

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, July 06, 2017

RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

9:00 am	-	9:15 am	Public Hearing: Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E”, “F” & “H” Agricultural Zone & Regulations Update [Page 2]
9:15 am	-	9:30 am	Bike to Work Week Results
9:30 am	-	10:00 am	Corporate Services Committee [Page 3]
10:00 am	-	10:15 am	Protective Services Committee [Page 14]
10:15 am	-	11:30 am	Environment and Infrastructure Committee [Page 15]
11:30 am	-	12:15 pm	Make Water Work Pledge [Page 65]
12:15 pm	-	12:45 pm	Lunch
12:45 pm	-	3:00 pm	RDOS Board [Page 66]

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of 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
October 05, 2017	RDOS Board/Committee Meetings



NOTICE OF PUBLIC HEARING

Amendment Bylaw No. 2728, 2017

Electoral Areas “A”, “C”, “D”, “E”, “F” and “H”

Date: Thursday, July 6, 2017

Time: 9:00 a.m.

Location: 101 Martin Street, Penticton, BC (RDOS Boardroom)

PURPOSE: Amendment Bylaw No. 2728 proposes an update of the regulations and definitions in the Electoral Area “A”, “C”, “D”, “E”, “F” and “H” Zoning Bylaws that relate to agriculture and the keeping of livestock in order to, amongst other things:

- standardise agriculture and farm related definitions;
- improve consistency of uses permitted in the RA, AG and LH zones;
- update accessory dwellings regulations;
- permit chickens and bees as permitted uses in the low density residential zones;
- increase the number of livestock permitted on parcels between 0.4 ha & 1.0 ha to 2;
- remove 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;
- remove a specific floor area restriction on wineries and packinghouses;
- introduce a varied maximum parcel coverage allowance for parcels between 2,020 m² and 2.0 ha in area;
- introduce 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; and
- complete a comprehensive review of all existing site specific zonings.

VIEW COPIES OF THE DRAFT BYLAWS, THE RESOLUTION DELEGATING THE HOLDING OF THE PUBLIC HEARING & SUPPORTING INFORMATION AT:

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

Weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

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

(Departments → Development Services → Planning → Strategic Projects → Update of Agricultural Zones and Regulations)

Anyone who considers themselves affected by the proposed bylaw amendments can present written information or speak at the public hearing. All correspondence for the public hearing to be addressed to: Public Hearing Bylaw No. 2728, 2017, c/o Regional District of Okanagan-Similkameen. No letter, report or representation from the public will be received after the conclusion of the public hearing.

FOR MORE INFORMATION PLEASE CONTACT DEVELOPMENT SERVICES:

Telephone: 250-490-4107 | Fax: 250-492-0063 | Email: planning@rdos.bc.ca

Brad Dollevoet
Manager of Development Services

Bill Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, July 06, 2017

9:30 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Corporate Services Committee Meeting of July 6, 2017 be adopted.

B. ELECTORAL AREA DISCRETIONARY FUND MANAGEMENT – For Information Only

1. Discussion Document [Page 4]
 2. Electoral Area Grant-in-Aid Policy [Page 6]
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C. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 2017

RE: Electoral Area Discretionary Funds – For Information Only

Purpose:

To discuss the level of control, if any, the Board requires on electoral area discretionary funds.

Reference:

1. Electoral Area Grant-in-Aid Policy
2. Budget

Background:

The Regional District has eight electoral areas, each with a directly elected official representing the constituents of that geographic area. While the Board of Directors has the legislated responsibility of passing the 5-Year Financial Plan on a calendar year basis, the Board relies on each electoral area director to identify discretionary funds they believe would benefit their electoral area and then delegates the authority to approve the expenditure of those funds. The funds are typically designated under:

- a. EA Grants-in-Aid
- b. Rural Projects

The Board has developed policy around EA Grants-in-Aid to assist electoral area directors, but the approval of grants do not come back to the Board, nor are they vetted by Administration. An application form is available for submission and an accountability report is required if the grant is project based, but there is little oversight on the funds prior to issue.

Alternatives:

1. Status Quo
2. Develop a more rigorous control on discretionary programs

Analysis:

There are times when electoral area directors have specific grants or projects in mind during budget discussions to assist with establishing a requisition amount, but often unexpected requests come in during the year and its not unusual to provide a cushion within either the grants account or the rural projects account to address those unexpected issues.

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

POLICY: Electoral Area Grant in Aid Policy

AUTHORITY: Board Resolution dated June 4, 2015.

POLICY STATEMENT

This policy shall apply to all grant requests from organizations serving the Regional District but whose efforts are not regional in nature but benefit one or more individual Electoral Areas. Grants to organizations that demonstrate efforts of a regional nature, may be considered under the Regional Grant in Aid Program.

