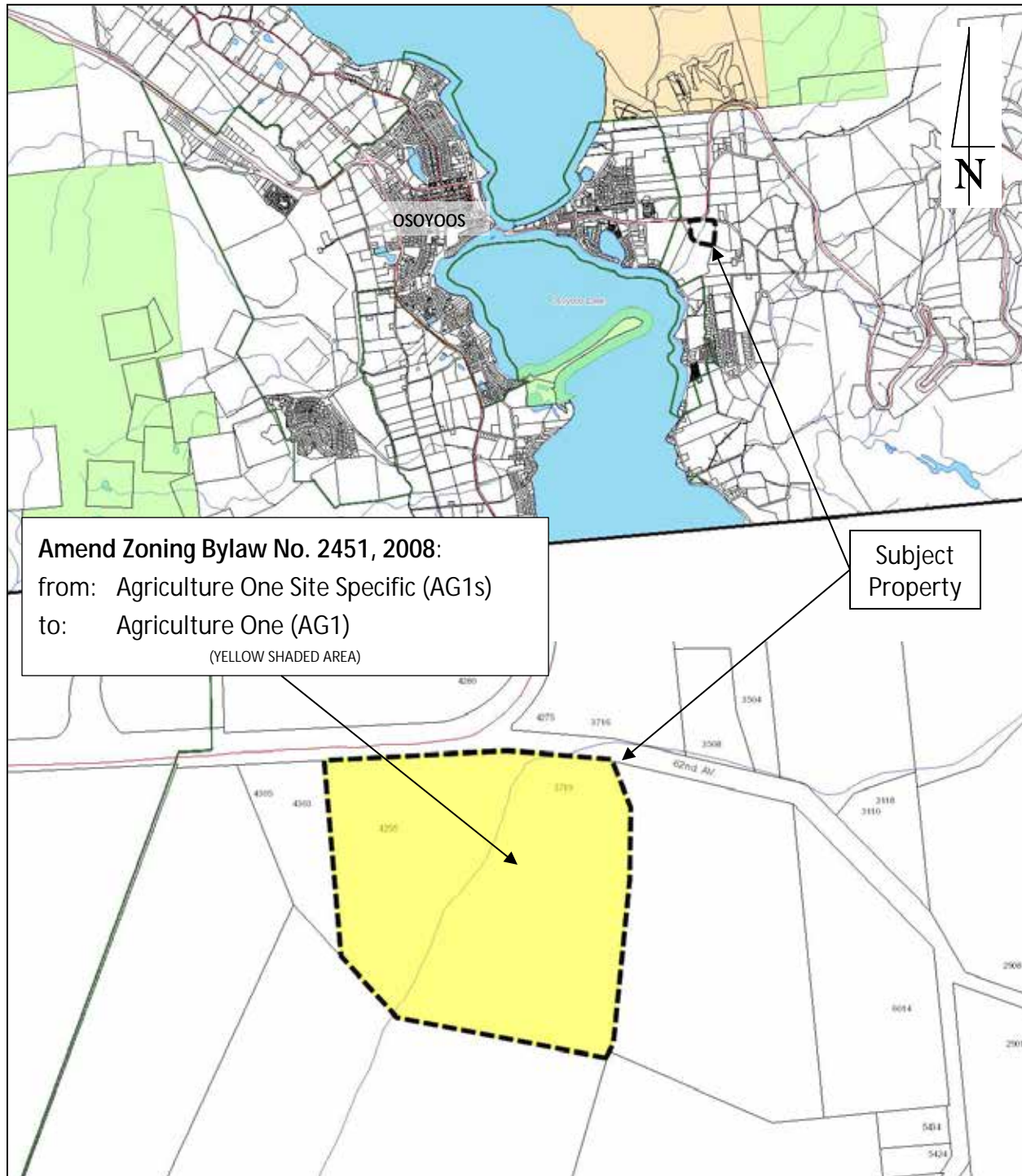
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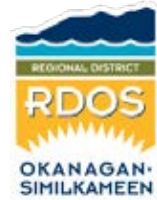
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Regional District of Okanagan-Similkameen

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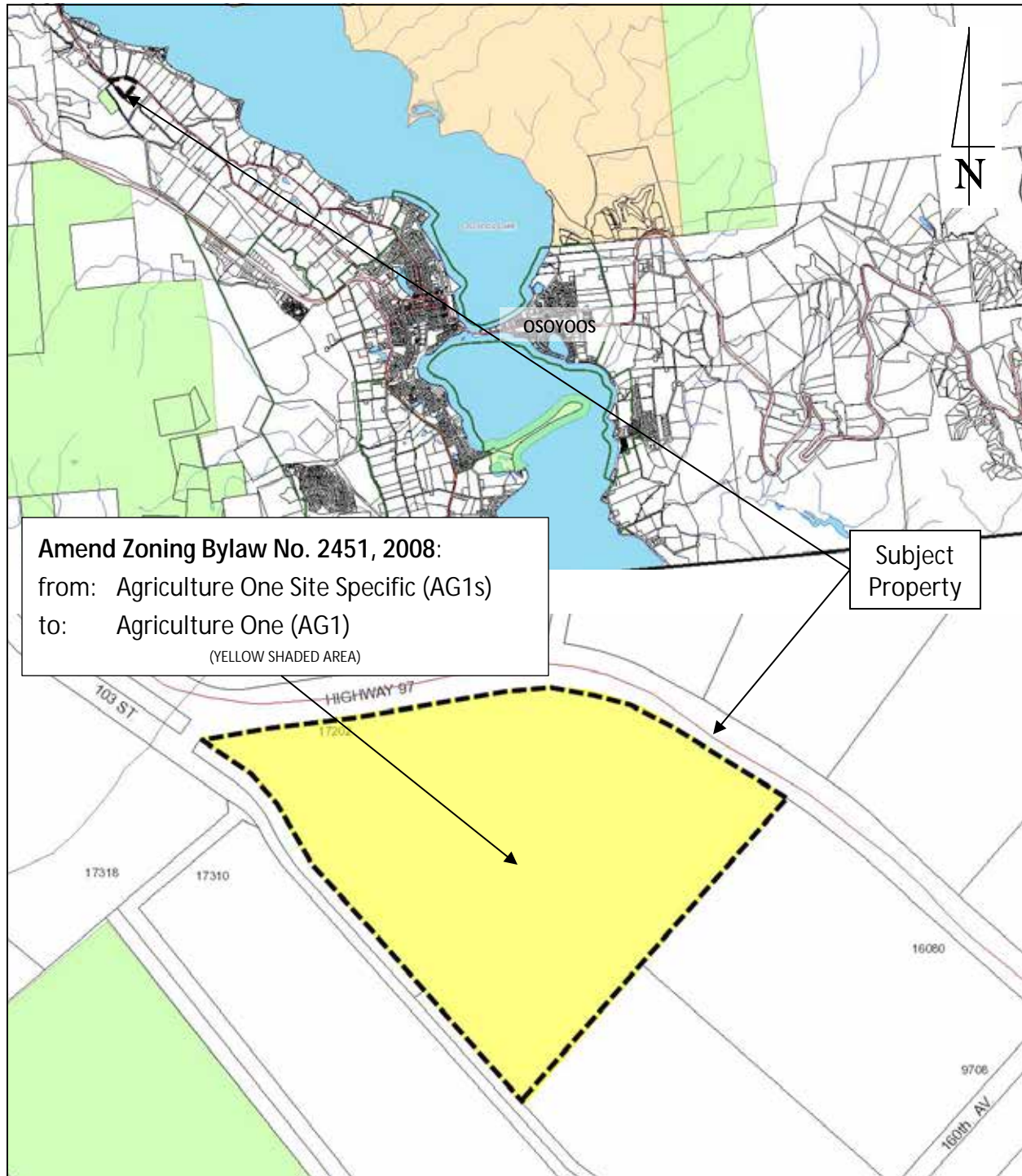
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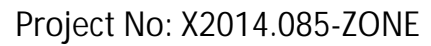
Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-5'



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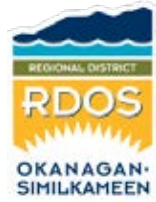


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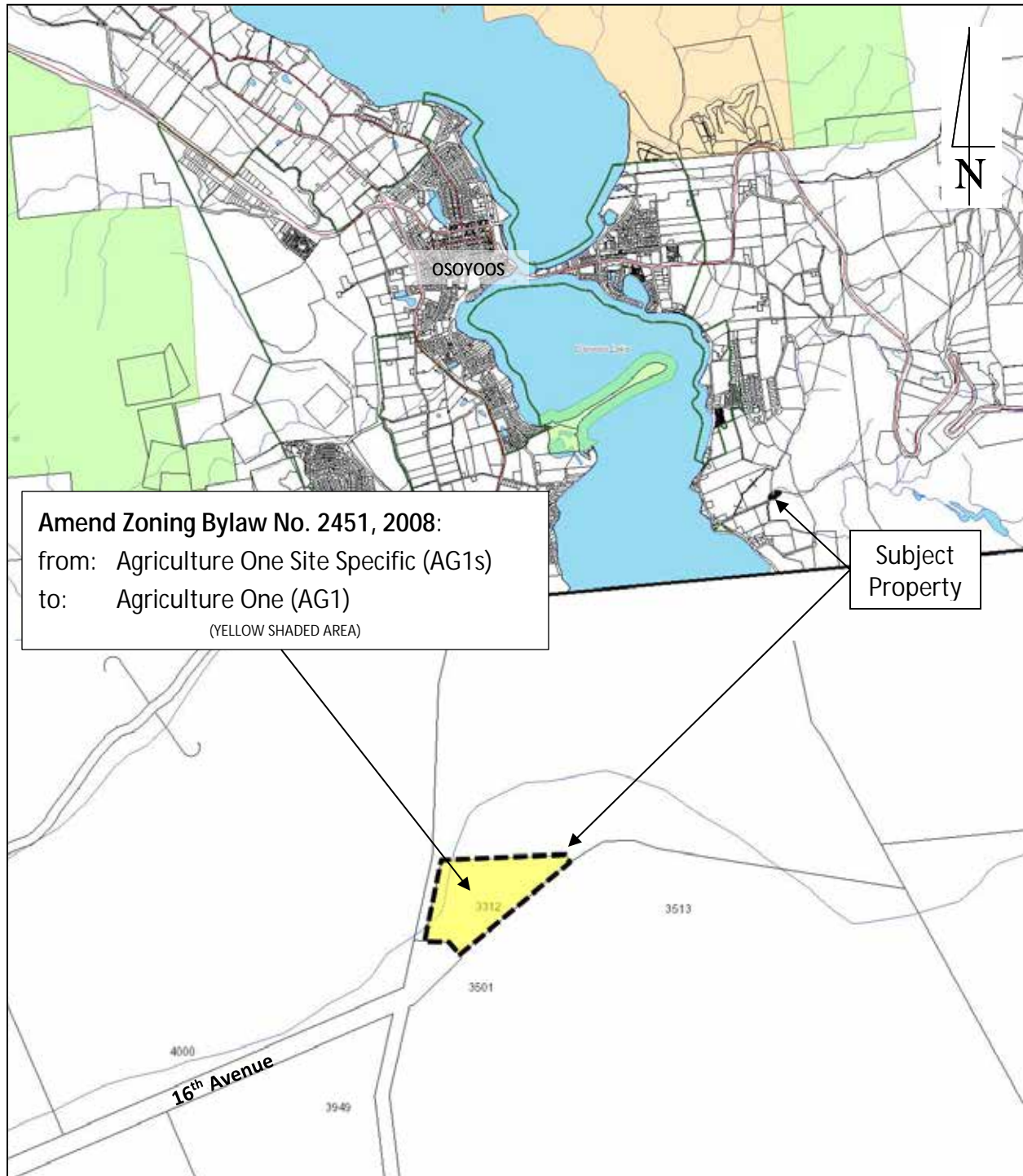
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Amendment Bylaw No. 2728, 2017

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Schedule 'X-7'



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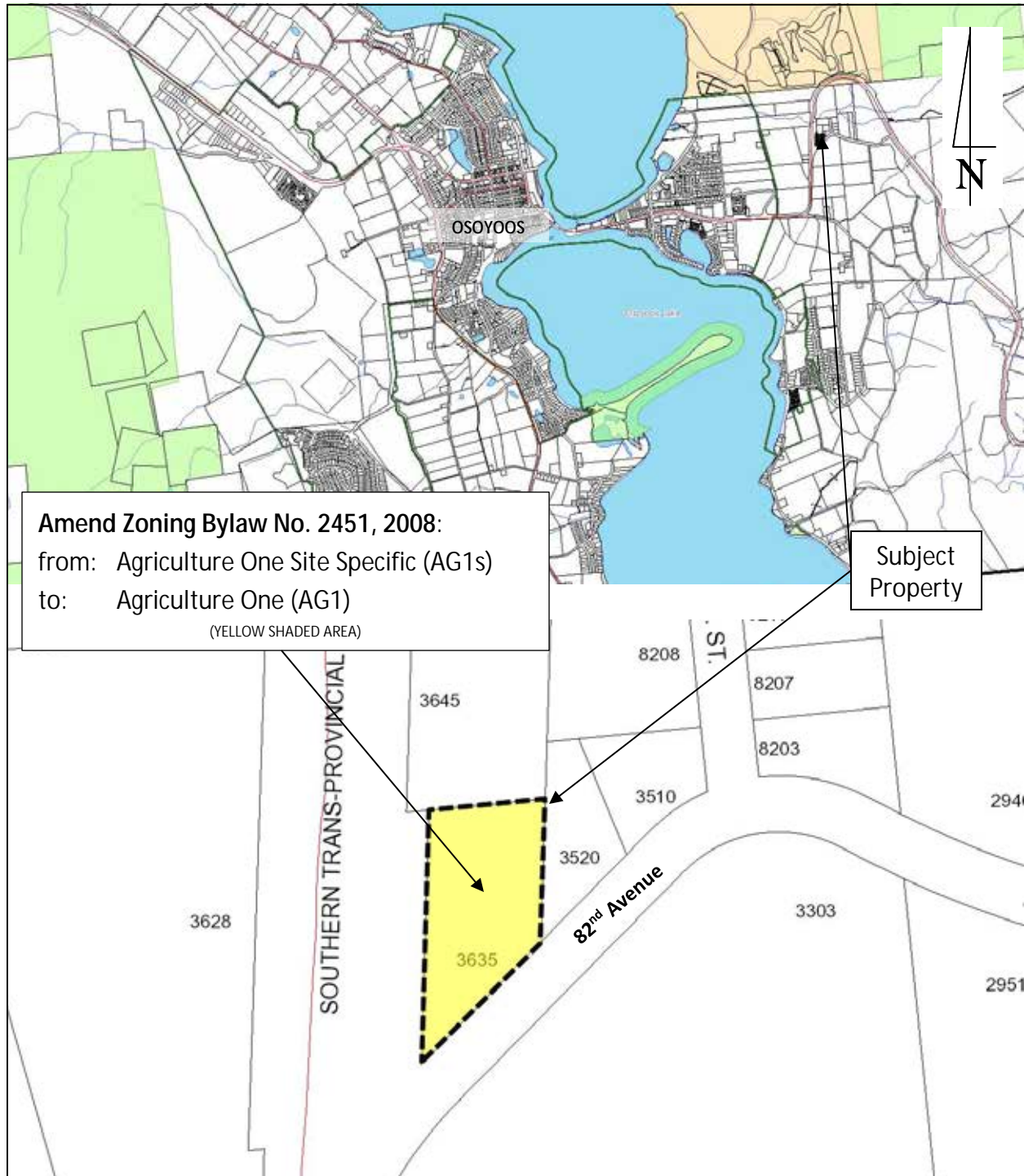
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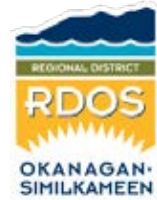
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Regional District of Okanagan-Similkameen

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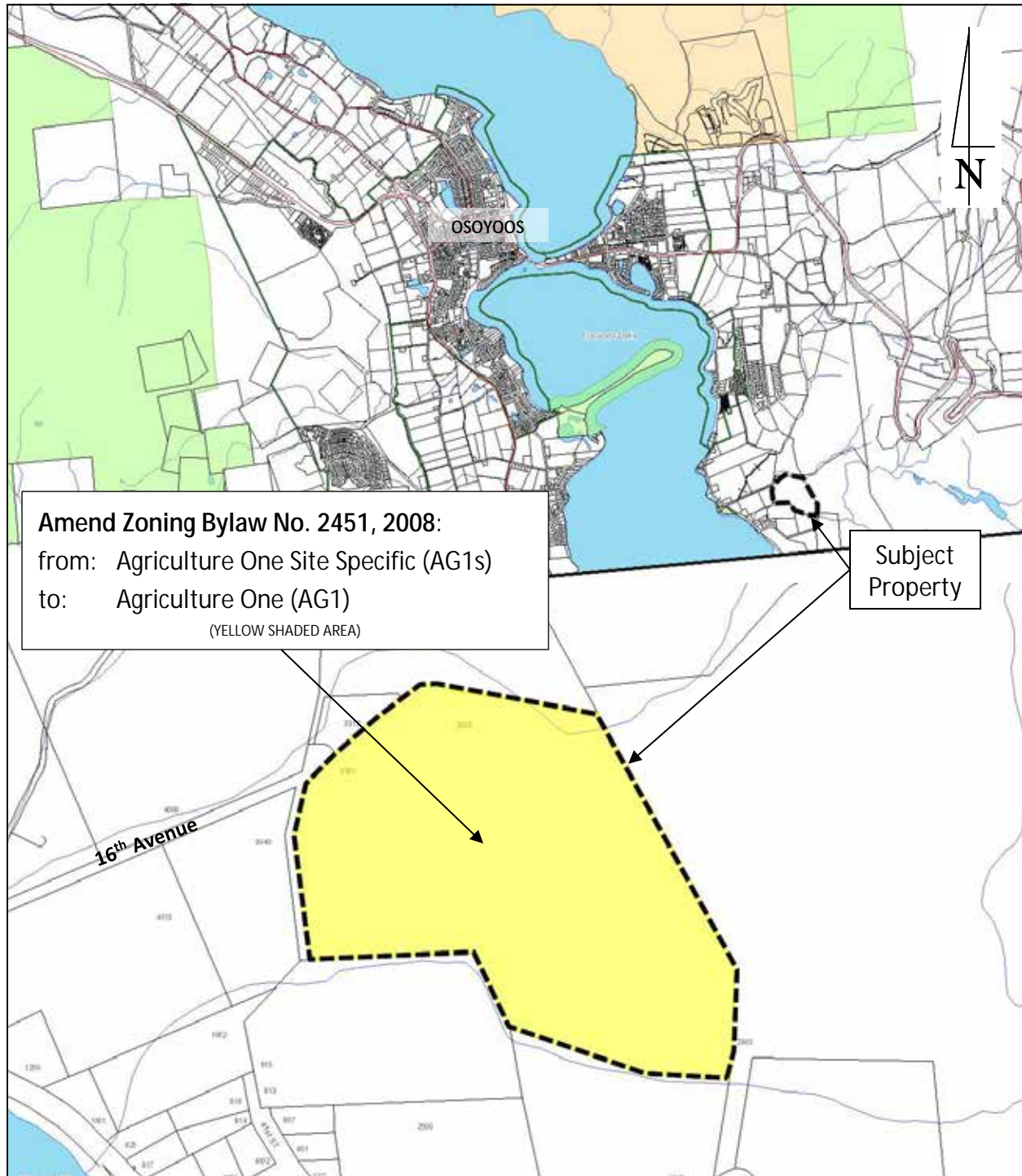
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-9'



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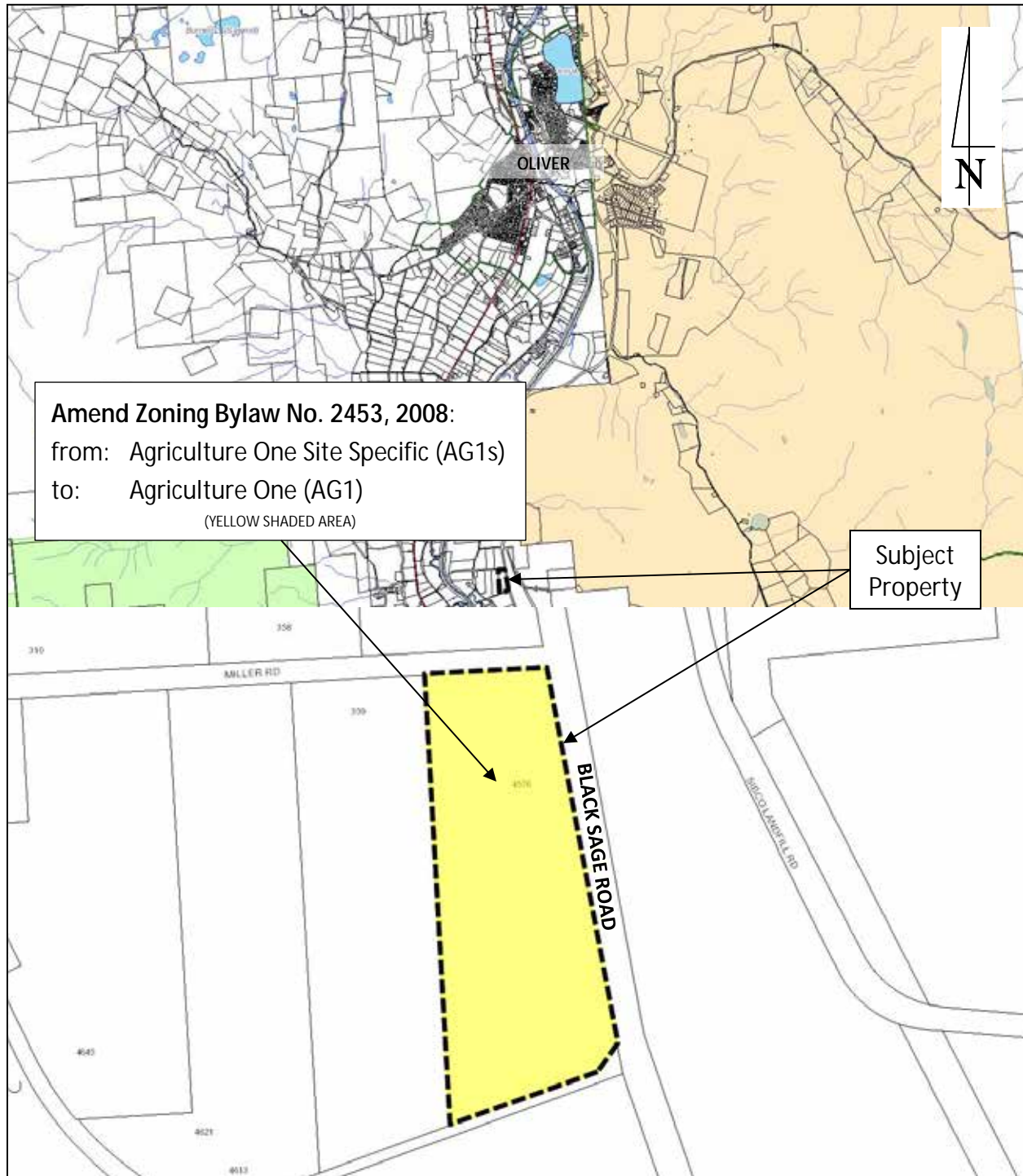
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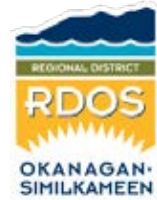
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Regional District of Okanagan-Similkameen

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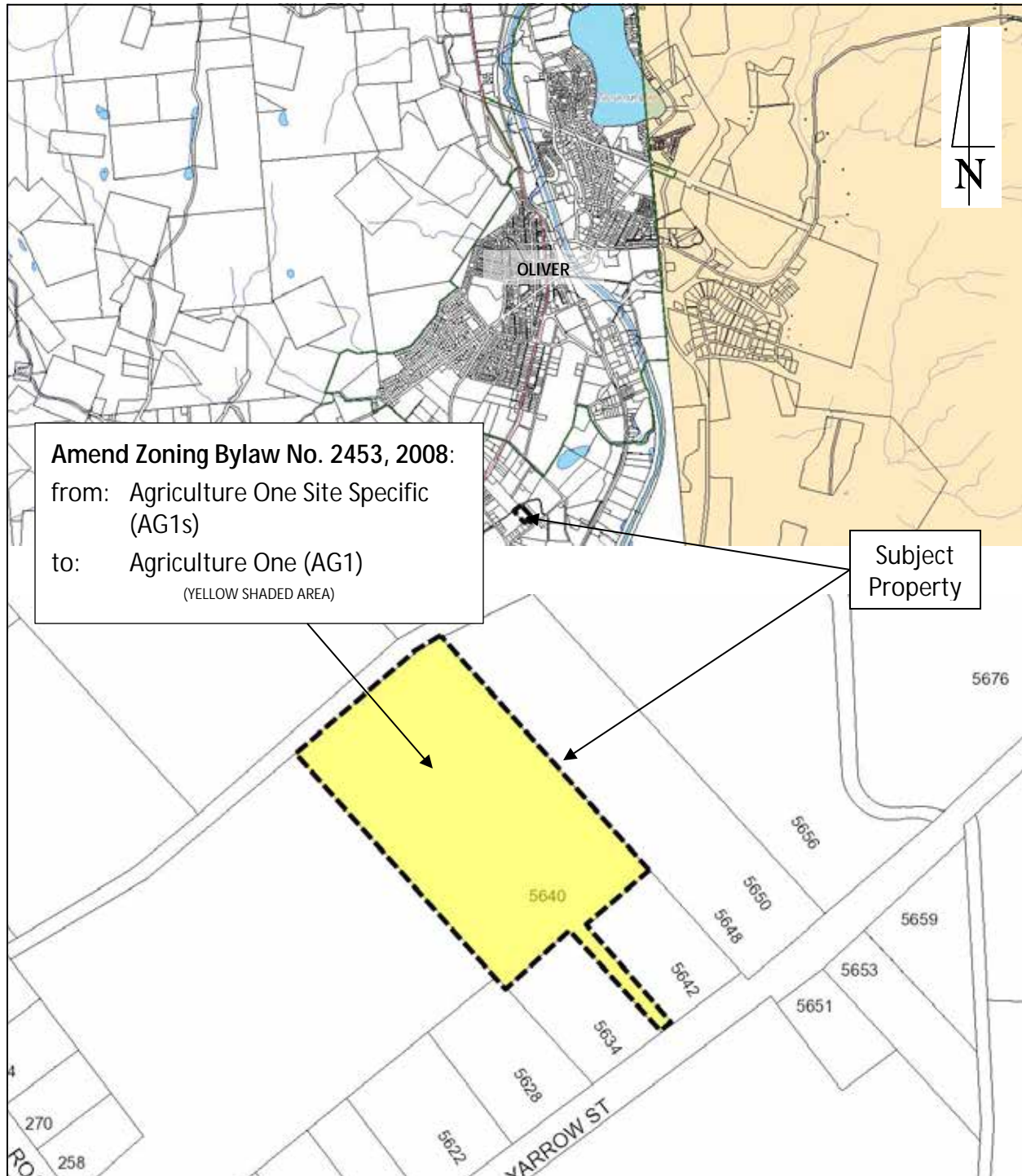
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-11'



Regional District of Okanagan-Similkameen

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

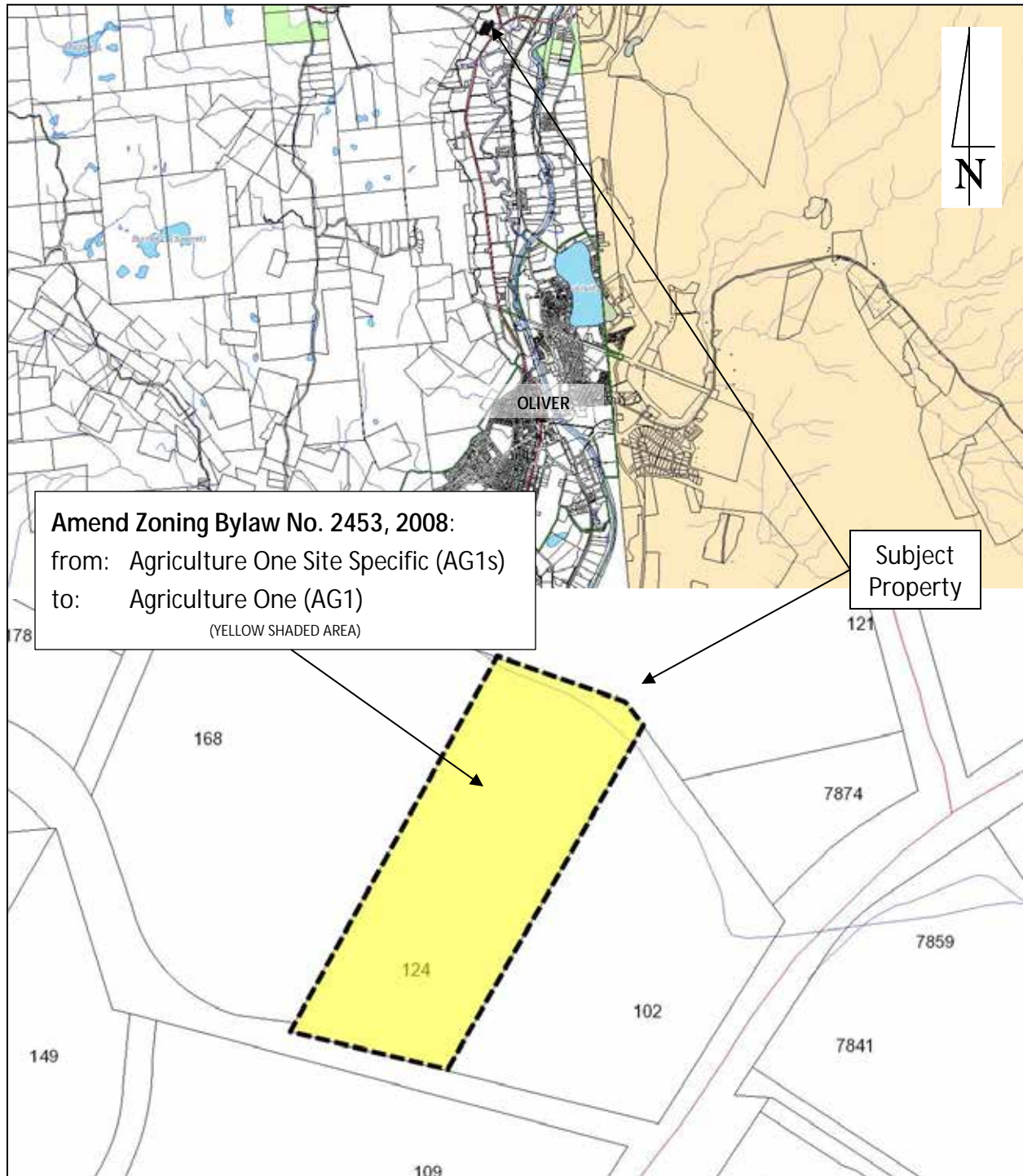
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

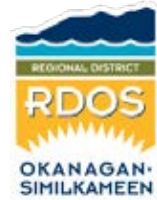
Schedule 'X-12'



Regional District of Okanagan-Similkameen

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

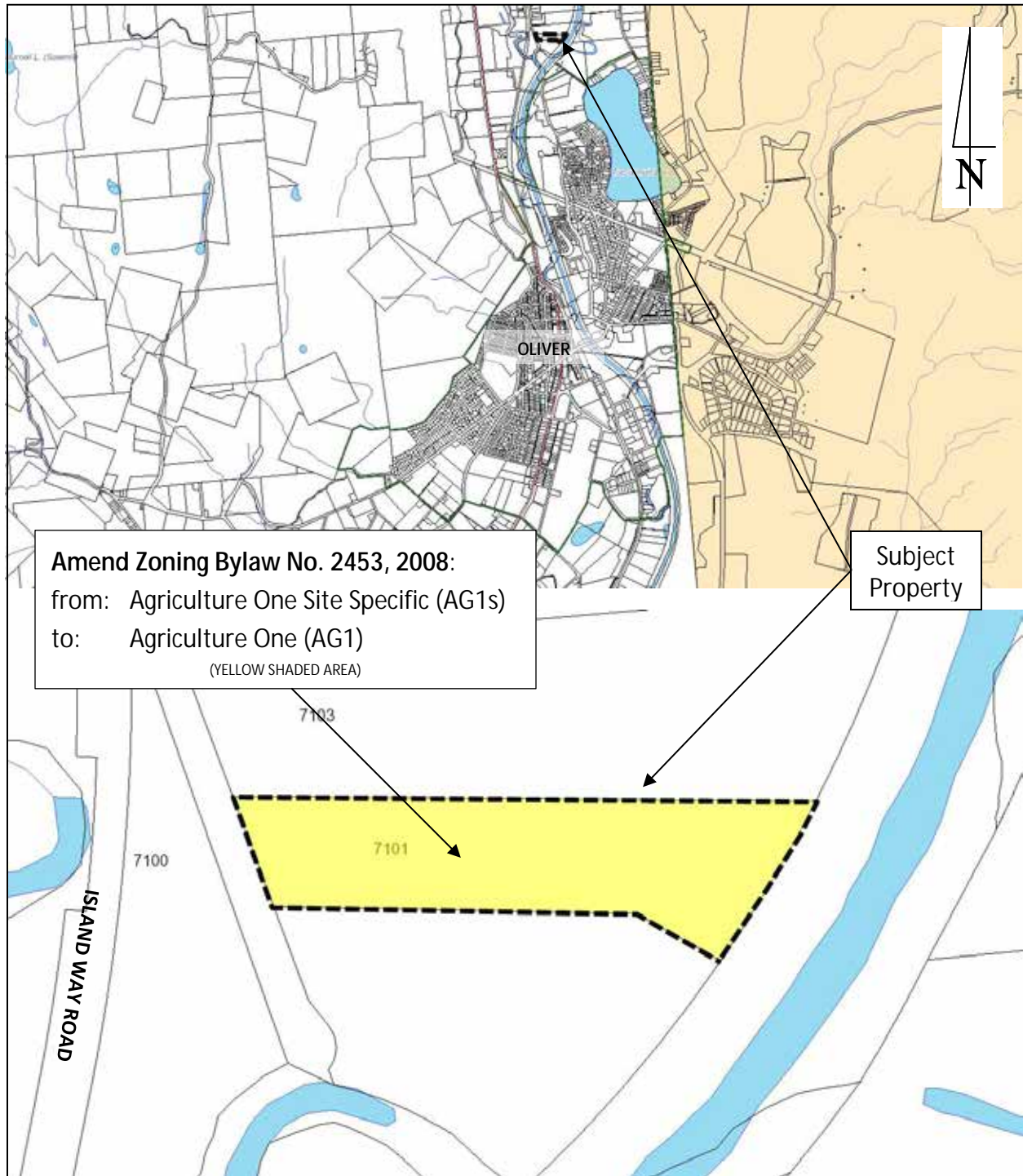
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

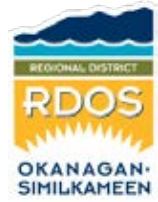
Schedule 'X-13'



Regional District of Okanagan-Similkameen

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

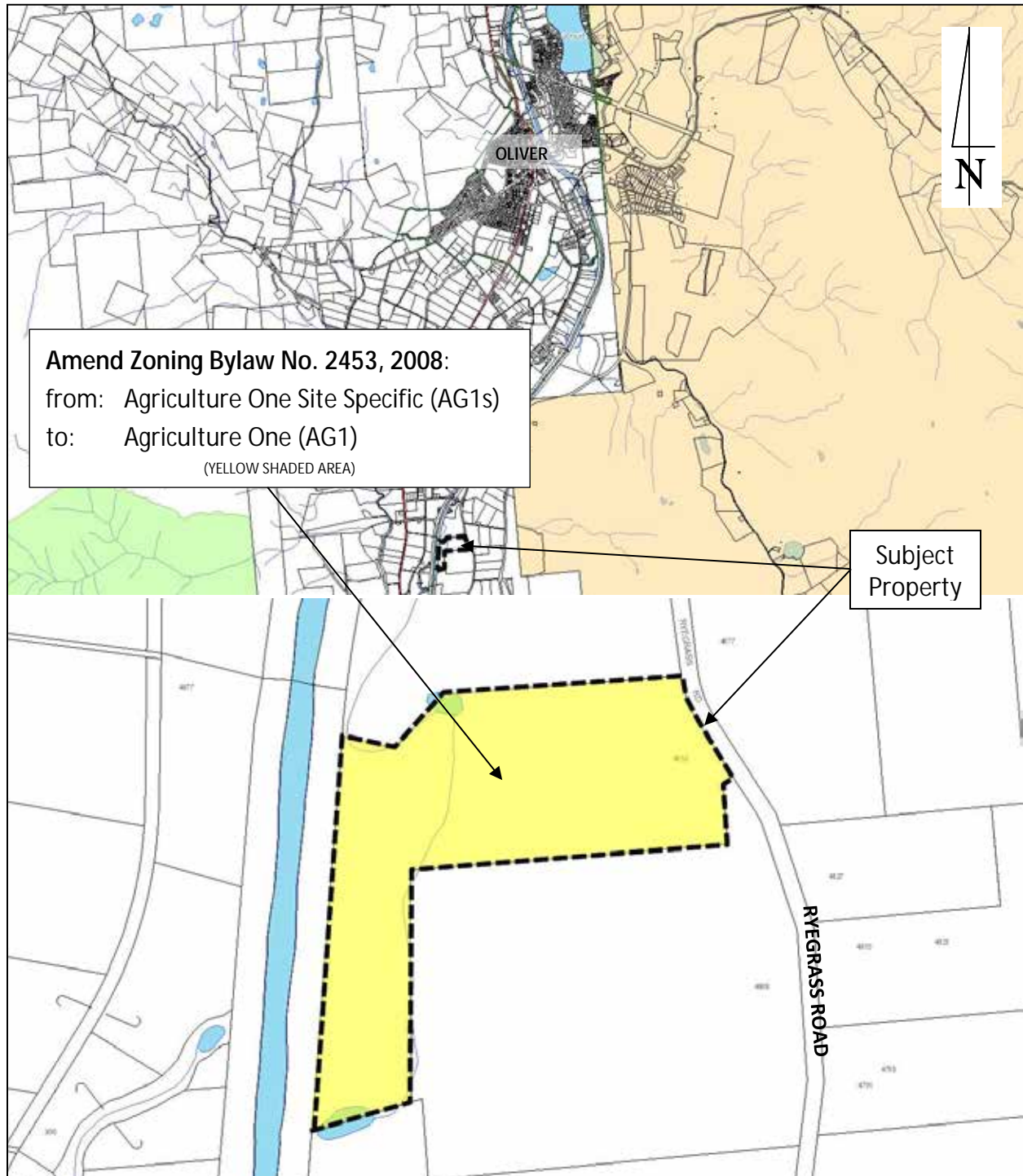
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-14'



Regional District of Okanagan-Similkameen

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

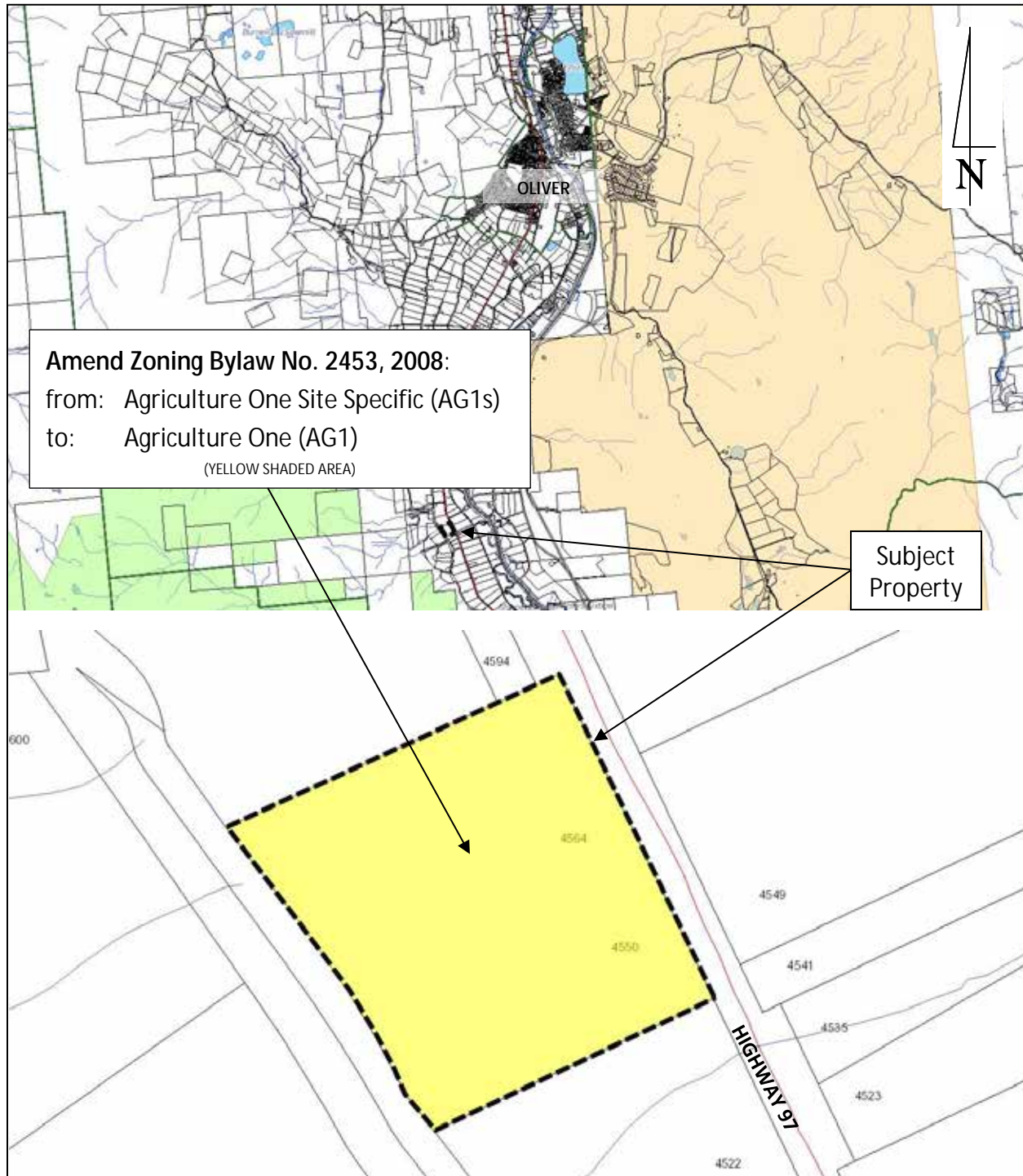
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-15'



Regional District of Okanagan-Similkameen

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

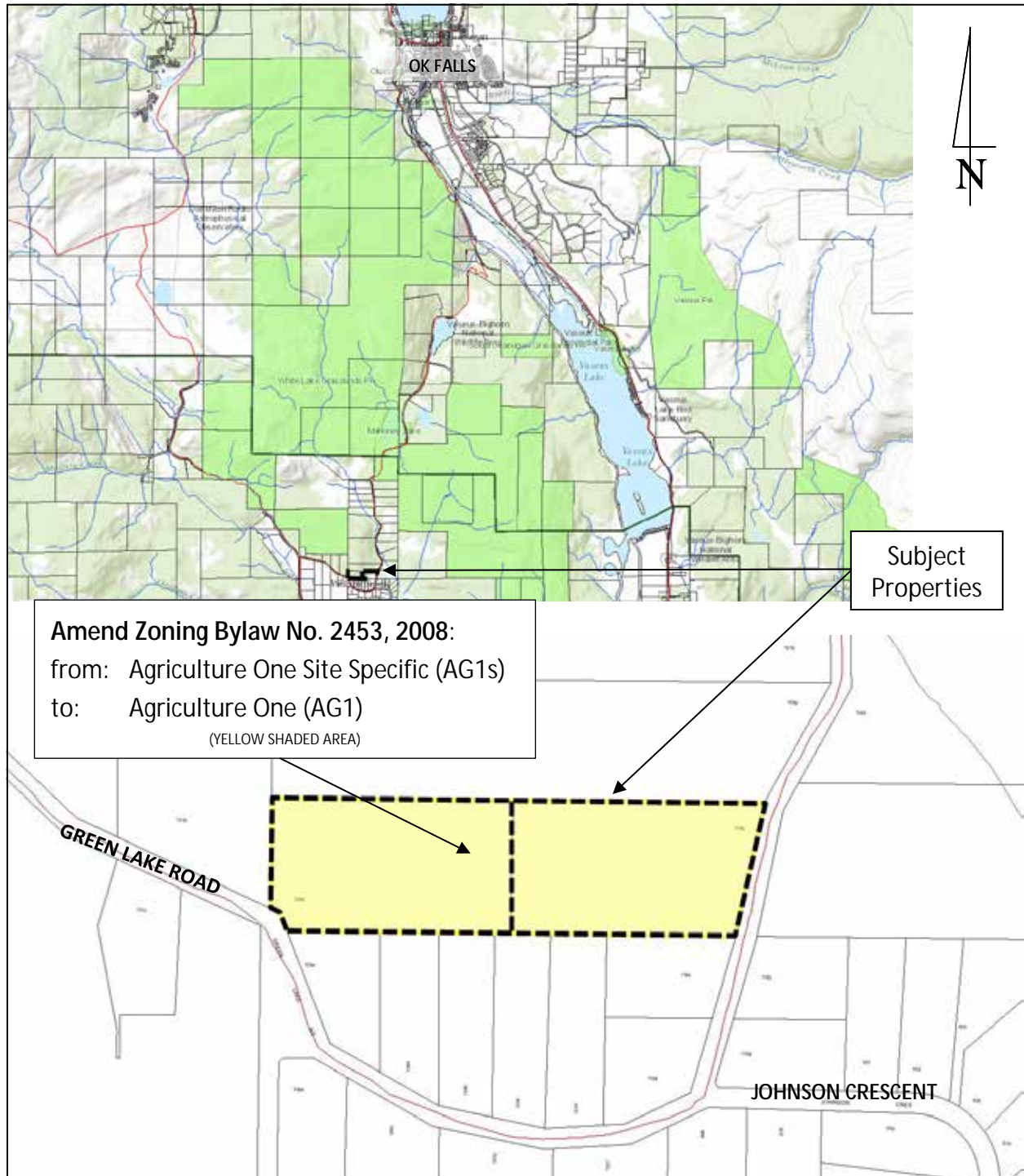
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

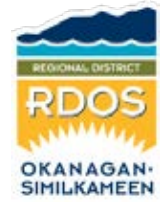
Schedule 'X-15a'