PURPOSE

To support the establishment and the operations of non-profit organizations serving the residents of the Regional District of Okanagan Similkameen

DEFINITIONS

Application form means the application attached as Appendix “A” for review and as amended from time to time

Organization means a registered non-profit organization or a Community organizations that has an established set of working rules/regulations and a bank account in the organization’s name

GENERAL

Organizations that are applying for a grant should demonstrate in their application that:

- Event or initiative fills a need in the community
- Use innovative approaches and techniques in addressing community issues
- Exercise coordination and cooperation with other groups to prevent duplication of projects, programs, services or events
- Seek funding from a variety of sources
- Apply a “user pay” philosophy, where applicable
- Have clearly defined their priorities and purpose in seeking funding

Grant recipients must:

- Provide a report detailing how the grant funds were spent within 12 months of receipt of funding. The report must include a financial accounting of how the funds were used
- If requested, provide the Regional District copies of receipts and/or satisfactory evidence regarding the disposition of grant funds

Exclusion

- Applications from individuals, industrial, commercial or business undertakings are not permitted

Reporting:

- A public report will be made available annually of all Electoral Area Grant recipients and funding amounts

RESPONSIBILITIES

Boards of Directors shall:

1. Approve the level of Electoral Area grant in aid funding annually during the annual budget process

Electoral Area Directors shall:

2. At their sole discretion, and up to the maximum funding approved in the annual budget, allocate funds to qualified applicants

Manager of Finance (or staff designate) shall:

1. Review applications to determine eligibility based on the criteria outlined in this policy.
2. Forward eligible applications to the appropriate Electoral Area Director for their review and consideration
3. Ensure an annual listing of all grant recipients is posted on the RDOS website for public review

PROCEDURES

Board approves an annual budget for Electoral Area Grant in Aid funding annually during the budget process

Applicants complete and submit application form by deadline date posted on RDOS Website

Qualifying applications are sent to the Electoral Area Director for consideration and allocation of funding

Unless specifically requested and approved by the Electoral Area Director, applicants approved will not receive funding before August 1

The following related documents are applicable:

- a) Electoral Area Community Grant Guidelines
- b) Electoral Area Community Grant Application
- c) Guidelines for Individual Electoral Area Directors for the Issuance of Community Grants



APPENDIX A

ELECTORAL AREA COMMUNITY GRANT IN AID

APPLICATION FORM

****PLEASE READ THE ELECTORAL AREA COMMUNITY GRANTS GUIDELINES PRIOR TO SUBMITTING APPLICATION****

NAME OF ORGANIZATION		AMOUNT REQUESTED
MAILING ADDRESS		
POSTAL CODE	CONTACT PERSON (NAME AND TITLE)	
TELEPHONE NUMBER	EMAIL ADDRESS	

INFORMATION REGARDING THE APPLICANT ORGANIZATION:

IS YOUR ORGANIZATION A REGISTERED NOT FOR PROFIT SOCIETY IN BC? YES _____ NO _____

IF "YES" PROVIDE REGISTERED SOCIETY NUMBER _____

IF "NO" PROVIDE PROOF OF BANK ACCOUNT IN ORGANIZATION'S NAME (as an attachment to application)

HAS YOUR ORGANIZATION RECEIVED FUNDING FROM THE RDOS BEFORE? YES _____ NO _____

IF "YES"; WHEN _____ AND AMOUNT RECEIVED: \$ _____

DETAILS OF GRANT REQUEST

Please provide the following information in a brief narrative in the **following order**. (maximum 2 pages)

1. Project/Program Abstract

Brief summary of the proposed project/program including:

Total estimated costs;

The amount requested from the Regional District and how the funds will be used;

Other principal sources of support.

2. Project/Program Description

Specify project/program outcomes that you plan to achieve.

Who and how many will be served and why are you serving them? Why would they use your particular services? What geographic area does this project/program target?

How will you reach the population you plan to serve?

What strategies will be used to achieve the proposed outcomes?

How will you know if you have achieved the outcomes proposed?

3. Funding Considerations

Describe plans for obtaining other funding needed to carry out the project/program, including amounts requested of other funders and any volunteer labour and/or in-kind donations.

If the project/program is expected to continue beyond the grant period describe plans for ensuring continued funding after the grant period.

PLEASE CHECK ALL ELECTORAL AREAS THAT WILL BENEFIT FROM YOUR PROJECT/PROGRAM					
ELECTORAL AREA "A"		ELECTORAL AREA "B"		ELECTORAL AREA "C"	
ELECTORAL AREA "E"		ELECTORAL AREA "F"		ELECTORAL AREA "G"	
				ELECTORAL AREA "D"	
				ELECTORAL AREA "H"	

CHECKLIST - DOCUMENTS TO SUBMIT WITH YOUR APPLICATION

_____ Copy of Event or Initiative Budget – A detailed budget (see attached template) including costs, revenues and fees charged. Where possible please provide copies of cost estimates obtained

_____ Details of your Organization’s structure (include Directors names and Phone numbers)

_____ For Community Organizations without a Registered Society number, proof of bank account in Organizations name

Please ensure you have answered all sections of this form and provided all the requested documents.