Regional District of Okanagan-Similkameen

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

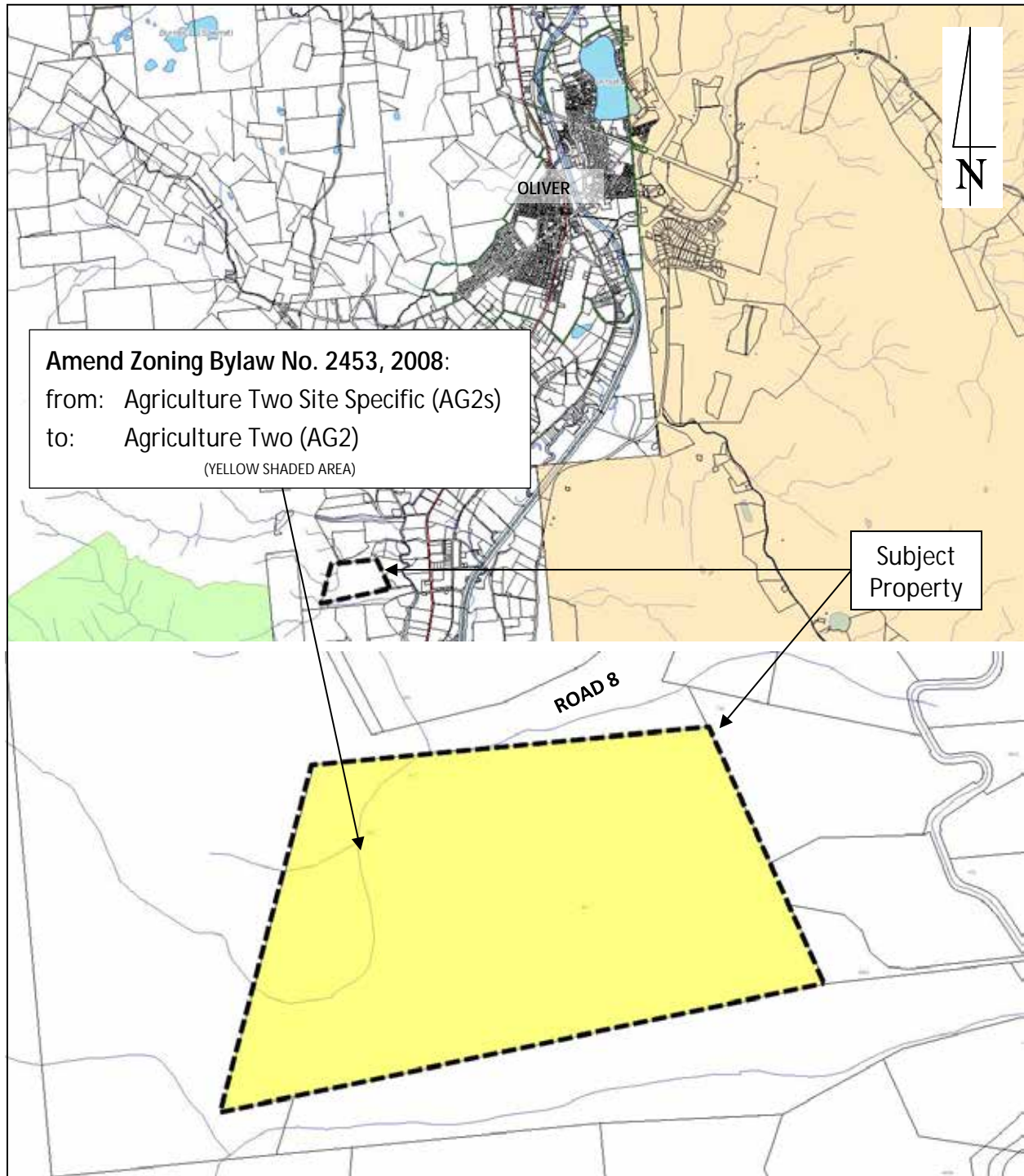
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

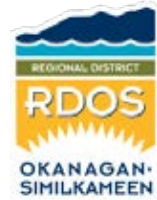
Schedule 'X-16'



Regional District of Okanagan-Similkameen

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

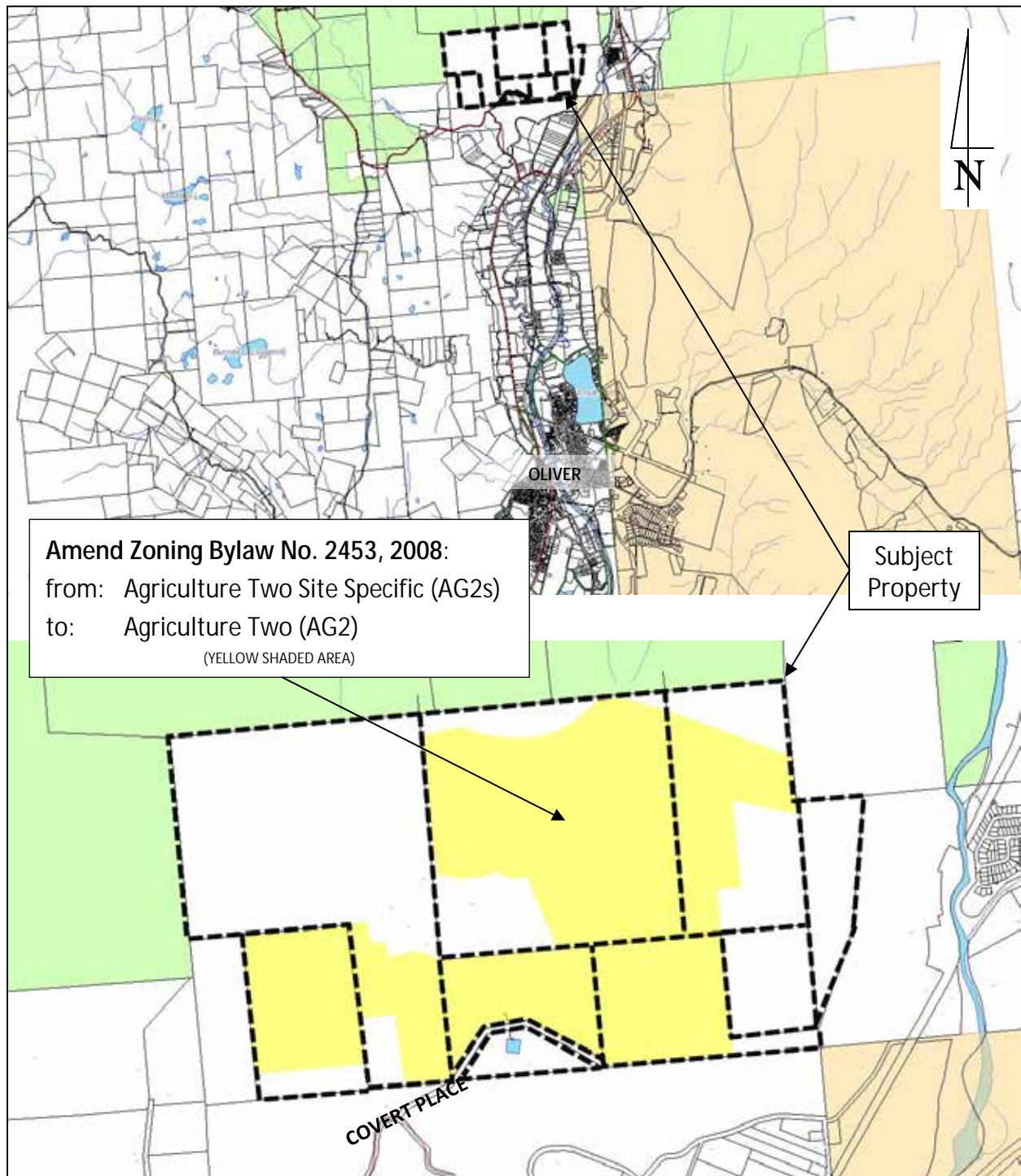
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-17'



Amend Zoning Bylaw No. 2453, 2008:

from: Agriculture Two Site Specific (AG2s)

to: Agriculture Two (AG2)

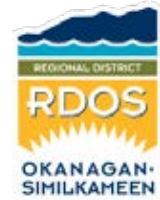
(YELLOW SHADED AREA)

Subject
Property

Regional District of Okanagan-Similkameen

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

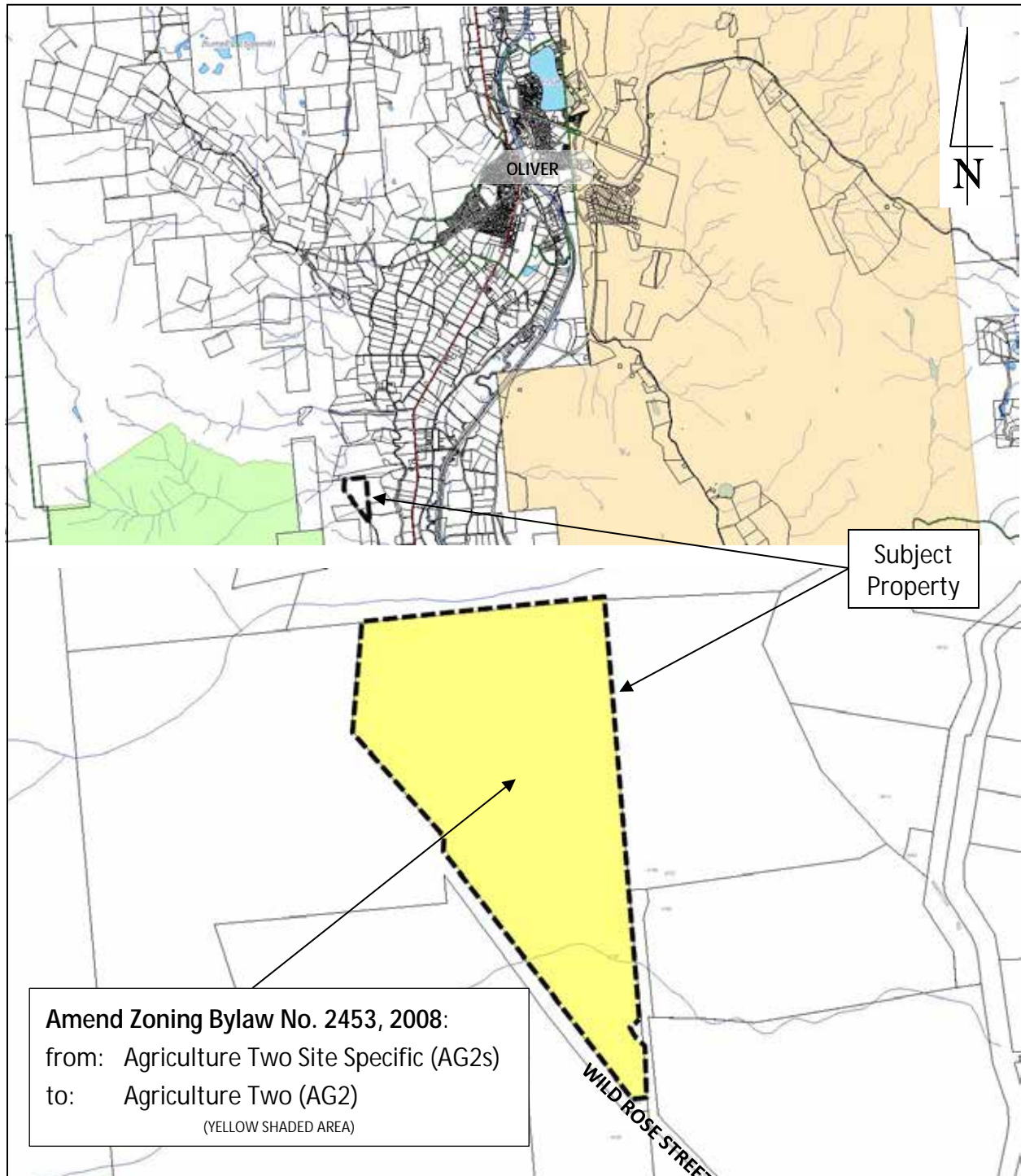
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

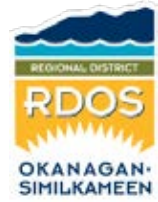
Schedule 'X-18'



Regional District of Okanagan-Similkameen

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

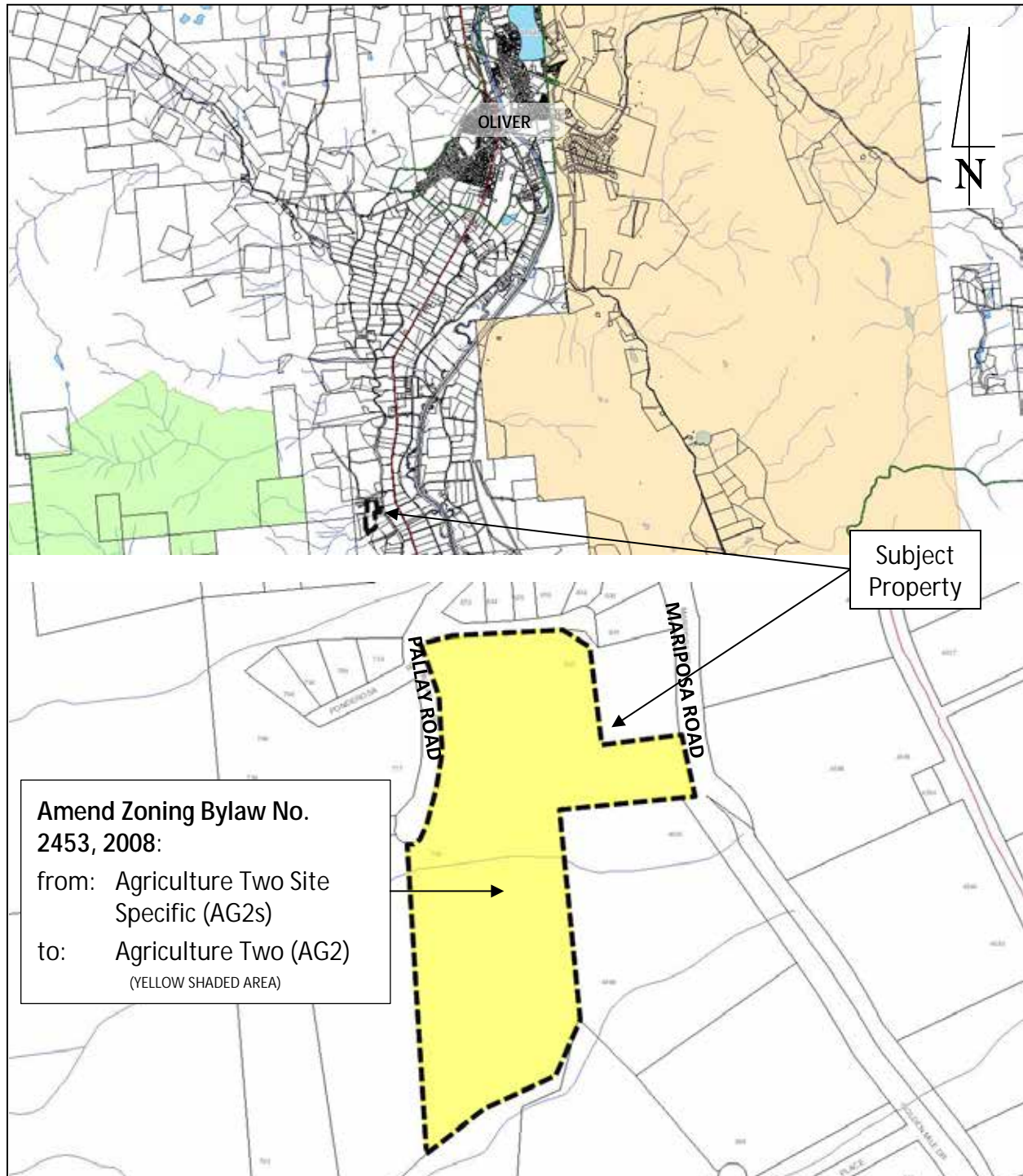
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-19'



**Amend Zoning Bylaw No.
2453, 2008:**

from: Agriculture Two Site
Specific (AG2s)

to: Agriculture Two (AG2)
(YELLOW SHADED AREA)

Regional District of Okanagan-Similkameen

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

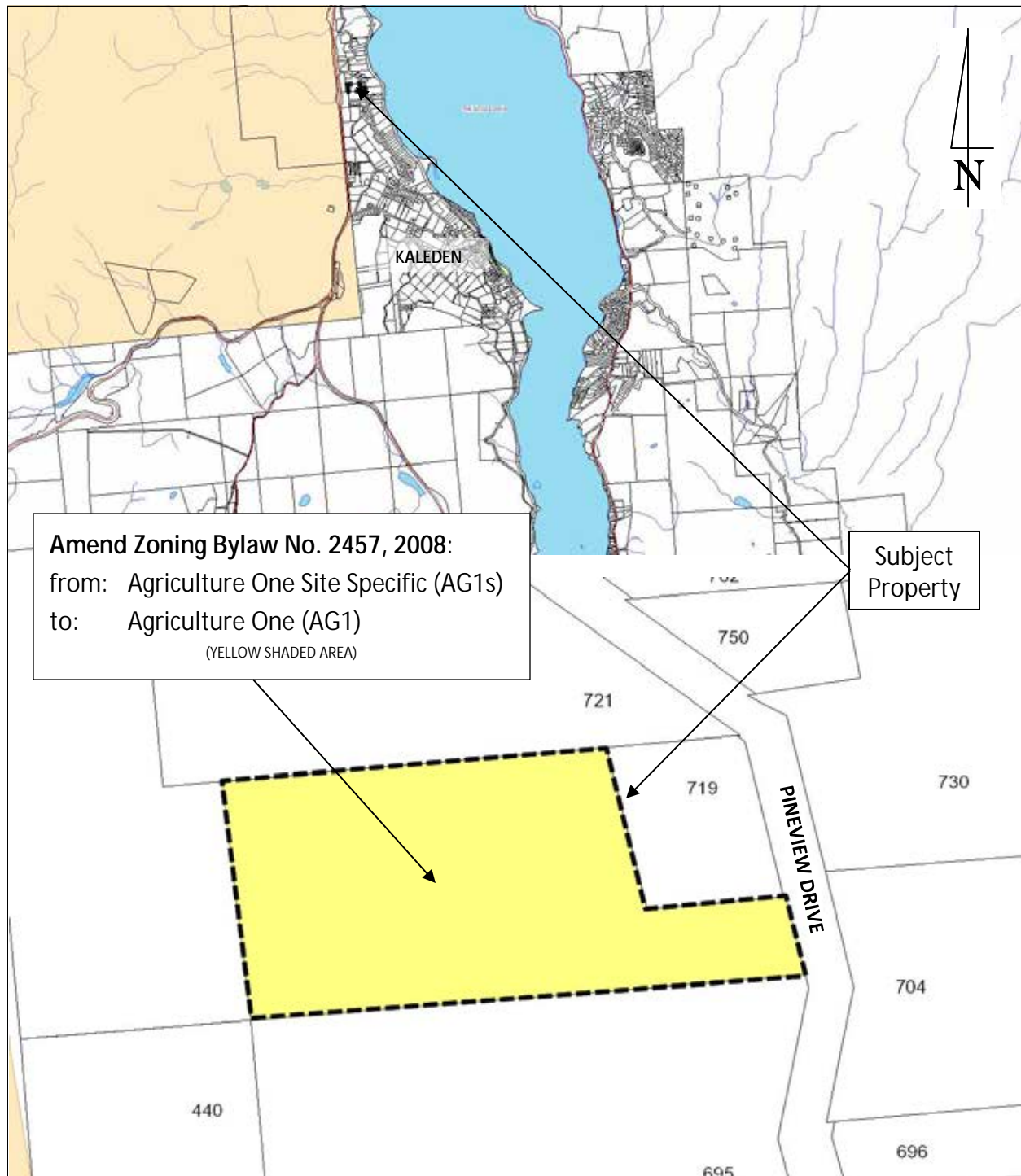
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-20'



Regional District of Okanagan-Similkameen

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

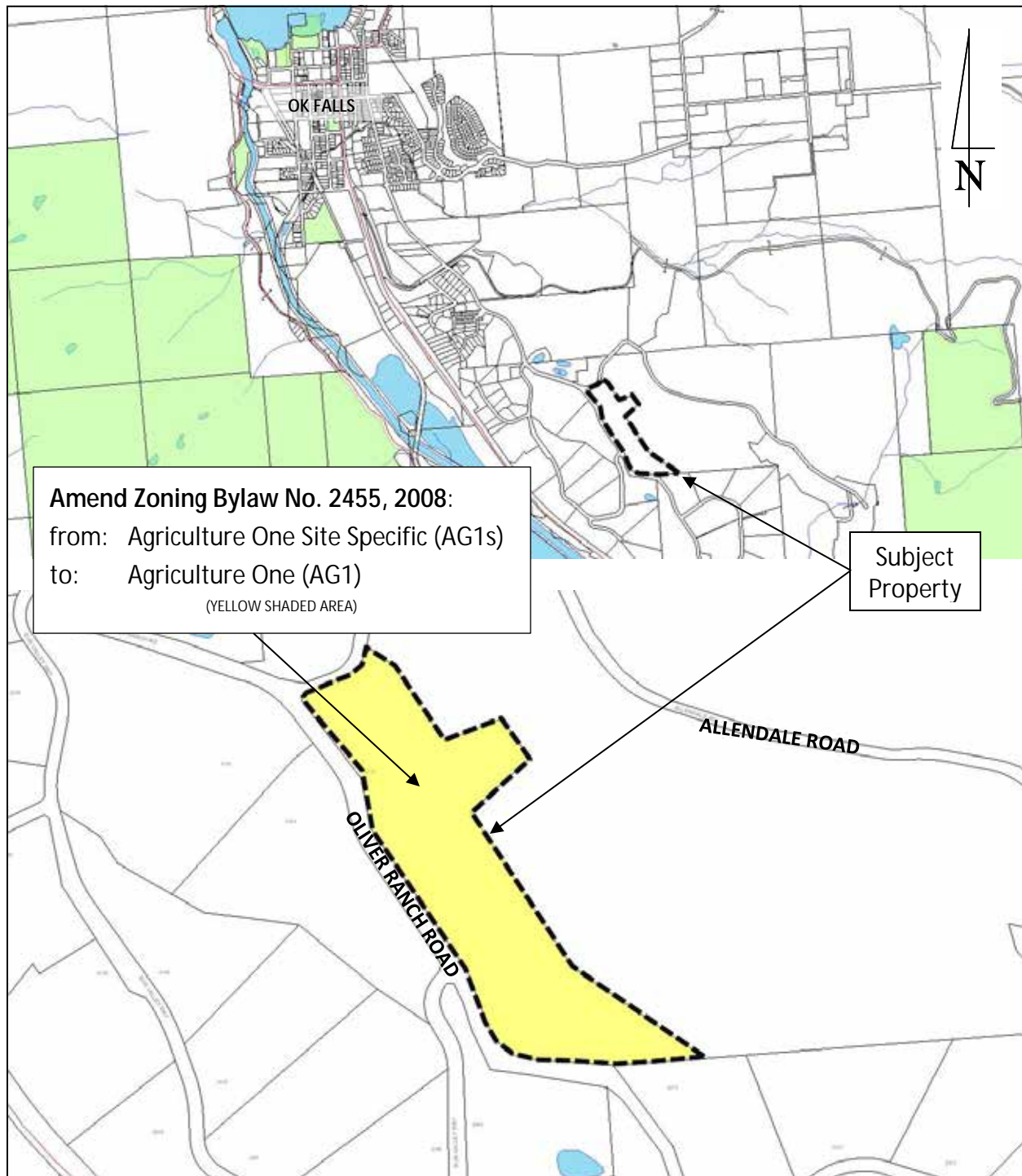
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-21'



Regional District of Okanagan-Similkameen

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

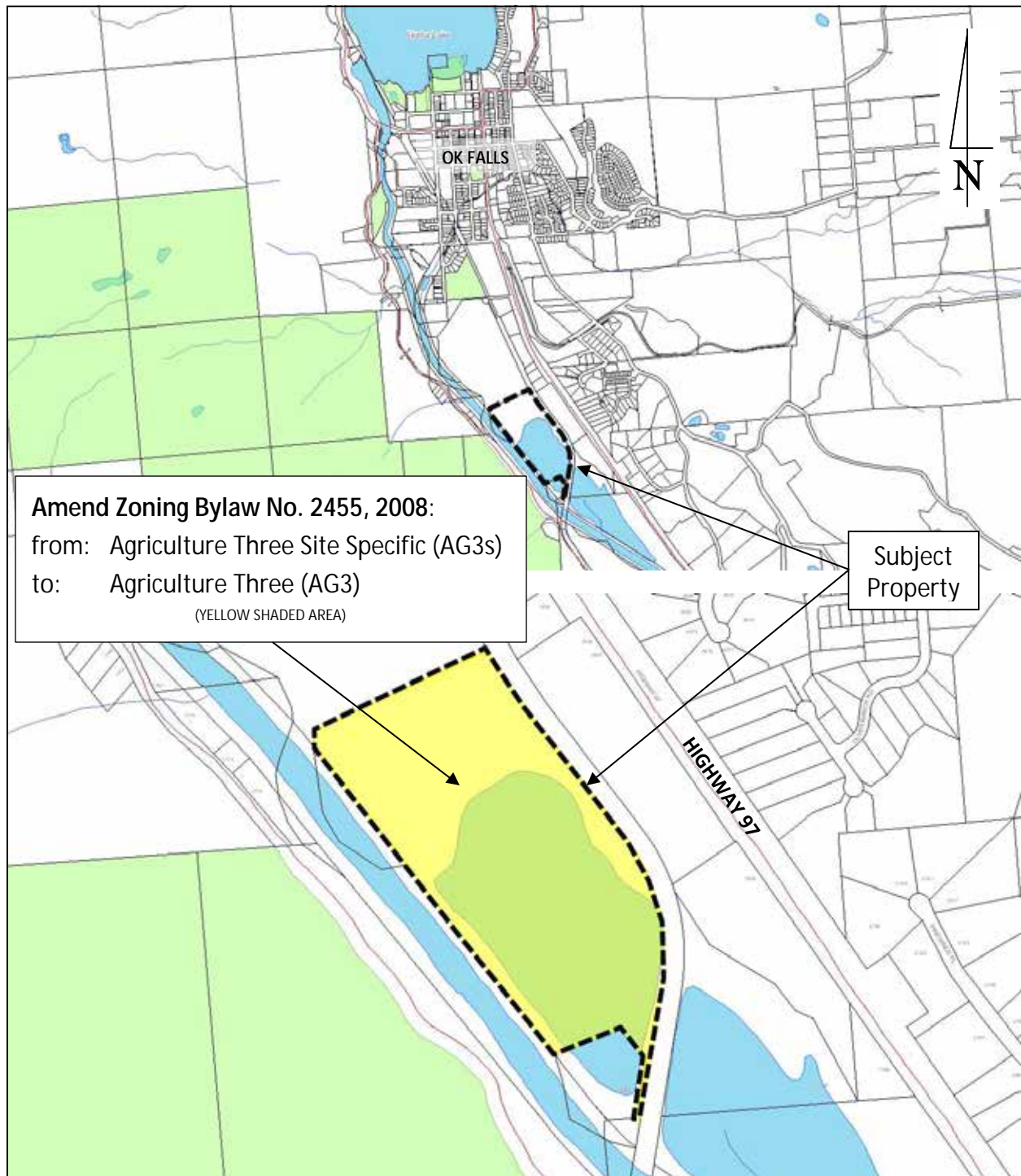
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

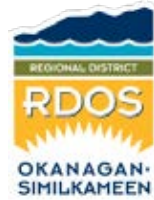
Schedule 'X-22'



Regional District of Okanagan-Similkameen

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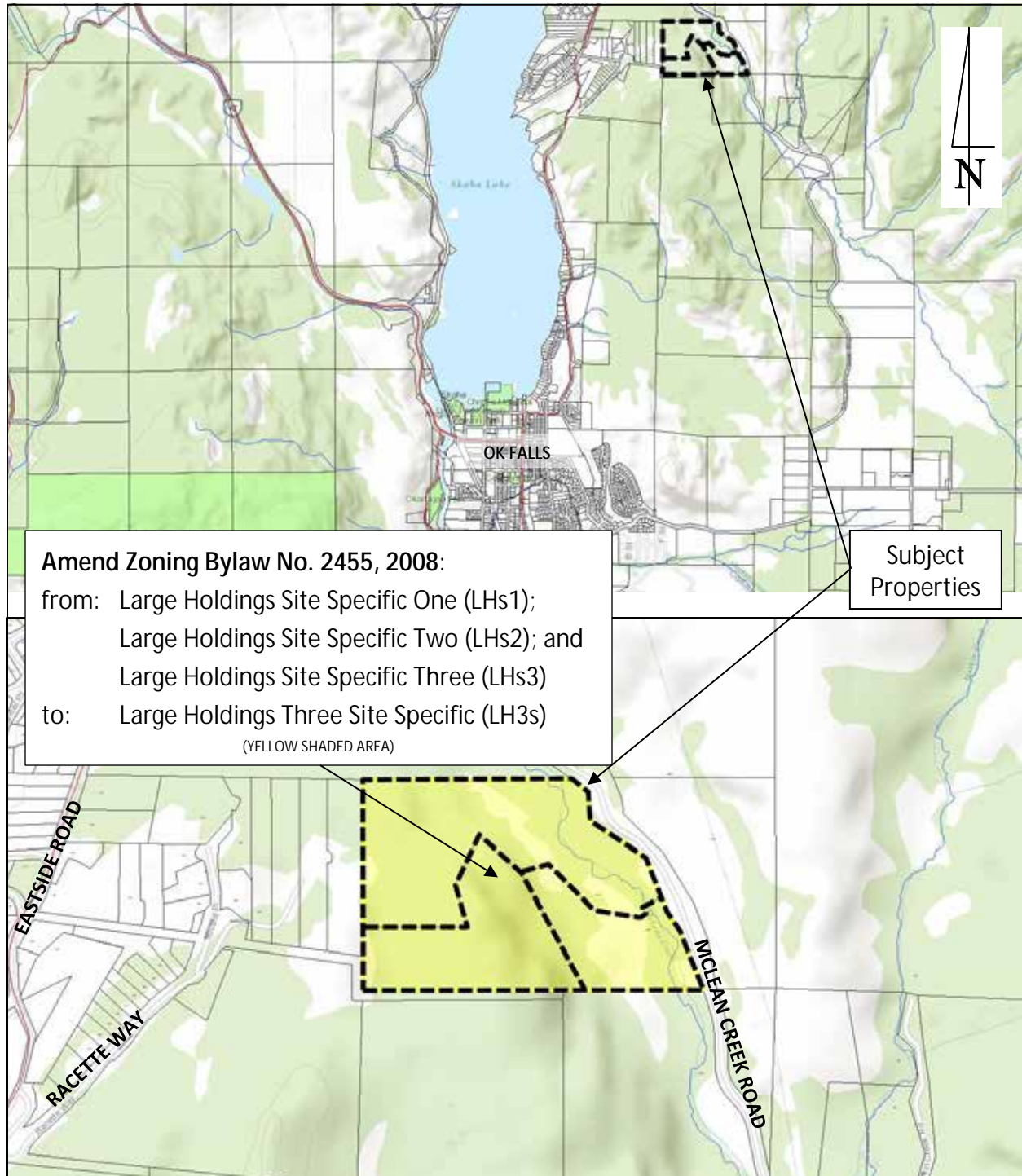
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-22a'



Amend Zoning Bylaw No. 2455, 2008:

from: Large Holdings Site Specific One (LHs1);
Large Holdings Site Specific Two (LHs2); and
Large Holdings Site Specific Three (LHs3)
to: Large Holdings Three Site Specific (LH3s)

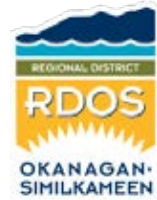
(YELLOW SHADED AREA)

Subject
Properties

Regional District of Okanagan-Similkameen

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

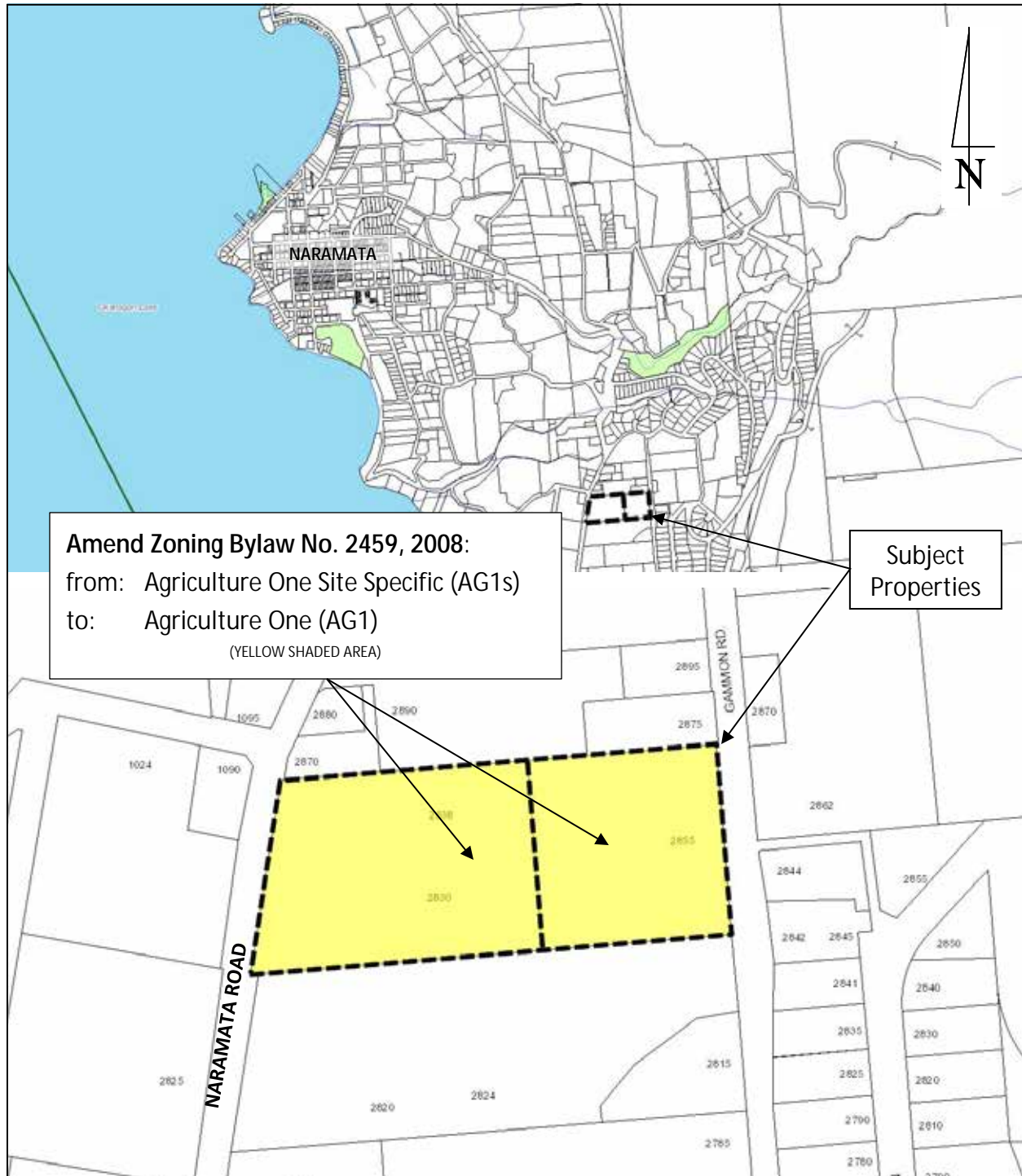
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

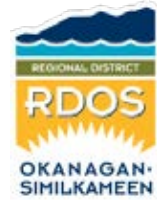
Schedule 'X-23'



Regional District of Okanagan-Similkameen

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

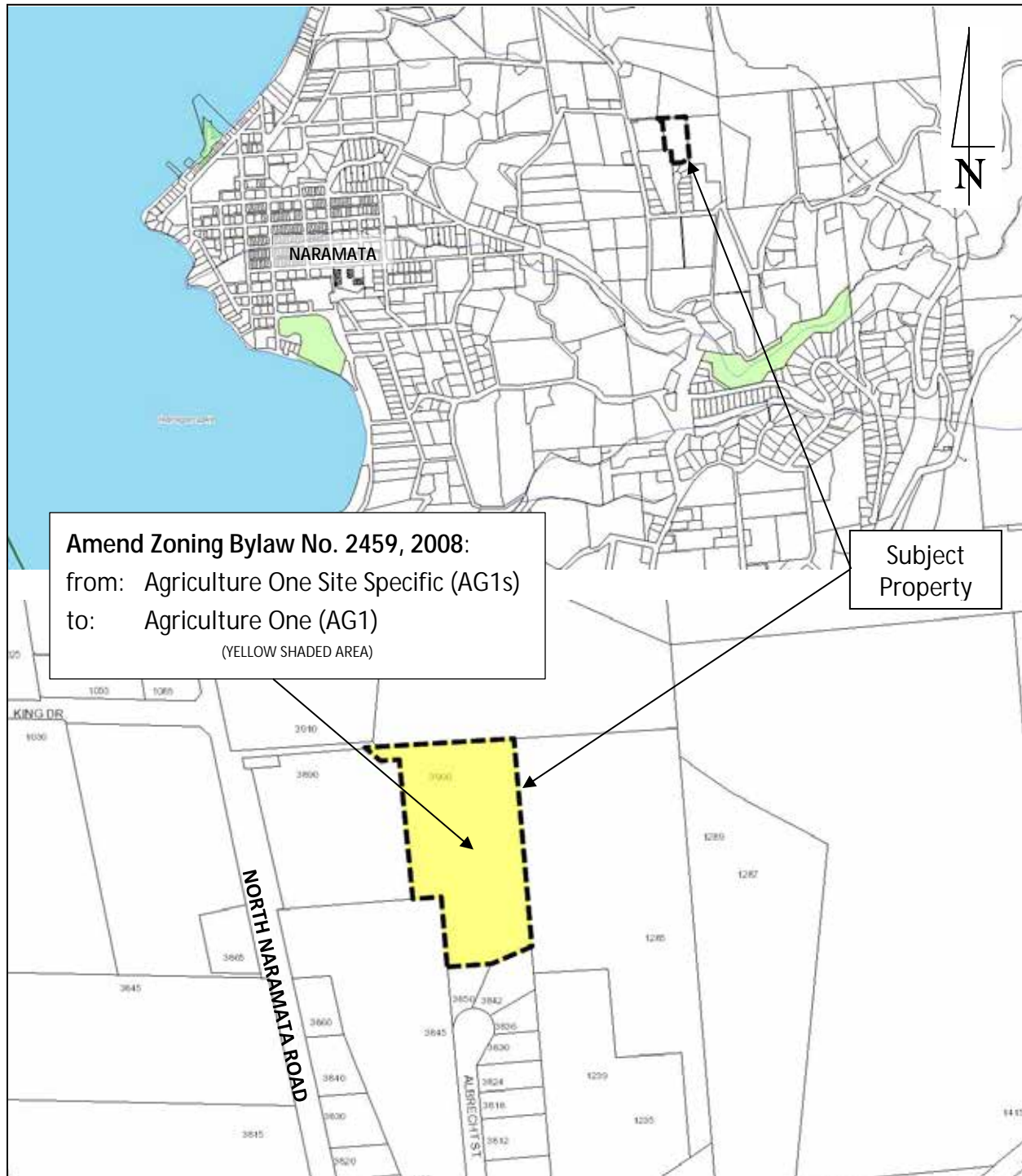
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

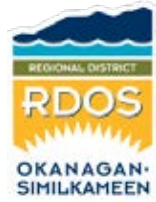
Schedule 'X-24'



Regional District of Okanagan-Similkameen

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

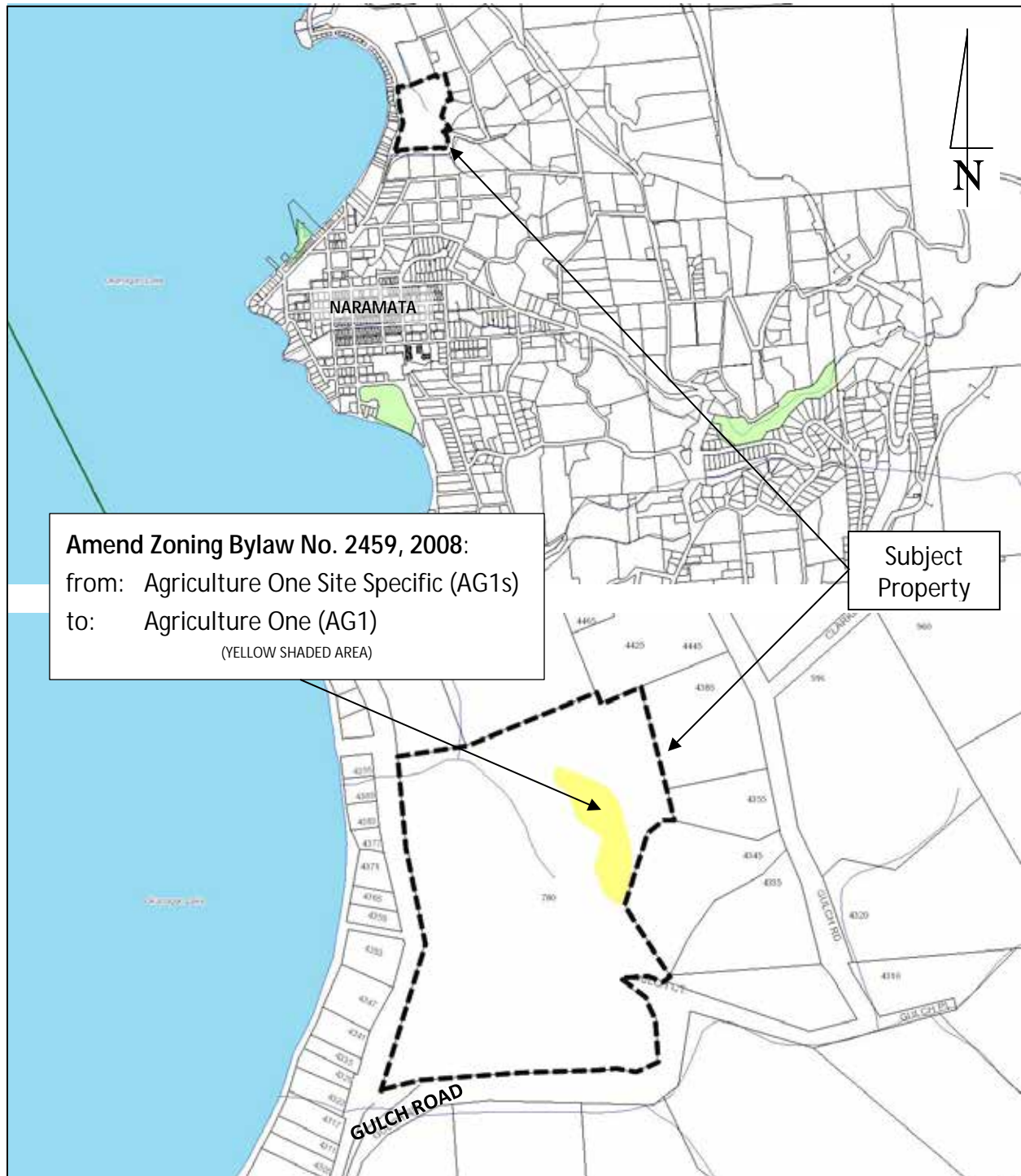
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-25'



Regional District of Okanagan-Similkameen

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

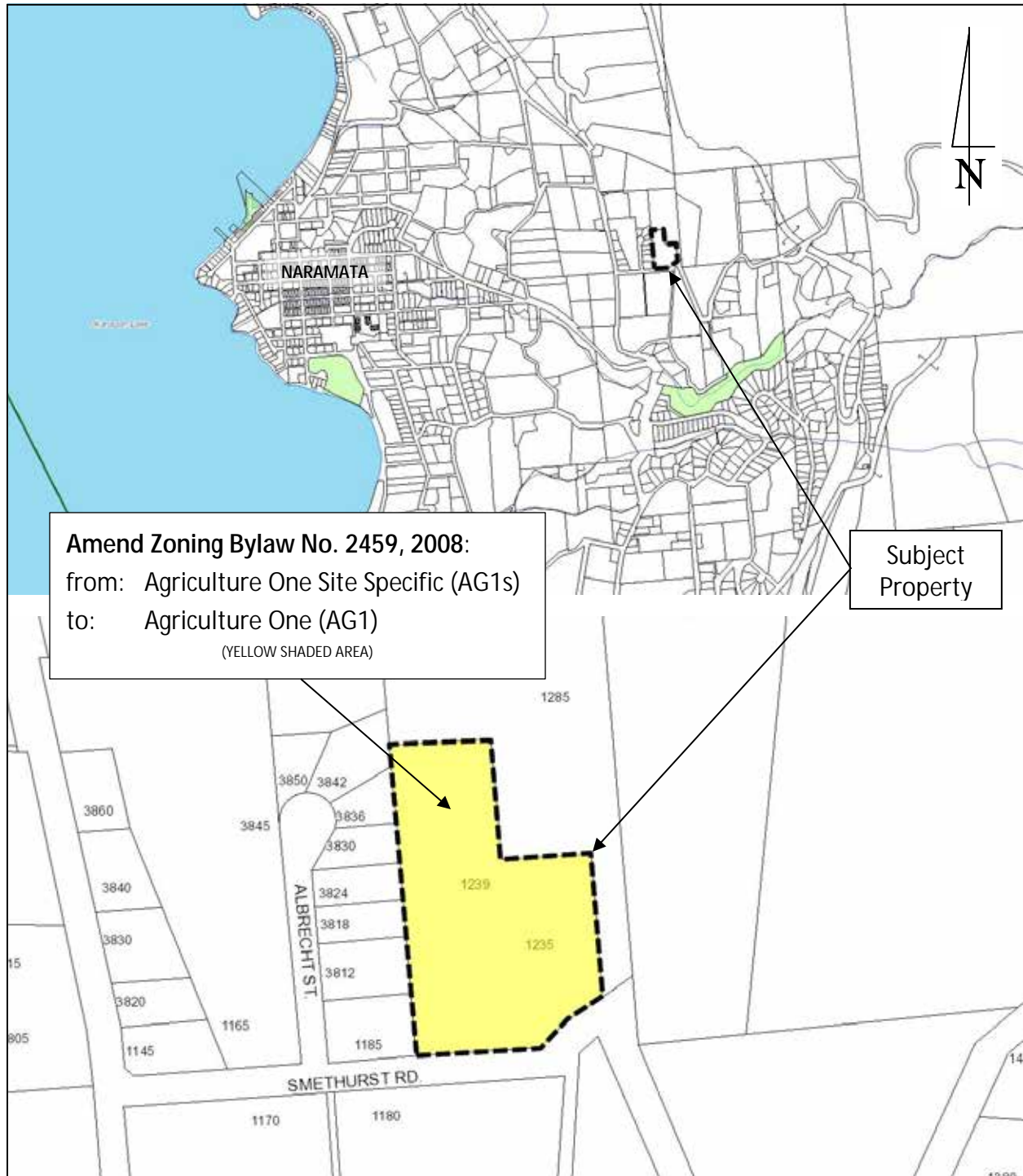
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

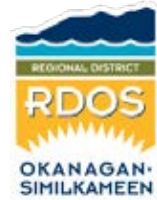
Schedule 'X-26'



Regional District of Okanagan-Similkameen

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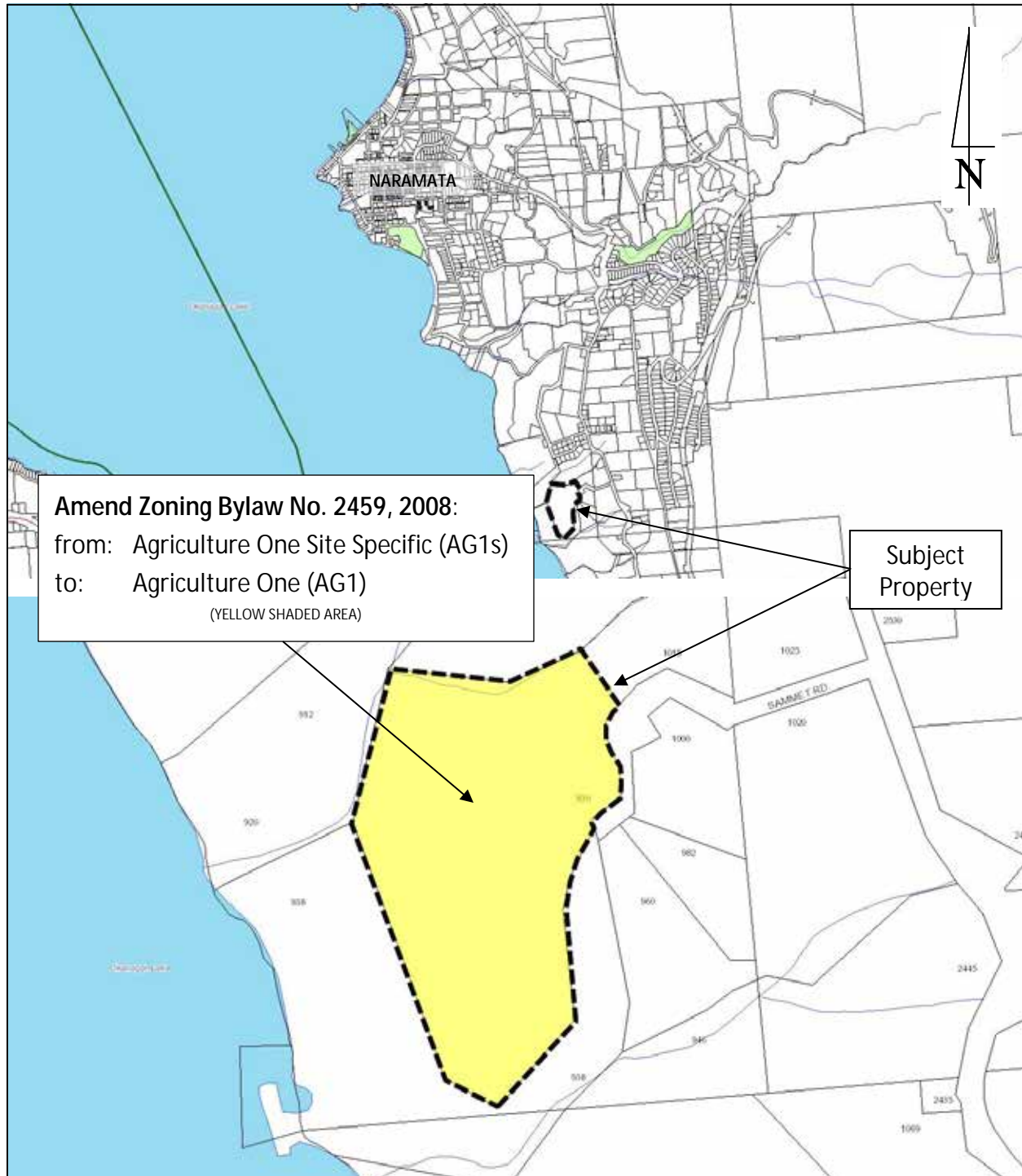
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

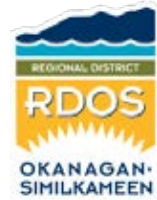
Schedule 'X-27'



Regional District of Okanagan-Similkameen

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

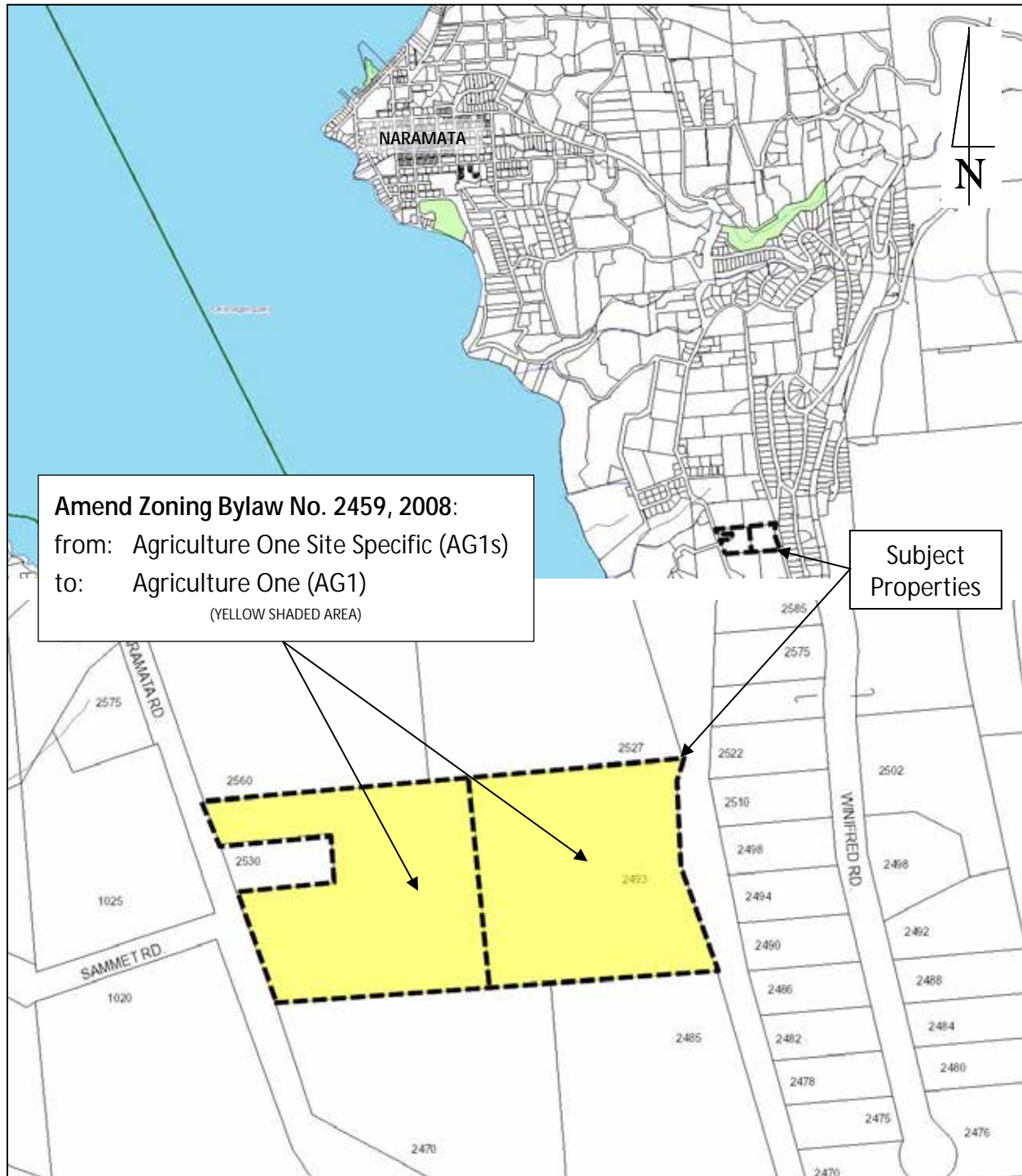
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

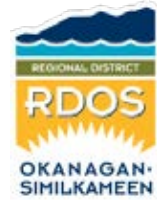
Schedule 'X-28'



Regional District of Okanagan-Similkameen

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

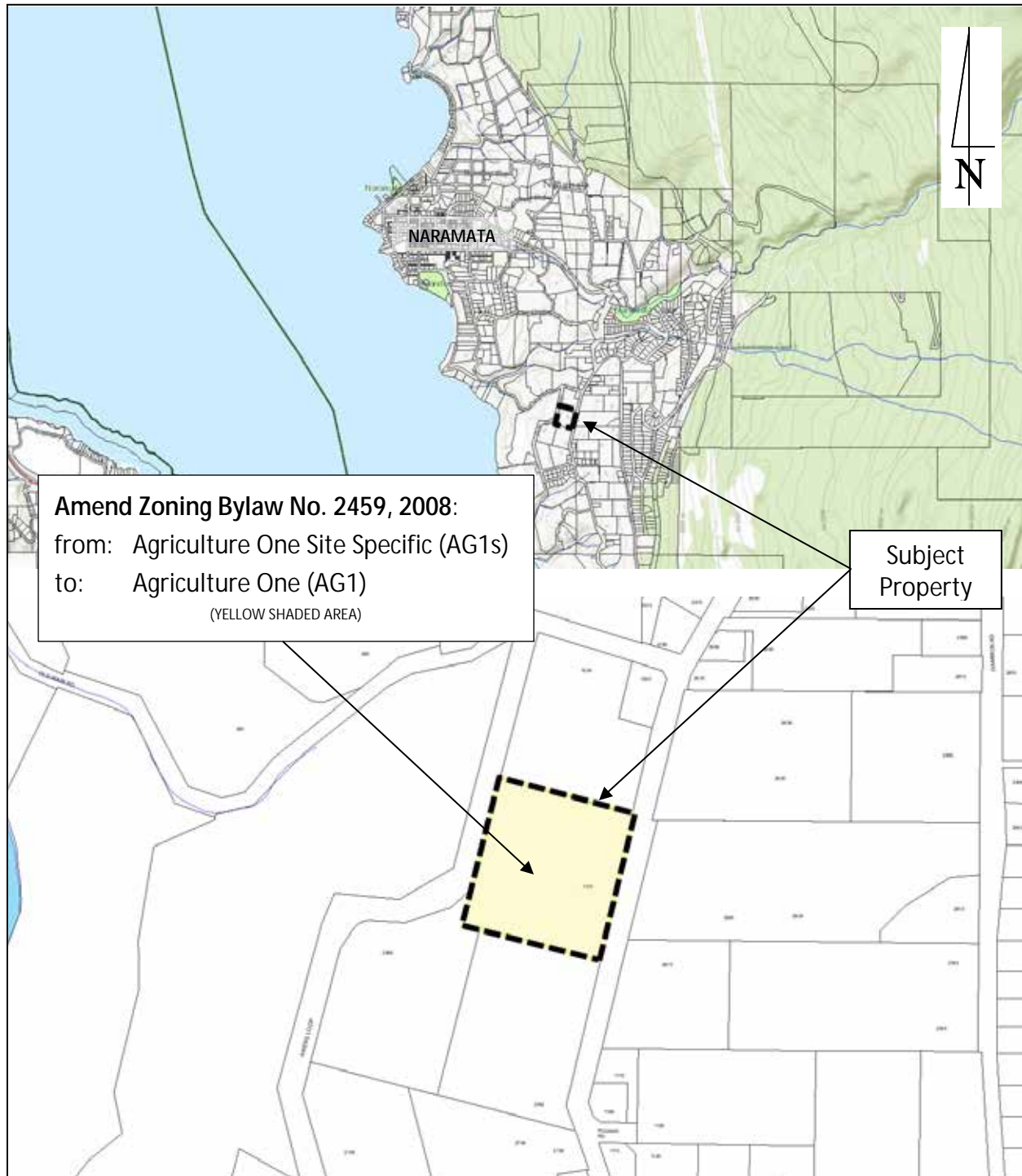
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

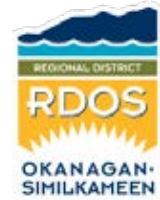
Schedule 'X-28a'



Regional District of Okanagan-Similkameen

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

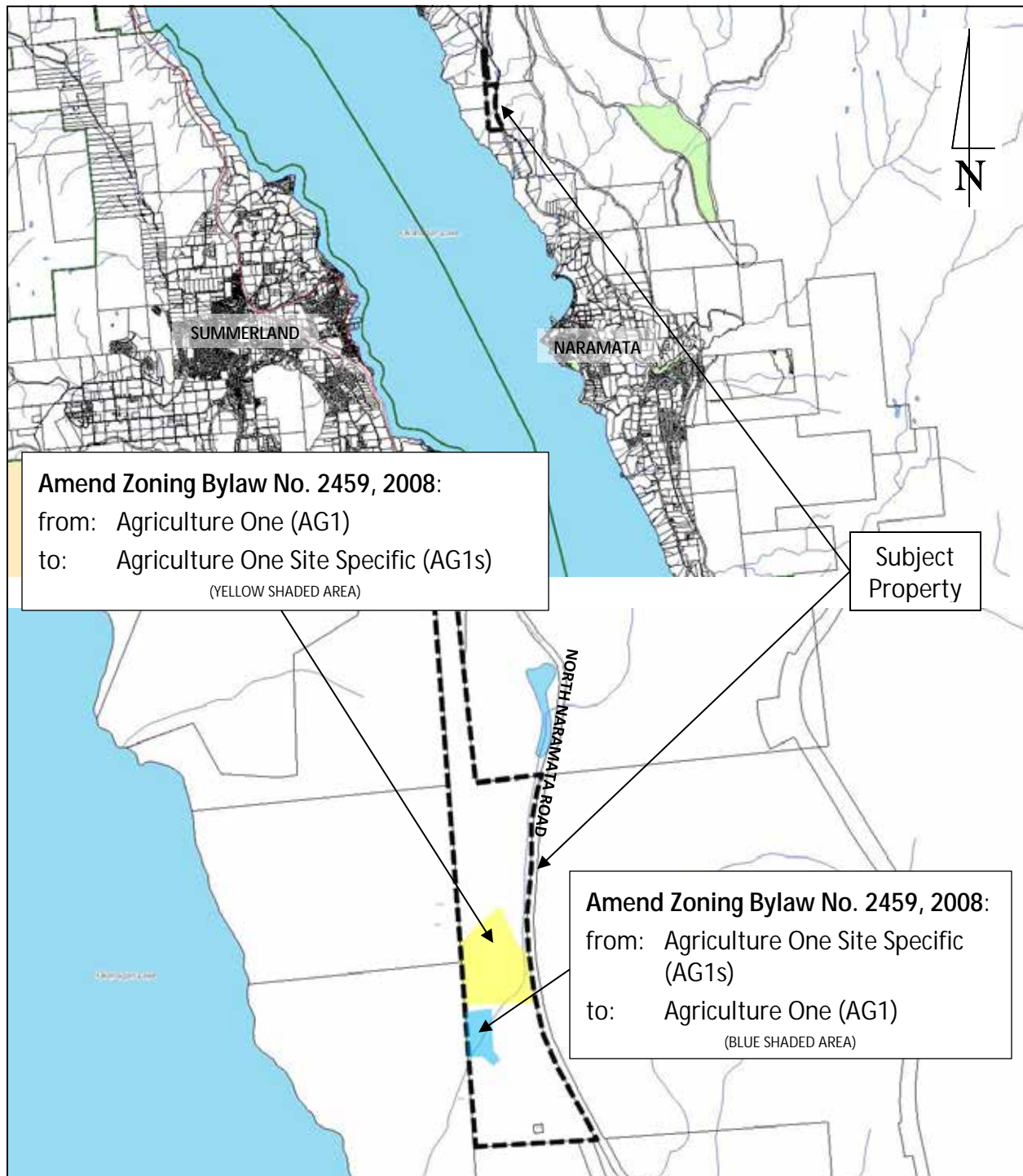
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

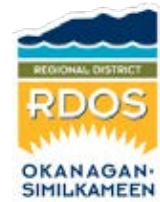
Schedule 'X-29'



Regional District of Okanagan-Similkameen

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

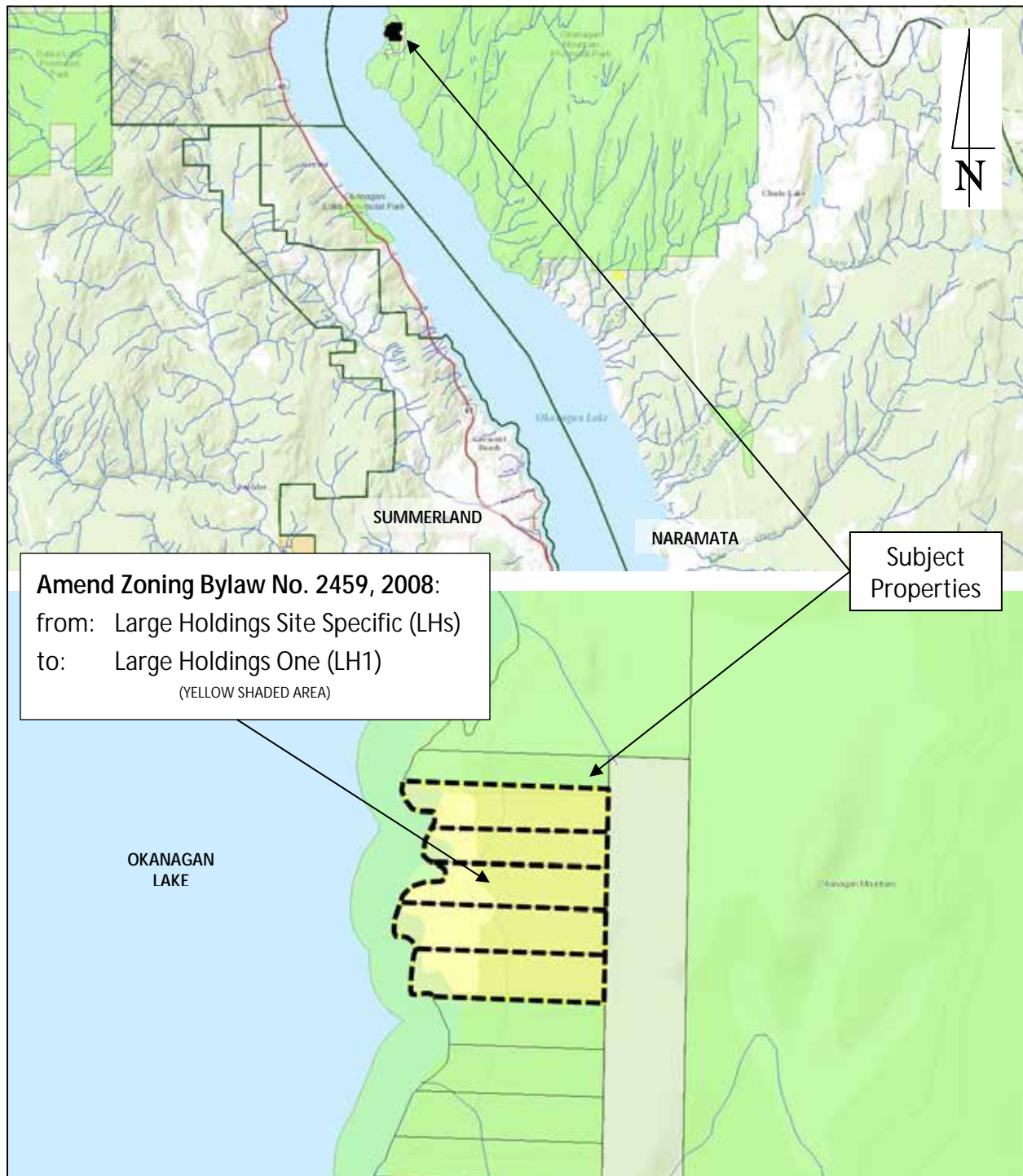
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

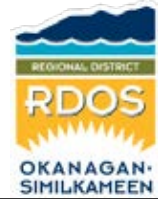
Schedule 'X-29a'



Regional District of Okanagan-Similkameen

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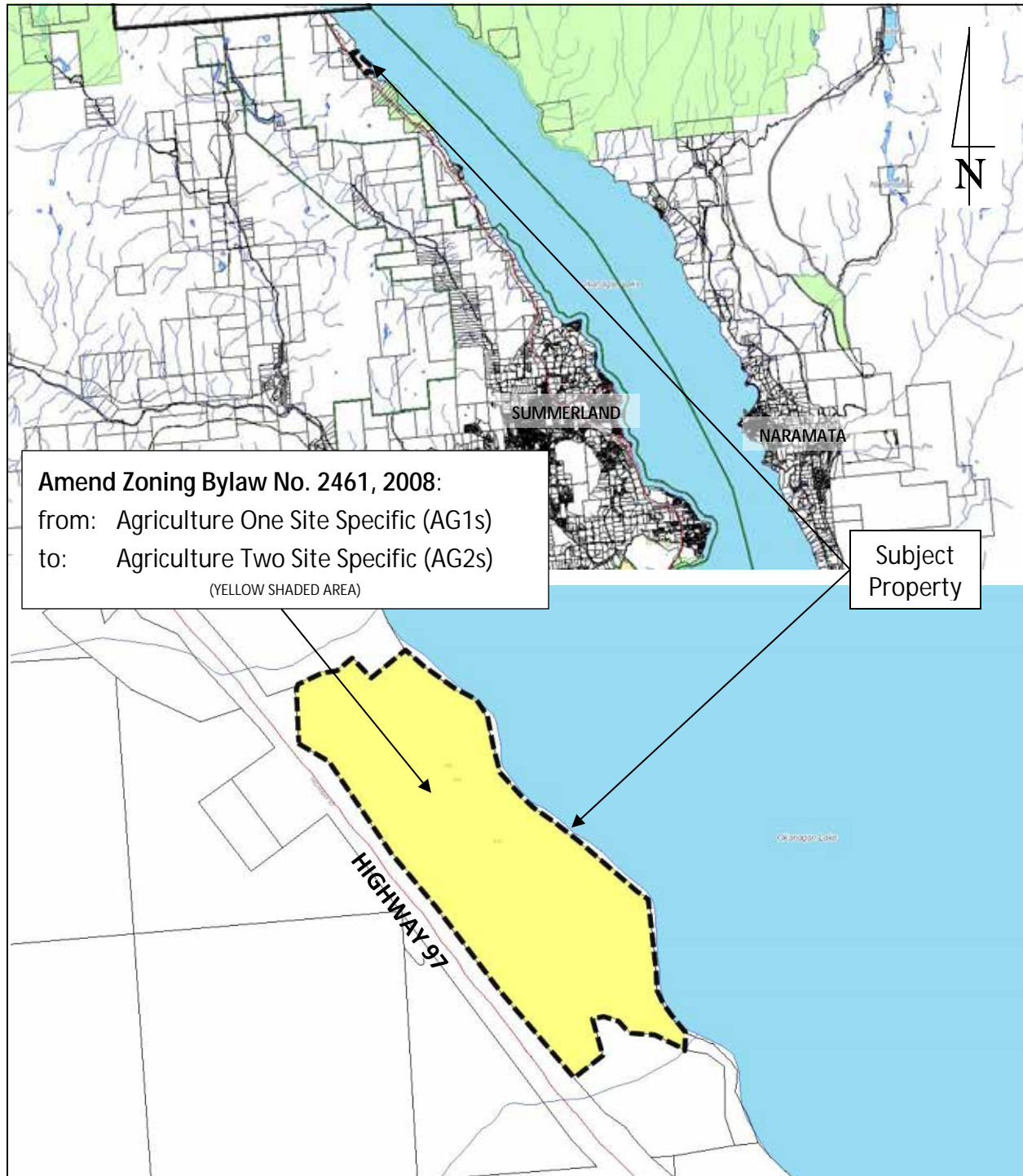
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-30'



Amend Zoning Bylaw No. 2461, 2008:

from: Agriculture One Site Specific (AG1s)

to: Agriculture Two Site Specific (AG2s)

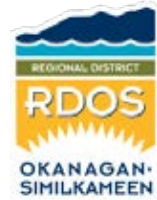
(YELLOW SHADED AREA)

Subject
Property

Regional District of Okanagan-Similkameen

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

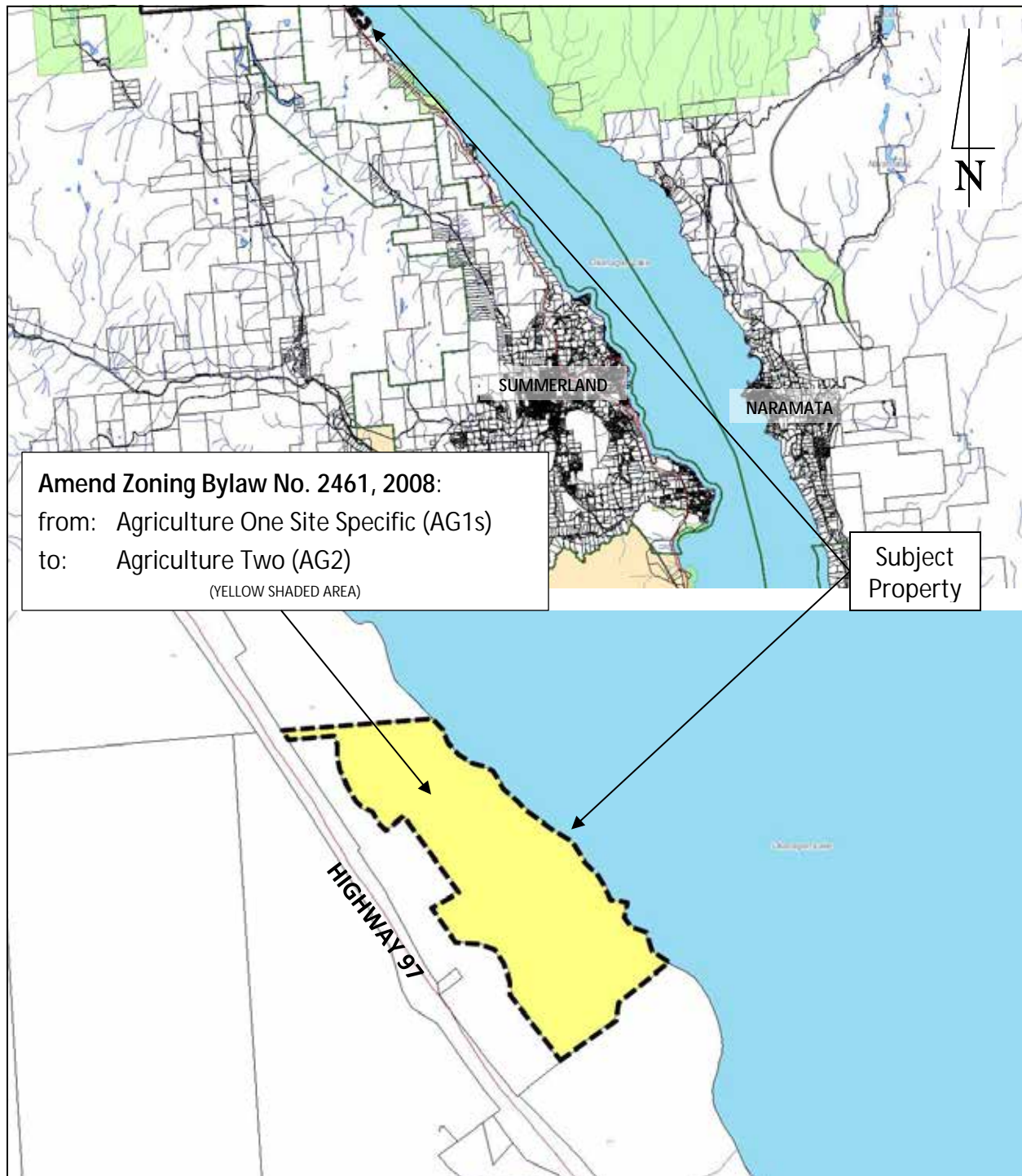
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-31'



RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2728

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature: _____



Signed By: _____

Dean Strachen

Agency: _____

District of Summerland

Title: _____

Director of Dev Serv.

Date: _____

May 26, 2017



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

June 1, 2017

Reply to the attention of Martin Collins
ALC File: 46581

Christopher Garrish MA, MSS, MCIP, RPP • Planning Supervisor
Regional District of Okanagan-Similkameen
101 Martin Street,
Penticton, BC
V2A 5J9

Re: Zoning Bylaw No. 2728

Thank you for forwarding a draft copy of Bylaw No. 2728 for the Agricultural Land Commission's (the ALC's) review and comment. The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *Agricultural Land Commission Act* and regulation, and decisions of the ALC.

The ALC remains concerned with the Table 10.4.5 *Maximum Number of Dwellings Permitted per Parcel* and repeated throughout the bylaw. The ALC remains unconvinced that parcels greater than 8 ha require additional homes beyond a single accessory dwelling for farm help even with the "farm" assessment classification. In particular there is concern that the relatively low farm income threshold required for "farm" assessment does not usually require an additional residence for farm help. As such it is recommended that in the ALR, the maximum number of accessory dwellings be limited to one (1) and only on parcels greater than 3.5 ha.

In addition, it is difficult to conceive that an additional permanent dwelling for farm help would be required on a parcel smaller than 3.5 ha. It is recommended that ALC non-farm use application should be submitted for additional dwellings for farm help for farm operations smaller than 3.5 ha. Retaining the proposed Table(s) that specify the number of permitted dwellings in the draft bylaw without the re-worded qualification (as noted below) will result in the proliferation of residences not necessary for farm help on ALR parcels. It is the ALC's experience that multiple residences on farm parcels erodes the parcel's productive capacity and increases subdivision pressure.

It is requested that the Regional District amend the draft bylaw to amend the exception below the table following b);

c) Despite Section 10.4.5(a) for parcels situated with the Agricultural Land Reserve only one principal dwelling, and one accessory dwelling for farm help are permitted on parcels larger than 3.5 ha. The accessory dwelling must be on a temporary foundation and used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the Assessment Act. For parcels smaller than 3.5 ha an application for an accessory dwelling for farm help must be submitted to the ALC.

...2

The ALC notes that there are also portions of the bylaw which are not consistent with the advice provided in the Ministry of Agriculture's *Guide for Bylaw Development in Farming Area (the Guide)*. Specifically it is noted that site coverage for Greenhouses is less than is recommended by the *Guide* (75%), as well as the permitted site coverage for farm structures. In addition, restrictions on livestock density (as per Section 7.23 and others repeated throughout the bylaw) are not supported by the *Guide* or by s. 555 of the Local Government Act.

If you have any questions about the above comments, please contact the undersigned at 604-660-2554 or by e-mail (martin.collins@gov.bc.ca)

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Martin Collins, Director of Policy and Planning

REPRESENTATIONS: (DISTRIBUTED AT Planning and Development Committee July 21, 2016)

- MINISTRY COMMENTS
- APC MINUTES
- FEEDBACK FORMS FROM OPEN HOUSES

Lauri Feindell

From: Christopher Garrish
Sent: July 8, 2016 2:17 PM
To: Lauri Feindell
Subject: FW: Preliminary Comments on Bylaw No.2728

From: Collins, Martin J ALC:EX [<mailto:Martin.Collins@gov.bc.ca>]
Sent: May-03-16 1:01 PM
To: Christopher Garrish
Subject: Preliminary Comments on Bylaw No.2728

Chris

As per our telephone conversation:

- 1) I have no objection to the current bylaw standards for setbacks for livestock structures, but would not object to their being reduced;
- 2) The qualifying statement about additional dwellings on ALR parcels being required for "farm" purposes needs to be clarified to capture those ALR parcels which do not have "Farm " status;
- 3) The housing table remains problematic, but somewhat improved from past bylaws;
- 4) I have checked Tinhorn Creek's ALC application record and can find none for "assembly" uses for up to 400 persons;
- 5) More to come on the site specific front – I will continue to undertake checks.

Regards

Martin Collins
Regional Planner
Agricultural Land Commission
#133 4940 Canada Way
Burnaby, BC, V5G 4K6
martin.collins@gov.bc.ca
604-660-7021

Lauri Feindell

From: Christopher Garrish
Sent: April 14, 2016 1:20 PM
To: Lauri Feindell
Subject: FW: Update of Agriculture Zone & Regulations

From: Rick Hatch]
Sent: April-11-16 10:45 PM
To: Planning; Christopher Garrish
Subject: Update of Agriculture Zone & Regulations

Hello Chris,

Thank you for the opportunity to provide feedback on the amendment of Electoral Area F Zoning Bylaws, as they relate to the Agriculture Zones and Agriculture Regulations.

My perspective is coming from someone who owns a parcel of approximately .5 Acre, or 2023 m². At the moment, my wife and I are currently raising 6 Muscovy Ducks, a breed who are virtually silent (they hiss and trill rather than quack.) We are raising them for eggs, pest control, and to be breeding stock for future meat birds. We do plan to have up to 25 birds, as our land can easily accommodate this size of flock without causing a nuisance.

We place a strong value on local and healthy food, as well as lowering our personal carbon footprint by raising our own animals, and to this goal we plan for our flock to be a cornerstone of our food system. Our neighbors and friends who walk and drive by our house love to see our happy ducks splashing in their kiddie pool.

I would propose amending the sizing regulations as follows:

Adjust #2 from 500m to 2500m to 500m to 2000m.

Adjust #3 from 2500m to 4000m to 2000m to 4000m.

I would also proposing allowing 1 rooster per parcel as well, as the important functions of a rooster in maintaining a healthy and safe flock are many.

I would be happy to speak to anyone regarding these matters.

Please feel free to contact me anytime,
Thank you for your time
Rick Hatch

Lauri Feindell

From: Monica Sullivan a>
Sent: May 26, 2016 7:13 PM
To: Planning
Subject: bylaws regarding livestock in the RDOS

Hello,

I was under the understanding that when we purchased our property in West Bench that we were allowed 1 horse for the first acre and an additional horse for every ½ acre thereafter. I strongly feel that should be the minimum number of horses allowed. The reason many people buy in the RDOS is that they are strong proponents for an agriculture environment that allows for horses, chickens or other types of livestock. Without this, our area would lose a lot of the appeal it currently holds for us.

Many thanks,

Jim and Monica Sullivan



Do you oppose, or are you in support of the proposed amendment to the Electoral Area Zoning Bylaws as they relate to the Agriculture Zones and Agriculture Regulations? (additional information is available on the Regional District's web site)

In response to the March 10, 2016 update which summarizes the most recent proposal. I have three topics I wish to comment:

1. Owning Horses <0.4 Ha to 2 Ha I support the proposed number of livestock limiting <0.4 Ha (0 horses) and up to 2 Ha (4 horses). Identifying the optimum property size per horse helps to address issues arising from too many horses on small acreages. The proposed bylaw is fair and allows many properties on the Westbench to have horses or board horses for others while respecting property rights of non-livestock owners and helps to minimizing the impacts of neighboring properties. Limiting horse number and the ability to enforce those limitations are important to the health of the community and neighboring properties.

As it relates to horse health, there are numerous studies (on the internet) that confirm the one horse per acre model which addresses requirements but not limited to: adequate pasture, running space, dust/dirt controls, concern over water contamination from improper manure disposal, spread of parasites and weed seeds and socialization (not necessarily with another horse).

2. >2 Ha – Unlimited Livestock - The proposal for >2 ha proposing unlimited livestock is concerning. For example, when reviewing the RDOS map, there are 3 properties in one cluster (Sparton Drive) that could each have unlimited horses. As this is not a rural ranch setting, this would have negative impacts on neighboring properties for reasons stated above (dust, dirt, parasites and environmental concerns). Determining a set number of horses per acre and setting a maximum number per property (for >2 Ha) would be most responsible (ie: no more than 6 horses per property over 2 Ha). The variance permit application is available to anyone seeking more than the bylaw allows and is a great tool for collaboration between neighbors to address concerns.

3. Setback – The proposed setback for building (and not inclusive of pasture) is extremely concerning as well. Many properties are narrow and neighboring properties are situated close to property lines. The proposal of 4 metres from a property line for a structure that houses livestock could be as close as 8 metres from a neighboring house. A barn (housing horses, pigs, chickens, etc) situated just metres away from a neighbouring house would greatly impact and interfere with the rights of others to enjoy their own property as well as diminish property values. The concerns being odors, dust, dirt, parasites, flies, and ground water runoff onto the neighbour's property. The previous set back of 30 metres has worked for years with property owners having the ability to apply for a variance permit. This is still the preferred model for collaboration and concerns to be voiced & heard. I would suggest maintaining the 30 metre setback clause as this model does work for most properties that will be permitted to have livestock. Additionally, the bylaw should consider an additional clause to ensure that a structure housing livestock not be built within 30 metres of a neighbouring house. A variance application is always a tool available.

The Alberta Government website is one of those sites that lists health and environmental concerns regarding horse ownership and management and describes the issues of concern very well. For your reference:

[http://www1.agric.gov.ab.ca/\\$department/deptdocs.nsf/all/agdex7954](http://www1.agric.gov.ab.ca/$department/deptdocs.nsf/all/agdex7954) *On average, an 1100 pound (500 kg) horse will produce 31 pounds (14 kg) of feces and 2 to 3 gallons (8-11 litres) of urine per day, plus bedding. The amount of manure that can build up over one year from just one horse is substantial. A poorly managed manure pile can harbour intestinal parasites, provide a breeding ground for flies and insects and produce objectionable odours. Runoff from improperly stored manure can quickly become a potential environmental contaminate, because it can carry nutrients, pathogens and organic particles into the water cycle via surface runoff or leach into groundwater.*

For all the reasons listed, limiting the number of horses on the Westbench is important to the health of the neighbourhood and property values.

Thank you for the opportunity to provide feedback on the important issue of owning livestock and how this impacts both livestock and non-livestock owners and respecting individual property rights for the diverse community in which we live.

Please send your comments to: Regional District of Okanagan Similkameen 101 Martin Street, Penticton, BC V2A5J9

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Update of Agriculture Zone & Regulations

Feedback Form



Regional District of Okanagan-Similkameen

Do you oppose, or are you in support of the proposed amendment to the Electoral Area Zoning Bylaws as they relate to the Agriculture Zones and Agriculture Regulations?

(additional information is available on the Regional District's web site)

I do not support the proposed changes to the agriculture zones.

Feel free to give us your contact information (but this is not required).

Name:

Shaloe Street

Address:

Husula Highlands

Phone:

Email Address:

RECEIVED
Regional District

Please send your comments by:

Mail: Regional District of Okanagan Similkameen
101 Martin Street,
Penticton, BC V2A5J9

Fax: 250-492-0063
Email: planning@rdos.bc.ca

101 Martin Street
Penticton BC V2A 5J9

Please return this Comment Sheet by April 15, 2016

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Update of Agriculture Zone & Regulations

Feedback Form



Regional District of Okanagan Similkameen

Do you oppose, or are you in support of the proposed amendment to the Electoral Area Zoning Bylaws as they relate to the Agriculture Zones and Agriculture Regulations?

(additional information is available on the Regional District's web site)

I oppose the change in the bylaw.
I feel these are rural areas and should remain as such with relation to reasonable numbers of livestock.

We have lost our school up West Bench we should not loose more residents to new rules and additional changes.

Shawna

Feel free to give us your contact information (but this is not required).

Name:

Shawna Eshleman

Address:

Forsyth Drive Husula Highlands

Phone:

Email Address:

RECEIVED
Regional District

Please send your comments by:

Mail: Regional District of Okanagan Similkameen
101 Martin Street,
Penticton, BC V2A5J9

Fax: 250-492-0063
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I would like to voice my input for the change to the bylaw for keeping of livestock provisions.

We have only moved to Westbench a year and a half ago and we moved specifically for the reason that we could have our horses on our land while living close to Penticton. We have two young girls and two horses. What better environment for children to grow up in?? We have a wonderful community of horse people who not only care for their animals but have pride of ownership in their property. While riding down KVR you can view many, many horse properties all of which are beautifully kept and have had or having extensive work done to them. I have never heard of a complaint nor problem with any horse owners and residential neighbors regarding dirt, dust nor smell. In speaking with neighbors who have lived in Westbench for decades they have never heard of a problem with domestic horses at all. We have a beautiful riding arena which is part of the RDOS Selby Park and have spent a lot of volunteer time and a lot of money to have this venue for all to use. This was also another reason we moved to Westbench, as accessibility is easy and safe for my children and all children in the area. This arena is very well used because owners have their animals on their property and are not boarding elsewhere.

If you were to change the bylaw it would be a huge negative for so many people who have less than 1-2 acres. Horses need to be with others. They are a herd animal and do not do well mentally nor physically when on their own. If we are to be responsible horse owners we need to have the capability to keep them together, and all horse owners purchased their land with that in mind. When buying a piece of property the cost of boarding your horse is not what is in the planning.

I hope that you will consider this very carefully. Westbench has been through enough in the last months losing our school. Please don't ruin our wonderful little community by putting restraints on something that has not been a problem.

Linda Brooks

Lauri Feindell

From: Stuart
Sent: April 15, 2016 3:54 PM
To: Planning
Subject: Agriculture Bylaw letter- Livestock allowance

April 14th-2016
DEPARTMENT

RDOS PLANNING

From: Alisa & Stuart Kulak

113 Sunglo Drive Penticton,

We are writing to propose that the bylaw should be changed to allow 1 horse per half acre with regards to the Electoral Area Zoning Bylaw as it relates to the Agriculture zones and Agriculture Regulations of keeping livestock.

Some of the reasons we support the update for an amendment to the current bylaw with regards to the Agriculture zones and regulations of keeping livestock is that we live in a Rural Community that is just minutes to town and for this very reason we enjoy a country lifestyle which benefits our family and children. This rural community has embraced a love for horses for many years while still being close to town. Many families move to this area just so they can enjoy horses on their property without being far from the city.

We have had horses in this community for several years previously. As have many residents in this community owning several horses. The benefit of having horses within our family has been seen firsthand with our family, our children and their friends. It has taught them responsibility, how to work hard, caring for an animal, love, freedom and confidence. It has also been shared with many friends that don't have that opportunity to have horses, in that they have learned many gifts that I think are quite valuable in a day and age where technology rules a lot of the children. We have children over all the time and the benefit of being outside with nature and animals is fantastic.

I believe the community of horse owners that care and love these animals (horses) also possess great animal husbandry. We ourselves have always practiced excellent horse husbandry and care at our own property. We

also have great farm practise in which we haul the manure away every two to three weeks. The area is cleaned daily. We have worked with all our neighbors in providing some of this manure for their gardens and plants. We have hauled it to the city dump in which they use it for compost and recycle it back into the community as fertilizer. We have brought it to many community gardens and organic orchards to help their growth of fruits and vegetables.

We keep our property clean, safe and odor free. The neighbors enjoy seeing our family and children with our horses. We have also never received any complaints of any kind in the past.

Thank you kindly for reading this information,

Alisa and Stuart Kulak

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My number one concern is that this has not really been put before the residents of the RDOS for proper input and consideration. Only area F and area D had any public awareness and those one hour meetings were not advertised well and the notification was very short time wise.

Second on my list of the issues I have with the bylaws is that they still are only allowing one horse at the low end of the parcel size for lots that are 0.4 to 0.8 ha or basically 1 to 1.98 acres in size. It was discussed in detail at the meeting how horses are herd animals and it is a humane standard in the National Farm Animal Care Council Code of Practice for the care and handling of Equines that horses "have company of the animals own kind" under the Freedom to Express Normal Behaviour, as well as in other parts of the code. Here is a link to the code itself <http://www.nfacc.ca/codes-of-practice/equine>

which can also be found on the SPCA's website in reference to equine care. It was also brought up at the meeting that when several of the people in attendance had purchased their properties the bylaw was one horse for the first acre and one more horse for every additional ½ acre and they were not even aware that the bylaws had changed since they originally purchased their properties.

I have gotten information from the city of Penticton, Summerland and Kelowna and interestingly their livestock bylaws are more relaxed than what the RDOS currently has or is proposing. The municipalities are more in line with what the Provincial Agricultural regulations are. In the City of Penticton I spoke with Lindsey Fraser and Darryl Haddrell who told me that in zoning under RC- Country Residential Housing which has a minimum lot size of 0.4 ha, or one acre agricultural use is allowed and the number of horses is NOT restricted.

In Summerland I spoke with Gary Ellis who told me they do not limit numbers of livestock, using other bylaws to address problems if they arise and or refer complaints to the Farm Practices Board. Mr. Ellis told me they have lots as small as ½ acre in A1 AG zoning.

In Kelowna areas zoned as A1,RR1, and RR2 with a "C" notation have lots of 0.4 ha and animals and poultry are unlimited.

I find it very interesting that within municipalities it seems that they are following the Ministry of Agriculture regulations and yet in the RDOS which is mainly rural properties the bylaws are so much stricter. I do not necessarily agree with the unlimited approach but I think perhaps there should be some type of actual agricultural reasoning and science application on the numbers as opposed to what seems to be just numbers applied for no real reason. I personally feel that even the rigid lot size ruler, so to speak is not guaranteed to work, as on the West Bench where I live the lot lines often zigzag or can be mostly ravine even on large lot sizes. This leaves many large size lots with actual very little useable space for animals of any kind, but because they would meet the lot size requirement they could have more animals than the land is actually suited for.

Also why do the numbers jump from 4 horses at 2.0 ha yet as soon as you go over that number say at 2.01 ha you can have unlimited numbers of livestock? Does this really make sense? Why would .01 of a hectare meant that suddenly a lot can sustain unlimited numbers of livestock?

I would really like to have an explanation as to how and why these numbers are chosen, as even within the different Regional Districts there is no consensus on numbers? And the municipalities seem to be more in line with the Provincial Agricultural regulations, all very confusing and not making much sense in my mind.

In essence as I understand the proposed bylaws they are not really changing anything in regards to the number of livestock ie: horses but they are changing it in regards to the number of small livestock such as chickens on small lots and eliminating roosters altogether until one meets the golden size of 5 acres/2ha. at which point numbers or types of animals apparently are not limited. Again I find it interesting that cities are moving towards allowing people to keep a small number of chickens on city lots and our rural areas the numbers are being reduced from what the historical numbers were, from 25 down to 5 with no roosters.

As for the elimination of roosters I have an issue with that as if a person has heritage birds there will not be a way to continue the breed without a rooster. I know that recently a B.C. breeder of heritage birds has gone out of business and therefore I wonder if a person would be able to easily replace a specific breed and the minimum number one would have to order and how that would work in regards to the numbers one is allowed on their property. ie if they only need or want to replace a few birds but have to order more to meet the minimum which I believe can be 12, which means for those only allowed 25 birds they have to wait until their flock is 50 % reduced before they can build it up again. For those who are only allowed 5 birds they will be more than 50% over their limit in the purchase?