SIGNATURE	DATE
NAME (PLEASE PRINT)	TITLE

SUBMIT TO:

Regional District of Okanagan Similkameen
 101 Martin Street
 Penticton, BC V2A 5J9
 Email: info@rdos.bc.ca
 Attention: Finance Manager

FOR OFFICE USE ONLY

AMOUNT OF GRANT REQUESTED	\$
AMOUNT OF GRANT APPROVED (enter 0 if grant is denied)	\$
ELECTORAL AREA DIRECTOR SIGNATURE	

RDOS ELECTORAL AREA COMMUNITY GRANT IN AID BUDGET TEMPLATE	
Organization Name:	
For period	From _____ to _____.
REVENUE	
Grants (provide Names of grantors)	
from Government	
from Foundations	
from Corporations	
Earned Income (ie interest)	
Individual contributions.	
Fundraising events and product sales.	
Membership income	
Additional revenue (please specify)	
TOTAL INCOME	
EXPENSES	
Salaries and wages	
Consultant and professional fees (e.g. accounting, legal, etc.)	
Travel	
Equipment	
Supplies	
Advertising and printing	
Rent	
Utilities (ie electric, gas, telephone, cable)	
Other expenses (please specify)	
TOTAL EXPENSES	
IN KIND SUPPORT (PLEASE PROVIDE DETAILS)	

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN ELECTORAL AREA COMMUNITY GRANT GUIDELINES

These guidelines contain important information concerning the Regional District of Okanagan-Similkameen Electoral Area Community Grant applications forms. Please read these guidelines before completing the application.

Purpose of Grants

Electoral Area Community grants are intended to support the establishment and the operations of non-profit organizations serving the residents of the Regional District of Okanagan Simlkameen

Eligible Organizations

- Non-profit societies registered pursuant to the Societies Act.
- Community organizations that have an established set of working rules and regulations and a bank account in the organization's name.

Ineligible Applicants

- Applications from individuals, industrial, commercial or business undertakings.

Criteria for Eligibility

Organizations that are applying for a community grant should demonstrate:

- Event or initiative fills a need in the community
- Use innovative approaches and techniques in addressing community issues
- Exercise coordination and cooperation with other groups to prevent duplication of projects, programs, services or events
- Seek funding from a variety of sources
- Apply a "user pay" philosophy, where applicable
- Have clearly defined their priorities and purpose in seeking funding

Grant recipients must

- Provide a report detailing how the grant funds were spent within 12 months of receipt of funding. The report must include a financial accounting of how the funds were spent
- If requested, provide the Regional District copies of receipts and/or satisfactory evidence regarding the disposition of grant funds

IMPORTANT

- Application deadlines are posted on the RDOS website
- Your organization is not guaranteed a community grant by virtue of meeting the criteria for eligibility.
- The receipt of a community grant in one year does not guarantee receipt of a community grant in a subsequent year.
- The Electoral Area Director retains full discretion with respect to whether community grants are allocated and the amounts of any grants that are allocated.
- If your organization is awarded a community grant, the earliest that funds may be allocated by is August 1st, unless specifically requested by the Electoral Area Director

Guidelines for Individual Electoral Area Directors for the Issuance of Community Grants

Who can receive a community grant?

The *Municipal Act* provides electoral area directors the ability to provide assistance for the purpose of benefiting the community or any aspect of the community. This would preclude the provision of assistance to an individual. However, the Regional Board could provide the money to a service club, who could in turn, create a fund to provide assistance to individuals who meet certain criteria.

Furthermore, the *Municipal Act* does not permit the provision of assistance to an industrial, commercial, or business undertaking. There are provisions within in the *Municipal Act* for this type of assistance, but the process will involve an assent process and the development of an agreement.

The Regional Board should establish the recipients of regional community grants before the adoption of the final budget, to ensure that the Regional Board can deal with all requests at the same time. If the requests are not dealt with within the final budget, the Regional Board will have to address each request after the adoption of the final budget on an individual basis. However, the Regional Board may, by bylaw, delegate authority to individual electoral area directors to allocated grants-in-aid after the adoption of the final budget on the condition that there are sufficient funds within the budget.

How much can I give?