Also some of the more expensive heritage breeds are sold "straight run" which means they are not sexed, so you may pay big dollars for a bird you will have to get rid of if it turns out to be a rooster.

Here is a link to a heritage chicken breeder in B.C. which shows pricing and minimums.
<http://www.gradeehfarms.ca/ordering-guidelines.html>

Another large concern is the properties where the bylaws suggest to totally remove the wording "agriculture" and base the numbers totally on lot size. At first I thought that was a good idea, but after discussing with a few more educated people familiar with bylaws I have been told that is not really a good idea going forward into the future.

These are all questions that should have an answer in my opinion before the bylaw changes take place.

Theresa Nolet 319 Newton Drive West Bench

Update of Agriculture Zone & Regulations Feedback Form

April 11, 2016

As a Backyard Chicken Farmer with 16 chickens – 1 rooster and 15 hens – who has completed extensive research in small flock farming and has years of experience in raising backyard chickens, I offer the following thoughts and adjustments to the *Proposed Zoning Bylaw Regulations*:

Parcel Size

Adjust #2 from 500m to 2500m to 500m to 2000m.

Adjust #3 from 2500m to 4000m to 2000m to 4000m.

This reduction from 2500m to 2000m would fall more in line with actual property sizes and be less limiting.

Roosters

Adjust the complete ban of roosters to allowing 1 rooster, or 1 rooster per 12 hens.

A small poultry flock is of great benefit to a rural setting, and a flock of 10-25 hens is incomplete without a rooster which serves 3 main purposes: defense, curtail negative hen behavior, and fertilization.

With my free range birds the rooster is the bodyguard for the flock – he will fend off hawks, owls and other predators. The rooster is the 'head of the family'. He watches over and maintains order in the flock – otherwise hens can cluck at and peck each other incessantly, even causing death. He fertilizes the eggs which enables a 'broody' hen to hatch baby chicks – a natural and economical way to maintain the flock. Chicks raised and taught by their mother hen (rather than from an incubator) are calmer and more 'free range savvy'.

One rooster is adequate for 10 to 12 hens. Flocks of 25 or more would be better serviced and maintained by 2 or more roosters. Multiple roosters are only a problem when there are not enough hens to go around.

Education

I would be more than happy to share my experience and knowledge with any who care to learn more about backyard chicken farming, and especially 'neighbourly' chicken farming.

Stewart McLeod [Rooster Booster!]

Update of Agriculture Zone & Regulations

Feedback Form



RDOS

Do you oppose, or are you in support of the proposed amendment to the Electoral Area Zoning Bylaws as they relate to the Agriculture Zones and Agriculture Regulations?

(additional information is available on the Regional District's web site)

Let's go back to Bylaw #68!! The West Bench is a one of a kind community in the RDOS. There is nothing like this five minutes from downtown. We look after our animals as best we can and keeping ^{at least} two horses together is terribly important. If we kept our horses the way the Channel Parkway stables keeps their horses, I could see concern. We supply green pastures for our four legged friends to enjoy all year, regardless if it's less than 1 acre per horse.

Feel free to give us your contact information (but this is not required).

Name:

Andrea Kinnin

Address:

2001 West Bench Dr.

Phone:

Email Address:

Please send your comments by:

Mail: Regional District of Okanagan Similkameen
101 Martin Street,
Penticton, BC V2A5J9

Fax: 250-492-0063
Email: planning@rdos.bc.ca

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Update of Agriculture Zone & Regulations

Feedback Form



Regional District of Okanagan-Similkameen

Do you oppose, or are you in support of the proposed amendment to the Electoral Area Zoning Bylaws as they relate to the Agriculture Zones and Agriculture Regulations?

(additional information is available on the Regional District's web site)

I am opposed to the proposed amendment in regards to "Keeping of livestock" provisions.

My reasons for lobbying for the change to the bylaw for keeping of livestock provisions are as follows;

- Horses are herd animals and do not thrive when kept alone. To keep them stress free and healthy, we need to practice good horse husbandry and keep them in a herd environment.
- We have a beautiful riding arena which is part of the RDOS Selby Park and have spent significant money and volunteer hours on upgrading it. This is a huge draw for families moving in to the area with horses and the arena is well used.
- Even though West Bench is zoned residential, it is a rural community and the majority of horse owners (I believe) practice good farm practices and good neighbour practices of keeping dust, odor and general cleanliness in mind.

I encourage the Board to consider changing the bylaw to allow for two horses per acre (0.4 hectares), as it was in Bylaw #68, 1969. Thank you!

Feel free to give us your contact information (but this is not required).

Name:

Sue Gibbons

Address:

2020 West Bench Drive Penticton B.C. V2A8Z3

Phone:

Email Address:

Please send your comments by:

Mail: Regional District of Okanagan Similkameen
101 Martin Street,
Penticton, BC V2A5J9

Fax: 250-492-0063
Email: planning@rdos.bc.ca

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Update of Agriculture Zone & Regulations

Feedback Form



RDOS 2016-01-01 10:00 AM

Do you oppose, or are you in support of the proposed amendment to the Electoral Area Zoning Bylaws as they relate to the Agriculture Zones and Agriculture Regulations?

(additional information is available on the Regional District's web site)

- As a coach it is important I promote the best possible horse husbandry
- horses are hard animals, + do not thrive alone.
- when I purchased my property in 1984, the bylaw was "one horse per acre, + one horse for every additional 1/2 acre, OR PORTION THEREOF!"
- I would encourage the bylaw to read 2 horses for the 1st ~~acre~~ ^{acre}, so smaller acreages can still have a horse facility, + a horse not to be kept alone.
- the investment by the RDOS for our lovely equestrian ring, clearly supports the West Bench's historical value placed on horse ownership.
- we live in an obese/health issue society. Encouraging children to ride promotes healthy living, + encourages the West Bench to stay a rural environment / as much /
- I am in favour of the 4-7 metre setback for stables, to facilitate green-space - i.e. pastures - on the West Bench acreages.

Feel free to give us your contact information (but this is not required).

Name:	JANE WINDLER
Address:	2201 WEST BENCH DR.
Phone:	
Email Address:	

Please send your comments by:

Mail: Regional District of Okanagan Similkameen
101 Martin Street,
Penticton, BC V2A5J9

Fax: 250-492-0063
Email: planning@rdos.bc.ca

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Update of Agriculture Zone & Regulations Feedback Form



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Do you oppose, or are you in support of the proposed amendment to the Electoral Area Zoning Bylaws as they relate to the Agriculture Zones and Agriculture Regulations?

(additional information is available on the Regional District's web site)

PROPOSED RDOS LIVESTOCK BYLAWS

THE NATIONAL FARM ANIMAL CARE COUNCIL CODE OF PRACTICE for the care and handling of Equines states that horses "have company of the animals own kind" under the Freedom to Express Normal behavior.

IN ORDER TO PROMOTE humane treatment of horses and all livestock, owners should be able to have at least two of the same species, regardless the size of ~~the~~ property

Feel free to give us your contact information (but this is not required).

Name:

HEATHER LEAKE

Address:

3014 WESTBENCH DR PENTICTON, BC

Phone:

Email Address:

Please send your comments by:

Mail: Regional District of Okanagan Similkameen
101 Martin Street,
Penticton, BC V2A5J9

Fax: 250-492-0063
Email: planning@rdos.bc.ca

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Update of Agriculture Zone & Regulations Feedback Form



Do you oppose, or are you in support of the proposed amendment to the Electoral Area Zoning Bylaws as they relate to the Agriculture Zones and Agriculture Regulations?

(additional information is available on the Regional District's web site)

I Am in support of 2 horses per acre in area F.

Feel free to give us your contact information (but this is not required).

Name:

Kelvin Leake

Address:

301A W BENCH DR.

Phone:

Email Address:

Please send your comments by:

Mail: Regional District of Okanagan Similkameen
101 Martin Street,
Penticton, BC V2A5J9

Fax: 250-492-0063
Email: planning@rdos.bc.ca

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Update of Agriculture Zone & Regulations

Feedback Form



Regional District of Okanagan-Similkameen

Do you oppose, or are you in support of the proposed amendment to the Electoral Area Zoning Bylaws as they relate to the Agriculture Zones and Agriculture Regulations?

(additional information is available on the Regional District's web site)

I AM IN SUPPORT OF MORE THAN 1 HOUSE
IN AREA.

Feel free to give us your contact information (but this is not required).

Name:

Colin LEAKE

Address:

3014 WEST BENCH DR.

Phone:

Email Address:

Please send your comments by:

Mail: Regional District of Okanagan Similkameen
101 Martin Street,
Penticton, BC V2A5J9

Fax: 250-492-0063
Email: planning@rdos.bc.ca

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Update of Agriculture Zone & Regulations

Feedback Form



Regional District of Okanagan Similkameen

Do you oppose, or are you in support of the proposed amendment to the Electoral Area Zoning Bylaws as they relate to the Agriculture Zones and Agriculture Regulations?

(additional information is available on the Regional District's web site)

I support having no horses (livestock) on properties less than 1/4 ha (1 acre)

* I strongly request that from .4 - .8 ha two (2) horses & livestock be allowed in particular where this is in line with the historic situation

I support having livestock shelter conform to the standard setbacks in the RDOS - 4.5 m from property line I believe & 3 m more on larger properties
I support the farm - worker housing proposals in the bylaw

Feel free to give us your contact information (but this is not required).

Name:

Eva Durnace

Address:

1120 Donatton Dr. Penticton (West End)

Phone:

Email Address:

Please send your comments by:

Mail: Regional District of Okanagan Similkameen
101 Martin Street,
Penticton, BC V2A5J9

Fax: 250-492-0063

Email: planning@rdos.bc.ca

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101 Martin Street
Penticton BC V2A 5J9

Eva Durance
1120 Jonathn Drive
Penticton, BC
V2A 8Z6

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Regional District

JUL 30 2014

101 Martin Street
Penticton BC V2A 5J9

Okanagan Similkameen Regional District
101 Martin St.
Penticton, BC
Attn: Planning Department
Review of Approved Keeping of Livestock

I have lived on the West Bench since 2003 as well as for three years in the early 1990s and have had a horse owner for the past two years (boarded nearby). I realize that the proposed changes to the policy above would affect other RDOS areas as well, but I can only speak for the one where I live.

One of the great attractions of the Bench for me and many others is the rural nature of the place and the sense I've always had here that most residents at least are extremely protective of that. This rural character includes horses and other livestock virtually all of which are kept because the owners like having the animals and the rural lifestyle that goes along with them. It's not a commercial venture.

I constantly hear concerns expressed about the Reserve horses, but have never heard anyone I've spoken to complain about their neighbours' livestock. Getting wakened in the morning by a rooster crowing or hen cackling at laying an egg, or hearing a horse whinnying is part of the joy of living here and one of the main reasons many people buy property on the Bench or wish to. That said, apparently there have been one or two complaints, one of which is from someone who doesn't live on the Bench himself, but is running a boarding stable here. Basing a draconian change such as is proposed on the basis of one or two people's complaints, one at least of which is commercially motivated, is unjustified.

Nor is using another Regional District's regulations as justification for changes here reasonable, and especially as a way to emphasize how fair the changes are compared to other places' rules. Why not use the City of Penticton's and Summerland's complete lack of such regulations on acreages as the basis for a policy? At least these municipalities are in the same area as the RDOS.

I strongly object to the proposed changes for the following reasons, among others:

- There has been no prior opportunity for public input to these substantial proposed changes nor I suspect are most people in the RDOS even aware of the matter.
- The numbers of complaints are far too few and from, in one case, a tainted, source, to base any changes on; as well the basis of the complaints should be taken into account, whether they had substance as to numbers of livestock in violation of current policy or

were about other issues such as a property not kept clean of manure, animals getting out onto neighbours' property, and so forth. These are different issues

- Simply dictating so many animals per ha doesn't take into account how much land is used for the animals. A person could have 2+ ha (proposed unlimited numbers) yet confine the animals to a very small part of that land, whereas someone with one ha or less could devote most of the property to the animals and therefore have a much more appropriate arrangement than the first person. Individual cases should be considered
- There are a number of people on the Bench who purchased their properties as ones where they could have a certain number of horses and built expensive facilities (barn/shelter, fencing, and so forth) on that basis. Now they are to be told that when they sell they won't be able to do so under the terms they purchased and made those large capital improvements. That effectively reduces their property values greatly and is manifestly unfair as well as possibly actionable.
- The designation of one horse on properties of under 1 ha indicates a lack of understanding of horses and their needs. They are herd animals that need to live with another horse to be content and kept in a humane manner; short periods alone won't harm, but long-term is unacceptable. An inquiry to the SPCA would have made this clear as their policy is to strongly discourage anyone keeping a horse by itself. This policy change would either encourage inhumane treatment of horses or effectively make it impossible to have a horse on many Bench properties that now can.
- The RDOS paid for the initial building of and then improvement of the riding ring, round pen, and adjacent fencing. If horses are to be effectively barred from most properties on the Bench, what is the point of the ring which was meant as a facility for HORSE OWNERS here?!
- I fail to see any serious connection between the setback regulations and the number of horses currently allowed on various-sized properties. Many horse owners have a simple lean-to as shelter for their animals or even just one or more large coniferous trees. Again, some attention to what is actually going on might mitigate concerns in this area.
- There are fewer than three dozen horses on the Bench, omitting of course the up to 24 from the Reserve that appear to now live here. Given the cost of horse ownership, there is unlikely to be a huge increase in those numbers. Most people who live here would never consider owning a horse, or any livestock, but enjoy very much the ambience having them around creates. When I am out riding, drivers and passersby invariably smile and wave or comment as they go by; I'm very sure it's not me they are happy to see! And if one passes children, there's always great excitement in their eyes. We want children to learn about other creatures; one of the easiest, most natural ways is to see well-loved domestic animals in everyday life.
- To designate only 3 "livestock" on 1-2 ha, but an unlimited number on 2 ha or over is simply ridiculous. That means that someone with 1.99 ha could only have 3, say horses, but someone with 2 ha could have-- pick a number. Where is the logic in this?
- Instead of focusing on the non-issue of the owned and well-cared-for horses on these rural properties, I would suggest that the RDOS to put its efforts into finding solutions for the Reserve horses. Their safety and well-being are at serious risk and from a human perspective, they do substantial damage to residential properties. The domestic horses are neither at risk nor do they damage others' properties.

Update of Agriculture Zone & Regulations

Feedback Form


RD OF OKANAGAN SIMILKAMEEN

Do you oppose, or are you in support of the proposed amendment to the Electoral Area Zoning Bylaws as they relate to the Agriculture Zones and Agriculture Regulations?

(additional information is available on the Regional District's web site)

OPPOSED - SEE ATTACHED SHEET FOR MY REASONS

Feel free to give us your contact information (but this is not required).

Name:

GERALD PESTARDIS

Address:

319 NEWTON DRIVE WEST BONCH

Phone:

Email Address:

Please send your comments by:

Mail: Regional District of Okanagan Similkameen
101 Martin Street,
Penticton, BC V2A5J9

Fax: 250-492-0063
Email: planning@rdos.bc.ca

Please return this Comment Sheet by April 15, 2016

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.

My number one concern is that this has not really been put before the residents of the RDOS for proper input and consideration. Only area F and area D had any public awareness and those one hour meetings were not advertised well and the notification was very short time wise.

Second on my list of the issues I have with the bylaws is that they still are only allowing one horse at the low end of the parcel size for lots that are 0.4 to 0.8 ha or basically 1 to 1.98 acres in size. It was discussed in detail at the meeting how horses are herd animals and it is a humane standard in the National Farm Animal Care Council Code of Practice for the care and handling of Equines that horses "have company of the animals own kind" under the Freedom to Express Normal Behaviour, as well as in other parts of the code. Here is a link to the code itself <http://www.nfacc.ca/codes-of-practice/equine>

which can also be found on the SPCA's website in reference to equine care. It was also brought up at the meeting that when several of the people in attendance had purchased their properties the bylaw was one horse for the first acre and one more horse for every additional ½ acre and they were not even aware that the bylaws had changed since they originally purchased their properties.

I have gotten information from the city of Penticton, Summerland and Kelowna and interestingly their livestock bylaws are more relaxed than what the RDOS currently has or is proposing. The municipalities are more in line with what the Provincial Agricultural regulations are. In the City of Penticton I spoke with Lindsey Fraser and Darryl Haddrell who told me that in zoning under RC- Country Residential Housing which has a minimum lot size of 0.4 ha, or one acre agricultural use is allowed and the number of horses is NOT restricted.

In Summerland I spoke with Gary Ellis who told me they do not limit numbers of livestock, using other bylaws to address problems if they arise and or refer complaints to the Farm Practices Board. Mr. Ellis told me they have lots as small as ½ acre in A1 AG zoning.

In Kelowna areas zoned as A1,RR1, and RR2 with a "C" notation have lots of 0.4 ha and animals and poultry are unlimited.

I find it very interesting that within municipalities it seems that they are following the Ministry of Agriculture regulations and yet in the RDOS which is mainly rural properties the bylaws are so much stricter. I do not necessarily agree with the unlimited approach but I think perhaps there should be some type of actual agricultural reasoning and science application on the numbers as opposed to what seems to be just numbers applied for no real reason. I personally feel that even the rigid lot size ruler, so to speak is not guaranteed to work, as on the West Bench where I live the lot lines often zigzag or can be mostly ravine even on large lot sizes. This leaves many large size lots with actual very little useable space for animals of any kind, but because they would meet the lot size requirement they could have more animals than the land is actually suited for.

Also why do the numbers jump from 4 horses at 2.0 ha yet as soon as you go over that number say at 2.01 ha you can have unlimited numbers of livestock? Does this really make sense? Why would .01 of a hectare meant that suddenly a lot can sustain unlimited numbers of livestock?

I would really like to have an explanation as to how and why these numbers are chosen, as even within the different Regional Districts there is no consensus on numbers? And the municipalities seem to be more in line with the Provincial Agricultural regulations, all very confusing and not making much sense in my mind.

In essence as I understand the proposed bylaws they are not really changing anything in regards to the number of livestock ie: horses but they are changing it in regards to the number of small livestock such as chickens on small lots and eliminating roosters altogether until one meets the golden size of 5 acres/2ha. at which point numbers or types of animals apparently are not limited. Again I find it interesting that cities are moving towards allowing people to keep a small number of chickens on city lots and our rural areas the numbers are being reduced from what the historical numbers were, from 25 down to 5 with no roosters.

As for the elimination of roosters I have an issue with that as if a person has heritage birds there will not be a way to continue the breed without a rooster. I know that recently a B.C. breeder of heritage birds has gone out of business and therefore I wonder if a person would be able to easily replace a specific breed and the minimum number one would have to order and how that would work in regards to the numbers one is allowed on their property. Ie if they only need or want to replace a few birds but have to order more to meet the minimum which I believe can be 12, which means for those only allowed 25 birds they have to wait until their flock is 50 % reduced before they can build it up again. For those who are only allowed 5 birds they will be more than 50% over their limit in the purchase?

Also some of the more expensive heritage breeds are sold "straight run" which means they are not sexed, so you may pay big dollars for a bird you will have to get rid of if it turns out to be a rooster.

Here is a link to a heritage chicken breeder in B.C. which shows pricing and minimums.
<http://www.gradeefarms.ca/ordering-guidelines.html>

Another large concern is the properties where the bylaws suggest to totally remove the wording "agriculture" and base the numbers totally on lot size. At first I thought that was a good idea, but after discussing with a few more educated people familiar with bylaws I have been told that is not really a good idea going forward into the future.

These are all questions that should have an answer in my opinion before the bylaw changes take place.

Gerald Desjardins 319 Newton Drive West Bench

**Advisory Planning Commission Minutes
RDOS Electoral Area "A" Monday April 11, 2015
Sonora Centre, Osoyoos, BC**

Present:

Acting Secretary: Mark Mckenney

Members: Chair Peter Beckett, Vice Chair Mark Mckenney, Gerald Hesketh, Bill Plaskett, Grant Montgomery; In attendance: Area A Director Mark Pendergraft.

Regrets: Bonnie Douglas, Dwayne Svendsen

Meeting was called to Order at 7:05 pm

Minutes of previous meeting were adopted by consensus

Agenda adopted by consensus

Delegations: Christopher Garrish, RDOS

Agenda item 2.1

Update of General Regulation for Agricultural Uses & Development

Mr. Garrish made a presentation regarding the scope of these proposed amendments. Their purpose is to provide amendments to "Keeping of Livestock; Setbacks for Buildings, Structures, & Farm Areas for Farm Uses"; to introduce General Regulations respecting "Kennels" and amend various Site Specific definitions in the Bylaws.

Mr. Garrish described how these amendments seek to standardize these bylaw provisions across as many Electoral Areas in the RDOS as possible.

Discussion

Mr. Garrish's presentation was very specific and complex in terms of the various amendments that are proposed by planning staff.

Keeping of Livestock Regulations

Area "A" APC members asked many questions relating to the proposed amendments. When considering specific livestock limitations APC members expressed their concerns that they do not have specific knowledge pertaining to the best practices for the keeping of livestock to offer a fair opinion to the RDOS (number of horses, chickens, whether roosters should be allowed or not etc.).

Setbacks for Buildings, Structures, & Farm Areas for Farm Uses

Area "A" APC members had similar comments about the setbacks provisions, indication that these proposed changes may have implications on the agricultural community or non-agricultural property owners that APC is not aware of. For example, setbacks of 3.5 M are allowed now in Area and the proposal to move to 4.0 M may have implications on existing land owners, and should be analysed before APC comments.

Temporary Farm Worker Housing

Area "A" APC members commented that the subject amendments are very technical and complex and may have implications beyond the scope of knowledge of the APC members. This being the case more explanation and consultation with potentially affected RDOS citizens should be considered.

Grant Montgomery provided additional information to APC members (by email April 12, 2016) on the correct standards for temporary worker's accommodation.

Chairman Beckett commented that each of these subject areas is of sufficient complexity that perhaps they should be dealt with independently as individual subject areas to allow better understanding and consideration by APC members.

Motion

Made by Bill Plaskett, Seconded Gerald Hesketh

That the APC recommends to the RDOS Board that the proposed amendments related to the **Update of General Regulation for Agricultural Uses & Development** be approved with conditions:

- Prior to APC comments a focus group of agricultural stakeholders should be convened to discuss the proposed bylaw amendments and seek their input
- Consideration of changing the 3.5 Ha setback in Area A to 4.0 should be analysed by RDOS staff as to its implications on existing land owners, and reported to APC
- Setback amendments for livestock should be discussed with the agricultural community and other stakeholders to determine best practices

The Motion is CARRIED unanimously.

Agenda Item 2.2

APC Bylaw No. 2339 5.1 Appointment of APC Positions

By consensus the APC appointed these positions for 2016:

- Chair – Peter Beckett
- Vice Chair – Mark McKenney
- Secretary – Bonnie Douglas

Motion

Made by Mark McKenney, Seconded Bill Plaskett

The Motion is CARRIED unanimously

Motion to Adjourn

Made by Gerald Hesketh, Seconded Bill Plaskett

For the motion: Unanimous

Opposed: None

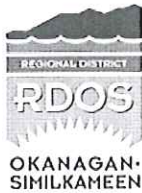
The Motion is CARRIED

Meeting Concluded at 8:50 PM



Mark McKenney

Peter Beckett



REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
ELECTORAL AREA "D" ADVISORY PLANNING COMMISSION

MINUTES

Tuesday, March 8, 2016
OPEN HOUSE at 6:00 to 7:00 p.m.
APC Meeting at 7:00 p.m.
Okanagan Falls Community Centre
1141 Cedar Street, Okanagan Falls, BC

DISTRIBUTION:

Mr. T. Siddon, Director, Electoral Area "D"

Mr. T. Styffe, Alt. Director, Electoral Area "D"

Members: Jerry Stewart - Chair
Doug Lychak – Vice Chair
Don Allbright, Ed Melenka, Robert Handfield, Robert Pearce, Bob Haddow, Jill Adamson, Navid Chaudry
Staff: Christopher Garrish, Planning Supervisor
Denise Melenka, Area "D" Clerk

1. CALL TO ORDER

The meeting was called to order at 7:01 p.m.

2. APPROVAL of the February 9, 2016 minutes

MOTION

It was Moved and Seconded by the APC that the Minutes of February 9, 2016 be Approved.

CARRIED

3. ADOPTION OF AGENDA

MOTION

It was moved and Seconded that the Agenda be adopted.

CARRIED

4. DELEGATIONS/DEVELOPMENT APPLICATIONS

- 4.1 Monteith, William & Eileen for OCP / Zoning Bylaw Amendment Application
Agent: Elenko, Brad
D02881.000 / D2015.128-ZONE

D02881.000 – OCP / Zoning Bylaw Amendment Application

Administrative Report submitted by Christopher Garrish, Planning Supervisor

MOTION

THAT the APC recommends to the RDOS Board that the proposed rezoning be denied.

CARRIED

5. OTHER

- 4.1 Update of General Regulations for Agriculture Uses & Development
Administrative Report submitted by Christopher Garrish, Planning Supervisor

MOTION

THAT the APC recommends to the RDOS Board that the proposed amendments to update the Agriculture Zones and Regulations be approved in principle.

Options:

CARRIED

5. ADJOURNMENT

MOTION

It was moved and Seconded that the meeting be adjourned at 8:20 p.m.

CARRIED

Jerry Stewart, Chair

Denise Melenka, Recording Secretary



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, March 14th, 2016

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

Present:

Members: Bruce Clough (Chair, Electoral Area "E" APC), David Kopp (Vice Chair), Heather Fleck, Phil Janzen, Don Mancell, Judi Harvey, Tim Forty, Tom Hoenisch

Absent: None

Staff: Christopher Garrish (Planning Supervisor), Evelyn Riechert (Planner)

Guests: Karla Kozakevich (Area 'E' Director), Ed Marbach left meeting at 8:01 p.m.

Recording Secretary: Heather Lemieux (Recording Secretary) via transcription

Delegates: Graham Birds (Ecora Engineering) left meeting at 8:01 p.m., Laurie Wheeler left meeting at 8:01 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:38 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. DELEGATIONS

2.1 Riccio, Lucio & Patricia for Temporary Use Permit Application E02120.001 / E2016.006-TUP

Delegates, Riccio, Lucio & Patricia, not present.

Discussion: No concerns with the application. Permit to expire December 31st, 2016.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed temporary use permit be approved.

CARRIED (UNANIMOUSLY)

2.2 Palomino Estates Ranch & Vineyard and Ryland, D. & W. for OCP / Zoning Bylaw Amendment Application

Delegates, Graham Birds (Ecora Engineering) and Laurie Wheeler, present.

Discussion: Lot lines, designs on new lot line configuration to allow access to an upper lot.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board that the proposed rezoning be approved.

CARRIED (UNANIMOUSLY)

3. DEVELOPMENT APPLICATIONS

3.1 E02120.000 - Temporary Use Permit Application, Administrative Report submitted by Susan Lightfoot, Planning Technician.

3.2 E07146.000 - OCP / Zoning Bylaw Amendment Application Administrative Report submitted by Evelyn Riechert, Planner. Agent: Ecora Engineering

4. OTHER

4.1 Update of General Regulations for Agriculture Uses & Development Administrative Report submitted by Christopher Garrish, Planning Supervisor

AMENDMENT Bylaw: Electoral Area Zoning Bylaw and Update of Agriculture Zones and Regulations Electoral Area 'E'.

Delegate: Christopher Garrish (Planning Supervisor) present.

4.1.1 Keeping of Livestock

Administration recommends that the ability to keep livestock (i.e. chicken, horses, ducks, rabbits, etc.) be based upon "single detached dwellings" being a permitted use in a zone, as opposed to the current requirement that "agriculture" be a permitted use; and the ratio of animals to land area is modified.

4.1.2 Setbacks for Buildings, Structures & Farm Areas for Farm uses

Updating the “Setbacks for Buildings, Structures & Farm Areas for Farm uses” regulations and applying these to the Resource Area (RA), Agriculture (AG1, AG2 & AG3); Large Holdings (LH) and Small Holdings One (SH1 & SH2) Zones:

Administration is proposing to delete the current setback table for commercial agricultural uses currently found at Section 7.22 of the Electoral Area “E” Zoning Bylaws, and to replace this with a limited number of setback provisions within each of the Rural Zones, including a reduction to the setback for livestock structures from 30.0 meters to 15.0 meters.

4.1.3 Kennels

Administration proposes to introduce the following as a new set of general regulations to Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that No kennel shall be permitted on a parcel less than 2.0 hectares in size; and All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

4.1.4 Floor Area Limitations for Agricultural Uses

Administration proposes to reduce the maximum parcel coverage from 15% to 5% in the AG1 Zone; and introduce a 70% coverage allowance for greenhouses (in accordance with ALC Regulations). The 5% coverage represents an amalgamation of the 3% parcel coverage and the 600 m2 residential footprint allowance.

4.1.5 Temporary Farm Worker Housing

The “temporary farm worker housing” concept allows for this floor area to be built in the form of a single dwelling unit. Administration is proposing changes to Density Provisions.

4.1.6 Accessory Dwelling and 1.0 ha Policy

In order to bring introduce consistent provisions across the Electoral Areas, Administration is proposing to increase the land area required for an accessory dwelling in the AG1 Zone to 4.0 ha

4.1.7 Review of Site Specific Amendments

Proposed amendments to parcel coverage and floor area restrictions for wineries and packinghouses. Administration reviewed all of the AG1s Zones and is proposing a majority of these be deleted from the bylaw.

4.1.8 Definitions

Administration recommendation on significant amendment to the definitions of agriculture related uses in the Zoning Bylaw.

MOTION

It was Moved and Seconded in favour of Option 2 THAT the APC recommends to the RDOS Board that the proposed amendments to update the Agriculture Zones and Regulations be approved with conditions:

- i) With regard to livestock regulations the Area 'E' APC **neither supports or opposes the amendment** to base Keeping of Livestock upon "Single detached Dwellings" rather than an Agriculture requirement.
- ii) Re: "Setbacks for Buildings, Structures & Farm Areas for Farm uses" - The Area 'E' APC supports reduction of setbacks for livestock structures and in cases of anything less, that builders should apply for variances.
- iii) Re: Kennels - new Kennel regulations are supported by the APC as well as an amendment listing kennels as an accessory use.
- iv) Re: Floor Area and parcel coverage restrictions for Agricultural uses - Amendments to protect Agricultural land use are supported as are the site specific amendments later discussed.
- v) Re: Temporary Farm Worker Housing - The concept of Temporary Farm Worker Housing is supported; but
- vi) Re: Accessory Dwellings and the 1.0 ha Policy - The Area 'E' APC still supports an eligible minimum size of 1.0 ha, can live with a 2.0 ha size, but **opposes a 4.0 ha minimum size requirement.**

CARRIED (UNANIMOUSLY)

5. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of February 9th, 2016 be approved.

CARRIED (UNANIMOUSLY)

6. ADJOURNMENT

4.1 MOTION

It was Moved and Seconded that the meeting be adjourned at 9:56 p.m.

CARRIED (UNANIMOUSLY)

Next Electoral Area 'E' Advisory Planning Commission Meeting

Monday, April 11th, 2016

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary / minute taker



Minutes

Electoral Area 'F' Advisory Planning Commission

Meeting of Thursday March 10 2016

RDOS 101 Martin Street, Penticton

Present:

Members:

Natalie Minunzie, Chair

Sandy Berry, Vice-Chair

Hillary Ward

Bob Nicholson

Stewart Patterson, Secretary

Absent:

Don Barron

Staff:

Christopher Garrish, Planning Supervisor

Also Present:

Michael Brydon, Director, Area "F"

1. CALL TO ORDER

The meeting was called to order at 7:30 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. OTHER

- 2.1 Update of General Regulations for Agriculture Uses & Development Administrative Report submitted by Christopher Garrish, Planning Supervisor.

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the subject Development Application be approved with the following conditions:

Horses – Maximum of two horses on a 0.4 ha parcel.

Chickens – A revised maximum of 25 chickens per 0.4 ha parcel, and a request to review the amended schedule.

CARRIED (UNANIMOUSLY)

3. APC Bylaw No. 2339 5.1 – Chair of the Commission Election of the Chair, Vice-Chair and Secretary (to be performed at the first meeting of each new year – Section 5.1; Bylaw No. 2339)

- 3.1** Motion: That the following slate of officers be approved.
Natalie Minunzie, Chair
Hillary Ward, Vice-Chair
Stewart Patterson, Secretary

CARRIED (UNANIMOUSLY)

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of Thursday, December 2, 2015 be approved.

CARRIED (UNANIMOUSLY)

5. ADJOURNMENT

5.1 MOTION

It was Moved and Seconded that the meeting be adjourned at 9.00 pm.

CARRIED (UNANIMOUSLY)

(signed)

"Natalie Minunzie"

Advisory Planning Commission Chair

(signed)

"Stewart Patterson"

Advisory Planning Commission Recording Secretary



Minutes

Electoral Area 'H' Advisory Planning Commission

Meeting of Tuesday, April 19, 2016

148 Old Hedley Road, Princeton, BC (Riverside Centre)

Present: Bob Coyne, Director, Electoral Area 'H'

Members: Marg Reichert, Ole Juul, Dennis Dawson, Lynne Smyth, Gail Smart, Tom Rushworth, Dave Rainer

Absent: Rob Miller

Staff: Christopher Garrish, Planning Supervisor

Recording Secretary: Gail Smart

Delegates: _____

1. CALL TO ORDER

- 1.1 The meeting was called to order at 7:00 p.m.

ADOPTION OF AGENDA

1.2 MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED UNANIMOUSLY

2. OTHER

- 2.1 Official Community Plan and Zoning Bylaw Amendment – Kennedy Lake
H00789.000
H2014.099-ZONE

MOTION

THAT the APC recommends to the RDOS Board that the proposed rezoning be approved with the following conditions:

That following formalization of all seasonal cabins, the Regional District append the zoning to reestablish maximum density of 150 seasonal cabins on the subject parcel.

CARRIED UNANIMOUSLY

- 2.2 Official Community Plan and Zoning Bylaw Housekeeping Amendment
Project # H2015.030-ZONE

MOTION

That the APC recommends to the RDOS Board that the proposed bylaw amendment be approved.

CARRIED UNANIMOUSLY

- 2.3 Update of Agriculture Zones and Regulations
Project # X2014.085-ZONE

MOTION

That the APC recommends to the RDOS Board that the proposed amendments to update the Agriculture Zones and Regulations be approved.

CARRIED UNANIMOUSLY

- 2.4 APC Bylaw No. 2339 5.1 – Chair of the Commission
Election of the Chair, Vice-Chair and Secretary (to be performed at the first meeting of each new year – *Section 5.1; Bylaw No. 2339*)

ELECTIONS

Chair: Ole Juul nominated – Acclaimed

Vice Chair: Rob Miller nominated – Acclaimed

Recording Secretary: Gail Smart - Acclaimed

5. APPROVAL OF PREVIOUS MEETING MINUTES

5.1 MOTION

It was Moved and Seconded by the APC that the Minutes of August 19, 2014 and September 15, 2015 be approved.

CARRIED

6. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned 8:30 pm.

CARRIED UNANIMOUSLY

Ole Juul, Chair

Gail Smart, Recording Secretary

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: Official Community Plan (OCP) Bylaw & Zoning Bylaw Amendments
Electoral Areas "A", "C", "D", "E" & "F"

Administrative Recommendation:

THAT Bylaw No. 2710, 2017, Regional District of Okanagan-Similkameen Parks, Recreation, Trails, Conservation Areas and Environmental Areas Update Amendment Bylaw be adopted.

Proposal:

Amendment Bylaw No. 2710 represents the culmination of a multi-year review and update of the environmental and park/recreational policies and objectives — including a comprehensive review of the Environmentally Sensitive Development Permit (ESDP) Area designations — found in the Okanagan Electoral Area Official Community Plan Bylaws and Zoning Bylaws.

Background:

At its meeting of September 5, 2013, the Planning and Development (P&D) Committee resolved to "accept *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* as a guiding document for the Regional District of Okanagan-Similkameen and the amendment of Official Community Plans."

Subsequent administrative reports related to the update of Parks, Recreation, Trails, Conservation Areas and Environmental Areas objectives and policies were considered by the P&D Committee at its meetings of October 16, 2014, September 17, 2015, July 7, 2016 and March 16, 2017.

Public Information Meetings were previously held on November 17, 2015 (Oliver), December 2, 2015 (West Bench), December 8, 2015 (OK Falls), December 14, 2015 (Osoyoos) and January 11, 2016 (Naramata).

A session with local area QEPs (qualified environmental professionals) occurred on March 15, 2016.

The proposed amendments were also considered by the Okanagan Advisory Planning Commissions (APCs) at meeting occurring between November of 2015 and January of 2016.

At its meeting of May 18, 2017, the Regional District Board resolved to approve first and second reading of Amendment Bylaw No. 2710 and directed that a public hearing occur at the Board meeting of June 1, 2017.

A Public Hearing was held on June 1, 2017, where approximately nine (9) members of the public attended.

At its meeting of June 1, 2017, the Regional District Board resolved to approve third reading of Amendment Bylaw No. 2710.

Approval from the Ministry of Transportation and Infrastructure (MoTI), due to the amendments applying to land within 800 metres of a controlled area, was obtained on June 5, 2017.

Alternative:

THAT first, second and third readings of Bylaw No. 2710, 2017, Regional District of Okanagan-Similkameen Parks, Recreation, Trails, Conservation Areas and Environmental Areas Update Amendment Bylaw, be rescinded and the bylaw abandoned.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read 'C. Garrish', is written over a horizontal line.

C. Garrish, Planning Supervisor

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2710, 2017

**A Bylaw to amend the Electoral Areas “A”, “C”, “D”, “E”, and “F”
Regional District of Okanagan-Similkameen Official Community Plan & Zoning Bylaws**

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

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Parks, Recreation, Trails, Conservation Areas and Environmental Areas Update Amendment Bylaw No. 2710, 2017."
2. Subject to subsections 3-6, this bylaw comes into force on the date of adoption.
3. This bylaw does not apply in respect of any parcel that is the subject of a complete building permit application made prior to the date of adoption of the bylaw, to the extent that the bylaw would prevent the issuance of a building permit authorizing the development described in the application, provided that the application fully complies with the applicable Electoral Area zoning bylaw as of the date of adoption of this bylaw and any relevant variance and the building permit is issued within 12 months of the date of adoption of this bylaw. For these purposes, a building permit application is complete only if it includes all of the information that the Regional District requires to determine whether the development described in the application complies with the B.C. Building Code, Building Bylaw No. 2333, 2005, the applicable Electoral Area zoning bylaw and all other applicable enactments, and the permit application fee has been paid.
4. The development permit area designations effected by this bylaw do not apply to any development for which a complete building permit application has been made prior to the date of adoption of the bylaw, if on the date of application the parcel that is the subject of the application was not within a development permit area of the type

designated by this bylaw, provided that the building permit is issued within 12 months of the date of adoption of this bylaw.

5. The development permit guidelines established by this bylaw do not apply to any development for which a complete development permit application has been made prior to the date of first reading of the bylaw, to the extent that the guidelines would prevent the issuance of a development permit authorizing the development described in the application, provided that the development described in the application is in accordance with the applicable guidelines in the applicable Electoral Area official community plan bylaw and the development permit is issued within 12 months of the date of adoption of this bylaw.
6. For the purposes of subsections 4 and 5, a permit application is complete only if it includes all of the information that the Regional District requires to determine whether the development described in the application complies with the all applicable enactments, and the permit application fee has been paid.

Electoral Area “A”

7. The “Osoyoos Rural Official Community Plan Bylaw No. 2450, 2008” is amended by:
 - (i) replacing the ninth paragraph of the recital to this bylaw with the following:

The Osoyoos Rural Official Community Plan attached hereto as Schedules ‘A’, ‘B’, ‘C’, ‘D’ and ‘E’ and forming part of this bylaw is adopted as the Regional District of Okanagan-Similkameen, Osoyoos Rural Official Community Plan.
 - (ii) replacing the first paragraph under Section 2.0 (Official Community Plan Map Designations) with the following:

The future use and development of land within the Osoyoos Rural area should be consistent with the overall pattern of land use depicted on Schedules ‘B’, ‘C’, ‘D’ and ‘E’ based on the following land use designations:
 - (iii) replacing the reference to Parks (P) under Section 2.0 (Official Community Plan Map Designations), with the following:

Parks, Recreation and Trails	PR
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 - (iv) deleting the reference to Public Corridor (PC) under Section 2.0 (Official Community Plan Map Designations).
 - (v) replacing Section 4.4.4 with the following:

Generally, does not support increasing densities or intensifying land uses within areas designated as an Environmentally Sensitive Development Permit Area or shown as an Important Ecosystem Area on Schedule 'C'. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.

- (vi) replacing Section 4.4.5 with the following:

Works with land owners whose land is zoned for residential development and is found within an area designated as an Environmentally Sensitive Development Permit Area or shown as an Important Ecosystem Area on Schedule 'C' to consider establishing a different zoning that reasonably reflects the current density and gives due regard to physical constraints and environmental attributes.

- (vii) replacing Section 7.2.3 with the following:

To preserve and protect areas with environmentally sensitive values and encourage conservation stewardship within the Large and Small Holdings designation.

- (viii) replacing Section 7.3.3(c) with the following:

impact on the natural environment;

- (ix) replacing Section 8.3.1(b) with the following:

capability of the natural environment to support the proposed development;

- (x) replacing Section 8.4.3(e) with the following:

provides access without constructing new roads or utility corridors through areas designated or identified as environmentally sensitive on Schedule 'C', Agricultural Land Reserve, hazard areas, and without creating permanent scarring on slopes visible from major roads or residential areas.

- (xi) replacing Section 9.3.6(a) with the following:

provides access without constructing new roads or utility corridors through areas designated or identified as environmentally sensitive on Schedule 'C', Agricultural Land Reserve, hazard areas, and without creating permanent scarring on slopes visible from major roads or residential areas.

- (xii) replacing Section 9.3.7 with the following:

Supports open space recreation, resort commercial, agri-tourism and eco-tourism opportunities such as guest ranches, trail rides, campgrounds and/or wilderness tours, providing they do not have a detrimental impact upon the natural environment or adjacent land uses.

(xiii) replacing Section 10.3.6(a) with the following:

provides access without constructing new roads or utility corridors through areas designated or identified as environmentally sensitive on Schedule 'C', Agricultural Land Reserve, hazard areas, and without creating permanent scarring on slopes visible from major roads or residential areas.

(xiv) amending Section 10.5.2(e) to read as follows:

environmental sensitivity of the site, and adjacent lands as shown on Schedule 'C'.

(xv) replacing Section 12.0 (Parks and Natural Environment) in its entirety with the following:

12.0 PARKS, RECREATION AND TRAILS

12.1 Background

Parks are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities. In the Plan Area, parkland includes Crown land, land owned by the Regional District, land zoned for park purposes and land designated as park on a subdivision plan. Parkland also includes land or general areas that the Regional District may have an interest in for park in the future.

Some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** Osoyoos Lake Regional Park is operated and maintained by the Regional District.
- **Kettle Valley Railway (KVR) Trail:** The sections of the KVR Trail that are publically owned and maintained by the Regional District are designated Park, Recreation and Trails.
- **Provincial Recreation Areas:** s̓wìw̓s Provincial Park (formerly Haynes Point) is a provincially designated Recreation Area.

The Plan Area also provides diverse recreation opportunities for a range of trail users. Local residents use the trail system for activities

ranging from an evening stroll along the KVR to commuting to work from one community to another, to active motorized and non-motorized trail-based recreation. Visitors also frequent the Plan Area's trails to participate in a wide range of activities from walking and backcountry hiking to cycle touring and off-road vehicle recreation.

Together, parks and trails provide a valued amenity for Plan Area residents and visitors and provide important environmental benefits. While the Plan Area includes only one small regional park, the need for additional community parks is moderated both by the area's small population and the extensive opportunities available on Crown land, area lakes, and in provincial protected areas. It is also a challenge to provide community park services to areas with small, dispersed populations.

Provincial legislation authorizes the provision of land to the Regional District as parkland — equivalent in size to 5% of the parcel being subdivided. It is anticipated that acquisition of new land will be focused upon completion of the Kettle Valley Railroad (KVR) trail and improving Osoyoos Lake access, although the Regional District will consider acquiring new parkland as opportunities arise.

In 2012, the Regional District adopted a *Regional Trails Master Plan* that defines future direction, policies, priorities, standards and actions for the Regional District and its partners with respect to existing and potential future linear parks and trails and support of a regional trail network. The plan provides the basic framework to define and guide regional trail development and management through to 2021.

See Schedule 'E' (Road and Trail Network Plan) for a map of designated trails in the Plan Area.

12.2 Objectives

- .1 Provide a level of parks and recreational opportunities that can meet the needs of local residents, within their ability and resources to pay for such facilities.
- .2 Promote recreational opportunities that meet local needs and complement the natural environment and existing resources.
- .3 Improve and maintain public access to park and recreation resources.

- .4 Promote the development of an integrated trail and park system.
- .5 Identify and work to acquire parks and recreation sites to meet the present and future needs of residents.

12.3 Policies

The Regional Board:

- .1 Encourages that all new trail projects are designed and constructed using provincial best management practices, in order to minimize the impact on the natural environment.
- .2 Seeks to mitigate existing and future conflicts between trail users, agricultural operators and rural landowners.
- .3 Encourages trails proposed on agricultural lands, including those located within the ALR, to be developed using Ministry of Agriculture guidelines.
- .4 Encourages tenure holders to preserve, steward and maintain trails to maintain the integrity of the larger trail system and the natural environments they traverse.
- .5 Encourages the Province to undertake a backcountry recreation planning process.
- .6 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry.
- .7 Seeks to work with regional partners and local environmental organizations to support wildlife education programs to minimize wildlife/human conflicts on trails.
- .8 Seeks to work with regional partners to ensure that trails within Plan Area boundaries include adequate parking, bear-proof garbage and recycling receptacles, and signage where feasible and appropriate.
- .9 Supports trail use guidelines that promote “leave no trace” trail use.
- .10 Supports the continued public use of Osoyoos Lake Park.
- .11 Supports the designation of the abandoned irrigation canal right-of-way situated west of Osoyoos Lake as Park in order to protect options for future use as a recreation and/or utility corridor.

- .12 Seeks to review this Official Community Plan for consistency with any National Park proposal approved by the Federal Government and which affects lands within the Plan Area.
- .13 Recognizes that parkland corridors located along the Okanagan River channel are located within a flood control right-of-way, and that the Province needs to undertake and maintain flood control works, activities and devices within the PR designation.
- .14 Seeks to continue to work towards developing a comprehensive system of linear parks, trails and pedestrian linkages throughout the Plan Area to accommodate a variety of uses, including but not limited to: walking, running, bicycling, horseback riding and cross country skiing.
- .15 Seeks to ensure that future linear parks, trails, and pedestrian linkages connect to existing and future parks, schools, Crown land, and natural open space, and allow for easy pedestrian access through residential areas.
- .16 Seeks to continue to provide universal access to recreational amenities in the Plan Area, including parks, trails, facilities and programs.
- .17 Strives to ensure that there are recreational opportunities that suit a variety of age groups and interests.