The limit of the budgeted expenditure for providing assistance is the amount that would be obtained by a tax of \$0.10 per \$1,000 on the net taxable value of land and improvements in the regional district. However, the board may provide that assistance is to be apportioned among the municipalities or electoral areas benefiting from the assistance, but the total of all assistance for which a municipality or electoral area may be charged under this section must not exceed the limit.

Could I be in a conflict of interest?

Electoral area directors should always seek their own legal advice with respect to conflict of interest; however, the following should provide some direction:

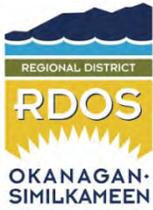
“Although the *Watson* decision illustrates that the courts are not anxious to disqualify council members from voting on the basis of an affiliation with a service club or a religious group, Council members should exercise caution when dealing with matters involving their organizations. In particular, a Council member should withdraw from Council’s consideration of grants in aid to local organizations or local chapters of organizations in which they are a participant.

The factors which are likely to be taken into account in determining whether a councillor has a conflict involving a decision concerning an organization which they support include:

- (a) the degree of the Council member’s involvement in the organization (for example, if the member is one of the directors of the organization and therefore owes a duty of loyalty to the organization, a conflict of interest is inevitable.

- (b) the size of the organization (for example, an agreement with a national organization is less likely to create a conflict than an agreement with a local organization having only a few members)
- (c) the impact of the decision on the organization (decisions involving payments or the use of municipal land are usually more significant than matters such as proclamations).¹

¹ Anderson, G., "Councillor Conflict of Interest After King" Local Government Law Seminar (1999)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, July 06, 2017

10:00 a.m.

REGULAR AGENDA

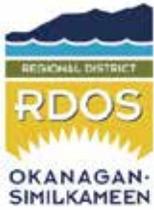
A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Protective Services Committee Meeting of July 6, 2017 be adopted.

B. EMERGENCY OPERATION CENTRE UPDATE – For Information Only

C. ADJOURNMENT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, July 06, 2017

10:15 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Environment and Infrastructure Committee Meeting of July 6, 2017 be adopted.

B. ORGANICS FACILITY SITE – For Information Only [Page 16]

1. Presentation [Page 18]
 2. RDOS Memo dated July 4, 2017 [Page 48]
 3. Responses Received – Emails [Page 61]
 4. Responses Received – Letters [Page 62]
-

C. ADJOURNMENT

At 11:30 a.m., Board Members will be asked to meet at the RBC rain garden at the front of the RDOS office for the "Make Water Work – Take the Pledge Challenge"

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 2017

RE: Solid Waste Management Plan Amendment – Organics Facility Site

Purpose:

To receive the technical report and presentation regarding public consultation relating to 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 submissions received by June 4th 2017 were provided to the Board as part of an earlier report. All additional written comments received by June 27th, 2017 have been included with this report for review.

Public submissions have been reviewed and detail is provided in the attached Technical Memo. A presentation of the history of the Solid Waste Management Plan, the Regional Compost Facility Feasibility Study and some of the key public concerns identified by Staff are included.

Analysis:

Key concerns for residents relate to leachate, odour and transportation to the site. These, and other concerns, are detailed in the technical memo along with potential steps to mitigate these concerns.

The Marron Valley Road site has been shown by odour modelling to have a higher potential to impact adjacent properties than the Summerland Landfill site. The same odour modelling parameters and facility design was used to assess both sites. Improved odour control, as compared to the odour control used in the feasibility study, is recommended at both sites.

The Solid Waste Management Plan directs that the RDOS to ‘consider the acquisition of land to collocate several waste management facilities on the same site.’ This was intended to reduce the number of locations of facilities to both save money, by sharing utilities and weight scales, and also minimize conflicts with adjacent land users by siting waste management facilities in one place. The

Summerland Landfill meets this collocate approach as envisioned for consideration in the Solid Waste Management Plan.

Respectfully submitted:

Cameron Baughen

C. Baughen, Solid Waste Management Coordinator



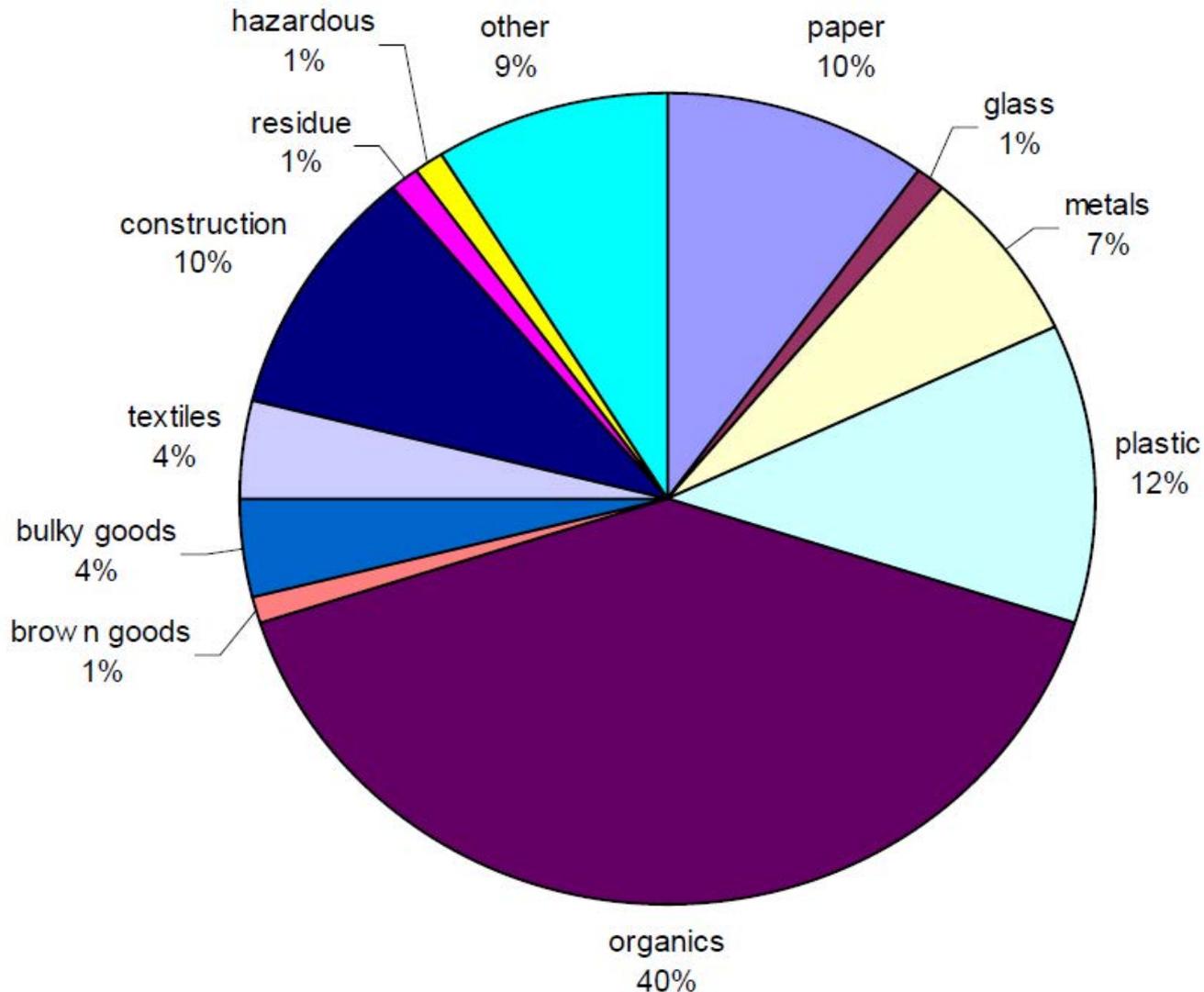
Regional District of Okanagan-Similkameen

Campbell Mountain Landfill and Regional Compost Facility

Why Organics is Important

- Landfill Gas Management Regulation
- Operations, Design, Closure Plan
- Solid Waste Management Plan
- Saving Money
- Environmental Sustainability

Organics in Garbage



- Organics largest single source of remaining waste
- Diverting organics extends life of local landfills
- Composting lower cost than landfilling saving money
- Food waste compost can be used by agricultural sector

Campbell Mtn Cost Analysis

Biocover System

Year	Description	Cost
2017	North slope	\$ 1.66M
2020	Phase 1	\$ 808K
2032	Phase 2	\$ 3.40M
2035	Phase 3	\$ 1.60M
2067	Phase 4	\$ 6.45M
2104	Phase 5 & Closure	\$ 7.84M
Total		\$ 21.8M

Active Gas System

Year	Description	Cost
2017	North slope	\$ 5.30M
2020	Phase 1	\$ 1.90M
2032	Phase 2	\$ 7.10M
2035	Phase 3	\$ 3.70M
2067	Phase 4	\$ 13.20M
2104	Phase 5 & Closure	\$ 15.73M
Total		\$ 46.9M

- Difference in projected cost \$25.1 million over life of landfill
- Biocover and removing all organics to reduce methane further than landfill gas system
- Biocover application requires removal of all organics