12.4 Parkland Dedication Policies:

The Regional Board:

- .1 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.
- .2 Recognises that the Plan Area is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails.
- .3 May determine, in accordance with Section 510 of the *Local Government Act*, at the time of a subdivision to which Section 510 applies, whether the owner of land being subdivided must:
 - a) provide without compensation, park land in an amount up to 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or

- b) pay to the Regional District an amount that equals the market value of the land that may be required for park land purposes.
- .4 May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:
 - a) proximity to settlement areas, other parks & trails, and bodies of water;
 - b) distance from environmental hazard areas;
 - c) average slope should be 10% or less;
 - d) adequate accessibility:
 - i) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
 - ii) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - e) cultural or natural features of significance;
 - f) potential for additional dedication of parkland from subdivision applications of surrounding parcels; and
 - g) potential for recreation (active park), conservation (passive park) or enhancement of public access.
- .5 Considers that park land proposals should provide a benefit for the community and those lands with no benefit to the community should not be accepted.
- .6 Strongly prefers that land being considered for parkland be maintained in its natural state and should not be cleared. Cleared and disturbed lands should only be accepted where the proposed parkland is to be used for recreational uses which require cleared lands, or can be reclaimed for park purposes.
- .7 Encourages developers to dedicate greater than 5% parkland in areas where parkland is desired.
- .8 Considers that if cash in-lieu is chosen at the time of subdivision for park acquisition and development in the Plan Area, the preference is that the benefits accrue to those communities from which the funds are received.

- .9 Where environmentally sensitive areas or Critical Habitat for species at risk have been identified, encourages developers to donate such lands to a conservation organisation or the Regional District in addition to the parkland or cash in-lieu required by the Act.
- (xvi) adding the following as Section 13.0 and renumbering the subsequent sections accordingly:

13.0 NATURAL ENVIRONMENT & CONSERVATION

13.1 Background

The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region's milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. As the Plan Area contains significant developed areas and a variety of land uses including recreation, agriculture, forestry areas and the like, it also contains a high number of species at risk.

The Plan Area itself is home to many unique environmental features, including Kruger Mountain, Richter Pass as well as various lakes and streams important to biodiversity in the area.

Under the *Local Government Act*, the Regional District has the authority to establish Development Permit (DP) Areas in order to protect the natural environment, its ecosystems and biological diversity.

In order to protect important sensitive ecosystems and biological diversity including valuable habitat areas for wildlife and plant communities, the Regional District has implemented an Environmentally Sensitive Development Permit (ESDP) Area. This area generally comprises privately held lands not in the Agricultural Land Reserve (ALR) that possess "high" and "very high" ecologically sensitive classifications as identified by the *Keeping Nature in our*

Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen (2012) prepared by South Okanagan Similkameen Conservation Program (SOSCP), and is described further in Section 18.2 of this Plan.

Some other ecologically sensitive lands found on Crown land or privately held land in the ALR have not been formally designated as an ESDP Area but are equally sensitive and are shown on Schedule 'C' as an "Important Ecosystem Area" and is described further in Section 18.2 of this Plan.

As a local government listed under Section 3 of the *Riparian Areas Regulation*, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas; being lands within 30 metres of the high water mark of streams and ravines including lakes, watercourses and wetlands, and as described further at Section 18.3 of this bylaw.

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

13.1.1 Objectives - General

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

13.1.2 Policies - General

The Regional Board:

- .1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.
- .2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community's natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.
- .3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 18.2 as well as relevant federal and provincial best management guidelines.
- .4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District's Development Procedures Bylaw.
- .5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

13.2 Riparian and Foreshore Areas

Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes one large lake, Osoyoos Lake, and several smaller lakes including Spotted, Kilpoola, Blue, and Richter Lakes. The Plan Area also includes the Okanagan River and various smaller streams including Haynes Creek, Nine Mile Creek, Inkameep Creek among others.

The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are

very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.

Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.

Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.

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

Generally land above the high water mark (natural boundary) is privately held and land below the high water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high water mark of a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 18.3). Other activities that are subject to regulation include dock construction and modification, mooring buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).

13.2.1 Objectives

- .1 Foster community awareness of the importance and sensitivity of the riparian and foreshore environments in the Plan Area.
- .2 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development as identified in Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem

Area) and Schedule 'D' (Watercourse Development Permit Area).

- .3 Improve and better manage waterfront public access along the Osoyoos Lake shoreline, while limiting the overall number of public access points.
- .4 Minimize and avoid development in high hazard soil instability areas on the Osoyoos Lake foreshore and riparian area.
- .5 Encourage high quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive riparian and foreshore ecosystems.
- .6 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners.
- .7 Identify, manage and protect significant watercourses to maintain their natural habitat and environmental quality.

13.2.2 Policies

The Regional Board:

- .1 Recognises riparian values and, in accordance with the provincial *Riparian Areas Regulation*, has designated land within 30.0 metres of the high water mark of a stream or a ravine as a development permit area. Land designated as a Watercourse Development Permit Area shall be developed according to the guidelines outlined in Section 18.3 (Watercourse Development Permit Area) of this Plan unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high water mark of a stream or ravine identified on Schedule 'D'.
- .2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.

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

13.3 Terrestrial Areas

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

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

Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: the Haynes & Field Lease Ecological Reserves, Anarchist Mountain Protected Area, and South Okanagan Grasslands Protected Area.

The Nature Trust of BC and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes.

13.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area).
- .2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.
- .3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.
- .4 Encourage and facilitate linkages of protected habitat areas.

13.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands and has on Schedule 'C':
 - a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act*; or
 - b) Identified these lands as an "Important Ecosystem Area".
- .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 18.2 of this Plan unless an exemption applies.
- .3 Considers that land identified as an "Important Ecosystem Area" should generally be retained in a natural state and, if a re-designation of the land under the OCP or a re-zoning of the land under the Zoning Bylaw is proposed, that these lands be

considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule 'C'.

- .4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule 'C' to remain as large as possible to protect these habitat areas.
- .5 Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.
- .6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.
- .7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
 - a) donation of areas to the Regional District or provincial government;
 - b) donation of areas to a land trust or conservation organization;
 - c) introduction of conservation area designation and zoning;
 - d) creation of conservation covenants in favour of municipal, provincial government, private conservation organizations;
 - e) establishment of statutory right of ways under the *Land Title Act* for affected areas;
 - f) establishment of long-term leases for sensitive areas;
 - g) land stewardship and participation in conservation initiatives by the private landowner; or
 - h) consideration of alternative development standards.
- .8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.

- .9 Encourages the use of native vegetation to restore disturbed sites.

13.4 Conservation Areas

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

Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Areas, but is generally applied to private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada. In the Plan Area, the CA designation applies to a large area at the head of Osoyoos Lake held by various conservation organisations. In addition, approximately 50% of the Regal Ridge development situated on Anarchist Mountain was set aside for conservation purposes in 2004.

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

13.4.1 Objectives

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

13.4.2 Policies

The Regional Board:

- .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations, and supports accommodating these uses where they do not conflict with Conservation Area objectives.
- .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will seek to work with local First Nations to incorporate it where feasible, practical and appropriate.

(xvii) amending the first sentence of Section 14.1 to read as follows:

The Plan sets out Schedule 'E' (Road and Trail Network Plan) for current and future roads and trails proposed for the area.

(xviii) amending Section 15.6.2 to read as follows:

- .2 Encourages public utility companies and the Province to locate and develop utility corridors and roads in a way that will not have a negative impact on environmentally sensitive areas, as shown on Schedule 'C'.

(xix) amending Section 15.6.3 to read as follows:

- .3 Recognizes the various interests in the future use of the abandoned irrigation canal right-of-way, and designates it Parks, Recreation and Trails (PR) in order to protect options for future use as a recreation and/or utility corridor.

(xx) Replacing Section 17.2 (Environmentally Sensitive Development Permit (ESDP) Area) in its entirety with the following:

17.2 Environmentally Sensitive Development Permit (ESDP) Area

.1 Category

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

.2 Area

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

.3 Justification

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

.4 Background

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

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

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

diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 17.2.8 (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.

.6 Guidelines

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

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

.7 Expedited Development Permit

- .1 Despite sub-section 17.2.6.1(a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:
 - a) A REA, prepared in accordance with the Regional District's Development Procedures Bylaw, has been submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia or team that includes a Registered Professional Biologist in British Columbia (RPBio) under contract to the development applicant, and includes:
 - i) a site plan documenting, if applicable, the location and extent of Environmentally Valuable Resources (EVRs) occurring within 100 metres of the proposed footprint of the development.
 - ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:
 - .1 there is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or
 - .2 known EVR occurrence(s) have been identified and:
 - a) measures have been prescribed to avoid impacts; or
 - b) acceptable restoration/mitigation have been prescribed.
 - iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.
 - b) If a QEP cannot certify the absence of EVRs or that impacts to known EVRs have been avoided or acceptably mitigated through a REA to the satisfaction of the Regional District, an EA as outlined under sub-section 17.2.6.1(a) will be required.
 - c) The Regional District may incorporate any areas or measures identified in a REA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

.8 Exemptions

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

- .1 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;
- .2 the repair or maintenance of existing buildings and structures provided there are no additions or increases to the footprint of the building or structure;
- .3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m² from the original footprint of the principal dwelling unit and the development comprises either:
 - a) an alteration or addition to the original footprint of an existing principal dwelling unit; or
 - b) the construction of an accessory building or structure, provided the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.
- .4 works conducted in accordance with the Provincial *FireSmart Manual*, provided that all landscaping is conducted within 10.0 metres of an existing structure or building (existing on-site native plants which meet the *FireSmart Manual* guidelines are encouraged to be maintained as part of the landscaping);
- .5 the construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission Act* on land located in the ALR and classified as “farm” under the *Assessment Act*;
- .6 any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;
- .7 any farm use that is subject to an approved Environmental Farm Plan (EFP) through the Canada-British Columbia Environmental Farm Plan Program;
- .8 the repair of existing fences;

.9 subdivisions that propose to:

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

(xxi) replacing Section 17.3.2 (Watercourse Development Permit Areas) with the following:

The lands within 30 metres of a stream or ravine including lands within 30 metres of a stream or a ravine shown as Watercourse Development Permit Area on Schedule 'D' are designated as a "Watercourse Development Permit Area".

The definitions used in the *Local Government Act* and Provincial Riparian Areas Regulation (RAR) shall apply.

(xxii) replacing Schedule 'B' (Official Community Plan Map) with a new Schedule 'B' (Official Community Plan Map), as shown on the attached Schedule 'A' (which forms part of this bylaw).

(xxiii) replacing Schedule 'C' (Road and Trail Network Plan) with a new Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area), as shown on the attached Schedule 'B' (which forms part of this bylaw).

(xxiv) replacing Schedule 'D' (Development Permit Areas) with a new Schedule 'D' (Watercourse Development Permit Area), as shown on the attached Schedule 'C' (which forms part of this bylaw).

(xxv) adding a new Schedule 'E' (Road and Trail Network Plan), as shown on the attached Schedule 'D' (which forms part of this bylaw).

8. The "Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:

(i) replacing the definition of "conservation area" under Section 4.0 (Definitions) with the following:

"conservation area" means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land

Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include outdoor and indoor recreation services, or open land recreation;

- (ii) adding a new definition of “interpretive centre” under Section 4.0 (Definitions) to read as follows:

“interpretive centre” means a building that provides interpretation of a place of interest related to the natural environment through a variety of media, such as video displays, information panels and exhibitions of material, and which may also include accessory facilities such as a refreshment stand or gift shop.

- (iii) replacing the definition of “recreation services, outdoor” under Section 4.0 (Definitions) with the following

“recreation services, outdoor” means facilities that are available to the general public for sports and active recreation conducted outdoors. Typical uses include but are not limited to ball fields and athletic fields;

- (iv) replacing Section 15.2 (Parks and Recreation Zone) under Section 15.0 (Administrative and Open Space) with the following:

15.2 PARKS AND RECREATION ZONE (PR)

15.2.1 Permitted Uses:

Principal Uses:

- a) parks;
- b) recreation services, outdoors;
- c) cemeteries;

Secondary Uses:

- d) carnivals, circuses and fairs;
- e) community hall;
- f) public moorage and marina;
- g) recreation services, indoor;

- h) one (1) accessory dwelling, subject to Section 7.11; and
- i) accessory buildings and structures, subject to Section 7.13.

15.2.2 Site Specific Parks and Recreation (PRs) Provisions:

- a) see Section 16.15

15.2.3 Minimum Parcel Size:

- a) Not applicable

15.2.4 Minimum Parcel Width:

- a) Not applicable

15.2.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

15.2.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres

15.2.7 Maximum Parcel Coverage:

- a) 25%

- (v) replacing Section 15.3 (Conservation Area Zone) under Section 15.0 (Administrative and Open Space) with the following:

15.3 CONSERVATION AREA ZONE (CA)

15.3.1 Permitted Uses:

Principal Uses:

- a) conservation area;

Secondary Uses:

- b) interpretive centre;
- c) one (1) accessory dwelling, subject to Section 7.11; and
- d) accessory buildings and structures, subject to Section 7.13.

15.3.2 Site Specific Conservation Area (CAs) Provisions:

- a) see Section 16.16

15.3.3 Minimum Parcel Size:

- a) Not applicable

15.3.4 Minimum Parcel Width:

- a) Not applicable

15.3.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

15.3.6 Maximum Height:

- a) Not applicable

15.3.7 Maximum Parcel Coverage:

- a) 5%

- (vi) replacing Schedule '2' (Electoral Area 'A' Zoning Map) with a new Schedule '2' (Electoral Area 'A' Zoning Map), as shown on the attached Schedule 'E' (which forms part of this bylaw).

Electoral Area "C"

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

- (i) replacing the ninth paragraph of the recital to this bylaw with the following:

The Oliver Rural Official Community Plan attached hereto as Schedules 'A', 'B', 'C', 'D' and 'E' and forming part of this bylaw is adopted as the Regional District of Okanagan-Similkameen, Oliver Rural Official Community Plan.
- (ii) replacing the first paragraph under Section 2.0 (Official Community Plan Map Designations) with the following:

The future use and development of land within the Osoyoos Rural area should be consistent with the overall pattern of land use depicted on Schedules 'B', 'C', 'D' and 'E' based on the following land use designations:
- (iii) replacing the reference to Parks (P) under Section 2.0 (Official Community Plan Map Designations) with the following:

Parks, Recreation and Trails	PR
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- (iv) deleting the reference to Public Corridor (PC) under Section 2.0 (Official Community Plan Map Designations).
- (v) replacing Section 4.3.3 with the following:

Generally, does not support increasing densities or intensifying land uses within areas designated as an Environmentally Sensitive Development Permit Area or shown as an "Important Ecosystem Area" on Schedule 'C'. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.
- (vi) replacing Section 4.3.4 with the following:

Works with land owners whose land is zoned for residential development and is found within an area designated as Environmentally Sensitive Development Permit Area or shown as comprising "Important Ecosystem Area" on Schedule 'C' to consider establishing a different zoning that reasonably reflects the current density and gives due regard to physical constraints and environmental attributes.
- (vii) amending Section 7.2.3 to read as follows:

To preserve and protect areas with environmentally sensitive values and encourage conservation stewardship within the Large and Small Holdings designation.

- (viii) amending Section 7.3.3(c) to read as follows:
deleted;
- (ix) amending Section 8.3.1(a) to read as follows:
capability of the natural environment to support the proposed development;
- (x) amending Section 8.3.1(c) to read as follows:
deleted;
- (xi) replacing Section 8.4.1.4(d) with the following:
provides access without constructing new roads or utility corridors through areas designated or identified as environmentally sensitive on Schedule 'C', Agricultural Land Reserve, hazard areas, and without creating permanent scarring on slopes visible from major roads or residential areas.
- (xii) replacing Section 9.3.5(c) with the following:
provides access without constructing new roads or utility corridors through areas designated or identified as environmentally sensitive on Schedule 'C', Agricultural Land Reserve, hazard areas, and without creating permanent scarring on slopes visible from major roads or residential areas.
- (xiii) replacing Section 12.0 (Parks and Natural Environment) in its entirety with the following:

12.0 PARKS, RECREATION AND TRAILS

12.1 Background

Parks are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities. In the Plan Area, parkland includes Crown land, land owned by the Regional District, land zoned for park purposes and land designated as park on a subdivision plan. Parkland also includes land or general areas that the Regional District may have an interest in for park in the future.

Some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** McIntyre Canyon Regional Park is operated and maintained by the Regional District.

- **Kettle Valley Railway (KVR) Trail:** The sections of the KVR Trail that are publically owned and maintained by the Regional District are designated Park, Recreation and Trails.
- **Provincial Recreation Areas:** Deadman Lake Park, Inkaneep Provincial Park is a provincially designated Recreation Area.

The Plan Area also provides diverse recreation opportunities for a range of trail users. Local residents use the trail system for activities ranging from an evening stroll along the KVR to commuting to work from one community to another, to active motorized and non-motorized trail-based recreation. Visitors also frequent the Plan Area's trails to participate in a wide range of activities from walking and backcountry hiking to cycle touring and off-road vehicle recreation.

Together, parks and trails provide a valued amenity for Plan Area residents and visitors and provide important environmental benefits. While the Plan Area includes only one small regional park, the need for additional community parks is moderated both by the area's small population and the extensive opportunities available on Crown land, area lakes, and in provincial protected areas. It is also a challenge to provide community park services to areas with small, dispersed populations.

Provincial legislation authorizes the provision of land to the Regional District as parkland — equivalent in size to 5% of the parcel being subdivided. It is anticipated that acquisition of new land will be focused upon completion of the Kettle Valley Railroad (KVR) trail, although the Regional District will consider acquiring new parkland as opportunities arise.

In 2012, the Regional District adopted a *Regional Trails Master Plan* that defines future direction, policies, priorities, standards and actions for the Regional District and its partners with respect to existing and potential future linear parks and trails and support of a regional trail network. The plan provides the basic framework to define and guide regional trail development and management through to 2021.

12.2 Objectives

- .1 Provide a level of parks and recreational opportunities that can meet the needs of local residents, within their ability and resources to pay for such facilities.
- .2 Promote recreational opportunities that meet local needs and complement the natural environment and existing resources.
- .3 Improve and maintain public access to park and recreation resources.
- .4 Promote the development of an integrated trail and park system.
- .5 Identify and work to acquire parks and recreation sites to meet the present and future needs of residents.

12.3 Policies

The Regional Board:

- .1 Encourages that all new trail projects are designed and constructed using provincial best management practices, in order to minimize the impact on the natural environment.
- .2 Seeks to mitigate existing and future conflicts between trail users, agricultural operators and rural landowners.
- .3 Encourages trails proposed on agricultural lands, including those located within the ALR, to be developed using Ministry of Agriculture guidelines.
- .4 Encourages tenure holders to preserve, steward and maintain trails to maintain the integrity of the larger trail system and the natural environments they traverse.
- .5 Encourages the Province to undertake a backcountry recreation planning process.
- .6 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry.
- .7 Seeks to work with regional partners and local environmental organizations to support wildlife education programs to minimize wildlife/human conflicts on trails.
- .8 Seeks to work with regional partners to ensure that trails within Plan Area boundaries include adequate parking, bear-proof

garbage and recycling receptacles, and signage where feasible and appropriate.

- .9 Supports trail use guidelines that promote “leave no trace” trail use.
- .10 Supports the designation of the former Kettle Valley Railway (KVR) right-of-way and abandoned irrigation canal right-of-way as Park in order to protect options for future use (i.e. recreation and/or utility corridor).
- .11 Seeks to review this Official Community Plan for consistency with any National Park proposal approved by the Federal Government and which affects lands within the Plan Area.
- .12 Recognizes that parkland corridors located along the Okanagan River channel are located within a flood control right-of-way, and that the Province needs to undertake and maintain flood control works, activities and devices within the PR designation.
- .13 Seeks to continue to work towards developing a comprehensive system of linear parks, trails and pedestrian linkages throughout the Plan Area to accommodate a variety of uses, including but not limited to: walking, running, bicycling, horseback riding and cross country skiing.
- .14 Seeks to ensure that future linear parks, trails, and pedestrian linkages connect to existing and future parks, schools, Crown land, and natural open space, and allow for easy pedestrian access through residential areas.
- .15 Seeks to continue to provide universal access to recreational amenities in the Plan Area, including parks, trails, facilities and programs.
- .16 Strives to ensure that there are recreational opportunities that suit a variety of age groups and interests.

12.4 Parkland Dedication Policies:

The Regional Board:

- .1 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.

- .2 Recognises that the Plan Area is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails.
- .3 May determine, in accordance with Section 510 of the *Local Government Act*, at the time of a subdivision to which Section 510 applies, whether the owner of land being subdivided must:
 - a) provide without compensation, park land in an amount equivalent to 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or
 - b) pay to the Regional District an amount that equals the market value of the land that may be required for park land purposes.
- .4 May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:
 - a) proximity to settlement areas, other parks & trails, and bodies of water;
 - b) distance from environmental hazard areas;
 - c) average slope should be 10% or less;
 - d) adequate accessibility:
 - i) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
 - ii) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - e) cultural or natural features of significance;
 - f) potential for additional dedication of parkland from subdivision applications of surrounding parcels; and
 - g) potential for recreation (active park), conservation (passive park) or enhancement of public access.
- .5 Considers that park land proposals should provide a benefit for the community and those lands with no benefit to the community should not be accepted.
- .6 Strongly prefers that land being considered for parkland be maintained in its natural state and should not be cleared.

Cleared and disturbed lands should only be accepted where the proposed parkland is to be used for recreational uses which require cleared lands, or can be reclaimed for park purposes.

- .7 Encourages developers to dedicate greater than 5% park land in areas where parkland is desired.
- .8 Considers that if cash in-lieu is chosen at the time of subdivision for park acquisition and development in the Plan Area, the preference is that the benefits accrue to those communities from which the funds are received.
- .9 Where environmentally sensitive areas or Critical Habitat for species at risk have been identified, encourages developers to donate such lands to a conservation organisation or the Regional District in addition to the parkland or cash in-lieu required by the Act.

- (xiv) adding the following as a new Section 13.0 and renumbering the subsequent sections accordingly:

13.0 NATURAL ENVIRONMENT & CONSERVATION

13.1 Background

The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region's milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. As the Plan Area contains significant developed areas and a variety of land uses including recreation, agriculture, forestry areas and the like, it also contains a high number of species at risk.

The Plan Area itself is home to many unique environmental features, including Mount Baldy, as well as various smaller lakes and streams important to biodiversity in the area.

Under the *Local Government Act*, the Regional District has the authority to establish Development Permit (DP) Areas in order to protect the natural environment, its ecosystems and biological diversity.

In order to protect important sensitive ecosystems and biological diversity including valuable habitat areas for wildlife, and plant communities, the Regional District has implemented an Environmentally Sensitive Development Permit (ESDP) Area. This area generally comprises privately held lands not in the Agricultural Land Reserve (ALR) that possess “high” and “very high” ecologically sensitive classifications as identified by the *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* (2012) prepared by South Okanagan Similkameen Conservation Program (SOSCP), and as described further in Section 18.2 of this Plan.

Other ecologically sensitive lands found on Crown land or privately held land in the ALR have not been formally designated as an ESDP Area but are equally sensitive and are shown on Schedule ‘C’ as an “Important Ecosystem Area” and is described further in Section 18.2 of this Plan.

As a local government listed under Section 3 of the *Riparian Area Regulation*, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas; being lands within 30 metres of the high water mark of streams and ravines including lakes, watercourses and wetlands, and as described further at Section 18.3 of this bylaw.

For maps of development permit areas and other environmentally sensitive areas in the Plan Area see Schedule ‘C’ (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule ‘D’ (Watercourse Development Permit Areas).

13.1.1 Objectives - General

- .1 Maintain and sustain a healthy environment by encouraging the enhancement of ecological systems and by protecting biodiversity.
- .2 Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.

- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to important landscape features such as watercourses, hillsides, and sensitive ecosystems of the Okanagan.
- .4 Support efforts to protect source water quality and quantity today and for future generations.

13.1.2 Policies - General

The Regional Board:

- .1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.
- .2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community's natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.
- .3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 18.2 as well as relevant federal and provincial best management guidelines.
- .4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District's Development Procedures Bylaw.
- .5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

13.2 Riparian and Foreshore Areas

Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes several

smaller lakes such as Gallagher, Ripley, Madden, Burnell, Rattlesnake and Deadman Lakes. The Plan Area also includes the Okanagan River, and other river and stream features like the old Okanagan River Channel, Park Rill Creek and Vaseux Creek among others.

The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.

Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.

Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.

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

Generally, land above the high water mark (natural boundary) is privately held and land below the high water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high water mark of a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 18.3). Other activities that are subject to regulation include dock construction and modification, mooring

buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).

13.2.1 Objectives

- .1 Foster community awareness of the importance and sensitivity of the riparian and foreshore environments in the Plan Area.
- .2 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development as identified in Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule 'D' (Watercourse Development Permit Area).
- .3 Encourage high quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive riparian and foreshore ecosystems.
- .4 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners.
- .5 Identify, manage and protect significant watercourses to maintain their natural habitat and environmental quality.

13.2.2 Policies

The Regional Board:

- .1 Recognises riparian values and, in accordance with the provincial *Riparian Areas Regulation*, has designated land within 30.0 metres of the high water mark of a stream or a ravine as a development permit area. Land designated as a Watercourse Development Permit Area shall be developed according to the guidelines outlined in Section 18.3 (Watercourse Development Permit Area) of this Plan unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high water mark of a stream or ravine identified on Schedule 'D'.
- .2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid

the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.

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

13.3 Terrestrial Areas

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

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

Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: the Inkaneep Provincial Park, Vaseux Protected Area, White Lake Grasslands and South Okanagan Grasslands Protected Area. The Nature Trust of BC and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes.

13.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area).
- .2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.
- .3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.
- .4 Encourage and facilitate linkages of protected habitat areas.

13.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands and has designated these lands on Schedule 'C' as:
 - a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act*; or
 - b) Identified these lands as an "Important Ecosystem Area".
- .2 Requires that land formally designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 18.2 of this Plan unless an exemption applies.

- .3 Considers that land identified as an “Important Ecosystem Area” should generally be retained in a natural state and, if a re-designation of the land under the OCP or a re-zoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule ‘C’.
- .4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule ‘C’ to remain as large as possible to protect these habitat areas.
- .5 Will not support the re-designation of land under the OCP or the rezoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.
- .6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.
- .7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
 - a) donation of areas to the Regional District or provincial government;
 - b) donation of areas to a land trust or conservation organization;
 - c) introduction of conservation area designation and zoning;
 - d) creation of conservation covenants in favour of municipal, provincial government, private conservation organizations;
 - e) establishment of statutory right of ways under the *Land Title Act* for affected areas;
 - f) establishment of long-term leases for sensitive areas;
 - g) land stewardship and participation in conservation initiatives by the private landowner; or

- h) consideration of alternative development standards.
- .8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.
- .9 Encourages the use of native vegetation to restore disturbed sites.

13.4 Conservation Areas

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

Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Areas, but is generally applied to private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada. In the Plan Area, the CA designation applies to a couple of parcels comprising remnant oxbows held by various conservation organisations.

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

13.4.1 Objectives

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

13.4.2 Policies

The Regional Board:

- .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations, and supports accommodating these uses where they do not conflict with Conservation Area objectives.
- .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will seek to work with local First Nations to incorporate it where feasible, practical and appropriate.

(xv) replacing Section 15.2.2.1 with the following:

Encourages Registered Onsite Wastewater Practitioners to design onsite sewage systems that avoid the placement of dispersal areas within environmentally sensitive areas.

(xvi) replacing Section 15.2.4.2 with the following:

Encourages public utility companies and the Province to locate and develop utility corridors and roads in a way that will not have a negative impact on environmentally sensitive areas, as shown on Schedule 'C'.

(xvii) replacing Section 17.2 (Environmentally Sensitive Development Permit (ESDP) Area) in its entirety with the following:

17.2 Environmentally Sensitive Development Permit (ESDP) Area

.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488.1(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

.2 Area

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

.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered

species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat.

.4 Background

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

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

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

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 17.2.8 (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.

.6 Guidelines

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

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

- i) An Ecological Assessment Phase including:

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

- ii) An Impact Assessment and Mitigation Phase including:

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

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

.7 Expedited Development Permit

- .1 Despite sub-section 17.2.6.1(a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:
- a) A REA, prepared in accordance with the Regional District's Development Procedures Bylaw, has been submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia or team that includes a Registered Professional Biologist in British Columbia (RPBio) under contract to the development applicant, and includes:

- i) a site plan documenting, if applicable, the location and extent of Environmentally Valuable Resources (EVRs) occurring within 100 metres of the proposed footprint of the development.
- ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:
 - .1 There is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or
 - .2 Known EVR occurrence(s) have been identified and:
 - a) measures have been prescribed to avoid impacts; or
 - b) acceptable restoration/mitigation have been prescribed.
- iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.
- b) If a QEP cannot certify the absence of EVRs or that impacts to known EVRs have been avoided or acceptably mitigated through a REA to the satisfaction of the Regional District, an EA as outlined under sub-section 17.2.6.1(a) will be required.
- c) The Regional District may incorporate any areas or measures identified in a REA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

.8 Exemptions

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

- .1 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;
- .2 the repair or maintenance of existing buildings and structures provided there are no additions or increases to the footprint of the building or structure;

- .3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m² from the original footprint of the principal dwelling unit and the development comprises either:
 - a) an alteration or addition to the original footprint of an existing principal dwelling unit; or
 - b) the construction of an accessory building or structure, provided the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.
- .4 works conducted in accordance with the Provincial *FireSmart Manual*, provided that all landscaping is conducted within 10.0 metres of an existing structure or building (existing on-site native plants which meet the *FireSmart Manual* guidelines are encouraged to be maintained as part of the landscaping);
- .5 the construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission Act* on land located in the ALR and classified as “farm” under the *Assessment Act*;
- .6 any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;
- .7 any farm use that is subject to an approved Environmental Farm Plan (EFP through the Canada-British Columbia Environmental Farm Plan Program;
- .8 the repair of existing fences;
- .9 subdivisions that propose to:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

(xviii) replacing Section 17.3.2 with the following:

The lands within 30 metres of a stream or ravine including lands within 30 metres of a stream or a ravine shown as Watercourse Development Permit

Area on Schedule 'D' are designated as a "Watercourse Development Permit Area".

The definitions used in the *Local Government Act* and Provincial Riparian Areas Regulation (RAR) shall apply.

- (xix) replacing Section 17.4.2 with the following:

The PFDP area is shown on Schedule 'E' and is measured 150 metres back from the boundary of all Agricultural zoned parcels.

This Development Permit area is applicable to all lands adjoining Agricultural zoned parcels, or separated by a right of way, a statutory right-of-way, or a dedicated road.

- (xx) replacing Schedule 'B' (Official Community Plan Map) with a new Schedule 'B' (Official Community Plan Map), as shown on the attached Schedule 'F' (which forms part of this bylaw).
- (xxi) replacing Schedule 'C' (Development Permit Areas) with a new Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Areas), as shown on the attached Schedule 'G' (which forms part of this bylaw).
- (xxii) replacing Schedule 'D' (Protection of Farming Development Permit Area) with a new Schedule 'D' (Watercourse Development Permit Area), as shown on the attached Schedule 'H' (which forms part of this bylaw).
- (xxiii) adding a new Schedule 'E' (Protection of Farming Development Permit Areas), as shown on the attached Schedule 'I' (which forms part of this bylaw).

10. The "Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:

- (i) replacing the definition of "conservation area" under Section 4.0 (Definitions) with the following:

"conservation area" means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and

providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include outdoor and indoor recreation services, or open land recreation;

- (ii) adding a new definition of “interpretive centre” under Section 4.0 (Definitions) to read as follows:

“interpretive centre” means a building that provides interpretation of a place of interest related to the natural environment through a variety of media, such as video displays, information panels and exhibitions of material, and which may also include accessory facilities such as a refreshment stand or gift shop.

- (iii) replacing the definition of “recreation services, outdoor” under Section 4.0 (Definitions) with the following

“recreation services, outdoor” means facilities that are available to the general public for sports and active recreation conducted outdoors. Typical uses include but are not limited to ball fields and athletic fields;

- (iv) replacing Section 15.2 (Parks and Recreation Zone) under Section 15.0 (Administrative and Open Space) with the following:

15.2 PARKS AND RECREATION ZONE (PR)

15.2.1 Permitted Uses:

Principal Uses:

- a) parks;
- b) recreation services, outdoors;
- c) cemeteries;

Secondary Uses:

- d) carnivals, circuses and fairs;
- e) community hall;
- f) public moorage and marina;
- g) recreation services, indoor;
- h) one (1) accessory dwelling, subject to Section 7.11; and
- i) accessory buildings and structures, subject to Section 7.13.

15.2.2 Site Specific Parks and Recreation (PRs) Provisions:

- a) see Section 16.25

15.2.3 Minimum Parcel Size:

- a) Not applicable

15.2.4 Minimum Parcel Width:

- a) Not applicable

15.2.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

15.2.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres

15.2.7 Maximum Parcel Coverage:

- a) 25%

- (v) replacing Section 15.3 (Conservation Area Zone) under Section 15.0 (Administrative and Open Space) with the following:

15.3 CONSERVATION AREA ZONE (CA)

15.3.1 Permitted Uses:

Principal Uses:

- a) conservation area;

Secondary Uses:

- b) interpretive centre;
- c) one (1) accessory dwelling, subject to Section 7.11; and
- d) accessory buildings and structures, subject to Section 7.13.

15.3.2 Site Specific Conservation Area (CAs) Provisions:

- a) see Section 16.26

15.3.3 Minimum Parcel Size:

- a) Not applicable

15.3.4 Minimum Parcel Width:

- a) Not applicable

15.3.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

15.3.6 Maximum Height:

- a) Not applicable

15.3.7 Maximum Parcel Coverage:

- a) 5%

- (vi) replacing Schedule '2' (Zoning Map) with a new Schedule '2' (Zoning Map), as shown on the attached Schedule 'J' (which forms part of this bylaw).

Electoral Area "D-1"

11. The "Electoral Area "D" Zoning Bylaw No. 2457, 2008" is amended by:

- (i) adding a new definition of "conservation area" under Section 4.0 (Definitions) to read as follows:

"conservation area" means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land

Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include outdoor and indoor recreation services, or open land recreation;

- (ii) replacing the definition of “golf course” under Section 4.0 (Definitions) with the following:

“golf course” means a tract of land for playing golf, pitch and putt courses or driving ranges, including clubhouses, restaurants, pro shops and similar accessory facilities necessary for golf purposes and which may include buildings necessary for the maintenance and administration of the golf course;

- (iii) adding a new definition of “interpretive centre” under Section 4.0 (Definitions) to read as follows:

“interpretive centre” means a building that provides interpretation of a place of interest related to the natural environment through a variety of media, such as video displays, information panels and exhibitions of material, and which may also include accessory facilities such as a refreshment stand or gift shop.

- (iv) replacing the definition of “open land recreation” under Section 4.0 (Definitions) with the following:

“open land recreation” means the use of land for recreational purposes and includes paint ball sport, rifle range, fishing camp, guide camp; guest ranch or ski resort and may include a lodge facility;

- (v) replacing the definition of “public park” under Section 4.0 (Definitions) with the following:

“parks” means any publicly-owned, held or beneficially owned outdoor land or facility specifically designed for passive or active recreation including tot-lots, playgrounds, walkways, trails, band shells, greenbelts, buffers, nature interpretation areas, or similar land uses, including all uses permitted in Provincial Parks, and all natural and constructed landscaping, facilities, playing fields, buildings and structures consistent with the general purpose of public park land;

- (vi) adding a new definition of “recreation services, indoor” under Section 4.0 (Definitions) to read as follows:

“recreation services, indoor” means facilities within an enclosed building for sports, active recreation and cultural arts and may include but are not limited to athletic clubs, health and fitness clubs, swimming pools, curling clubs, hockey rinks, bowling alleys and racquet clubs;

- (vii) adding a new definition of “recreation services, outdoor” under Section 4.0 (Definitions) to read as follows:

“recreation services, outdoor” means facilities that are available to the general public for sports and active recreation conducted outdoors. Typical uses include but are not limited to ball fields and athletic fields;

- (viii) adding a new reference to “Tourist Commercial Six Zone CT6” under Section 6.1 (Zoning Districts).

- (ix) replacing Section 10.1.1(m) under Section 10.1 (Resource Area Zone) with the following:

m) *deleted*;

- (x) adding a new Section 13.6 (Tourist Commercial Six) under Section 13.0 (Commercial) to read as follows:

13.6 TOURIST COMMERCIAL SIX ZONE (CT6)

13.6.1 Permitted Uses:

Principal Uses:

- a) golf course;

Secondary Uses:

- b) one (1) accessory dwelling, subject to Section 7.11; and
c) accessory buildings and structures, subject to Section 7.13.

13.6.2 Site Specific Tourist Commercial Six (CT6s) Provisions:

- a) see Section 16.26

13.6.3 Minimum Parcel Size:

- a) 20.0 ha

13.6.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

13.6.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

13.6.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

13.6.7 Maximum Parcel Coverage:

- a) 5%

- (xi) replacing Section 15.1.1(e) under Section 15.1 (Administrative and Institutional Zone) with the following:

- e) *deleted*;

- (xii) replacing Section 15.2 (Parks and Recreation Zone) under Section 15.0 (Administrative and Open Space) with the following:

15.2 PARKS AND RECREATION ZONE (PR)

15.2.1 Permitted Uses:

Principal Uses:

- a) parks;
- b) recreation services, outdoors;
- c) cemeteries;

Secondary Uses:

- d) carnivals, circuses and fairs;

- e) community hall;
- f) public moorage and marina;
- g) recreation services, indoor;
- h) one (1) accessory dwelling, subject to Section 7.11; and
- i) accessory buildings and structures, subject to Section 7.13.

15.2.2 Site Specific Parks and Recreation (PRs) Provisions:

- a) see Section 16.21

15.2.3 Minimum Parcel Size:

- a) Not applicable

15.2.4 Minimum Parcel Width:

- a) Not applicable

15.2.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

15.2.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres

15.2.7 Maximum Parcel Coverage:

- a) 25%

(xiii) replacing Section 15.3 (Conservation Area Zone) under Section 15.0 (Administrative and Open Space) with the following:

15.3 CONSERVATION AREA ZONE (CA)

15.3.1 Permitted Uses:

Principal Uses:

- a) conservation area;

Secondary Uses:

- b) interpretive centre;
- c) one (1) accessory dwelling, subject to Section 7.11; and
- d) accessory buildings and structures, subject to Section 7.13.

15.3.2 Site Specific Conservation Area (CAs) Provisions:

- a) see Section 16.22

15.3.3 Minimum Parcel Size:

- a) Not applicable

15.3.4 Minimum Parcel Width:

- a) Not applicable

15.3.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

15.3.6 Maximum Height:

- a) Not applicable

15.3.7 Maximum Parcel Coverage:

- a) 5%

- (xiv) adding a new Section 16.26 (Site Specific Tourist Commercial Six Provisions) under Section 16.0 (Site Specific Designations) to read as follows:

16.26 Site Specific Tourist Commercial Six (CT6s) Provisions:

.1 *blank*

- (xv) replacing Schedule '2' (Zoning Map) with a new Schedule '2' (Zoning Map), as shown on the attached Schedule 'K' (which forms part of this bylaw).

Electoral Area "D-2"

12. The "Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013" is amended by:

- (i) Replacing the ninth paragraph of the recital to this bylaw with the following:

The Electoral Area 'D-2' Official Community Plan attached hereto as Schedules 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' and forming part of this bylaw as adopted as the Regional District of Okanagan-Similkameen, Electoral Area 'D-2' Official Community Plan.

- (ii) replacing the reference to Parks (P) under Section 5.0 (Official Community Plan Map Designations), with the following:

Parks, Recreation and Trails

PR

- (iii) replacing Section 7.6.11 with the following:

Generally, does not support increasing densities or intensifying land uses within areas designated as environmentally sensitive or shown as comprising "Important Ecosystems" on Schedule 'C'. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.

- (iv) replacing Section 8.2.1 with the following:

Generally supports the use of the Resource Area lands identified on the Official Community Plan Map in Schedule 'B' for forestry, grazing, watershed conservation, renewable energy uses (where the uses will not cause a significant visual or environmental disturbance) and outdoor recreation where the uses will not cause a significant visual or environmental disturbance.

- (v) replacing Section 10.2.6(b)(iv) with the following:
impact on important environmentally sensitive areas, as shown on Schedule 'C'.
- (vi) replacing the first paragraph of Section 11.2.14 with the following:
Where residential development is proposed near or within known areas of high wildfire hazard, as mapped in Schedule 'I', the following measures will be encouraged to reduce wildfire risk:
- (vii) replacing Section 12.4.1(d) with the following:
access can be provided to the area without constructing new roads or utility corridors through environmentally sensitive areas, as shown on Schedule 'C', the Agricultural Land Reserve, moderate or high hazard areas as identified on slope stability mapping (See Section 17), and without creating a permanent visible scar on side slopes.
- (viii) replacing Section 13.2.3 with the following:
Recognizes the need for quality industrial design and the protection of groundwater and has designated certain areas as an Industrial Development Permit Area. These areas are shown on Schedule 'E'.
- (ix) replacing Section 13.2.5(e) with the following:
access can be provided to the area without constructing new roads or utility corridors through environmentally sensitive areas, as shown on Schedule 'C', the Agricultural Land Reserve, moderate or high hazard areas as identified on slope stability mapping (See Section 18), and without creating a permanent visible scar on side slopes.
- (x) replacing Section 15.0 (Parks and Recreation) with a new Section 15.0 (Parks, Recreation and Trails) to read as follows:

15.0 PARKS, RECREATION AND TRAILS

15.1 Background

Parks are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities. In the Plan Area, parkland includes Crown land, land owned by the Regional District, land zoned for park purposes and land designated as park on

a subdivision plan. Parkland also includes land or general areas that the Regional District may have an interest in for park in the future.

Some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** Kenyon Park, Keogan Park, Christie Memorial Park, Centennial Park and Lions Park are operated by the Okanagan Falls Parks and Recreation Commission.
- **Kettle Valley Railway (KVR) Trail:** The sections of the KVR Trail that are publically owned and maintained by the Regional District are designated Parks, Recreation and Trails.
- **Provincial Recreation Areas:** Vaseux Lake, s̓x̓w̓ə̓x̓w̓nitk̓w̓ (formerly Okanagan Falls), and a portion of the Skaha Bluffs Provincial Park are provincially designated Recreation Areas.

The Plan Area also provides diverse recreation opportunities for a range of trail users. Local residents use the trail system for activities ranging from an evening stroll along the KVR to commuting to work from one community to another, to active motorized and non-motorized trail-based recreation. Visitors also frequent the Plan Area's trails to participate in a wide range of activities from walking and backcountry hiking to cycle touring and off-road vehicle recreation.

Together, parks and trails provide a valued amenity for Plan Area residents and visitors and provide important environmental benefits. While the Plan Area includes five regional parks, the need for additional community parks is moderated by the extensive opportunities available on Crown land, area lakes, and in provincial protected areas.

Provincial legislation authorizes the provision of land to the Regional District as parkland — equivalent in size to 5% of the parcel being subdivided. It is anticipated that acquisition of new land will be focused upon completion of the Kettle Valley Railroad (KVR) trail and improving Skaha Lake access, although the Regional District will consider acquiring new parkland as opportunities arise.

In 2012, the Regional District adopted a *Regional Trails Master Plan* that defines future direction, policies, priorities, standards and actions for the Regional District and its partners with respect to existing and potential future linear parks and trails and support of a regional trail network. The plan provides the basic framework to

define and guide regional trail development and management through to 2021.

See Schedule 'G' (Transportation and Trail Network) for a map of designated trails in the Plan Area.

15.2 Objectives

- .1 Provide a level of parks and recreational opportunities that can meet the needs of local residents, within their ability and resources to pay for such facilities.
- .2 Promote recreational opportunities that meet local needs and complement the natural environment and existing resources.
- .3 Improve and maintain public access to park and recreation resources.
- .4 Promote the development of an integrated trail and park system.
- .5 Identify and work to acquire parks and recreation sites to meet the present and future needs of residents.

15.3 Policies

The Regional Board:

- .1 Encourages that all new trail projects are designed and constructed using provincial best management practices, in order to minimize the impact on the natural environment.
- .2 Seeks to mitigate existing and future conflicts between trail users, agricultural operators and rural landowners.
- .3 Encourages trails proposed on agricultural lands, including those located within the ALR, to be developed using Ministry of Agriculture guidelines.
- .4 Encourages tenure holders to preserve, steward and maintain trails to maintain the integrity of the larger trail system and the natural environments they traverse.
- .5 Encourages the Province to undertake a backcountry recreation planning process.
- .6 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry.

- .7 Seeks to work with regional partners and local environmental organizations to support wildlife education programs to minimize wildlife/human conflicts on trails.
- .8 Seeks to work with regional partners to ensure that trails within Plan Area boundaries include adequate parking, bear-proof garbage and recycling receptacles, and signage where feasible and appropriate.
- .9 Support trail use guidelines that promote “leave no trace” trail use.
- .10 Recognizes that parkland corridors located along the Okanagan River channel and parts of Shuttleworth Creek are located within a flood control right-of-way, and that the Province needs to undertake and maintain flood control works, activities and devices within the parkland designation; these will continually be recognized as permitted uses in the Zoning Bylaw.
- .11 Seeks to work collaboratively with the Province and other relevant parties/organizations to improve and maintain the Kettle Valley Railway Trail between Kaleden and Okanagan Falls.
- .12 Seeks to explore opportunities to establish interpretative signage along the Kettle Valley Railway Trail between Kaleden and Okanagan Falls.
- .13 Seeks to continue to work towards developing a comprehensive system of linear parks, trails and pedestrian linkages throughout the Plan Area, as shown on Schedule ‘G’ (Transportation and Trail Network), to accommodate a variety of uses, including but not limited to: walking, running, bicycling, horseback riding and cross country skiing.
- .14 Seeks to ensure that future linear parks, trails, and pedestrian linkages connect to existing and future parks, schools, Crown land, and natural open space, and allow for easy pedestrian access through residential areas.
- .15 Recognizes and supports the efforts of the Okanagan Falls Recreation Commission in developing and maintaining parkland, and designing and delivering recreational programs.
- .16 Seeks to continue to provide universal access to recreational amenities in the Plan Area, including parks, trails, facilities and programs.

- .17 Strives to ensure that there are recreational opportunities that suit a variety of age groups and interests.
- .18 Continues to encourage the use of school buildings and grounds, after regular school hours, by community groups, clubs, sports teams and the Plan Area population at large.
- .19 Seeks to continue to work collaboratively with the Okanagan Falls Recreation Commission and local residents to consider options for, and the feasibility of a future recreation complex and additional or expanded sports fields.
- .20 Seeks to ensure that any future site chosen for a recreation complex meet the following general criteria:
 - a) large enough to accommodate desired uses;
 - b) located within or close to Okanagan Falls;
 - c) located where good road access and trail linkages exist or can be established between the facility, the elementary school, and the community in general;
 - d) located where it can preferably be connected to a community water system and a community sewer system.

15.4 Parkland Dedication Policies:

The Regional Board:

- .1 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.
- .2 Recognises that the Plan Area is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails.
- .3 May determine, in accordance with Section 510 of the *Local Government Act*, at the time of a subdivision to which Section 510 applies, whether the owner of land being subdivided must:
 - a) provide without compensation, park land in an amount equivalent to 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or
 - b) pay to the Regional District an amount that equals the market value of the land that may be required for park land purposes.

- .4 May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:
- a) proximity to settlement areas, other parks & trails, and bodies of water;
 - b) distance from environmental hazard areas;
 - c) average slope should be 10% or less;
 - d) adequate accessibility:
 - i) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
 - ii) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - e) cultural or natural features of significance;
 - f) potential for additional dedication of parkland from subdivision applications of surrounding parcels; and
 - g) potential for recreation (active park), conservation (passive park) or enhancement of public access.
- .5 Considers that park land proposals should provide a benefit for the community and those lands with no benefit to the community should not be accepted.
- .6 Strongly prefers that land being considered for parkland be maintained in its natural state and should not be cleared. Cleared and disturbed lands should only be accepted where the proposed parkland is to be used for recreational uses which require cleared lands, or can be reclaimed for park purposes.
- .7 Encourages developers to dedicate greater than 5% park land in areas where parkland is desired.
- .8 Considers that if cash in-lieu is chosen at the time of subdivision for park acquisition and development in the Plan Area, the preference is that the benefits accrue to those communities from which the funds are received.
- .9 Where environmentally sensitive areas or Critical Habitat for species at risk have been identified, encourages developers to donate such lands to a conservation organisation or the

Regional District in addition to the parkland or cash in-lieu required by the Act.

- (xi) replacing Section 16.0 (Natural Environmental & Energy) with a new Section 16.0 (Natural Environmental & Conservation) to read as follows:

16.0 NATURAL ENVIRONMENT & CONSERVATION

16.1 Background

The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region's milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. As the Plan Area contains significant developed areas and a variety of land uses including recreation, agriculture, forestry areas and the like, it also contains a high number of species at risk.

The Plan Area itself is home to many unique environmental features, including Vaseux Grasslands, Skaha Bluffs and Venner Meadows, as well as various lakes and streams important to biodiversity in the area.

Under the *Local Government Act*, the Regional District has the authority to establish Development Permit (DP) Areas in order to protect the natural environment, its ecosystems and biological diversity.

In order to protect important sensitive ecosystems and biological diversity including valuable habitat areas for wildlife and plant communities, the Regional District has implemented an Environmentally Sensitive Development Permit (ESDP) Area. This area generally comprises privately held lands not in the Agricultural Land Reserve (ALR) that possess "high" and "very high" ecologically sensitive classifications as identified by the *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* (2012) prepared by South Okanagan Similkameen

Conservation Program (SOSCP), and is described further in Section 23.2 of this Plan.

Other ecologically sensitive lands found on Crown land or privately held land in the ALR have not been formally designated as an ESDP Area but are equally sensitive and are shown on Schedule 'C' as an "Important Ecosystem Area" and is described further in Section 23.2 of this Plan.

As a local government listed under Section 3 of the *Riparian Area Regulation*, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas; being lands within 30.0 metres of the high water mark of streams and ravines including lakes, watercourses and wetlands, and as described further at Section 23.3 of this bylaw.

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

16.1.1 Objectives - General

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

16.1.2 Policies - General

The Regional Board:

- .1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.

- .2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community's natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.
- .3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 23.2 as well as relevant federal and provincial best management guidelines.
- .4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District's Development Procedures Bylaw.
- .5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.
- .6 Supports provincial management of Endangered Species identified in the Okanagan Land and Resource Management Plan (LRMP) by discouraging sale of crown land in environmentally sensitive areas.
- .7 Supports the development of an Environmental Advisory Commission to consider and provide input to the Regional Board and residents in the protection, enhancement, restoration, and management of developments on or adjacent to environmentally sensitive lands.

16.2 Riparian and Foreshore Areas

Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes two large lakes, Skaha Lake and Vaseux Lake, and several various smaller lakes. Vaseux Lake is recognized and important habitat for several red listed plant and wildlife species and is also a migratory bird sanctuary under the Migratory Birds Convention Act. Crown land

that largely flanks Vaseux Lake limits the amount of development that can occur in close proximity to this unique environment. The plan area also includes the Okanagan River and various streams including Shuttleworth Creek and McLean Creek among others.

The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.

Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.

Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.

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

Generally land above the high water mark (natural boundary) is privately held and land below the high water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high water mark of a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 24.3). Other activities that are subject to regulation include dock construction and modification, mooring

buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).

16.2.1 Objectives

- .1 Foster community awareness of the importance and sensitivity of the riparian and foreshore environments in the Plan Area.
- .2 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development as identified in Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Areas) and Schedule 'D' (Watercourse Development Permit Areas).
- .3 Encourage high quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive riparian and foreshore ecosystems.
- .4 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners.
- .5 Identify, manage and protect significant watercourses to maintain their natural habitat and environmental quality.
- .6 Create a mixed-use and vibrant place, incorporating both public and private developments with park, cultural, commercial, residential and recreational uses at the south shore of Skaha Lake in Okanagan Falls,.
- .7 Provide continuous waterfront public access along the entire Okanagan Falls area.
- .8 Encourage high quality lakeshore development sympathetic to the natural character of Skaha Lake.
- .9 Ensure development impacts do not negatively impact the health of aquatic habitats of both Skaha and Vaseux Lakes.

16.2.2 Policies

The Regional Board:

- .1 Recognises riparian values and, in accordance with the provincial *Riparian Area Regulation*, has designated land within 30.0 metres of the high water mark of a stream or a ravine as a development permit area. Land designated as a Watercourse

Development Permit Area shall be developed according to the guidelines outlined in Section 23.3 (Watercourse Development Permit Area) of this Plan, unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high water mark of a stream or ravine identified on Schedule 'D'.

- .2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.
- .3 Supports efforts that maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats
- .4 Continues to work with the Okanagan Basin Water Board (OBWB) to promote the shared water interests of Okanagan communities.
- .5 Encourages and supports the analysis of ground water hydrology in areas with identified aquifers, and requires environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage or waste containment.
- .6 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.
- .7 Encourages the subdivision approving officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*, and Section 9 of the *Bare Land Strata Regulations*.
- .8 Supports the use of Section 86 of the *Land Title Act* and Section 56 of the *Community Charter* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.

- .9 Supports the implementation of the recommendations of the Skaha Shoreline Study and Management Plan which includes environmental land use planning, and land use policy.
- .10 Supports the exploration of options and opportunities to have more jurisdictional control over the Skaha Lake foreshore.
- .11 Supports a demand study to determine the feasibility of a commercial moorage facility at Okanagan Falls.
- .12 Supports the preparation of design guidelines for public access to water areas.
- .13 Supports the preservation of viewscales in Okanagan Falls by introducing zoning regulations restricting the maximum height of a building to no more than two storeys within 100.0 metres of Skaha Lake, and three storeys between 100.0 metres and 150.0 metres of Skaha Lake.
- .14 Requires that a public access corridor of not less than 7.0 metres in width (measured from the high water mark of Skaha Lake), be provided along the waterfront of new Tourist Commercial developments in Okanagan Falls. This can be achieved through the following methods:
 - a) acquire a statutory right-of-way under Section 218 of the Land Title Act;
 - b) require that the land below the natural boundary revert to the Crown during subdivision; and
 - c) allow the proposed development to own the land, with a legal agreement to allow access, and restrict the placement of fencing, buildings or other barriers that would restrict public access.
- .15 Seeks to work with other agencies to limit the number of wharves or docks, and encourage sharing of such structures.

16.3 Terrestrial Areas

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

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

Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: the Skaha Bluffs Provincial Park, Vaseux Lake Provincial Park, Vaseux Protected Area. The Nature Trust of BC and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes. The federal government also has important land holdings including Vaseux Lake Migratory Bird Sanctuary and Vaseux-Bighorn National Wildlife Area.

16.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Areas).
- .2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.
- .3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.
- .4 Encourage and facilitate linkages of protected habitat areas.

16.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands and has on Schedule 'C':
 - a) designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act*; or

- b) identified these lands as an “Important Ecosystem Area”.
- .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 23.2 of this Plan, unless an exemption applies.
- .3 Considers that land identified as an “Important Ecosystem Area” should generally be retained in a natural state and, if a re-designation of the land under the OCP or a re-zoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule ‘C’.
- .4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule ‘C’ to remain as large as possible to protect these habitat areas.
- .5 Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.
- .6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.
- .7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
 - a) donation of areas to the Regional District or provincial government;
 - b) donation of areas to a land trust or conservation organization;
 - c) introduction of conservation area designation and zoning;

- d) creation of conservation covenants in favour of municipal, provincial government, private conservation organizations;
 - e) establishment of statutory right of ways under the *Land Title Act* for affected areas;
 - f) establishment of long-term leases for sensitive areas;
 - g) land stewardship and participation in conservation initiatives by the private landowner; or
 - h) consideration of alternative development standards.
- .8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.
 - .9 Encourages the use of native vegetation to restore disturbed sites.
 - .10 Supports protecting Bighorn Sheep habitat by discouraging development on areas of natural grasslands, on open shrub steppe, older open forest and rugged terrain that includes rock outcrops and cliffs with ledges.

16.4 Conservation Areas

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

Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Areas, but is generally applied to private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada. In the Plan Area, the CA designation applies to a large area of land adjacent to Vaseux Lake as well as other parcels held by conservation organisations adjacent to, or near provincially protected areas.

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

16.4.1 Objectives

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

16.4.2 Policies

The Regional Board:

- .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations, and supports accommodating these uses where they do not conflict with Conservation Area objectives.
- .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will seek to work with local First Nations to incorporate it where feasible, practical and appropriate.

(xii) deleting Section 17.0 (Foreshore Management) and renumbering all subsequent sections and section references.

(xiii) replacing Section 18.3.1 with the following:

Encourages the Provincial Subdivision Approving Authority to require a developer to undertake a fire hazard risk assessment at the time of submitting a subdivision application, where the property is located within a high, or greater, risk area within the Wildfire Hazard area (Schedule 'I'). The Regional Board may require the same assessment during the land use designation amendment process.

(xiv) replacing the fourth paragraph under Section 19.0 (Transportation) with the following:

The Plan sets out a Major Road and Trail Network in Schedule 'G', which delineates the current roads and trails in the area.

- (xv) replacing Section 19.1.5 with the following:

To minimize the impacts of traffic corridors on farmland and environmentally sensitive areas, as shown on Schedule 'C'.

- (xvi) replacing Section 19.2.1 with the following:

Encourages the improvement of existing major roads, and support the construction of proposed major roads under the jurisdiction of the Province, as set out in the Major Road Network shown in Schedule 'G'.

- (xvii) replacing the third sentence under Section 22.0 (Aggregate Resources) with the following:

The 'primary' potential areas shown on Schedule 'H' have the highest potential of finding sand and aggregate resources.

- (xviii) adding a new after Section 20.5 to read as follows:

20.6 Policies – Energy Efficiency

- .1 Encourages energy efficient forms of development through methods such as: energy efficient subdivision design; site planning including building orientation; energy efficient building design, materials, lighting and appliances; water conservation in landscaping; and, mixed-use forms of development.
- .2 Strives to become more self-reliant in meeting community energy needs by supporting the appropriate scale of renewable and alternative energy generation including but not limited to geothermal, microhydro, solar, bio fuels and wind.
- .3 Promotes education and awareness of energy conservation and actions that could be taken to mitigate increasing energy prices and GHG emissions.

- (xix) replacing Section 22.2.1 with the following:

Recognizes known primary sand and gravel resources as mapped by the Province and shown on Schedule 'H'.

- (xx) replacing Section 24.2 (Environmentally Sensitive Development Permit (ESDP) Area) in its entirety with the following:

24.2 Environmentally Sensitive Development Permit (ESDP) Area

.1 Category

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

.2 Area

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

.3 Justification

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

.4 Background

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

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of

provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

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

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 24.2.8 (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.

.6 Guidelines

- .1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:
 - a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:
 - i) An Ecological Assessment Phase including:

- .1 background information;
 - .2 an ecological assessment;
 - .3 listing of rare and endangered species; and
 - .4 stratification and rating of Environmentally Sensitive Areas (ESAs).
- ii) An Impact Assessment and Mitigation Phase including:
- .1 description of proposed development;
 - .2 assessment of potential impacts;
 - .3 short and long term impacts;
 - .4 cumulative and residual impacts;
 - .5 avoidance of ESAs;
 - .6 mitigation and compensation;
 - .7 security requirements;
 - .8 monitoring reports;
 - .9 accountability; and
 - .10 monitoring plan.
- b) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
- c) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
- d) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
- e) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

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

.7 Expedited Development Permit

- .1 Despite sub-section 24.2.6.1(a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:
 - a) A REA, prepared in accordance with the Regional District's Development Procedures Bylaw, has been submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia or team that includes a Registered Professional Biologist in British Columbia (RPBio) under contract to the development applicant, and includes:
 - i) a site plan documenting, if applicable, the location and extent of Environmentally Valuable Resources (EVRs) occurring within 100 metres of the proposed footprint of the development.
 - ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:
 - .1 There is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or
 - .2 Known EVR occurrence(s) have been identified and:
 - a) measures have been prescribed to avoid impacts; or
 - b) acceptable restoration/mitigation have been prescribed.
 - iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.

- b) If a QEP cannot certify the absence of EVRs or that impacts to known EVRs have been avoided or acceptably mitigated through a REA to the satisfaction of the Regional District, an EA as outlined under sub-section 24.2.6.1(a) will be required.
- c) The Regional District may incorporate any areas or measures identified in a REA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

.8 Exemptions

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

- .1 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;
- .2 the repair or maintenance of existing buildings and structures provided there are no additions or increases to the footprint of the building or structure;
- .3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m² from the original footprint of the principal dwelling unit and the development comprises either:
 - a) an alteration or addition to the original footprint of an existing principal dwelling unit; or
 - b) the construction of an accessory building or structure, provided the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.
- .4 works conducted in accordance with the Provincial *FireSmart Manual*, provided that all landscaping is conducted within 10.0 metres of an existing structure or building (existing on-site native plants which meet the *FireSmart Manual* guidelines are encouraged to be maintained as part of the landscaping);
- .5 the construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission*

Act on land located in the ALR and classified as “farm” under the *Assessment Act*;

- .6 any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;
- .7 any farm use that is subject to an approved Environmental Farm Plan (EFP through the Canada-British Columbia Environmental Farm Plan Program;
- .8 the repair of existing fences;
- .9 subdivisions that propose to:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

(xxi) replacing Section 24.3.2 with the following:

The lands within 30 metres of a stream or ravine including lands within 30 metres of a stream or a ravine shown as Watercourse Development Permit Area on Schedule ‘D’ are designated as a “Watercourse Development Permit Area”.

The definitions used in the *Local Government Act* and Provincial Riparian Areas Regulation (RAR) shall apply.

(xxii) replacing Section 24.4.2 with the following:

The designated areas are shown as the Okanagan Falls Commercial Development Permit Area in Schedule ‘E’.

(xxiii) replacing Section 24.5.2 with the following:

The designated area is shown as the Multiple Family Development Permit Area on Schedule ‘E’.

(xxiv) replacing the first sentence of Section 24.6.2 with the following:

The designated area is shown as the Hillside / Steep Slope Development Permit Area on Schedule ‘F’.

(xxv) replacing Section 24.7.2 with the following:

The area designated within the Industrial Development Permit Area generally includes properties to and including the former Weyerhaeuser site. The designated area is shown on Schedule 'E'.

(xxvi) replacing Schedule 'B' (Future Land Use Map), with a new Schedule 'B' (Official Community Plan Map), as shown on the attached Schedule 'L' (which forms part of this bylaw).

(xxvii) replacing Schedule 'C' (Environmental and Watercourse Development Permit Areas) with a new Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area), as shown on the attached Schedule 'M' (which forms part of this bylaw).

(xxviii) replacing Schedule 'D' (Development Permit Areas) with a new Schedule 'D' (Watercourse Development Permit Area) as shown on the attached Schedule 'N' (which forms part of this bylaw).

(xxix) replacing Schedule 'E' (Transportation and Trail Network) with a new Schedule 'E' (Form and Character Development Permit Areas) as shown on the attached Schedule 'O' (which forms part of this bylaw).

(xxx) replacing Schedule 'F' (Aggregate Potential) with a new Schedule 'F' (Hillside and Steep Slope Development Permit Area) as shown on the attached Schedule 'P' (which forms part of this bylaw).

(xxxi) replacing Schedule 'G' (Wildfire Hazard), with a new Schedule 'G' (Transportation and Trail Network), as shown on the attached Schedule 'Q' (which forms part of this bylaw).

(xxxii) adding a new Schedule 'H' (Aggregate Potential), as shown on the attached Schedule 'R' (which forms part of this bylaw).

(xxxiii) adding a new Schedule 'I' (Wildfire Hazard), as shown on the attached Schedule 'S' (which forms part of this bylaw).

13. The "Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:

- (i) adding a new definition of “conservation area” under Section 4.0 (Definitions) to read as follows:

“conservation area” means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include outdoor and indoor recreation services, or open land recreation;

- (ii) adding a new definition of “interpretive centre” under Section 4.0 (Definitions) to read as follows:

“interpretive centre” means a building that provides interpretation of a place of interest related to the natural environment through a variety of media, such as video displays, information panels and exhibitions of material, and which may also include accessory facilities such as a refreshment stand or gift shop.

- (iii) replacing the definition of “public park” under Section 4.0 (Definitions) with the following:

“parks” means any publicly-owned, held or beneficially owned outdoor land or facility specifically designed for passive or active recreation including tot-lots, playgrounds, walkways, trails, band shells, greenbelts, buffers, nature interpretation areas, or similar land uses, including all uses permitted in Provincial Parks, and all natural and constructed landscaping, facilities, playing fields, buildings and structures consistent with the general purpose of public park land;

- (iv) adding a new definition of “recreation services, indoor” under Section 4.0 (Definitions) to read as follows:

“recreation services, indoor” means facilities within an enclosed building for sports, active recreation and cultural arts and may include but are not limited to athletic clubs, health and fitness clubs, swimming pools, curling clubs, hockey rinks, bowling alleys and racquet clubs;

- (v) adding a new definition of “recreation services, outdoor” under Section 4.0 (Definitions) to read as follows:

“recreation services, outdoor” means facilities that are available to the general public for sports and active recreation conducted outdoors. Typical uses include but are not limited to ball fields and athletic fields;

- (vi) replacing Section 15.2 (Parks and Recreation Zone) under Section 15.0 (Administrative and Open Space) with the following:

15.2 PARKS AND RECREATION ZONE (PR)

15.2.1 Permitted Uses:

Principal Uses:

- a) parks;
- b) recreation services, outdoors;
- c) cemeteries;

Secondary Uses:

- d) carnivals, circuses and fairs;
- e) community hall;
- f) public moorage and marina;
- g) recreation services, indoor;
- h) one (1) accessory dwelling, subject to Section 7.11; and
- i) accessory buildings and structures, subject to Section 7.13.

15.2.2 Site Specific Parks and Recreation (PRs) Provisions:

- a) see Section 17.28

15.2.3 Minimum Parcel Size:

- a) Not applicable

15.2.4 Minimum Parcel Width:

- a) Not applicable

15.2.5 Minimum Setbacks:

- a) Buildings and structures:

- | | | |
|------|---------------------------|------------|
| i) | Front parcel line | 7.5 metres |
| ii) | Rear parcel line | 7.5 metres |
| iii) | Interior side parcel line | 4.5 metres |
| iv) | Exterior side parcel line | 4.5 metres |

15.2.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) despite sub-section a), no building or structure shall exceed a height of 7.0 metres at Lions, Kenyon and Christie Memorial Parks.

15.2.7 Maximum Parcel Coverage:

- a) 25%

(vii) replacing Section 15.3 (Conservation Area Zone) under Section 15.0 (Administrative and Open Space) with the following:

15.3 CONSERVATION AREA ZONE (CA)

15.3.1 Permitted Uses:

Principal Uses:

- a) conservation area;

Secondary Uses:

- b) interpretive centre;
- c) one (1) accessory dwelling, subject to Section 7.11; and
- d) accessory buildings and structures, subject to Section 7.13.

15.3.2 Site Specific Conservation Area (CAs) Provisions:

- a) see Section 17.29

15.3.3 Minimum Parcel Size:

- a) Not applicable

15.3.4 Minimum Parcel Width:

- a) Not applicable

15.3.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

15.3.6 Maximum Height:

- a) Not applicable

15.3.7 Maximum Parcel Coverage:

- a) 5%

- (viii) replacing Schedule '2' (Zoning Map) with a new Schedule '2' (Zoning Map), as shown on the attached Schedule 'T' (which forms part of this bylaw).

Electoral Area "E"

14. The "Naramata Area Official Community Plan Bylaw No. 2458, 2008" is amended by:

- (i) replacing the ninth paragraph of the recital to this bylaw with the following:

The Naramata Area Official Community Plan attached hereto as Schedules 'A', 'B', 'C', 'D', 'E', and 'F' and forming part of this bylaw is adopted as the Regional District of Okanagan-Similkameen, Naramata Area Official Community Plan.
- (ii) replacing the reference to Parks (P) under Section 4.0 (Official Community Plan Map Designations), with the following:

Parks, Recreation and Trails PR
- (iii) deleting the reference to Public Corridor (PC) under Section 2.0 (Official Community Plan Map Designations).
- (iv) replacing Section 7.3.11 to read with the following:

Generally, does not support increasing densities or intensifying land uses within areas designated as an Environmentally Sensitive Development Permit Area or shown as an “Important Ecosystem Area” on Schedule ‘C’. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.

- (v) replacing Section 7.3.12 with the following:

Works with land owners whose land is zoned for residential development and is found within an area designated as an Environmentally Sensitive Development Permit Area or shown as an “Important Ecosystem Area” on Schedule ‘C’ to consider establishing a different zoning that reasonably reflects the current density and gives due regard to physical constraints and environmental attributes.

- (vi) replacing Section 10.3.3(c) with the following:

impact on important environmentally sensitive areas, as shown on Schedule ‘C’.

- (vii) replacing Section 11.3.1(c) with the following:

capability of the natural environment to support the proposed development, and its impact on environmentally sensitive and riparian areas, as shown on Schedules ‘C’ and ‘D’.

- (xxxiv) replacing Section 11.4.1(e) with the following:

access can be provided to the area without constructing new roads or utility corridors through environmentally sensitive areas, as shown on Schedule ‘C’, the Agricultural Land Reserve, moderate or high hazard areas and without creating a permanent visible scar on side slopes.

- (xxxv) replacing Section 12.3.5(a) with the following:

access can be provided to the area without constructing new roads or utility corridors through environmentally sensitive areas, as shown on Schedule ‘C’, the Agricultural Land Reserve, moderate or high hazard areas and without creating a permanent visible scar on side slopes;

- (xxxvi) replacing Section 15.0 (Parks and Natural Environment) in its entirety with the following:

15.0 PARKS, RECREATION AND TRAILS

15.1 Background

Parks are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities. In the Plan Area, parkland includes Crown land, land owned by the Regional District, land zoned for park purposes and land designated as park on a subdivision plan. Parkland also includes land or general areas that the Regional District may have an interest in for park in the future.

Some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** Rock Ovens, Naramata Wharf, Naramata Creek and Manitou Parks are operated and maintained by the Regional District.
- **Kettle Valley Railway (KVR) Trail:** The sections of the KVR Trail that are publically owned and maintained by the Regional District are designated Parks, Recreation and Trails.
- **Provincial Recreation Areas:** Okanagan Mountain Provincial Park is a provincially designated Recreation Area.

The Plan Area also provides diverse recreation opportunities for a range of trail users. Local residents use the trail system for activities ranging from an evening stroll along the KVR to commuting to work from one community to another, to active motorized and non-motorized trail-based recreation. Visitors also frequent the Plan Area's trails to participate in a wide range of activities from walking and backcountry hiking to cycle touring and off-road vehicle recreation.

Together, parks and trails provide a valued amenity for Plan Area residents and visitors and provide important environmental benefits. While the Plan Area includes four small regional parks, the need for additional community parks is moderated both by the area's small population and the extensive opportunities available on Crown land, area lakes, and in provincial protected areas. It is also a challenge to provide community park services to areas with small, dispersed populations.

Provincial legislation authorizes the provision of land to the Regional District as parkland — equivalent in size to 5% of the parcel being subdivided. It is anticipated that acquisition of new land will

be focused upon completion of the Kettle Valley Railroad (KVR) trail and improving Okanagan Lake access, although the Regional District will consider acquiring new parkland as opportunities arise.

In 2012, the Regional District adopted a *Regional Trails Master Plan* that defines future direction, policies, priorities, standards and actions for the Regional District and its partners with respect to existing and potential future linear parks and trails and support of a regional trail network. The plan provides the basic framework to define and guide regional trail development and management through to 2021.

See Schedule 'F' (Road and Trail Network Plan) for a map of designated trails in the Plan Area.

15.2 Objectives

- .1 Provide a level of parks and recreational opportunities that can meet the needs of local residents, within their ability and resources to pay for such facilities.
- .2 Promote recreational opportunities that meet local needs and complement the natural environment and existing resources.
- .3 Improve and maintain public access to park and recreation resources.
- .4 Promote the development of an integrated trail and park system.
- .5 Identify and work to acquire parks and recreation sites to meet the present and future needs of residents.

15.3 Policies

The Regional Board:

- .1 Encourages that all new trail projects are designed and constructed using provincial best management practices, in order to minimize the impact on the natural environment.
- .2 Seeks to mitigate existing and future conflicts between trail users, agricultural operators and rural landowners.
- .3 Encourages trails proposed on agricultural lands, including those located within the ALR, to be developed using Ministry of Agriculture guidelines.

- .4 Encourages tenure holders to preserve, steward and maintain trails to maintain the integrity of the larger trail system and the natural environments they traverse.
- .5 Encourages the Province to undertake a backcountry recreation planning process.
- .6 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry.
- .7 Seeks to work with regional partners and local environmental organizations to support wildlife education programs to minimize wildlife/human conflicts on trails.
- .8 Seeks to work with regional partners to ensure that trails within Plan Area boundaries include adequate parking, bear-proof garbage and recycling receptacles, and signage where feasible and appropriate.
- .9 Support trail use guidelines that promote “leave no trace” trail use.
- .10 Recognizes the various interests in the future use of the Kettle Valley Railway, and designates it Park (PR) in order to protect options for future use as a public corridor
- .11 Encourages the development of a watershed or drinking water management plan that serves to protect Naramata’s water quality, in consultation with the community.
- .12 Encourages the development of a Parks & Recreation Master Plan that outlines park strategies and functions, addresses public and commercial recreation needs, as well as infrastructure requirements, in consultation with the community.
- .13 Supports the Naramata Parks and Recreation Commission in maintaining park land and Public Recreation corridors.
- .14 Seeks to continue to work towards developing a comprehensive system of linear parks, trails and pedestrian linkages throughout the Plan Area to accommodate a variety of uses, including but not limited to: walking, running, bicycling, horseback riding and cross country skiing.
- .15 Seeks to ensure that future linear parks, trails, and pedestrian linkages connect to existing and future parks, schools, Crown

land, and natural open space, and allow for easy pedestrian access through residential areas.

- .16 Seeks to continue to provide universal access to recreational amenities in the Plan Area, including parks, trails, facilities and programs.
- .17 Strives to ensure that there are recreational opportunities that suit a variety of age groups and interests.

15.4 Parkland Dedication Policies:

The Regional Board:

- .1 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.
- .2 Recognises that the Plan Area is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails.
- .3 May determine, in accordance with Section 510 of the *Local Government Act*, at the time of a subdivision to which Section 510 applies, whether the owner of land being subdivided must:
 - a) provide without compensation, park land in an amount equivalent to 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or
 - b) pay to the Regional District an amount that equals the market value of the land that may be required for park land purposes.
- .4 May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:
 - a) proximity to settlement areas, other parks & trails, and bodies of water;
 - b) distance from environmental hazard areas;
 - c) average slope should be 10% or less;
 - d) adequate accessibility:
 - i) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;

- ii) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - e) cultural or natural features of significance;
 - f) potential for additional dedication of parkland from subdivision applications of surrounding parcels; and
 - g) potential for recreation (active park), conservation (passive park) or enhancement of public access.
- .5 Considers that park land proposals should provide a benefit for the community and those lands with no benefit to the community should not be accepted.
 - .6 Strongly prefers that land being considered for parkland be maintained in its natural state and should not be cleared. Cleared and disturbed lands should only be accepted where the proposed parkland is to be used for recreational uses which require cleared lands, or can be reclaimed for park purposes.
 - .7 Encourages developers to dedicate greater than 5% park land in areas where parkland is desired.
 - .8 Considers that if cash in-lieu is chosen at the time of subdivision for park acquisition and development in the Plan Area, the preference is that the benefits accrue to those communities from which the funds are received.
 - .9 Where environmentally sensitive areas or Critical Habitat for species at risk have been identified, encourages developers to donate such lands to a conservation organisation or the Regional District in addition to the parkland or cash in-lieu required by the Act.

(xxxvii) adding the following as Section 16.0 and renumbering the subsequent sections accordingly:

16.0 NATURAL ENVIRONMENT & CONSERVATION

16.1 Background

The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the

province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region's milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. As the Plan Area contains significant developed areas and a variety of land uses including recreation, agriculture, forestry areas and the like, it also contains a high number of species at risk.

The Plan Area itself is home to many unique environmental features, including the silt benches above Okanagan Lake, as well as various other lakes and streams important to biodiversity in the area.

Under the *Local Government Act*, the Regional District has the authority to establish Development Permit (DP) Areas in order to protect the natural environment, its ecosystems and biological diversity.

In order to protect important sensitive ecosystems and biological diversity including valuable habitat areas for wildlife and plant communities, the Regional District has implemented an Environmentally Sensitive Development Permit (ESDP) Area. This area generally comprises privately held lands not in the Agricultural Land Reserve (ALR) that possess "high" and "very high" ecologically sensitive classifications as identified by the *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* (2012) prepared by South Okanagan Similkameen Conservation Program (SOSCP), and is described further in Section 21.2 of this Plan.

Other ecologically sensitive lands found on Crown land or privately held land in the ALR have not been formally designated as an ESDP Area but are equally sensitive and are shown on Schedule 'C' as an "Important Ecosystem Area" and is described further in Section 21.2 of this Plan.

As a local government listed under Section 3 of the *Riparian Areas Regulation*, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas; being lands within 30.0 metres of the high water mark of streams and ravines including lakes, watercourses and wetlands, and as described further at Section 21.3 of this bylaw.

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

16.1.1 Objectives - General

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

16.1.2 Policies - General

The Regional Board:

- .1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.
- .2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community's natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.
- .3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 21.2 as well as relevant federal and provincial best management guidelines.

- .4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District's approved Development Procedures Bylaw.
- .5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

16.2 Riparian and Foreshore Areas

Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes one large lake, Okanagan Lake, and several smaller lakes including Chute, Greyback, and Naramata Lakes. The Plan Area also includes various streams including Naramata Creek, and Robinson Creek among others.

The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.

Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.

Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.

Because riparian and foreshore areas are so strongly connected to both habitats for species at risk and water quality through

groundwater/surface water, it is vital that land use practices protect riparian areas by retaining and restoring native species, and ecosystems. Natural riparian areas provide significant ecosystems benefits that costly water treatment and recovery planning for species at risk cannot replace.

Generally land above the high water mark (natural boundary) is privately held and land below the high water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high water mark of a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 21.3). Other activities that are subject to regulation include dock construction and modification, mooring buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).

16.2.1 Objectives

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

16.2.2 Policies

The Regional Board:

- .1 Recognises riparian values and, in accordance with the provincial *Riparian Area Regulation*, has designated land within 30.0 metres of the high water mark of a stream or a ravine as a development permit area. Land designated as a Watercourse Development Permit Area shall be developed according to the guidelines outlined in Section 21.3 (Watercourse Development Permit Area) of this Plan, unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high water mark of a stream or ravine identified on Schedule 'D'.
- .2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.
- .3 Supports efforts that maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats
- .4 Continues to work with the Okanagan Basin Water Board (OBWB) to promote the shared water interests of Okanagan communities.
- .5 Encourages and supports the analysis of ground water hydrology in areas with identified aquifers, and require environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage or waste containment.
- .6 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.

- .7 Encourages the subdivision approving officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*.
- .8 Supports the use of Section 86 of the *Land Title Act* and Section 56 of the *Community Charter* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.

16.3 Terrestrial Areas

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

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

Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: Okanagan Mountain Provincial Park. The Nature Trust of BC and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes. Rock Ovens Regional Park also protects significant sensitive habitat.

16.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area).
- .2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.
- .3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.

- .4 Encourage and facilitate linkages of protected habitat areas.

16.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands and has on Schedule 'C':
 - a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act*; or
 - b) Identified these lands as an "Important Ecosystem Area".
- .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 21.2 of this Plan, unless an exemption applies.
- .3 Considers that land identified as an "Important Ecosystem Area" should generally be retained in a natural state and, if a re-designation of the land under the OCP or a re-zoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule 'C'.
- .4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule 'C' to remain as large as possible to protect these habitat areas.
- .5 Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.
- .6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.

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

16.4 Conservation Areas

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

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

applies to an upper portion of Naramata Creek held by a conservation organisation as well as some small portions of privately held land identified as warranting protection through a rezoning process.

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

16.4.1 Objectives

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

16.4.2 Policies

The Regional Board:

- .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations, and supports accommodating these uses where they do not conflict with Conservation Area objectives.
- .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will work with local First Nations to incorporate it where feasible, practical and appropriate.

(xxxviii) replacing the first sentence of Section 17.1 with the following:

The Plan sets out Schedule 'F' Road and Trail Network Plan for current and future roads and trails proposed for the area

(xxxix) replacing Section 17.2.4 with the following:

To achieve a coordinated open space system incorporating cyclists and pedestrians, and to encourage non-vehicular accessibility, respecting

designated Environmentally Sensitive Development Permit Areas and “Important Ecosystem Areas”, as shown on Schedule ‘C’.

- (xl) replacing Section 17.3.4 with the following:

Supports the protection of future road rights-of-way identified and endorsed by the Province as set out in the Road and Trail Network Plan (Schedule ‘F’).
- (xli) replacing Section 17.3.5(b) with the following:

existing and future roads and alignments are designed with due consideration for the protection of designated Environmentally Sensitive Development Permit Area and Important Ecosystem Area, as shown on Schedule ‘C’.
- (xlii) replacing Section 17.3.6(a) with the following:

Designates the KVR corridor as a Park (PR). This corridor is an integral component of the Trans-Canada Trail and the Naramata Area Road and Trail Network Plan. The Board recognizes that there will be growth in the Naramata area, and that the Province maintains interest in utilizing the KVR corridor for motorised vehicle transportation purposes if development needs in Electoral Area ‘E’ are such that a secondary road is required. The community strongly discourages the development of any portion of the KVR for motorised vehicle transportation purposes since it is a valued public recreation resource.
- (xliii) replacing Section 17.3.6(c) with the following:

Encourages the KVR corridor to be maintained as a public trail corridor for hiking, biking and other leisure pursuits. Where there is no other alternative for motorised vehicle transportation purposes, Provincial and local government agencies will embark on a management planning exercise, with community input and support. It is encouraged that the KVR corridor be maintained where possible, and where not possible, be a separate route from any surfaced road area.
- (xliv) replacing Section 18.1.6.2 with the following:

Encourages public utility companies and the Province to locate and develop utility corridors and roads in a way that will not have a negative impact on designated Environmentally Sensitive Development Permit Area and Important Ecosystem Area, as shown on Schedule ‘C’, or on agriculture.

- (xlv) replacing Section 20.1 with the following:

The OCP may designate development permit areas under the authority of Local government legislation. Unless otherwise specified, a development permit must be approved by the Regional Board prior to any development or subdivision of land within a designated development permit area.

- (xlvi) replacing Section 20.2 (Environmentally Sensitive Development Permit (ESDP) Area) in its entirety with the following:

20.2 Environmentally Sensitive Development Permit (ESDP) Area

.1 Category

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

.2 Area

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

.3 Justification

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

.4 Background

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

largely undisturbed state in order to maintain a healthy environment and clean water.

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

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

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 20.2.8 (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.

.6 Guidelines

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

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

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

- e) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.
- .2 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

.7 Expedited Development Permit

- .1 Despite sub-section 20.2.6.1(a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:
 - a) A REA, prepared in accordance with the Regional District's Development Procedures Bylaw, has been submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia or team that includes a Registered Professional Biologist in British Columbia (RPBio) under contract to the development applicant, and includes:
 - i) a site plan documenting, if applicable, the location and extent of Environmentally Valuable Resources (EVRs) occurring within 100 metres of the proposed footprint of the development.
 - ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:
 - .1 there is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or
 - .2 known EVR occurrence(s) have been identified and:
 - a) measures have been prescribed to avoid impacts; or

- b) acceptable restoration/mitigation have been prescribed.
- iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.
- b) If a QEP cannot certify the absence of EVRs or that impacts have been avoided or acceptably mitigated through a REA, an EA as outlined under sub-section 20.2.6.1(a) will be required.
- c) The Regional District may incorporate any areas or measures identified in a REA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

.8 Exemptions

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

- .1 the construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;
- .2 the repair or maintenance of existing buildings and structures provided there are no additions or increases to the footprint of the building or structure;
- .3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m² from the original footprint of the principal dwelling unit and the development comprises either:
 - a) an alteration or addition to the original footprint of an existing principal dwelling unit; or
 - b) the construction of an accessory building or structure, provided a majority of the footprint of the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.
- .4 works conducted in accordance with the Provincial *FireSmart Manual*, provided that all landscaping is conducted within 10.0 metres of an existing structure or building (existing on-site

native plants which meet the *FireSmart Manual* guidelines are encouraged to be maintained as part of the landscaping);

- .5 the construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission Act* on land located in the ALR and classified as “farm” under the *Assessment Act*;
- .6 any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;
- .7 any farm use that is subject to an approved Environmental Farm Plan (EFP) through the Canada-British Columbia Environmental Farm Plan Program;
- .8 the repair of existing fences;
- .9 subdivisions that propose to:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

(xlvii) replacing Section 20.3.2 (Watercourse Development Permit Area) with the following:

The lands within 30 metres of a stream or ravine including lands within 30 metres of a stream or a ravine shown as Watercourse Development Permit Area on Schedule ‘D’ are designated as a “Watercourse Development Permit Area”.

The definitions used in the *Local Government Act* and Provincial Riparian Areas Regulation (RAR) shall apply.

(xlviii) replacing the first paragraph of Section 20.4.2 with the following:

The development permit for the Naramata towsite area includes General Commercial, Tourist Commercial and Low and Medium Density Residential designations in order to provide guidelines for the form and character of development of the townsite of Naramata (see Schedule ‘E’). The purpose of this development permit area is to ensure that revitalization reflects and enhances the quality and uniqueness of the townsite with its small village character

- (xlix) replacing Schedule 'B' (Official Community Plan Map), with a new Schedule 'B' (Official Community Plan Map), as shown on the attached Schedule 'U' (which forms part of this bylaw).
- (l) replacing Schedule 'C' (Road and Trail Network Plan), with a new Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area), as shown on the attached Schedule 'V' (which forms part of this bylaw).
- (li) replacing Schedule 'D' (Development Permit Areas), with a new Schedule 'D' (Watercourse Development Permit Areas), as shown on the attached Schedule 'W' (which forms part of this bylaw).
- (lii) adding a new Schedule 'E' (Naramata Townsite Development Permit Area), as shown on the attached Schedule 'X' (which forms part of this bylaw).
- (liii) adding a new Schedule 'F' (Road and Trail Network Plan), as shown on the attached Schedule 'Y' (which forms part of this bylaw).

15. The "Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:

- (i) replacing the definition of "conservation area" under Section 4.0 (Definitions) with the following:

"conservation area" means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include outdoor and indoor recreation services, or open land recreation;
- (ii) adding a new definition of "interpretive centre" under Section 4.0 (Definitions) to read as follows:

"interpretive centre" means a building that provides interpretation of a place of interest related to the natural environment through a variety of media, such as video displays, information panels and exhibitions of material, and

which may also include accessory facilities such as a refreshment stand or gift shop.

- (iii) replacing Section 14.3 (Parks and Recreation Zone) under Section 14.0 (Administrative and Open Space) with the following:

14.3 PARKS AND RECREATION ZONE (PR)

14.3.1 Permitted Uses:

Principal Uses:

- a) parks;
- b) recreation services, outdoors;
- c) cemeteries;

Secondary Uses:

- d) carnivals, circuses and fairs;
- e) community hall;
- f) public moorage and marina;
- g) recreation services, indoor;
- h) one (1) accessory dwelling, subject to Section 7.11; and
- i) accessory buildings and structures, subject to Section 7.13.

14.3.2 Site Specific Parks and Recreation (PRs) Provisions:

- a) see Section 15.15

14.3.3 Minimum Parcel Size:

- a) Not applicable

14.3.4 Minimum Parcel Width:

- a) Not applicable

14.3.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres

- iv) Exterior side parcel line 4.5 metres

14.3.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres

14.3.7 Maximum Parcel Coverage:

- a) 25%

- (iv) replacing Section 14.4 (Conservation Area Zone) under Section 14.0 (Administrative and Open Space) with the following:

14.4 CONSERVATION AREA ZONE (CA)

14.4.1 Permitted Uses:

Principal Uses:

- a) conservation area;

Secondary Uses:

- b) interpretive centre;
- c) one (1) accessory dwelling, subject to Section 7.11; and
- d) accessory buildings and structures, subject to Section 7.13.

14.4.2 Site Specific Conservation Area (CAs) Provisions:

- a) see Section 15.16

14.4.3 Minimum Parcel Size:

- a) Not applicable

14.4.4 Minimum Parcel Width:

- a) Not applicable

14.4.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres

- | | |
|--------------------------------|------------|
| iii) Interior side parcel line | 4.5 metres |
| iv) Exterior side parcel line | 4.5 metres |

14.4.6 Maximum Height:

- a) Not applicable

14.4.7 Maximum Parcel Coverage:

- a) 5%

- (v) adding a new sub-section 15.8.8 (Site Specific Residential Sing Family One) under Section 15.0 (Site Specific Designation) to read as follows:

.8 in the case of land described as Lots 4-6, Plan KAP1145, District Lot 210, SDYD, (3335 1st Street, Naramata) and shown shaded yellow on Figure 15.8.8:

- a) despite Section 11.1.6(a)(i), the minimum front parcel line setback for a building or structure shall be 4.0 metres;
- b) despite Section 11.1.6(a)(iv), the minimum interior side parcel line setback for a building or structure shall be 1.5 metres; and
- c) despite Section 11.1.8(a), the maximum parcel coverage shall be 37%.

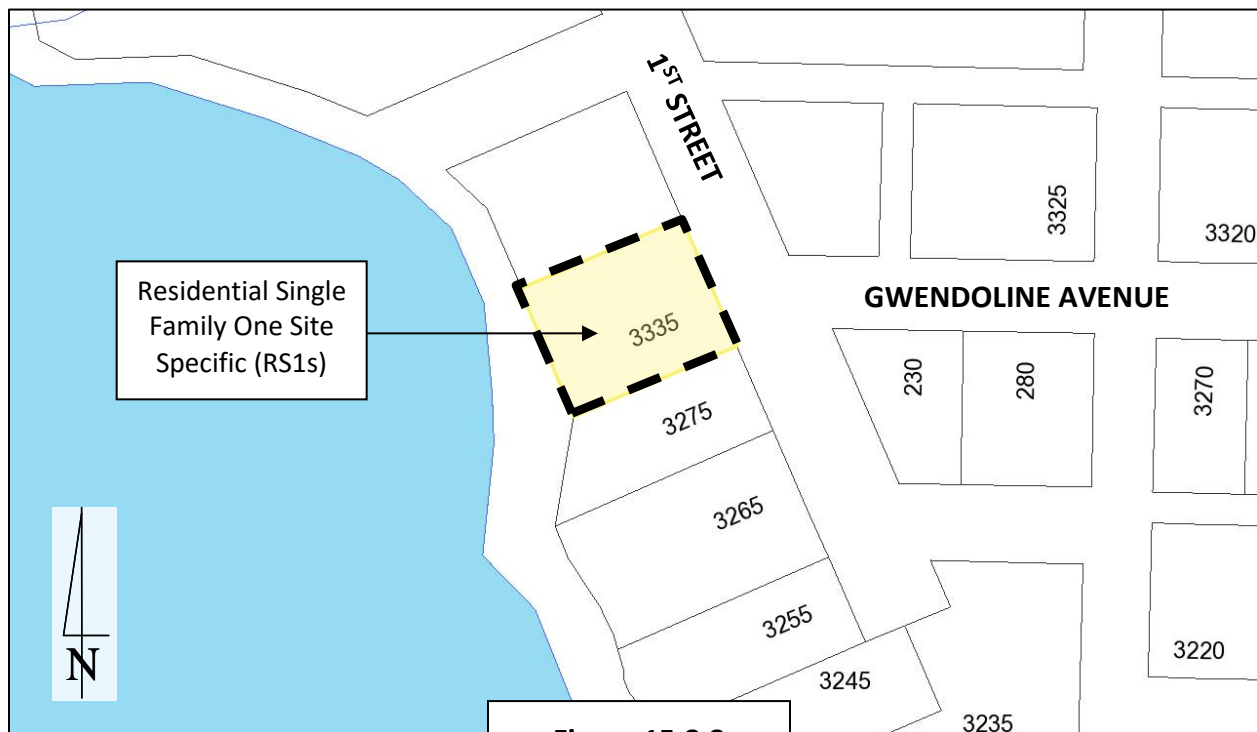


Figure 15.8.8

- (vi) replacing Schedule '2' (Zoning Map) with a new Schedule '2' (Zoning Map), as shown on the attached Schedule 'Z' (which forms part of this bylaw).