Organics Feasibility Study

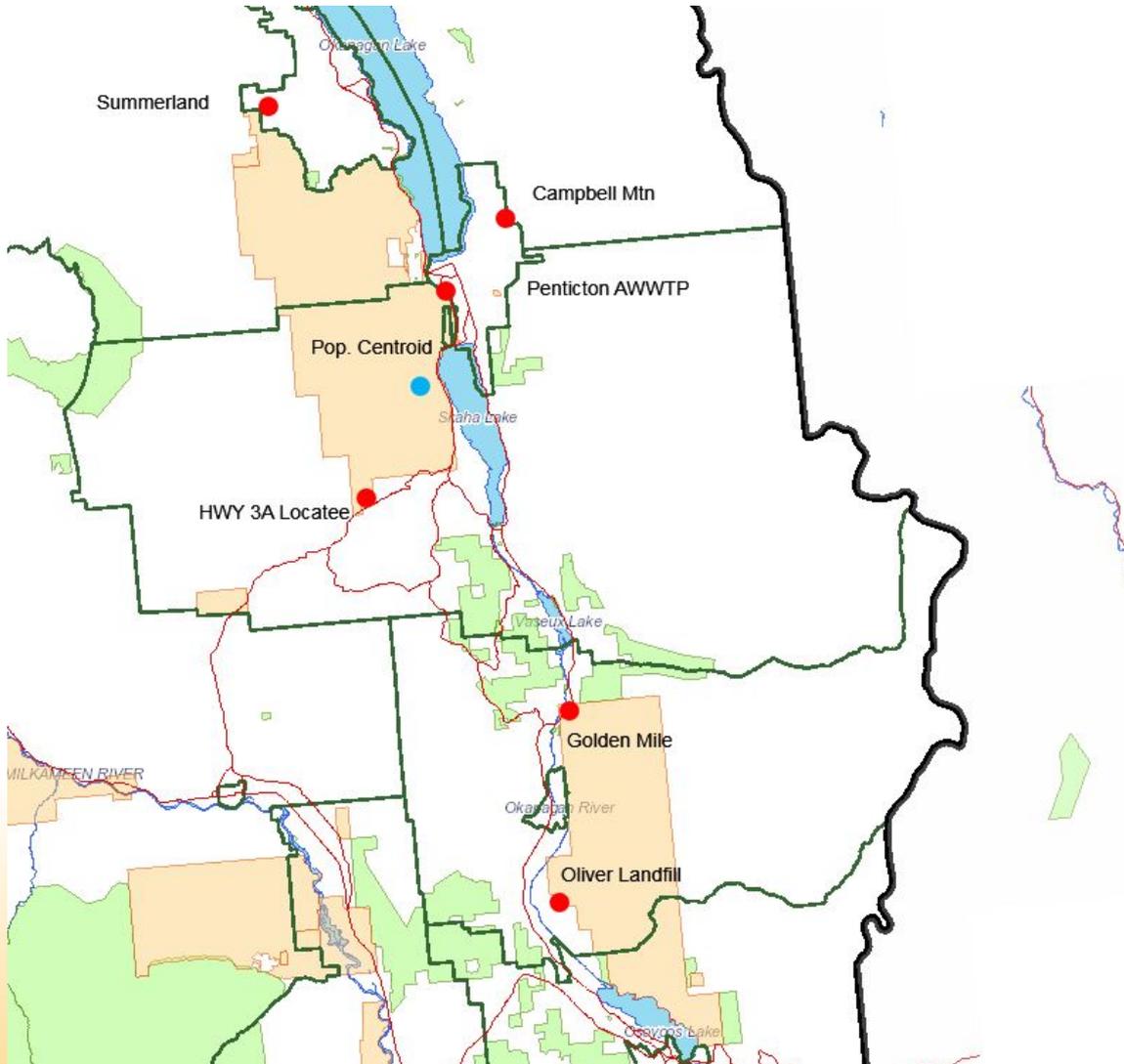
The 2012 Regional Solid Waste Management Plan calls for:

- Development of facilities to divert food waste from landfills
- Improved composting at landfills for yard waste, wood waste and waste water treatment sludge

A multi-year study was done looking for sites

- 18 sites considered (public and private sites)
- 6 brought forward for further review
- 2 identified as best locations
- One Regional Site better cost over multiple sites
- Treating waste water treatment sludge separately at the same facility (scale, staff, odour control) shown best value