Electoral Area "F"

16. The "Electoral Area "F" Official Community Plan Bylaw No. 2460, 2008" is amended by:

- (i) replacing the ninth paragraph of the recital to this bylaw with the following:

The Okanagan Lake West / West Bench Official Community Plan attached hereto as Schedules 'A', 'B', 'C', 'D', 'E', 'F', 'G' and 'H' and forming part of this bylaw is adopted as the Regional District of Okanagan-Similkameen, Okanagan Lake West / West Bench Official Community Plan.
- (ii) replacing the reference to Parks (P) under Section 3.0 (Official Community Plan Map Designations), with the following:

Parks, Recreation and Trails PR
- (iii) replacing Section 4.1.6 with the following:

Identify, protect and enhance riparian areas (e.g. watercourses, lakes, rivers, marshes, and riparian areas) as Watercourse Development Permit (WDP) Areas and terrestrial areas (significant grasslands, forests, cliffs, and major steep slope areas) as Environmentally Sensitive Development Permit (ESDP) Areas in order to maintain the natural ecosystems, environmental quality, and aesthetic appeal of the area.
- (iv) replacing Section 12.0 (Parks and Natural Environment) in its entirety with the following:

12.0 PARKS, RECREATION AND TRAILS

12.1 Background

Parks are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities. In the Plan Area, parkland includes Crown land, land owned by the Regional District, land zoned for park purposes and land designated as park on

a subdivision plan. Parkland also includes land or general areas that the Regional District may have an interest in for park in the future.

Some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** Selby, Mariposa and Bonin Parks are operated and maintained by the Regional District.
- **Kettle Valley Railway (KVR) Trail:** The sections of the KVR Trail that are publically owned and maintained by the Regional District are designated Parks, Recreation and Trails.
- **Provincial Recreation Areas:** Darke Lake Provincial Park, Enease Lakes Provincial Park, Kickininee Provincial Park, Okanagan Lake Park are provincially designated Recreation Areas.
- **Other Recreation Areas:** a small area of land at Greata Ranch and “Camp Boyle”, which is operated by The Boy Scouts of Canada, have been designated as Park.

The Plan Area also provides diverse recreation opportunities for a range of trail users. Local residents use the trail system for activities ranging from an evening stroll along the KVR to commuting to work from one community to another, to active motorized and non-motorized trail-based recreation. Visitors also frequent the Plan Area’s trails to participate in a wide range of activities from walking and backcountry hiking to cycle touring and off-road vehicle recreation.

Together, parks and trails provide a valued amenity for Plan Area residents and visitors and provide important environmental benefits. While the Plan Area includes three small regional parks, the need for additional community parks is moderated both by the area’s small population and the extensive opportunities available on Crown land, area lakes, and in provincial protected areas. It is also a challenge to provide community park services to areas with small, dispersed populations.

Provincial legislation authorizes the provision of land to the Regional District as parkland — equivalent in size to 5% of the parcel being subdivided. It is anticipated that acquisition of new land will be focused upon completion of the Kettle Valley Railroad (KVR) trail and improving Okanagan Lake access, although the Regional District will consider acquiring new parkland as opportunities arise.

In 2012, the Regional District adopted a *Regional Trails Master Plan*

that defines future direction, policies, priorities, standards and actions for the Regional District and its partners with respect to existing and potential future linear parks and trails and support of a regional trail network. The plan provides the basic framework to define and guide regional trail development and management through to 2021.

12.2 Objectives

- .1 Provide a level of parks and recreational opportunities that can meet the needs of local residents, within their ability and resources to pay for such facilities.
- .2 Promote recreational opportunities that meet local needs and complement the natural environment and existing resources.
- .3 Improve and maintain public access to park and recreation resources.
- .4 Promote the development of an integrated trail and park system.
- .5 Identify and work to acquire parks and recreation sites to meet the present and future needs of residents.

12.3 Policies

The Regional Board:

- .1 Encourages that all new trail projects are designed and constructed using provincial best management practices, in order to minimize the impact on the natural environment.
- .2 Seeks to mitigate existing and future conflicts between trail users, agricultural operators and rural landowners.
- .3 Encourages trails proposed on agricultural lands, including those located within the ALR, to be developed using Ministry of Agriculture guidelines.
- .4 Encourages tenure holders to preserve, steward and maintain trails to maintain the integrity of the larger trail system and the natural environments they traverse.
- .5 Encourages the Province to undertake a backcountry recreation planning process.

- .6 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry.
- .7 Seeks to work with regional partners and local environmental organizations to support wildlife education programs to minimize wildlife/human conflicts on trails.
- .8 Seeks to work with regional partners to ensure that trails within Plan Area boundaries include adequate parking, bear-proof garbage and recycling receptacles, and signage where feasible and appropriate.
- .9 Support trail use guidelines that promote “leave no trace” trail use.
- .10 Encourages the School Districts to establish joint use agreements to support the multiple use of school and school grounds in the community, particularly the West Bench elementary school.
- .11 Supports the Kettle Valley Railway right-of-way being preserved and utilized as a linear park and recreation corridor.
- .12 Seeks to continue to work towards developing a comprehensive system of linear parks, trails and pedestrian linkages throughout the Plan Area to accommodate a variety of uses, including but not limited to: walking, running, bicycling, horseback riding and cross country skiing.
- .13 Seeks to ensure that future linear parks, trails, and pedestrian linkages connect to existing and future parks, schools, Crown land, and natural open space, and allow for easy pedestrian access through residential areas.
- .14 Seeks to continue to provide universal access to recreational amenities in the Plan Area, including parks, trails, facilities and programs.
- .15 Strives to ensure that there are recreational opportunities that suit a variety of age groups and interests.

12.4 Parkland Dedication Policies:

The Regional Board:

- .1 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.

- .2 Recognises that the Plan Area is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails.
- .3 May determine, in accordance with Section 510 of the *Local Government Act*, at the time of a subdivision to which Section 510 applies, whether the owner of land being subdivided must:
 - a) provide without compensation, park land in an amount equivalent to 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or
 - b) pay to the Regional District an amount that equals the market value of the land that may be required for park land purposes.
- .4 May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:
 - a) proximity to settlement areas, other parks & trails, and bodies of water;
 - b) distance from environmental hazard areas;
 - c) average slope should be 10% or less;
 - d) adequate accessibility:
 - i) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
 - ii) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - e) cultural or natural features of significance;
 - f) potential for additional dedication of parkland from subdivision applications of surrounding parcels; and
 - g) potential for recreation (active park), conservation (passive park) or enhancement of public access.
- .5 Considers that park land proposals should provide a benefit for the community and those lands with no benefit to the community should not be accepted.
- .6 Strongly prefers that land being considered for parkland be maintained in its natural state and should not be cleared.

Cleared and disturbed lands should only be accepted where the proposed parkland is to be used for recreational uses which require cleared lands, or can be reclaimed for park purposes.

- .7 Encourages developers to dedicate greater than 5% park land in areas where parkland is desired.
- .8 Considers that if cash in-lieu is chosen at the time of subdivision for park acquisition and development in the Plan Area, the preference is that the benefits accrue to those communities from which the funds are received.
- .9 Where environmentally sensitive areas or Critical Habitat for species at risk have been identified, encourages developers to donate such lands to a conservation organisation or the Regional District in addition to the parkland or cash in-lieu required by the Act.

- (v) adding the following as Section 13.0 (Natural Environmental & Conservation) and renumbering the subsequent sections accordingly:

13.0 NATURAL ENVIRONMENT & CONSERVATION

13.1 Background

The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region's milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. As the Plan Area contains significant developed areas and a variety of land uses including recreation, agriculture, forestry areas and the like, it also contains a high number of species at risk.

The Plan Area itself is home to many unique environmental features, including the silt benches above Okanagan Lake and Trout Creek valley as well as various other lakes and streams important to biodiversity in the area.

Under the *Local Government Act*, the Regional District has the authority to establish Development Permit (DP) Areas in order to protect the natural environment, its ecosystems and biological diversity.

In order to protect important sensitive ecosystems and biological diversity including valuable habitat areas for wildlife and plant communities, the Regional District has implemented an Environmentally Sensitive Development Permit (ESDP) Area. These areas generally comprise privately held lands not in the Agricultural Land Reserve (ALR) that possess “high” and “very high” ecologically sensitive classifications as identified by the *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* (2012) prepared by South Okanagan Similkameen Conservation Program (SOSCP), and is described further in Section 17.2 of this Plan.

Other ecologically sensitive lands found on Crown land or privately held land in the ALR have not been formally designated as an ESDP Area but are equally sensitive and are shown on Schedule ‘H’ as an “Important Ecosystem Area” and is described further in Section 17.2 of this Plan.

As a local government listed under Section 3 of the *Riparian Area Regulation*, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas; being lands within 30.0 metres of the high water mark of streams and ravines including lakes, watercourses and wetlands, and as described further at Section 17.3 of this bylaw.

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

13.1.1 Objectives - General

- .1 Maintain and sustain a healthy environment by encouraging the enhancement of ecological systems and by protecting biodiversity.
- .2 Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.

- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to important landscape features such as watercourses, hillsides, and sensitive ecosystems of the Okanagan.
- .4 Support efforts to protect source water quality and quantity today and for future generations.

13.1.2 Policies - General

The Regional Board:

- .1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.
- .2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community's natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.
- .3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 17.2 as well as relevant federal and provincial best management guidelines.
- .4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District's Development Procedures Bylaw.
- .5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

13.2 Riparian and Foreshore Areas

Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes one large

lake, Okanagan Lake, and several smaller lakes including Darke Lake, Garnet Lake, and Eneas Lakes. The Plan Area also includes various streams including Trout Creek, and Eneas Creek among others.

The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.

Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.

Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.

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

Generally, land above the high water mark (natural boundary) is privately held and land below the high water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high water mark or a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 17.3). Other activities that are subject to regulation include dock construction and modification, mooring buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).

13.2.1 Objectives

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

13.2.2 Policies

The Regional Board:

- .1 Recognises riparian values and, in accordance with the provincial *Riparian Area Regulation*, has designated land within 30.0 metres of the high water mark of a stream or a ravine as a development permit area. Land designated as a Watercourse Development Permit Area shall be developed according to the guidelines outlined in Section 17.3 (Watercourse Development Permit Area) of this Plan, unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high water mark of a stream or ravine identified on Schedule 'G'.

- .2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.
- .3 Supports efforts that maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats
- .4 Continues to work with the Okanagan Basin Water Board (OBWB) to promote the shared water interests of Okanagan communities.
- .5 Encourages and supports the analysis of ground water hydrology in areas with identified aquifers, and requires environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage or waste containment.
- .6 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.
- .7 Encourages the subdivision approving officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*.
- .8 Supports the use of Section 86 of the *Land Title Act* and Section 56 of the *Community Charter* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.

13.3 Terrestrial Areas

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

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

Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: Brent Mountain Protected Area, Eneas Lakes Provincial Park and Darke Lake Provincial Park. The Nature Trust of BC and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes.

13.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'H' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area).
- .2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.
- .3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.
- .4 Encourage and facilitate linkages of protected habitat areas.

13.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands and has on Schedule 'H':
 - a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act*; or
 - b) Identified these lands as an "Important Ecosystem Area".
- .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state

and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 17.2 of this Plan, unless an exemption applies.

- .3 Considers that land identified as an “Important Ecosystem Area” should generally be retained in a natural state and, if a re-designation of the land under the OCP or a re-zoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule ‘H’.
- .4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule ‘H’ to remain as large as possible to protect these habitat areas.
- .5 Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.
- .6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.
- .7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
 - a) donation of areas to the Regional District or provincial government;
 - b) donation of areas to a land trust or conservation organization;
 - c) introduction of conservation area designation and zoning;
 - d) creation of conservation covenants in favour of municipal, provincial government, private conservation organizations;
 - e) establishment of statutory right of ways under the *Land Title Act* for affected areas;

- f) establishment of long-term leases for sensitive areas;
 - g) land stewardship and participation in conservation initiatives by the private landowner; or
 - h) consideration of alternative development standards.
- .8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.
 - .9 Encourages the use of native vegetation to restore disturbed sites.

13.4 Conservation Areas

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

Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Areas, but is generally applied to private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada. In the Plan Area, there are currently no lands that have been designated for conservation purposes.

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

13.4.1 Objectives

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

13.4.2 Policies

The Regional Board:

- .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations, and supports accommodating these uses where they do not conflict with Conservation Area objectives.
- .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will seek to work with local First Nations to incorporate it where feasible, practical and appropriate.

- (liv) adding a new section Section 16.2 (Watercourse Development Permit (WDP) Area) and renumbering the subsequent sections accordingly:

16.2 Environmentally Sensitive Development Permit (ESDP) Area

.1 Category

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

.2 Area

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

.3 Justification

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

.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to

protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state in order to maintain a healthy environment and clean water.

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

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

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 17.6.8 (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.

.6 Guidelines

- .1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:
 - a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:
 - i) An Ecological Assessment Phase including:
 - .1 background information;
 - .2 an ecological assessment;
 - .3 listing of rare and endangered species; and
 - .4 stratification and rating of Environmentally Sensitive Areas (ESAs).
 - ii) An Impact Assessment and Mitigation Phase including:
 - .1 description of proposed development;
 - .2 assessment of potential impacts;
 - .3 short and long term impacts;
 - .4 cumulative and residual impacts;
 - .5 avoidance of ESAs;
 - .6 mitigation and compensation;
 - .7 security requirements;
 - .8 monitoring reports;
 - .9 accountability; and
 - .10 monitoring plan.
 - b) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.

- c) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
 - d) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - e) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.
- .2 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

.7 Expedited Development Permit

- .1 Despite sub-section 16.2.6.1(a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:
- a) A REA, prepared in accordance with the Regional District's Development Procedures Bylaw, has been submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia or team that includes a Registered Professional Biologist in British Columbia (RPBio) under contract to the development applicant, and includes:
 - i) a site plan documenting, if applicable, the location and extent of Environmentally Valuable Resources (EVRs) occurring within 100 metres of the proposed footprint of the development.

- ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:
 - .1 there is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or
 - .2 known EVR occurrence(s) have been identified and:
 - a) measures have been prescribed to avoid impacts; or
 - b) acceptable restoration/mitigation have been prescribed.
- iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.
- b) If a QEP cannot certify the absence of EVRs or that impacts have been avoided or acceptably mitigated through a REA, an EA as outlined under sub-section 16.2.6.1(a) will be required.
- c) The Regional District may incorporate any areas or measures identified in a REA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

.8 Exemptions

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

- .1 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;
- .2 the repair or maintenance of existing buildings and structures provided there are no additions or increases to the footprint of the building or structure;
- .3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m² from the original footprint of the principal dwelling unit and the development comprises either:

- a) an alteration or addition to the original footprint of an existing principal dwelling unit; or
 - b) the construction of an accessory building or structure, provided a majority of the footprint of the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.
 - .4 works conducted in accordance with the Provincial *FireSmart Manual*, provided that all landscaping is conducted within 10.0 metres of an existing structure or building (existing on-site native plants which meet the *FireSmart Manual* guidelines are encouraged to be maintained as part of the landscaping);
 - .5 the construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission Act* on land located in the ALR and classified as “farm” under the *Assessment Act*;
 - .6 any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;
 - .7 any farm use that is subject to an approved Environmental Farm Plan (EFP) through the Canada-British Columbia Environmental Farm Plan Program;
 - .8 the repair of existing fences;
 - .9 subdivisions that propose to:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.
- (vi) replacing Section 16.2.2 (Watercourse Development Permit Area) with the following:
- The lands within 30 metres of a stream or ravine including lands within 30 metres of a stream or a ravine shown as Watercourse Development Permit Area on Schedule ‘G’ are designated as a “Watercourse Development Permit Area”.
- The definitions used in the *Local Government Act* and Provincial Riparian Areas Regulation (RAR) shall apply.

- (vii) replacing Schedule 'B' (Official Community Plan Map), with a new Schedule 'B' (Official Community Plan Map) as shown on the attached Schedule 'AA' (which forms part of this bylaw).
- (viii) replacing Schedule 'G' (Watercourse Development Permit Area), with a new Schedule 'G' (Watercourse Development Permit Area) as shown on the attached Schedule 'BB' (which forms part of this bylaw).
- (ix) adding a new Schedule 'H' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area), as shown on the attached Schedule 'CC' (which forms part of this bylaw).

17. The "Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by:

- (i) adding a new definition of "conservation area" under Section 4.0 (Definitions) to read as follows:

"conservation area" means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include outdoor and indoor recreation services, or open land recreation;
- (ii) adding a new definition of "interpretive centre" under Section 4.0 (Definitions) to read as follows:

"interpretive centre" means a building that provides interpretation of a place of interest related to the natural environment through a variety of media, such as video displays, information panels and exhibitions of material, and which may also include accessory facilities such as a refreshment stand or gift shop.
- (iii) replacing the definition of "public park" under Section 4.0 (Definitions) with the following:

"parks" means any publicly-owned, held or beneficially owned outdoor land or facility specifically designed for passive or active recreation including tot-

lots, playgrounds, walkways, trails, band shells, greenbelts, buffers, nature interpretation areas, or similar land uses, including all uses permitted in Provincial Parks, and all natural and constructed landscaping, facilities, playing fields, buildings and structures consistent with the general purpose of public park land;

- (iv) adding a new definition of “recreation services, indoor” under Section 4.0 (Definitions) to read as follows:

“recreation services, indoor” means facilities within an enclosed building for sports, active recreation and cultural arts and may include but are not limited to athletic clubs, health and fitness clubs, swimming pools, curling clubs, hockey rinks, bowling alleys and racquet clubs;

- (v) adding a new definition of “recreation services, outdoor” under Section 4.0 (Definitions) to read as follows:

“recreation services, outdoor” means facilities that are available to the general public for sports and active recreation conducted outdoors. Typical uses include but are not limited to ball fields and athletic fields;

- (vi) adding a reference under Section 6.1 (Zoning Districts) to “Conservation Area CA” as an Administrative and Open Space zoning.

- (vii) replacing Section 15.2 (Parks and Recreation Zone) under Section 15.0 (Administrative and Open Space) with the following:

15.2 PARKS AND RECREATION ZONE (PR)

15.3.1 Permitted Uses:

Principal Uses:

- a) parks;
- b) recreation services, outdoors;
- c) cemeteries;

Accessory Uses:

- d) carnivals, circuses and fairs;
- e) community hall;
- f) public moorage and marina;
- g) recreation services, indoor;

- h) one (1) accessory dwelling, subject to Section 7.11; and
- i) accessory buildings and structures, subject to Section 7.13.

15.2.2 Site Specific Parks and Recreation (PRs) Provisions:

- a) see Section 16.20

15.2.3 Minimum Parcel Size:

- a) Not applicable

15.2.4 Minimum Parcel Width:

- a) Not applicable

15.2.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

15.2.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres

15.2.7 Maximum Parcel Coverage:

- a) 25%

- (viii) adding a new Section 15.3 (Conservation Area Zone) under Section 15.0 (Administrative and Open Space) with the following:

15.3 CONSERVATION AREA ZONE (CA)

15.3.1 Permitted Uses:

Principal Uses:

- a) conservation area;

Secondary Uses:

- b) interpretive centre;
- c) one (1) accessory dwelling, subject to Section 7.11; and

d) accessory buildings and structures, subject to Section 7.13.

15.3.2 Site Specific Conservation Area (CAs) Provisions:

a) see Section 16.21

15.3.3 Minimum Parcel Size:

a) Not applicable

15.3.4 Minimum Parcel Width:

a) Not applicable

15.3.5 Minimum Setbacks:

a) Buildings and structures:

i) Front parcel line	7.5 metres
ii) Rear parcel line	7.5 metres
iii) Interior side parcel line	4.5 metres
iv) Exterior side parcel line	4.5 metres

15.3.6 Maximum Height:

a) Not applicable

15.3.7 Maximum Parcel Coverage:

a) 5%

(ix) amending Section 16.20 (Site Specific Park and Recreation Provisions) under Section 16 (Site Specific Designations) to read as follows:

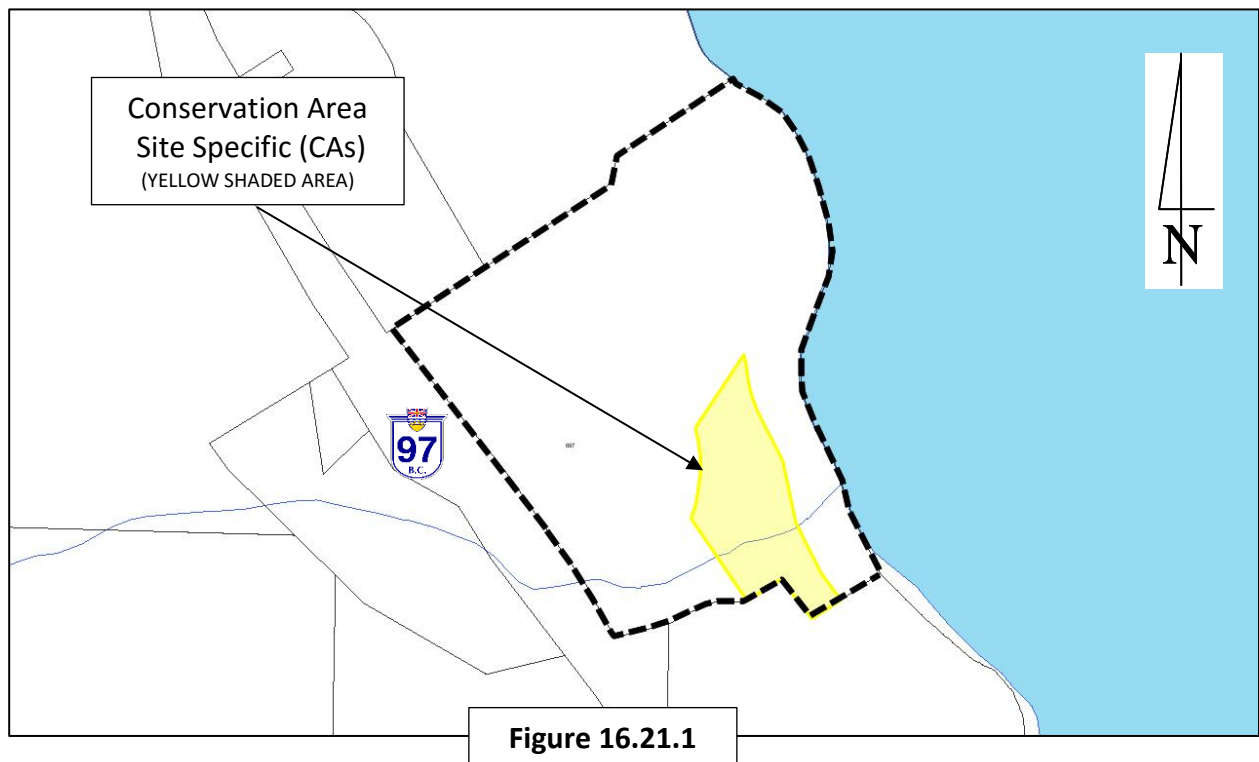
16.20 Site Specific Parks and Recreation (PRs) Provisions:

.1 *deleted.*

(x) adding a new Section 16.21 (Site Specific Conservation Area Provisions) under Section 16 (Site Specific Designations) to read as follows:

16.21 Site Specific Conservation Area (CAs) Provisions:

- .1 in the case of an approximately 1.1 ha part of the land described as Lot 1, Plan KAP83541, District Lot 2537, ODYD, Except Plan KAP85241 (697 Highway 97) and shown shaded on Figure 16.21.1:
- i) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 15.3.1:
 - a) eating and drinking establishment.



- (xi) replacing Schedule '2' (Zoning Map) with a new Schedule '2' (Zoning Map), as shown on the attached Schedule 'DD' (which forms part of this bylaw).

READ A FIRST AND SECOND TIME this 18th day of May, 2017.

PUBLIC HEARING HELD this 1st day of June, 2017.

READ A THIRD TIME, AS AMENDED, this 1st day of June, 2017.

Approved pursuant to Section 52(3) of the *Transportation Act* this 5th day of June, 2017.

ADOPTED this ____ day of _____, 2017.

Board Chair

Chief Administrative 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. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'A'

[Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008](#)
[Schedule 'B' \(OCP Map\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'B'

[Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008](#)
[Schedule 'C' \(Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'C'

[Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008](#)
[Schedule 'D' \(Watercourse Development Permit Area\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'D'

[Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008](#)
[Schedule 'E' \(Road and Trail Network Plan\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'E'

[Electoral Area "A" Zoning Bylaw No. 2451, 2008](#)
[Schedule '2' \(Zoning Map\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'F'

[Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008](#)
[Schedule 'B' \(OCP Map\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'G'

[Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008](#)
[Schedule 'C' \(Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'H'

[Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008](#)
[Schedule 'D' \(Watercourse Development Permit Area\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'I'

[Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008](#)
[Schedule 'E' \(Protection of Farming Development Permit Area\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'J'

[Electoral Area "C" Zoning Bylaw No. 2453, 2008](#)
[Schedule '2' \(Zoning Map\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'K'

[Electoral Area "D" Zoning Bylaw No. 2457, 2008](#)
[Schedule '2' \(Zoning Map\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'L'

[Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013](#)
[Schedule 'B' \(OCP Map\)](#)

Regional District of Okanagan-Similkameen

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

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'M'

[Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013](#)
[Schedule 'C' \(Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area\)](#)

Regional District of Okanagan-Similkameen

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Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'N'

[Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013](#)
[Schedule 'D' \(Watercourse Development Permit Area\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'O'

[Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013](#)
[Schedule 'E' \(Form and Character Development Permit Areas\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'P'

[Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013](#)
[Schedule 'F' \(Hillside and Steep Slope Development Permit Areas\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'Q'

[Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013](#)
[Schedule 'G' \(Transportation and Trail Network\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'R'

[Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013](#)
[Schedule 'H' \(Aggregate Potential\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'S'

[Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013](#)
[Schedule 'I' \(Wildfire Hazard\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'T'

[Electoral Area "D" Zoning Bylaw No. 2455, 2008](#)
[Schedule '2' \(Zoning Map\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'U'

[Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008](#)
[Schedule 'B' \(OCP Map\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'V'

[Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008](#)
[Schedule 'C' \(Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'W'

[Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008](#)
[Schedule 'D' \(Watercourse Development Permit Area\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'X'

[Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008](#)
[Schedule 'E' \(Naramata Townsite Development Permit Area\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'Y'

[Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008](#)
[Schedule 'F' \(Road and Trail Network Plan\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'Z'

[Electoral Area "E" Zoning Bylaw No. 2459, 2008](#)
[Schedule '2' \(Zoning Map\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'AA'

[Electoral Area "F" Official Community Plan Bylaw No. 2460, 2008](#)
[Schedule 'B' \(OCP Map\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'BB'

[Electoral Area "F" Official Community Plan Bylaw No. 2460, 2008](#)
[Schedule 'G' \(Watercourse Development Permit Area\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'CC'

[Electoral Area "F" Official Community Plan Bylaw No. 2460, 2008](#)
[Schedule 'H' \(Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area\)](#)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2710, 2017

Project No: X2015.100-ZONE

Schedule 'DD'

[Electoral Area "F" Zoning Bylaw No. 2461, 2008](#)
[Schedule '2' \(Zoning Map\)](#)

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: Development Procedures Bylaw No. 2500, 2011 – ESDP Update Amendment

Administrative Recommendation:

THAT Bylaw No. 2500.08, 2017, Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw, be adopted.

Purpose:

The purpose of these amendments are to introduce updated application requirements for Environmentally Sensitive Development Permit (ESDP) to the Regional District's Development Procedures Bylaw No. 2500, 2011.

Background:

At its meeting of May 18, 2017, the Regional District Board resolved to approve first and second reading of Amendment Bylaw No. 2500.08, 2017.

At its meeting of June 1, 2017, the Regional District Board resolved to approve third reading of Amendment Bylaw No. 2500.08, 2017.

Alternative:

THAT first, second and third readings of Bylaw No. 2500.08, 2017, Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw, be rescinded and the bylaw abandoned.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read "C. Garrish", is written over a horizontal line.

C. Garrish, Planning Supervisor

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2500.08, 2017

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

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

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw No. 2500.08, 2017."
2. The "Regional District of Okanagan-Similkameen Development Procedures Bylaw No. 2500, 2011" is amended by:
 - (i) replacing sub-section 1. (Application Requirements) under Schedule 3 (Application for a Development Permit) with the following:

1. Application Requirements

(a) General Application Requirements

.1 Authorisation

- (a) An application for a Development Permit (DP) shall be made to the Chief Administrative Officer in writing and on the appropriate form, and shall be:
 - (i) made by the owner(s) of the subject property or by a person authorized by all property owner(s);
 - (ii) if a numbered company holds the property, a corporate search shall accompany the application illustrating the company directors. The signatory on the application form shall be a company director;
 - (iii) made on the appropriate form designated by the CAO; and
 - (iv) accompanied by the appropriate application fee outlined in the Fees and Charges Bylaw.

- .2 Proposal Summary
 - (a) An outline of the type of development or land use proposed, including:
 - (i) explanation of compliance with current OCP guidelines.
- .3 State of Title Certificate
 - (a) a copy of the Land Title Office search print, issued not more than thirty (30) calendar days prior to the application date for any parcel of land subject to the application; and
 - (b) a copy of all non-financial charges (i.e. covenants, easements and rights-of-way, etc.) registered on the subject property(s).
- .4 Site Plan
 - (a) a site plan of the proposed development drawn to scale and showing dimensions, and including the following (as applicable):
 - (i) north arrow and scale;
 - (ii) dimensions and boundaries of property lines, rights-of-way, covenant areas and other easements;
 - (iii) location and dimensions of existing and proposed structures and setbacks (including projections and overhangs) to parcel lines, rights-of-way, and easements;
 - (iv) location of existing and proposed access roads, driveways, vehicle parking spaces, pathways, screening and fencing;
 - (v) natural and finished grades of site at buildings and retaining walls (indicate source of grade data);
 - (vi) location of any physical or topographical constraints (e.g. watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, etc.);
 - (vii) location of all existing and proposed water lines, wells, and septic fields, including sizes; and
 - (viii) proposed covenant areas (if any).
- .5 Development Plans (drawn to scale, in metric)
 - (a) detailed drawings of the proposed development, including building sections, elevations, finishes, floor plans, landscaping, pathways, and screening and fencing proposed for the site;
 - (b) a project summary sheet outlining density and number of dwelling units, site coverage, heights, setbacks, and other relevant data; and
 - (c) location and width of existing or proposed access(es) to the property, driveways, manoeuvring aisles and parking layout.
- .6 Site Surveys

- (a) if a proposed development involves a variance to the siting or building envelope of an existing structure a current sketch plan, certified by a BC Land Surveyor, in metric, shall be required. This may be combined with the requirements for sub-section 4 of this Schedule 3 (where appropriate).
- (b) if a proposed development is within 10% of the setback line (i.e. within 3.0 metres of a 30.0 metre setback line), a current sketch plan, certified by a BC Land Surveyor, in metric, shall be required. This may be combined with the requirements for sub-section 4 of this Schedule 3 (where appropriate).

(b) Watercourse Development Permit Application Requirements

- .1 In addition to the application requirements listed in Section 1(a), the following is also required for Watercourse Development Permit Applications:
 - a) a site plan shall also include the high water mark; natural boundary; floodplain setbacks & elevations; zones of sensitivity (ZOS); and the Streamside Protection and Enhancement Area (SPEA).

(c) Environmentally Sensitive Development Permit Application Requirements

- .1 In addition to the application requirements listed in Section 1(a), the following is also required for Environmentally Sensitive Development Permit Applications:
 - a) an Environmental Assessment (EA) Report; or
 - b) a Rapid Environmental Assessment (REA) Report.

Environmental Assessment (EA) Report

- .2 An Environmental Assessment (EA) Report must be prepared, signed and sealed by an RPBio and include the following:
 - a) an Ecological Assessment Phase prepared in accordance with the requirements of sections 1(c)(3) & (4) of this Schedule.
 - b) an Impact Assessment Mitigation Phase prepared in accordance with the requirements of section 1(c)(5) of this Schedule.

Ecological Assessment Phase

- .3 The Ecological Assessment Phase shall include the following:
 - a) an overview of all habitats and features found within a subject property;
 - b) a site map with a scale of not less than 1:500 or greater than 1:5,000 that includes the following information:

- i) location of plant species and plant communities;
 - ii) location of sensitive ecosystems;
 - iii) a list of found species (e.g. fish distribution);
 - iv) areas of expected/potential terrestrial/aquatic wildlife use;
 - v) observations and/or recorded locations of federally listed, provincially ranked, or regionally significant plant communities and species (for all life stages) or their habitats (including Critical Habitat for Species at Risk Act listed species);
 - vi) a Streamside Protection and Enhancement Area (SPEA) setback (if applicable);
 - vii) other existing environmentally valuable resources, including wildlife connectivity corridors, wildlife trees, and hibernacula, etc.;
 - viii) landforms, site stability, geological and topographical features and contours;
 - ix) adjacent lands and uses;
 - x) contour maps and cross sections, if available, for sites with slopes greater than 20%;
 - xi) surface and ground water features including swales, wetlands, draws, spring discharge or recharge areas, floodplains, top of bank, high water mark; and
 - xii) existing structures, paved and unpaved roads, soil disturbance, logging, and land clearing.
- c) rare and endangered species records, within and adjacent to the subject property. If rare and endangered species potentially utilize the site, a species specific inventory must be conducted, in the appropriate season(s).
 - d) the findings of any Riparian Area Assessment report prepared if the proposed development involves the disturbance of land within a designated Watercourse Development Permit (WDP) Area.
 - e) identification of environmentally valuable resources occurring within the study area. This is to be based upon the following four-class rating system:
 - i) ESA-1 (High), which shall be applied to occurrence-based Critical Habitat, locally and provincially significant ecosystems, extremely rare and/or of critical importance to rare wildlife species.

- ii) ESA-2 (Moderate), which shall be applied to attribute-based Critical Habitat, locally or provincially significant ecosystems, uncommon and important to rare wildlife species.
 - iii) ESA-3 (Low), which shall be applied to ecosystems that may have low to moderate conservation values because of importance to wildlife (e.g. disturbed or fragmented ecosystems or habitat features).
 - iv) ESA-4 (Not Sensitive), which shall be applied to areas with little or no inherent ecological value or importance as wildlife habitat.
- f) The ESA criteria/rating system used in the evaluation of ESAs, which should include the following components:
 - i) ecosystem mapping refined to 1:5,000 or less, including structural stage and seral association or condition;
 - ii) rarity in the region, province, country, including historical loss;
 - iii) landscape context including contiguity to other ESAs (buffering function) and whether the area is vital to health of ecosystems beyond its boundaries (water catchment, storage/recharge zone);
 - iv) habitat suitability for provincially ranked and/or federally listed or significant species;
 - v) presence of important environmentally valuable resources (e.g. breeding/spawning areas, hibernacula, migration stop over, connectivity corridors, reported sightings of uncommon species, ungulate winter range, high value wildlife trees);
 - vi) species diversity/habitat complexity;
 - vii) ecosystems at risk in the Okanagan including riparian (including subsurface flow and recharge areas), wetlands, grasslands, rock outcrops, talus and cliffs, old growth, and low elevation forests;
 - viii) vulnerability to anthropogenic disturbance (e.g. soil disturbance, road conflicts, pets, invasive plants);
 - ix) current condition (biological integrity) function, structure, stability and probability of restoration to a functional level or ecological capability; and,
 - x) cumulative impacts from surrounding land uses.
- g) recommendations to be used to guide project design and planning for the development.

Impact Assessment & Mitigation Phase

.4 The Impact Assessment & Mitigation Phase shall include the following:

- a) an assessment of potential impacts resulting from the proposed development that considers the following:
 - i) magnitude of the proposed development;
 - ii) geographic extent of the proposed development;
 - iii) timing of the proposed development;
 - iv) duration of the proposed development;
 - v) frequency of the proposed development;
 - vi) reversibility of the proposed development; and
 - vii) likelihood of occurrence of the proposed development.
- b) an assessment of mitigation measures and their anticipated effectiveness in maintaining the health, form and function of natural ecosystems and features by reducing or eliminating potential impacts from development that considers the following:
 - i) management of erosion and sediment impacts during and after construction;
 - ii) control of invasive plant species using site and species appropriate methods (e.g. hand pulling, digging, cutting, and mowing);
 - iii) scheduling construction during recommended timing windows for species;
 - iv) designing linear corridors such as roads, driveways, or trails to be as narrow as possible, create as little disturbance as possible and configure them to allow for wildlife crossings;
 - v) the use of permeable surfaces or other means to minimize impact and maintain the characteristics of the non-disturbance areas;
 - vi) management of access to "non-disturbance areas";
 - vii) compensation for environmental losses at a 3:1 ratio on the "no net loss principle".
- c) identification of those persons who will be:
 - i) responsible for monitoring potential impacts, and propose a monitoring schedule including who will perform the monitoring;

- ii) accountable for potential impacts that might occur; and
- iii) responsible for unintended but foreseeable impacts.
- d) a Monitoring Plan that should include, but is not limited to:
 - i) the installation of temporary fencing to clearly delineate 'no disturbance areas' around ESAs and other areas designated for protection;
 - ii) pre-construction meeting onsite between QEP and contractors to insure all site workers are aware of non-disturbance areas;
 - iii) monitors or the District must be given the authorization to stop work if they believe that on-site conditions are in contravention of the conditions of the permit; and
 - iv) regular monitoring reports sent to the District and regulatory agencies involved and a final 'substantial completion' report at a suitable interval following the completion of a project.

Rapid Environmental Assessment

- .5 A Rapid Environmental Assessment (REA) Report must include the following:
 - a) Site Plan indicating proposed footprint of development;
 - b) an Environmentally Valuable Resources (EVR) assessment indicating the following values within 100 metres of a proposed development site:
 - i) Sensitive Ecosystems (SEI: Vernon to Osoyoos):
 - .1 Wetland (includes vernal or ephemeral);
 - .2 Riparian;
 - .3 Old Forest;
 - .4 Grasslands (including disturbed);
 - .5 Shrub-steppe (includes antelope- brush, sage-brush);
 - .6 Broadleaf Woodland;
 - .7 Coniferous Woodland;
 - .8 Sparsely vegetated areas and rocky outcrops; and
 - .9 Other Sensitive Ecosystems.
 - ii) Ecological Communities on BC CDC red or blue lists;
 - iii) Known occurrences of listed species (federal or provincial);

- iv) Critical Habitat as identified under SARA (source: Species at Risk Act Public Registry); and
 - v) Habitat Features with high potential for important life requisites of listed species:
 - .1 Wildlife Trees;
 - .2 Hibernacula/Roosts;
 - .3 Active nest sites or areas known for nesting;
 - .4 Dens and burrows;
 - .5 Wildlife corridor considerations; and
 - .6 Other landscape features of environmental significance.
 - c) Mitigation information on EVR locations, strategies to achieve avoidance, and/or recommendations for restoration, protection and mitigation measures shall be provided in the form of a summary report where restoration, protection or mitigation measures are prescribed.
- (ii) replacing sub-section 3.3 (Processing Procedure – Watercourse Development Permit) under Schedule 3 (Application for a Development Permit) with the following:
- .3 Development Services staff will evaluate the proposal for compliance with relevant Regional District bylaws and policies, and applicable provincial and federal procedures. Staff may conduct a site visit to view the property as part of the evaluation process.
- (iii) replacing sub-section 3.4 (Processing Procedure – Watercourse Development Permit) under Schedule 3 (Application for a Development Permit) with the following:
- .4 Development Services staff will refer the application to all applicable Regional District departments and committees as applicable. The referral comments and/or recommendations may then be incorporated into the WDP.
- (iv) replacing sub-section 3.6 (Processing Procedure – Watercourse Development Permit) under Schedule 3 (Application for a Development Permit) with the following:
- .6 If approval of the permit is granted by the CAO, the Development Services Manager will execute the Development Permit.
- (v) replacing sub-section 4.4 (Processing Procedure – Environmentally Sensitive Development Permit) under Schedule 3 (Application for a Development Permit) with the following:
- .4 Development Services staff will refer the application to all applicable Regional District departments and committees as applicable. The referral comments

and/or recommendations may then be incorporated into a staff memo to the CAO, or their delegate, and/or the Development Permit, as applicable.

(vi) replacing sub-section 4.5 (Processing Procedure – Environmentally Sensitive Development Permit) under Schedule 3 (Application for a Development Permit) with the following:

.5 When all relevant conditions and guidelines have been satisfied, the staff memo and drafted Development Permit will be considered for approval by the CAO, or their delegate.

(vii) replacing sub-section 4.6 (Processing Procedure – Environmentally Sensitive Development Permit) under Schedule 3 (Application for a Development Permit) with the following:

.6 If approval of the permit is granted by the CAO, or their delegate, the Development Services Manager will execute the Development Permit

(viii) replacing sub-section 4.8 (Processing Procedure – Environmentally Sensitive Development Permit) under Schedule 3 (Application for a Development Permit) with the following:

.8 An owner of property may request a reconsideration of a decision by the CAO, or their delegate, as outlined in the Regional District's *Delegation of Local Government Authority Bylaw No. 2509, 2010*, as amended. A decision by the Board is considered final.

READ A FIRST AND SECOND TIME on the 18th day of May, 2017.

READ A THIRD TIME on the 1st day of June, 2017.

ADOPTED on the ____ day of _____, 2017.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: Award of Contract-Naramata Water System Rehabilitation Project: Stonehouse RDOS-17-PW-35

Administrative Recommendation:

THAT the Board of Directors receive the June 6, 2017 tender evaluation report for award of the "Naramata Water System Rehabilitation: Stonehouse RDOS-17-PW-35" tender from Ecora Engineering & Resource Group Ltd.; and,

THAT the Regional District award the "Naramata Water System Rehabilitation: Stonehouse" project to Peter's Bros. Construction Ltd. in the amount of \$171,843.95 plus applicable taxes; and,

THAT the Regional District approve a contingency for the construction in the amount of \$25,800.00.

Purpose:

To hire a qualified contractor to construct the watermain upgrades for Lower Old Main Road, known as the Stonehouse, in Naramata. The associated work includes all that is required to bring the watermain into service.

Reference:

Purchasing and Sales Policy

Business Plan Objective:

Goal 2.3: To meet public needs through the provision and enhancement of key services

Goal 3.3: To develop an environmentally sustainable community

Public Works 2017 Business Plan – Key Focus Area – Projects: Naramata Watermain Upgrades

Background:

The Naramata water system began installation in the 1950s when the use of Asbestos Cement (AC) pipes was common. About 60% of the water system distribution system is still composed of the original AC pipe. In recent years, the number of leaks associated with the aging pipe is increasing.

The Regional District has been focusing on the replacement of the existing pipes before major failures occur. In 2008, the Regional District had an initial watermain assessment completed for the Naramata Water System

that listed each section of pipe and detailed when replacement should occur based on the information available. The replacement of the watermain from Hayman Road down to the lower portion of Old Main Road was identified as a priority area. To keep the projects easily identified, this project is referred to as the 'Stonehouse'.

In early 2017, the Regional District received grant funding from the Clean Water and Wastewater Fund (CWWF) to rehabilitate several high priority watermain within the Naramata Water System. The detailed design was completed for the various selected sections and tenders were prepared for the construction work. The Stonehouse watermain replacement project is one of the tendered areas within the entire grant project

Analysis:

On May 19, 2017 the Regional District issued an Invitation to Tender for the Naramata Water System Rehabilitation Project-Stonehouse with the tender closing June 5, 2017. Two (2) bids were received. The following table lists the Contractors and their submitted bids.

Contractor	Total Tendered Price
Peter's Bros. Construction Ltd.	\$ 171,843.95
Lake Excavating Ltd.	\$ 337,179.99

The tender price submitted by Peter's Bros. Construction Ltd. is reasonable for the required work in the industry. The expected completion will be prior to the end of 2017.

Contingency:

A contingency of \$25,800 is required for the work. Based on recent experience, when working with projects in complex areas such as the Stonehouse project, unforeseen circumstances arise. Changes to the overall project design and construction may need to be completed in order to ensure the existing water works tie together with the proposed water works.

Funding:

The funding for this project is available in the 2017 Capital budget (17%) for the Naramata Water System and under the Clean Water and Wastewater Fund grant (83%) that the Regional District received for the Naramata Water System reconstruction this spring.

Alternatives:

The Board may choose to not award this project at this time.

Respectfully submitted:

Candace M. Pilling

C. Pilling, Engineering Technologist

Endorsed by:

Liisa Bloomfield

L. Bloomfield, Engineer



June 6, 2017

Ecora File No.: CP-16-585-RDO

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

Attention: Candace Pilling, ASCT, PMP

Reference: Naramata Water System Rehabilitation Project – Stonehouse Bid Review (RDOS-17-PW-35)

Ecora Engineering and Resource Group Ltd. (Ecora) has reviewed the two (2) bid submissions received for the Naramata Water System Rehabilitation Project – Stonehouse Tender which closed Monday June 5, 2017 at 10:30 am. The bids were reviewed to confirm compliance with the MMCD Platinum Tender Documents. The following was noted:

- The Surety Consent and Bid Bond were included as outlined in the Form of Tender 4.2;
- Both Tenderer's acknowledged Addendums #1 & #2;
- Peter's Bros. Construction Ltd.'s Appendix 1 was checked to confirm the unit rates and quantities summed to the quoted price. The following was noted:
 - Page 32 Item 01 60 01 the total amount was incorrectly calculated and the product is \$6865.00 over the unit price multiplied by the quantity;
 - Page 32 Roads and Site Improvements subtotal was incorrectly calculated and is \$750.00 over the entered amount.
- Lake Excavating Ltd.'s Appendix 1 was checked to confirm the unit rates and quantities summed to the quoted price. Only minor calculation errors were noted.

Please find enclosed our comparison summary of the tenders received for the Naramata Water System Rehabilitation Project – Stonehouse. A summary of the original bid prices and the corrected values are listed on the following page.

PETER'S BROS. CONSTRUCTION LTD.

Received Bid Price (+ GST) **\$178,264.70**

Corrected Bid Price (+ GST) \$171,843.95

LAKE EXCAVATING LTD.

Received Bid Price (+ GST) **\$337,175.47**

Corrected Bid Price (+ GST) \$337,179.99

Based on this Bid review Ecora recommends that Peter's Bros. Construction Ltd be awarded the contract for this project .

Sincerely

Ecora Engineering & Resource Group Ltd.



Caleb W. Pomeroy, P.Eng., PMP
Civil/Hydraulotechnical Engineer
Direct Line: 250.492.2227 x1022
caleb.pomeroy@ecora.ca

cc: Liisa Bloomfield – RDOS

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: Award of Contract-Naramata Water System Rehabilitation Project: Hayman Road and Lower Debeck Road RDOS-17-PW-36

Administrative Recommendation:

THAT the Board of Directors receive the June 6, 2017 tender evaluation report for award of the "Naramata Water System Rehabilitation: Hayman Road and Lower Debeck Road RDOS-17-PW-36" tender from Ecora Engineering & Resource Group Ltd.; and,

THAT the Regional District award the "Naramata Water System Rehabilitation: Hayman Road and Lower Debeck Road" project to Peter's Bros. Construction Ltd. in the amount of \$785,780.11 plus applicable taxes; and,

THAT the Regional District approve a contingency for the construction in the amount of \$117,900.00.