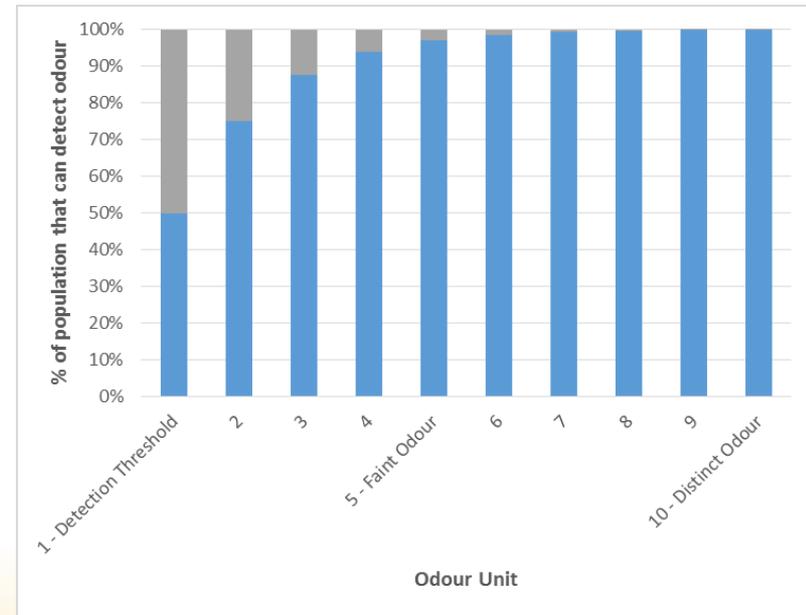
Organics Feasibility Study



- Top 5 sites considered
- Penticton Advanced Wastewater Treatment Plant added as 6th site
- Blue dot population centroid

Organics Feasibility Study

- The Feasibility Study looked at lifecycle costs, transportation, total GHG emissions, compost marketing and odour.
- Odour was compared between sites using moderate odour control as high odour control did not allow enough difference.
- Tetra Tech EBA (a qualified consultant specializing in review of solid and liquid waste facilities) conducted the odour modelling.



Campbell Mtn Landfill Not Feasible



- The area needed for a Regional Organics Processing Facility Area in yellow
- Would require massive earth moving to create space
- Inside the landfill would take up space needed for landfill
- Potential for City Composting to be moved above Spiller Rd

Area Needed for Regional Compost Site in yellow at Campbell Mountain Landfill



Marron Valley Rd – Regional Site

Marron Valley Rd – Regional Site



2760 Marron Valley Road

- RDOS released RFP for interested parties to supply land for compost site
- Two Locatee owners interested in leasing land
- Best transportation compost sites
- Better bulk compost price as near agriculturists
- Requires strict odour control as 15-30 homes potentially affected

Summerland Landfill – Regional Site



- Best odour model
- Owned by Summerland
- 7 km of municipal roads to site
- Average travel distance higher than Marron Valley
- Steep grades Summerland/Princeton Road.
- Potential for Regional site and residential food/yard waste from Summerland.

Results Technology Regional Site



Membrane Cover

Enclosed Aerated In-Vessel



- Recommend in-vessel to minimize odours
- All materials received and composted inside
- Curing may be under cover or outside
- All composting on impermeable surface and all liquids collected for reuse or treatment
- Exact brand of technology not determined
- For Commercial food waste, most residential food waste and separate waste water treatment sludge

Problem Compost Sites

Main problems

- x Poorly sited
- x Wrong technology
- x Too much or wrong materials



Large Aerated Static Pile



Turned Windrow of Commercial Food



[Kelowna/Vernon Regional Compost Site](#)
(potential tour site)

Successful Compost Sites

Main considerations

- ✓ Well sited
- ✓ Right technology
- ✓ Can handle volume and materials



Invessel Composting all in building



[Abbotsford – Net Zero Waste – Invessel](#)
(potential tour site)



Small turned windrow sites for only residential food waste

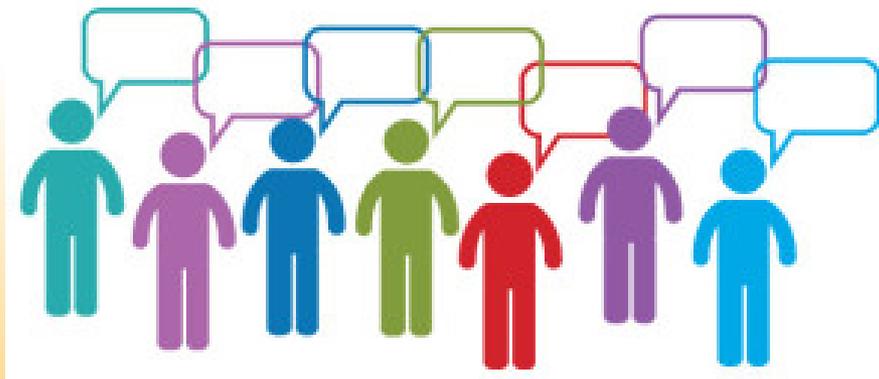
Price per Tonne

Site (Waste)	Estimated Cost Per Tonne
Oliver Landfill (Oliver, Area C only)	\$157-\$186
Summerland Landfill (Summerland only)	\$134-\$148
Princeton Landfill (Princeton, Area H only)	\$226-\$246
Summerland Landfill (Full Regional)	\$65-\$80
Summerland Landfill (Super Regional)	\$58-\$78
Osoyoos Landfill Windrow (Residential Food/Yard Waste for Osoyoos, Area A only)	\$33-\$59