Purpose:

To hire a qualified contractor to construct the watermain upgrades for Hayman Road and Lower Debeck Road, in Naramata. The associated work includes all that is required to bring the watermain into service.

Reference:

Purchasing and Sales Policy

Business Plan Objective:

Goal 2.3: To meet public needs through the provision and enhancement of key services

Goal 3.3: To develop an environmentally sustainable community

Public Works 2017 Business Plan – Key Focus Area – Projects: Naramata Watermain Upgrades

Background:

The Naramata water system began installation in the 1950s when the use of Asbestos Cement (AC) pipes was common. About 60% of the water system distribution system is still composed of the original AC pipe. In recent years, the number of leaks associated with the aging pipe is increasing and replacement is recommended.

The Regional District has been focusing on the replacement of the existing pipes before major failures occur. In 2008, the Regional District had an initial watermain assessment completed for the Naramata Water System that listed each section of pipe and detailed when replacement should occur based on the information available. Since 2008, further refinements and modelling have produced details for determining priority replacements. The replacement of the watermain on Hayman Road and Lower Debeck Road are two of the rehabilitation areas that have been prioritized as high based on various factors, such as location, failure rate, and connection points in the system.

In early 2017, the Regional District received grant funding from the Clean Water and Wastewater Fund (CWWF) to rehabilitate several high priority watermain within the Naramata Water System. The project received Federal Government funding of 50% of the costs, Provincial Government funding for 33% of the costs and the Naramata Water System will contribute the remaining 17% from capital reserve funds. The total project cost is estimated at \$4,634,703.00. The detailed design was completed for the various selected sections and tenders were prepared for the construction work. The Hayman Road and Lower Debeck Road watermain replacement project is one of the tendered areas within the entire grant project.

Analysis:

On May 19, 2017, the Regional District issued an Invitation to Tender for the Naramata Water System Rehabilitation Project- Hayman Road and Lower Debeck Road with the tender closing June 5, 2017. Two (2) bids were received. The following table lists the two Contractors and their tendered bids for this project.

Contractor	Total Tendered Price
Peter's Bros. Construction Ltd.	\$ 785,780.11
Lake Excavating Ltd.	\$ 1,145,855.55

The tender price submitted by Peter's Bros. Construction Ltd. is reasonable for the required work in the industry. We recommend that Peter's Bros. Construction Ltd. be retained to complete this work. The expected completion will be prior to the end of 2017.

Contingency:

A contingency of \$117,900 is required for the work. Experience has shown that projects in complex areas with established residential properties such as the Hayman Road and Lower Debeck Road project, unforeseen circumstances arise. Changes to the overall project design and construction may need to be completed in order to ensure the existing water works tie together with the proposed water works.

Funding:

The funding for this project is available in the 2017 Capital budget for the Naramata Water System and under the Clean Water and Wastewater Fund grant to the Regional District for the Naramata Water System received this spring.

Alternatives:

The Board may choose to not award this project at this time.

Respectfully submitted:

Candace M. Pilling

C. Pilling, Engineering Technologist

Endorsed by:

Liisa Bloomfield

L. Bloomfield, Engineering Supervisor



June 6, 2017

Ecora File No.: CP-16-585-RDO

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

Attention: Candace Pilling, ASCT, PMP

Reference: Naramata Water System Rehabilitation Project – Hayman Road and Lower Debeck Road Bid Review (RDOS-17-PW-36)

Ecora Engineering and Resource Group Ltd. (Ecora) has reviewed the two (2) bid submissions received for the Naramata Water System Rehabilitation Project – Hayman Road and Lower Debeck Road Tender which closed Monday June 5, 2017 at 10:00 am. The bids were reviewed to confirm compliance with the MMCD Platinum Tender Documents. The following was noted:

- The Surety Consent and Bid Bond were included as outlined in the Form of Tender 4.2;
- Both Tenderer's acknowledged Addendums #1, #2 & #3;
- Peter's Bros. Construction Ltd.'s Appendix 1 was reviewed to confirm the unit rates and quantities summed to the quoted price. The following was noted:
 - Page 23 Item 01 60 01 the total amount does not match quantity and unit price. The unit price multiplied by the quantity was used to determine amount (\$13,000);
 - Page 24 - Road and Site Improvements subtotal is short \$4050.00;
 - Page 24 Item 33 11 01.19 no unit price was quoted.
- Lake Excavating Ltd.'s Appendix 1 was reviewed to confirm the unit rates and quantities summed to the quoted price. The following was noted:
 - Page 23 Item 31 24 13.01 is short \$7.25;
 - Page 23 Item 32 11 23.1 is short \$18.00;
 - Page 25 Item 3 11 16.11 is short \$18.00.

Please find enclosed our comparison summary of the tenders received for the Naramata Water System Rehabilitation Project – Hayman Road and Lower Debeck Road. A summary of the original bid prices and the corrected values are listed on the following page.

PETER'S BROS. CONSTRUCTION LTD.

Received Bid Price (+ GST) \$789,030.86

Corrected Bid Price (+ GST) \$785,780.11

LAKE EXCAVATING LTD.

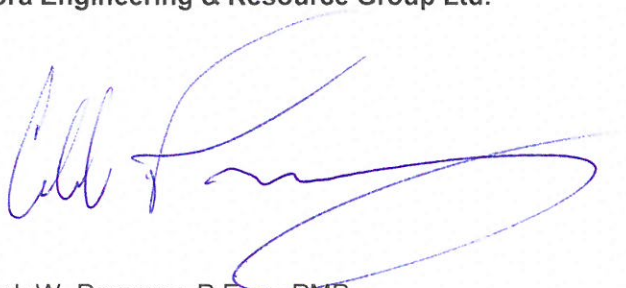
Received Bid Price (+ GST) \$1,145,810.14

Corrected Bid Price (+ GST) \$1,145,855.55

Based on this Bid review Ecora's recommends that Peter's Bros. Construction Ltd be awarded the contract for this project and that the RDOS negotiate a price for the missing Item 33 11 01.19.

Sincerely

Ecora Engineering & Resource Group Ltd.



Caleb W. Pomeroy, P.Eng., PMP
Civil/Hydrrotechnical Engineer
Direct Line: 250.492.2227 x1022
caleb.pomeroy@ecora.ca

cc: Liisa Bloomfield – RDOS

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: Bill Newell, CAO

DATE: June 15, 2017

RE: Active Communities – PlanH Grant Application

Administrative Recommendation:

THAT the Regional District apply to the Active Communities Funding Program for the Regional Approach to Recreation project.

Purpose:

To secure funding through the Active Communities Grant for the development and provision of a Regional Recreation Approach.

Reference:

The PlanH program supports local government engagement and partnerships across sectors for creating healthier communities. Recognizing that community policy, plans, and decisions affect health and well-being, PlanH provides learning opportunities, resources, and leading-edge practices for collaborative local action.

PlanH, implemented by BC Healthy Communities Society, facilitates local government learning, partnership development and planning for healthier communities where we live, learn, work and play. This grant offers financial assistance of up to \$30,000 for individual community applications, and up to \$100,000 for collaborative regional applications.

Business Plan Objective:

In the 2017 Strategic Plan, Goal 3.1.7 states that the RDOS will be “developing a socially sustainable region by providing public recreational opportunities”.

The Regional District of Okanagan Similkameen realizes that recreation is a foundation for quality of life in our rural areas. We have been actively growing our recreation programming opportunities in Area D, E, F and look forward to enhancing those programs in 2017.

Background:

To initiate closer ties with our regional recreation primary partners we hosted the “Move It – Exploring Active Community Webinar” on May 17th. We discussed the grant opportunity and

received a positive response from our primary partners. On May 24th, we organized a conference call with Interior Health consultants to outline this project and confirm their involvement.

Analysis:

The purpose of a regional approach is to clarify a shared vision, a set of priorities, strengthen alignment and facilitate opportunities for collaboration and resource sharing. At the core of this regional approach is a commitment to advance the positive impacts of recreation in the RDOS.

Next steps include a "Promising Practices Survey" with our primary partners and a second round of consultations through workshops with our key stakeholders across the region in mid-June.

There are no requirements of matching funds for this grant.

Alternatives:

The Board of Directors could choose not to support the Active Communities Grant Application.

Communication Strategy:

Regardless of the outcome for this grant opportunity, the Community Services office will continue with developing a regional approach to recreation. However, the procurement of these funds will allow us to deliver on a much greater scale.

Moving forward, we are committed to continued engagement with our regional partners and key stakeholders throughout the year to develop a comprehensive plan to increase recreation and physical opportunities throughout the RDOS.

Respectfully submitted:

Shona Schleppe

S. Schleppe, Area "D" Rural Services Manager

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: 2016 Statement of Financial Information

Administrative Recommendation:

THAT the Board of Directors approve the Regional District of Okanagan-Similkameen Statement of Financial Information for the year ended December 31, 2016 pursuant to the *Financial Information Act* Financial Information Regulation Schedule 1, subsection 9(2).

Reference:

2016 Statement of Financial Information (SOFI)

Business Plan Objective:

Objective 1.1.1: By providing the Board with accurate, timely financial information.

Background:

Local governments are required to file the Statement of Financial Information (SOFI) annually. The SOFI consists of four core financial statements and schedules for employee remuneration and for payments to suppliers for goods and services provided to the organization.

Analysis:

Components of the SOFI Report include:

1. Schedule of Guarantee and Indemnity Agreements – There were no agreements of this nature for the RDOS in 2016.
2. Schedule of Remuneration and Expenses – There is a threshold of \$75,000 per year before expenses, for listing staff.
3. Statement of Severance Agreements – The RDOS had no severance agreements in 2016.
4. Schedule of Payments to Suppliers of Goods and Services – There is a threshold of \$25,000 before suppliers are listed individually.

Communication Strategy:

The Statement of Financial Information will be available on the Regional District of Okanagan-Similkameen website.

Respectfully submitted:

"Noelle Evans-MacEwan"

N. Evans-MacEwan, Finance Supervisor

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

STATEMENT OF FINANCIAL INFORMATION (SOFI)

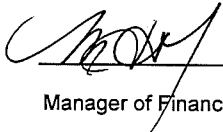
FOR THE YEAR ENDED DECEMBER 31, 2016

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

SCHEDULE OF GUARANTEE AND INDEMNITY AGREEMENTS

A Schedule of Guarantees and Indemnity payments has not been prepared because the Regional District of Okanagan-Similkameen has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

Approved by:



Manager of Finance

Prepared under the Financial Information Regulation, Schedule 1, subsection 5(1)

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

SCHEDULE SHOWING THE REMUNERATION AND EXPENSES PAID TO OR ON BEHALF OF EACH EMPLOYEE FOR THE YEAR ENDED DECEMBER 31, 2016

1. Elected Officials, Employees appointed by Cabinet and Members of Board of Directors

NAME	POSITION	REMUNERATION	EXPENSE
ARMITAGE, FRANK	Director	13,971	2,974
BARKWILL, RICHARD	Director	596	-
BAUER, MANFRED	Director	14,798	1,699
BOOT, TONI	Director	13,474	397
BRYDON, MICHAEL	Director	31,839	1,806
BUSH, GEORGE	Director	30,528	4,772
CHRISTENSEN, ELEF	Director	26,822	10,826
COYNE, ROBERT	Director	27,891	4,612
DOERR, MAUREEN	Director	1,118	161
DOUGHTY, ROSEMARY	Director	348	117
DOYLE-FLEISHMAN, AMANDA	Director	224	-
GIBBENHUCK, PETER	Director	671	-
HOVANES, RON	Director	12,629	827
JAKUBEIT, ANDREW	Director	19,183	401
KNODEL, RICK	Director	1,709	182
KONANZ, HELENA	Director	13,656	-
KOZAKEVICH, KARLA	Chairman	37,028	7,750
MARTIN, ANDRE	Director	13,226	-
MARVEN, ERNEST	Director	894	-
MAYER, ROGER	Director	2,701	310
MCKORTOFF, SUZAN	Director	12,579	1,367
PENDERGRAFT, MARK	Director	54,937	7,188
PHILPOTT-ADHIKARY, SHERRY	Director	298	51
POTTER, DENIS	Director	1,193	59
RHODES, CECIL	Director	1,243	253
SAYEED, TARIK	Director	944	-
SCHAFER, TERRY	Director	28,189	6,176
SENTES, JUDITH	Director	13,060	-
SIDDON, THOMAS	Director	26,614	2,208
STYFFE, TOM	Director	4,570	3,256
WATERMAN, PETER	Director	12,803	380
WATT, CAMPBELL	Director	224	-
TOTAL: Elected Officials		\$ 419,960	\$ 57,773

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

SCHEDULE SHOWING THE REMUNERATION AND EXPENSES PAID TO OR ON BEHALF OF EACH EMPLOYEE FOR THE YEAR ENDED DECEMBER 31, 2016

2. Other Employees (excluding those listed in Part 1 above)


NAME	POSITION	REGULAR REMUNERATION	EXPENSE
ANDERSON, STEPHEN	System Operator IV	90,025	257
BLOOMFIELD, LIISA	Engineering Supervisor	81,748	2,825
BOUWMEESTER, TIM	Information Services Manager	94,172	105
BUTLER, DONNA	Development Services Manager	98,001	1,543
CARLSON, DAVID J.	Utilities Foreman	91,169	1,177
CROTEAU, SANDY	Finance Manager	86,562	3,068
CUNNINGHAM, ADAM	System Operator III	77,524	74
EVANS-MACEWAN, NOELLE	Finance Supervisor	79,085	1,169
GARRISH, CHRISTOPHER	Planning Supervisor	82,007	1,198
HAMILTON, DONALD	Solid Waste Facilities Coordinator	77,130	2,383
HOUGH, AARON	Building Official	80,907	657
HUSTON, ROGER	Public Works Manager	101,158	1,368
JMIOFF, WES	Building Official	80,960	1,732
KRONEBUSCH, DALE	Emergency Services Supervisor	75,840	730
MALDEN, CHRISTY	Legislative Services Manager	89,193	2,560
MANDERS, MARNIE	Human Resources Manager	94,695	1,443
MELO, JAMIE	System Operator III	82,162	173
MILLER, LAURA	Building Inspection Serv Supervisor	84,116	2,150
NEWELL, WILLIAM	Chief Administrative Officer	154,220	4,153
PALMER, ROBERT	Environmental Technician	77,569	655
PETRY, MARK	Building Official	81,295	1,553
WOLF, ANTON	Building Official	81,043	2,344
WOODS, MARK	Community Services Manager	100,035	275
		\$ 2,040,615	\$ 33,592
Consolidated totals of other employees with remuneration and expenses of \$75,000 or less		3,748,437	46,851
TOTAL: Other Employees		\$ 5,789,052	\$ 80,443

3. Reconciliation

Total remuneration - Elected Officials, Employees appointed by Cabinet and Members of Board of Directors	\$ 419,960
Total Remuneration - Other Employees	\$ 5,789,052
Subtotal	\$ 6,209,012
Employer's cost of benefits	\$ 1,038,483
Taxable benefits included in remuneration and in employer cost	\$ (100,625)
Payroll expensed but not paid by RDOS:	\$ 390,513
Payroll related to OSRHD	\$ (35,741)
Taxable benefits included in suppliers & vendors	\$ (6,285)
Reconciling Items*	\$ 298,036
Total Wages and Benefits per Statement of Consolidated Revenues and Expenditures (Schedule 2)	\$ 7,793,393

*The Financial Statements are prepared on a consolidated basis using the accrual method of accounting, whereas the employee remuneration schedule is prepared on a calendar cash payment basis.

Approved by:



Manager of Finance

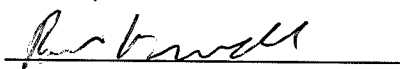
Prepared under the Financial Information Regulation, Schedule 1, subsection 6(2), (3), (4), (5) and (6)

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

STATEMENT OF SEVERANCE AGREEMENTS

There were no severance agreements under which payment was made between RDOS and its non-unionized employees during fiscal year 2016.

Approved by:

A handwritten signature in black ink, appearing to read "P. Bennett", is written over a horizontal line.

Chief Administrative Officer

Prepared under the Financial Information Regulation, Schedule 1, subsection 6(8)

REGIONAL DISTRICT OKANAGAN SIMILKAMEEN

SCHEDULE SHOWING PAYMENTS MADE FOR THE PROVISION OF GOODS OR SERVICES FOR 2016

1. Alphabetical list of suppliers who received aggregate payments exceeding \$25,000

SUPPLIER NAME	AGGREGATE AMOUNT PAID TO SUPPLIER
ACKLANDS - GRAINGER INC.	35,138
AECOM CANADA LIMITED	39,396
ANDREW SHERET LTD.	55,884
ASSOCIATED ENVIRONMENTAL CONSULTANTS INC.	59,151
ASSOCIATED FIRE SAFETY EQUIPMENT	26,958
B&B WOOD GRINDING INC.	250,229
B.C. COMMUNICATIONS	79,411
BARRY BEECROFT FUEL DIST. LTD.	34,172
BC GRAPEGROWERS' ASSOCIATION	25,000
BC TRANSIT	175,684
BCGEU CONTROLLER	69,189
BEARFOOT RESOURCES LTD.	71,729
BI PUREWATER (CANADA) LTD.	147,426
BLACK PRESS GROUP LTD.	34,976
BRANDT ENTERPRISES LTD.	30,933
BTN EXCAVATING LTD.	30,897
CANTEX OKANAGAN CONSTRUCTION LTD	234,846
CAPRI INSURANCE	204,852
CARO ANALYTICAL SERVICES	66,687
CDW CANADA INC.	25,179
CHUTE CREEK INDUSTRIES LTD.	59,582
CITY OF KELOWNA	227,574
CITY OF PENTICTON	619,137
CITY OF PENTICTON	26,728
CODAN RADIO COMMUNICATIONS	58,252
COMPLETE MAILING SOLUTIONS	30,481
CORIX CONTROL SOLUTIONS LP (DBA INTERIOR	120,921
CORPORATE EXPRESS	32,399
CUMMING CONSTRUCTION LTD.	559,304
DIGITAL POSTAGE ON CALL	27,000
DRIVING FORCE LANGLEY	54,687
DUTCHIES TRANSFER LTD.	25,095
E.B. HORSMAN & SON	38,568
ECOPLAN INTERNATIONAL INC.	37,680
ECORA ENGINEERING AND RESOURCE GROUP LTD.	51,723
ESRI CANADA LIMITED	45,920
FORT GARRY FIRE TRUCKS LTD.	126,394
FORTIS BC - ELECTRICITY (PAPs)	373,377
FORTISBC INC - DISTRIBUTION PROJECTS	29,934
FRED SURRIDGE LTD	25,452
GILCHRIST & COMPANY	132,956
GILCHRIST & COMPANY "IN TRUST"	2,677,662
GREYBACK CONSTRUCTION LTD	510,354
GRIZZLY EXCAVATING LTD.	308,438
GUILLEVIN INTERNATIONAL CO.	43,622
HUB FIRE ENGINES & EQUIPMENT LTD.	50,611
INTERCITY RECYCLE LTD.	113,069
JETCO LAWN CARE SERVICES	33,519
K-9 CONTROL SERVICES	62,603
KIMCO CONTROLS LTD.	36,582
L.A. WEST ASSOCIATES (KAMLOOPS) INC.	36,149
LEFTSIDE PARTNERS INC.	35,091
MACKINLEY-CLARK PAVING LTD.	234,725
MCELHANNEY CONSULTING SERVICES LTD	67,524
MONERIS MERCHANT SERVICES	48,494
MORNEAU SHEPELL LTD.	347,070

1. Alphabetical list of suppliers who received aggregate payments exceeding \$25,000 (continued)

SUPPLIER NAME	AGGREGATE AMOUNT PAID TO SUPPLIER
MUNICIPAL INSURANCE ASSN OF BC	165,439
MUNICIPAL PENSION PLAN	768,937
MURRAY BUICK GMC PENTICTON	36,816
NARAMATA EXCAVATING & CONTRACTING LTD.	42,268
OKANAGAN AND SIMILKAMEEN INVASIVE SPECIES SOCIETY	85,050
OKANAGAN FILM COMMISSION	35,000
OLIVER & DISTRICT HERITAGE SOCIETY	140,800
OLIVER COMMUNITY THEATRE SOCIETY	105,000
OLIVER TOURISM ASSOCIATION	28,000
OMEGA COMMUNICATIONS LTD.	246,063
OPUS CONSULTING GROUP LTD	36,643
OSOYOOS TOWN OF	609,963
PENTICTON & AREA COOPERATIVE ENTERPRISES	96,503
PRINCETON TOWN OF	543,627
PROGRESSIVE WASTE SOLUTIONS CANADA INC.	1,080,894
QUALITY MAINTENANCE	35,280
RECEIVER GENERAL FOR CANADA	1,493,176
RECTEC INDUSTRIES	32,467
REFLECTION POINT JOINT VENTURE	47,360
REGIONAL DISTRICT OF CENTRAL OKANAGAN	113,427
REVOLUTION ENVIRONMENTAL SOLUTIONS LP	80,034
RITCHIE CUSTOM HOMES	30,211
ROBBINS DRILLING AND PUMP LTD.	25,270
ROCKY MOUNTAIN PHOENIX	479,122
ROGERS	25,196
ROMARD DEVELOPMENTS INC	36,661
S.S.G. HOLDINGS	732,416
SCHOOL DISTRICT NO. 67 OKANAGAN SKAHA	45,835
SENKULMEN UTILITIES LTD.	54,517
SIMILKAMEEN COUNTRY DEVELOPMENT ASSOCIATION	33,000
SIMILKAMEEN IMPROVEMENT DISTRICT	41,250
SIVAN ENTERPRISES LTD.	147,913
SLR CONSULTING (CANADA) LTD.	104,694
SMITHRITE DISPOSAL LTD.	34,439
SOFTCHOICE CORPORATION	67,136
SOUTH OKANAGAN VENTURES LTD.	79,860
SPERLING HANSEN ASSOCIATES INC	237,369
STAPLES ADVANTAGE	29,714
SUN-OKA VALLEY TRANSPORT	61,555
SUPERIOR SEPTIC SERVICES	82,272
TELUS COMMUNICATIONS (BC) INC.	90,882
TETRA TECH EBA INC.	25,684
THE UNIVERSITY OF BRITISH COLUMBIA	27,975
URBAN SYSTEMS LTD.	30,568
VADIM SOFTWARE	32,930
VALUE CONTRACTING	31,474
VINTAGE VIEWS DEVELOPMENT LTD.	29,040
WESTERN WATER ASSOCIATES LTD.	82,541
WESTHILLS AGGREGATES LIMITED PARTNERSHIP	28,197
WESTOWER COMMUNICATIONS LTD.	79,245
WHITE BRYN	77,525
WHITE KENNEDY CHARTERED ACCOUNTANTS	28,628
WILDSTONE ENVIRONMENTAL LTD.	898,835
WORKERS' COMP. BOARD OF B.C.	71,823
WSP CANADA INC.	29,850
YOUNG ANDERSON BARRISTERS & SOLICITORS	37,287
TOTAL OF AGGREGATE PAYMENTS EXCEEDING \$25,000 PAID TO SUPPLIERS	\$ 18,780,077

2. Consolidated total paid to suppliers who received aggregate payments of \$25,000 or less

	\$ 2,849,859
--	--------------

3. Total of payments to suppliers for grants and contributions exceeding \$25,000

SUPPLIER NAME	AGGREGATE AMOUNT PAID TO SUPPLIER
ERRIS VOLUNTEER FIRE ASSOCIATION	\$ 39,500


CONSOLIDATED TOTAL OF GRANTS EXCEEDING \$25,000	\$ 39,500
CONSOLIDATED TOTAL OF AGGREGATED GRANTS NOT EXCEEDING \$25,000	\$ 171,757
CONSOLIDATED TOTAL OF GRANTS	\$ 211,257
CONSOLIDATED TOTAL OF CONTRIBUTIONS EXCEEDING \$25,000	\$ -
CONSOLIDATED TOTAL OF AGGREGATED CONTRIBUTIONS NOT EXCEEDING \$25,000	\$ -
CONSOLIDATED TOTAL OF GRANTS & CONTRIBUTIONS	\$ 211,257

4. Reconciliation

TOTAL OF AGGREGATE PAYMENTS EXCEEDING \$25,000 PAID TO SUPPLIERS	\$ 18,780,077
CONSOLIDATED PAYMENTS OF \$25,000 OR LESS PAID TO SUPPLIERS	2,849,859
EMPLOYEE REMUNERATION EXPENSES (Salaries & Benefits)	6,209,012
CONSOLIDATED TOTAL OF GRANTS & CONTRIBUTIONS	211,257
REQUISITIONS TO OTHER BOARDS	2,403,326
AMORTIZATION EXPENSE	2,308,579
INFORMATION SERVICES CHARGES	530,641
ADMINISTRATION CHARGES	23,484
EMPLOYEE PORTION OF PAYROLL DEDUCTIONS AND BENEFITS	(1,740,360)
UNION DUES PAID ON BEHALF OF EMPLOYEES	(69,189)
GST REBATES & ITC'S RECEIVED	(211,611)
AMOUNTS PAID ON BEHALF OF OTHER ORGANIZATIONS	(211,251)
TANGIBLE CAPITAL ASSET PURCHASES	(7,646,984)
LANDFILL CLOSURE LIABILITY	1,473,908
EXPENSES FROM OTHER ORGANIZATIONS NOT PAID BY RDOS	1,493,330
PREPAIDS EXPENSED	173,769
INTEREST EXPENSE	619,870
RECONCILING ITEMS*	318,077
TOTAL EXPENDITURES PER STATEMENT OF CONSOLIDATED REVENUES AND EXPENDITURES (SCHEDULE 2)	<u>\$ 27,515,794</u>

*The Financial Statements are prepared on a consolidated basis using the accrual method of accounting, whereas the supplier payments schedule is prepared on a calendar cash payment basis.

Approved by:



Manager of Finance

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: RDOS Bi-weekly Ad

Administrative Recommendation:

THAT the Board of Directors approve the renewal of the existing RDOS Bi-weekly ad agreement with the Penticton Herald and Similkameen Spotlight papers for an additional two year period.

Business Plan Objective:

Key Success Driver 2.0 – Optimize the customer Experience

- 2.1 To Increase public awareness of RDOS Services
- 2.2 To foster dynamic, credible and effective community relationships

Key Success Driver 4.0 – Governance and Oversight in a Representative Democracy

- 4.3 To promote Board effectiveness
- 4.4 To develop a responsive, transparent, effective organization.

History:

Across B.C., many local governments have moved to a standard bi-weekly or weekly ad format within designated newspapers, using a Request for Quotation (RFQ) process to ensure transparency, cost effectiveness and compliance with purchasing policies.

After gauging the success of those bi-weekly ads with various other local governments, administration felt that the RDOS may benefit from the same type of advertising program and embarked on a Request for Quotation (RFQ) process to obtain the most effective and competitive pricing.

The RFQ process completed in early 2016, and was awarded and actioned later that year. The RFQ sought pricing on local media bi-weekly advertisement for a period of (1) year, with an optional extension of up to two (2) years.

The RFQ was awarded to the Penticton Herald/Herald Extra and the Similkameen News Leader ; however, shortly after the Similkameen News Leader ended production of their newspaper, and the RDOS moved the bi-weekly ads in the Similkameen area to the other print news outlet in the Similkameen, the Similkameen Spotlight.

Analysis:

The RDOS bi-weekly ad is branded and recognizable to citizens. The ad has provided consistent messaging which has built citizen trust and provided further organizational transparency.

The advertisements, in this first year, were extremely well received, and administration received many comments from the public and Board on the contents of the ads. Staff found the bi-weekly ad format very user friendly, and all departments were regularly able to make use of these ads.

During 2016, 18 RDOS Bi-weekly ads were run in the Similkameen Papers and the Penticton Herald, and the breakdown based on actual bi-weekly costs:.

If we had run the same ads as individual ads we would have spent approximately \$37,411.21. The 2016 Bi-weekly ad has saved the organization approximately \$27,740.89.

Bi-weekly Ad Savings						
Similkameen Spotlight	Bi Weekly costs	Individual Ads	Savings	18 Ad Runs - 2016 Bi-weekly Costs	18 Ad Runs - 2016 Individual Ad Costs	Savings during 2016
Get to Know Your Director	\$28.58	\$195.00		\$514.44	\$3,510.00	
RDOS Budget Process Kick Off	\$28.58	\$147.02		\$514.44	\$2,646.36	
Department Specific Ads	\$57.16	\$213.18		\$1,028.88	\$3837.24	
Statutory Ads	\$57.16	\$716.32		\$1,028.88	\$1,2893.76	
Totals	\$171.48	\$1,271.52	\$1,100.04	\$3,086.64	\$22,887.36	\$19,800.72
Penticton Herald						
Get to Know Your Director	60.96	137.76		\$1,097.28	\$2,479.68	
RDOS Budget Process Kick Off	60.96	120.54		\$1,097.28	\$2,169.72	
Department Specific Ads	121.92	241.08		\$2,194.56	\$4,339.44	
Statutory Ads	121.92	307.50		\$2,194.56	\$5,535.00	
Totals	365.76	806.88	441.12	\$6,583.68	\$14,523.84	\$7,940.16
Total Savings 2016						\$27,740.88

Alternatives:

1. THAT the Board of Directors approve the renewal of the existing RDOS Bi-weekly ad agreement with the Penticton Herald and Similkameen Spotlight papers for an additional two year period.

2. THAT the Board of Directors direct staff to conduct an RFQ for bi-weekly advertising services.
3. THAT the bi-weekly advertising service be discontinued.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

RDOS Bi-weekly Newspaper Ad

Terms of Reference

General

The Regional District of Okanagan-Similkameen (RDOS) will run a bi-weekly newspaper advertisement in local media sources. The goal is to circulate, via print ad, RDOS news and information to a maximum number of Okanagan Similkameen residents possible.

Scope of Work

The scope of work will include the following:

- A bi-weekly print ad in the proponent's newspaper, complete with assistance in layout and design enhancement with submitted advertisements. Assistance/enhancement should be in accordance with the RDOS Brand Standards Guide and template provided.
- Proof reading of submissions.
- Other Value added services as agreed upon in quote submission documents

Ad runs

The RDOS bi-weekly advertisement shall run in papers which cover the entire district every two weeks.

Authority

The RDOS will submit ads as per cut off dates provided by the newspaper. The newspaper will provide a proof which RDOS staff will approve before print.

Duties and Responsibilities

The newspaper shall provide:

- Key person with contact information;
- Proposed schedule of advertising run;
- Submission timelines;
- Sample advertisements of similar content;
- Details of circulation area;
(The RDOS reaches from Manning Park in the east, to Anarchist Mountain in the west, Greta Ranch to the north and Osoyoos to the south. The RDOS covers an area in excess of 11,000 square kilometers of the Okanagan and Similkameen valleys)
- Proposed page placement for the "RDOS ad" feature. Forward page placement is preferred;

The Bi-Weekly RDOS Newspaper Ads shall be conducted in accordance with industry accepted standards and practices and the work shall be carried out in a diligent and efficient manner, ensuring the work is of proper quality, material and workmanship.

Proposals shall specify a maximum fee for all other expenses necessary to complete the ad. Any costs incurred above the submitted maximum cost will be the sole responsibility of the Proponent unless previously approved by the Regional District.

Fee estimates must be for both black and white and colour advertisements and include all applicable taxes, but show taxes as separate items.

Date

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: Animal Control Service Establishment Bylaw No. 2774, 2017 and Dog Control Service Establishment Bylaw No. 2775, 2017

Administrative Recommendation:

THAT Regional District of Okanagan-Similkameen Areas "B" and "G" Animal Control Service Establishment Bylaw No. 2774, 2017 and Regional District of Okanagan-Similkameen Dog Control Service Establishment Bylaw No. 2775, 2017 be adopted.

Purpose:

To ensure Regional District bylaws are consistent and effective.

Reference:

- RDOS Animal Control Extended Service Establishment Bylaw No. 1123, 1991
- RDOS Electoral Area B Animal Control Extended Service Establishment Bylaw No. 1979, 2000

Business Plan Objective: *(Tie to current RDOS Business Plan)*

To optimize the customer experience by meeting public need through the provision and enhancement of key services.

Background:

In 1991, Bylaw No. 1123 was developed to convert the function of animal control in Electoral Areas "A", "C", "D", "E", "F" and "G" to an extended service. In 2000, Bylaw No. 1979 was created for the same purpose, animal control, for Electoral Area "B" only.

The two services are separate; however, over the years, funding has gradually combined into one cost centre, due to the parallel nature of the services. As well, regulation bylaws for each of the service have become outdated and not reflective of the true service areas.

Analysis:

At the March 2, 2017 Board meeting, the Board gave three readings to Bylaw No. 2775 which combined the service areas and amend the scope of the existing animal control bylaws to reflect the enforcement of dogs only.

The Directors for Electoral Areas "B" and "G" expressed an interest in having an animal control service in those two areas, as well as continue to be part of the dog control service being proposed. In order to accommodate the additional enforcement activities, administration proposed, and the Board gave three readings to Bylaw 2774, an animal control service in Areas "B" and "G" only.

The Inspector of Municipalities has provided statutory approval for Bylaw Nos. 2774 and 2775 on May 31, 2017; therefore, the Board of Directors may now adopt the bylaws.

At the February 16, 2017, Planning & Development Committee meeting, Bylaw Enforcement staff reviewed with the Board, the proposed changes to the enforcement (regulation) bylaws attached to the establishing bylaws. Those changes will be brought forward for consideration by the Board of Directors at a Board meeting once the consultation process currently underway is complete.

Alternatives:

THAT first, second and third reading of Regional District of Okanagan-Similkameen Areas "B" and "G" Animal Control Service Establishment Bylaw No. 2774, 2017 be rescinded and the bylaw abandoned; and,

THAT first, second and third reading of Regional District of Okanagan-Similkameen Dog Control Service Establishment Bylaw No. 2775, 2017 be rescinded and the bylaw abandoned.

Communication Strategy:

Residents will be advised of the service adjustments via the RDOS website.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2774, 2017

A bylaw to establish a service for Animal Control within Electoral Areas "B" and "G" of the Regional District of Okanagan-Similkameen

WHEREAS the Regional District desires to establish a service for the provision of animal control, excluding dogs, within Electoral Areas "B" and "G";

AND WHEREAS the participating area includes all of the Electoral Areas "B" and "G" and the service can be established without borrowing;

AND WHEREAS the Directors for Electoral Areas "B" and "G" have consented, in writing to the adoption of this bylaw;

NOW THEREFORE the Board of the Regional District, in open meeting assembled, **ENACTS** as follows:

1 CITATION

1.1 This bylaw may be cited as **Regional District of Okanagan-Similkameen Areas "B" and "G" Animal Control Service Establishment Bylaw No. 2774, 2017.**

2. ESTABLISHMENT OF THE SERVICE

2.1 The Regional District of Okanagan-Similkameen hereby establishes within Electoral Areas "B" and "G" a service for the provision of regulating animals, as defined in s. 318 of the *Local Government Act*, excluding dogs.

2.2 The Board may operate the service in Electoral Areas "B" and "G" and, without limitation, enter into a contract with a third party to implement the service.

3 BOUNDARIES OF THE SERVICE AREA

3.1 The boundaries of the service area are all of Electoral Areas "B" and "G" of the Regional District of Okanagan-Similkameen.

4 PARTICIPATING AREAS

4.1 The participants in the service are Electoral Areas "B" and "G".

5 METHODS OF COST RECOVERY

5.1 As provided in the *Local Government Act*, the annual costs of the service shall be recovered by one or more of the following:

- (a) property value taxes imposed in accordance with Part 11 Division 3 *[Requisition and Tax Collection]*;
- (c) fees and charges imposed under section 397 *[imposition of fees and charges]*;
- (d) revenues raised by other means authorized under this or another Act;
- (e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

6 **REPEAL**

6.1 The following bylaw is hereby repealed:

- Bylaw No. 1979, 2000 – Area “B” Animal Control Extended Service Establishment Bylaw.

READ A FIRST, SECOND, AND THIRD TIME this 2nd day of March, 2017.

ELECTORAL AREA “B” DIRECTOR CONSENT OBTAINED this 2nd day of March, 2017.

ELECTORAL AREA “G” DIRECTOR CONSENT OBTAINED this 2nd day of March, 2017.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 31st day of May, 2017.

ADOPTED this ____ day of ____, ____

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of ____, ____

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2775, 2017

A bylaw to establish a service for Dog Control within Electoral Areas "A" through "G" of the Regional District of Okanagan-Similkameen

WHEREAS the Regional District desires to establish a service for the provision of dog control within Electoral Areas "A" through "G";

AND WHEREAS the participating area includes all of the Electoral Areas "A" through "G" and the service can be established without borrowing;

AND WHEREAS the Directors for Electoral Areas "A" through "G" have consented, in writing to the adoption of this bylaw;

NOW THEREFORE the Board of the Regional District, in open meeting assembled, **ENACTS** as follows:

1 CITATION

1.1 This bylaw may be cited as **Regional District of Okanagan-Similkameen Dog Control Service Establishment Bylaw No. 2775, 2017**.

2. ESTABLISHMENT OF THE SERVICE

2.1 The Regional District of Okanagan-Similkameen hereby establishes within Electoral Areas "A", "B", "C", "D", "E", "F" and "G" a service for the provision of dog control.

2.2 The Board may operate the service in Electoral Areas "A" through "G" and, without limitation, enter into a contract with a third party to implement the service.

3 BOUNDARIES OF THE SERVICE AREA

3.1 The boundaries of the service area are all of Electoral Areas "A", "B", "C", "D", "E", "F" and "G" of the Regional District of Okanagan-Similkameen.

4 PARTICIPATING AREAS

4.1 The participants in the service are Electoral Areas "A", "B", "C", "D", "E", "F" and "G".

5 METHODS OF COST RECOVERY

5.1 As provided in the *Local Government Act*, the annual costs of the service shall be recovered by one or more of the following:

- (a) property value taxes imposed in accordance with Part 11 Division 3 *[Requisition and Tax Collection]*;
- (c) fees and charges imposed under section 397 *[imposition of fees and charges]*;
- (d) revenues raised by other means authorized under this or another Act;
- (e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

6 **REPEAL**

6.1 The following bylaw is hereby repealed:

- Bylaw No. 1123, 1991 – RDOS Animal Control Extended Service Establishment Bylaw.

READ A FIRST, SECOND, AND THIRD TIME this 2nd day of March, 2017.

ELECTORAL AREA "A" DIRECTOR CONSENT OBTAINED this 2nd day of March, 2017.

ELECTORAL AREA "B" DIRECTOR CONSENT OBTAINED this 2nd day of March, 2017.

ELECTORAL AREA "C" DIRECTOR CONSENT OBTAINED this 2nd day of March, 2017.

ELECTORAL AREA "D" DIRECTOR CONSENT OBTAINED this 2nd day of March, 2017.

ELECTORAL AREA "E" DIRECTOR CONSENT OBTAINED this 2nd day of March, 2017.

ELECTORAL AREA "F" DIRECTOR CONSENT OBTAINED this 2nd day of March, 2017.

ELECTORAL AREA "G" DIRECTOR CONSENT OBTAINED this 2nd day of March, 2017.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 31st day of May, 2017.

ADOPTED this ____ day of ____, ____

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of ____, ____

-ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: June 15, 2017

RE: Liquor Licensing Applications

Administrative Recommendation:

THAT the Board of Directors adopt the Liquor Licensing Applications policy; and further,

THAT the Board of Directors rescind the following policies:

- **Application for New Winery License policy**
- **Rural Agency Stores – Liquor Distribution policy**
- **Liquor Licensing policy.**

Purpose:

To bring forward a policy that consolidates our current liquor control policies, reduces ambiguity and reflects current legislation.

Reference:

Application for New Winery License (to be rescinded)
Rural Agency Stores – Liquor Distribution (to be rescinded)
Liquor Licensing policy (to be rescinded)
Draft Liquor Licensing Applications policy (for adoption)
[Liquor Control and Licensing Act](#)
[Liquor Control and Licensing Regulation B.C. Reg. 241/2016](#)

Business Plan Objective: *(Tie to current RDOS Business Plan)*

Goal 4.4 of the RDOS Business Plan is to develop a responsive, transparent, effective organization. One of the objectives of this goal is achieved by developing policy framework and ensuring current policy is current and represents the Boards intentions.

Background:

Our current liquor control policies were adopted in 1998, 2002, and 2003. Liquor Control legislation has changes significantly in the ensuing years.

At the May 18, 2017 Corporate Services Committee meeting, the Board of Directors indicated that they wanted to continue to be advised of the liquor license applications received by the Regional District.

Analysis:

Application for New Winery License Policy

Letters of support are no longer received by the Regional District unless the Regional District chooses to embark upon a full consultation process. The policy also addresses ensuring that the application is compliant with land use regulations, which is addressed in the proposed new policy.

Rural Agency Stores – Liquor Distribution Policy

This policy directs staff to comment favourable on applications for Rural Agency Stores, providing the application is compliant with zoning. Under the new legislation, the Regional District may not provide comment unless the Regional District embarks upon a full consultation process. Ensuring compliant zoning is addressed in the proposed new policy.

Liquor Licensing Policy

This policy states that the Regional District does not want to comment on winery lounge endorsement applications, picnicking endorsement applications or liquor license amendment applications. However, the Board is to ask the General Manager of Liquor Control and Licensing Branch to impose “hours of liquor service authorized by the endorsement ending no later than sunset” for winery lounge endorsements and picnicking endorsements. Under current legislation, the Regional District may not provide comment (such as on hours of service) unless it first embarks upon a full consultation process. Further, this policy directs that “the Board is not to apply the policy rigidly. For each liquor licence application, the Board is to consider whether to apply this policy and resolve accordingly.” As a result, each application that the Regional District receives has been forwarded to the Board for consideration.

Liquor Licensing Application Policy

This proposed policy is more concise, streamlines the process for incoming liquor licensing applications and better reflects Provincial legislation. It also ensures the Board continues to be informed of changes to licensed establishments within the Regional District.

Alternatives:

1. THAT the Board of Directors rescinds the following policies:
 - Application for New Winery License policy
 - Rural Agency Stores – Liquor Distribution policy
 - Liquor Licensing policy;and,
THAT the Board of Directors adopts the Liquor Licensing Applications policy.
2. THAT the Board of Directors direct staff to make changes to the proposed Liquor Licensing Applications Policy and return it to the Board for discussion.
3. THAT the Board of Directors resolve to keep the current liquor licensing policies.

Communication Strategy:

All changes to Board policies are posted to our website. As well, staff will be advised of changes of policy through the intranet.

Respectfully submitted:

"Gillian Cramm"

G. Cramm, Administrative Assistant

Endorsed by:

"Christy Malden"

C. Malden, Manager of Legislative Services

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

P O L I C Y

POLICY NO: P4320-00.01**Page 1 of 1****SUBJECT: APPLICATION FOR NEW WINERY LICENCE****Effective Date**
October 15, 1998**Amendment****Board Resolution**
B563/98**Administered By**
Legislative Services /
Special Project Manager

The Board has established a policy wherein letters of support are sent to the Liquor Control & Licensing Branch by staff without consideration by the Regional Board provided the proposed use is consistent with the zoning bylaw.

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

July 5, 2002

POLICY

POLICY NO: P4320-00.02

Page 1 of 1

SUBJECT: RURAL AGENCY STORES – LIQUOR DISTRIBUTION

Effective Date
June 20, 2002
Mgr.

Amendment

Board Resolution
B311/02L

Administered By
Legislative Services

(i) Electoral Areas **with** Zoning Bylaws

The RDOS Board has delegated authority to staff to comment favourably upon applications for establishment of Rural Agency Stores, on the condition the proposed use is consistent with applicable Zoning Bylaws. (*Refer amendment to Bylaw 2121*).

Regional District staff will comment favourably on applications for establishment of Rural Agency Stores, on condition that the proposed use is consistent with applicable Zoning Bylaws.

(ii) Electoral Areas **without** Zoning Bylaws

The Regional District requests that the Liquor Distribution Branch forward all indications of community support or opposition to the Regional District before the Liquor Distribution Branch seeks local government comment.

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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

P O L I C Y**POLICY NO.: 4320-00.03****Page 1 of 1****SUBJECT: LIQUOR LICENSING****Effective Date**
May 22, 2003**Amendment****Board Resolution**
B381/03**Administered By**
Legislative Services Mgr.**Purpose**

On December 2, 2002, the role of local government in liquor licensing changed substantially. The *Liquor Control and Licensing Act* was amended and a new Liquor Control and Licensing Regulation (B.C. Reg. 244/2002) came into effect. This policy is intended to guide the Board of Directors (the “Board”) in its consideration of liquor licence applications of which it receives notice from the Liquor Control and Licensing Branch.

Application

The Board is not to apply this policy rigidly. For each liquor licence application, the Board is to consider whether to apply this policy and resolve accordingly.

Interpretation

The definitions sections of the *Liquor Control and Licensing Act* and Liquor Control and Licensing Regulation (B.C. Reg. 244/2002), so far as the terms defined can be applied, extend to this policy.

Responses to Liquor Licence Applications

- The Board does not want to comment on individual winery lounge endorsement applications or individual picnicking endorsement applications. Nevertheless, the Board is to ask the general manager of the Liquor Control and Licensing Branch to impose, as a term or condition of a winery lounge endorsement or picnicking endorsement, if issued, hours of liquor service authorized by the endorsement ending no later than sunset.
- The Board does not want to comment on individual liquor licence amendment applications.

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

POLICY: Liquor Licensing Applications

AUTHORITY: Board Resolution No. _____ dated _____.

PREAMBLE

The Liquor Control and Licensing Act (LCLA) states that a license of a prescribed class or category must not be issued unless the General Manager of the Liquor Control and Licensing Branch has provided the local government or first nation with notice of the license application. The LCLA provides local governments and first nations with the option not to comment on liquor license applications. The Regional District of Okanagan-Similkameen has decided by way of its actions, resolutions and policy to adopt such a position.

POLICY STATEMENT

The Regional District of Okanagan-Similkameen (RDOS) will not provide comment on liquor license referral concerning an amendment to an existing license or a new license but does wish to be notified of such applications.

PURPOSE

To establish a process to respond to liquor license application referrals from the Liquor Control and Licensing Branch.

RESPONSIBILITIES

Manager of Development Services is responsible to oversee the process for receiving and signing off of liquor licensing applications for the RDOS.

PROCEDURES

1. Upon receipt of a liquor licensing application, the Manager of Development Services shall refer the application to Development Services staff to confirm compliance with relevant land use regulations.
2. The Manager of Development Services will be the designated liaison with LCLB and will, on the required forms, provide confirmation that the RDOS does not wish to comment on the application. The application will then be returned to the applicant and copied to the LCLB.
3. Development Services staff will provide, on a bi-monthly basis, a report to the Board of Directors, summarizing the applications received.
4. The Manager of Development Services will advise the Board of any controversial applications, and will recommend to the Board a course of action to remedy any issues. In this event, the application shall be held until the matter is resolved.