- One Regional Site best cost per tonne over multiple sites. Smaller sites have higher costs as lower economies of scale (*exception small residential only Food/Yard Waste only turned windrow*)
- Centralized site required for commercial food waste and most residential food waste
- Treating waste water treatment sludge separately at the same facility (scale, staff, best odour control) best value

Public Consultation

- Presentations to All Municipal Councils
- 9 Public Open Houses, Letters, Newsletters and Advertising
- Campbell Mountain Landfill, Compost Siting and Carts
- Public responses submitted to Board
- Staff have looked at issues submitted and prepared technical report



Campbell Mountain Landfill

- Some existing concerns include odour, sightlines to landfill, condition of Reservoir Road and traffic in and out of Landfill.
- Major future concern placement compost site across Spiller Rd.
- Opposition having compost site on one side and landfill on other.



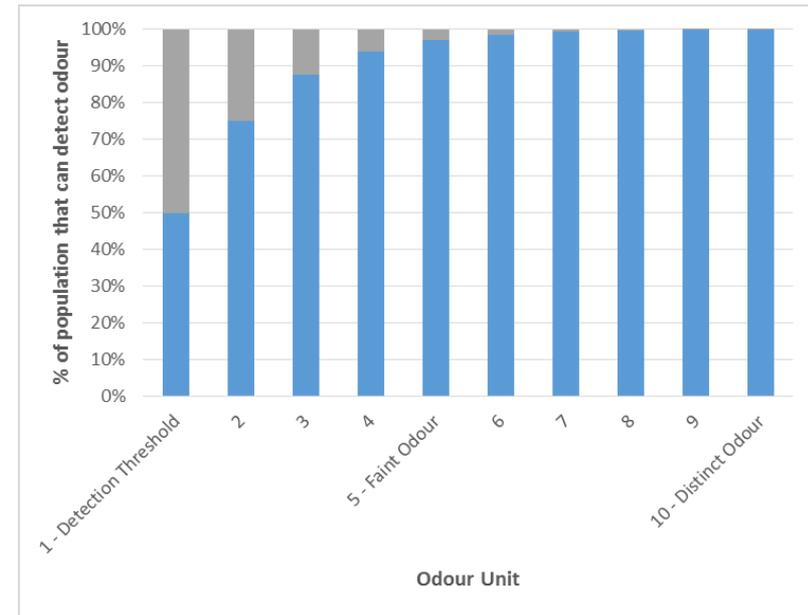
Regional Compost Site - Leachate

- Leachate was a major concern for residents at both Regional sites
- Water reservoirs are within 1 km of each site
- All composting done inside on impermeable surfaces with all leachate collected (solid wastes)
- Ensure protection of leachate collection and that all finished compost placed on impermeable surface



Regional Compost Site - Odour

- Odour was a major concern for both sites
- Odour modelling shows Marron Valley is of higher concern than Summerland site
- Odour modelling shows when wood chip bio-filter gets cold then less effective / winter inversions trap air
- Upgraded odour control required at either site



Marron Valley Transportation

- Concerns of noise and dust from Marron Valley Rd
- Discuss MoTI and PIB resurfacing
- Concerns turning from Marron Valley Rd into Hwy 3A
- Discuss safety concerns MoTI and PIB
- Existing concerns with Hwy 3A including winter driving and access from Hwy 3A onto Hwy 97



Summerland Transportation

- Existing concerns with vehicle traffic on Prairie Valley Rd including school zones
- Jan-May 2017 showed 2323 vehicles per day with 1600 during business hours use Prairie Valley Rd (not busy season)
- Maximum 20-25 vehicles drop off (not including compost pickup)
- Alternate driving routes exist within Summerland



Solid Waste Management Plan

- The Regional District Solid Waste Management Plan encourages the collocating of liquid and solid waste facilities to minimize concerns with neighbours
- The Summerland Landfill site would be considered collocation due to the existing landfill.



Proposed Next Steps

Work/Deliverable	Proposed Completion
Board identifies preferred site and secondary site	Q3 2017
Further technical investigation of site(s)	Q4 2017
Board decides to submit Solid Waste Management Plan Amendment with preferred site	Q4 2017
Amendment reviewed and adopted	Q2 2018
Local Service Area (participating Municipalities, Electoral Areas) developed for compost facility up to third reading	Q2 2018

Proposed Next Steps

Work/Deliverable	Proposed Completion
Signing of Negotiated Lease After Formal Adoption of Local Service Area	Q4 2018
Procurement for development and operation of compost site	Q4 2018
Potential Opening of Regional Compost Site	2020

2017 Budget

- Completion of Public Consultation and Property Assessments is estimated at \$50,000
- Funds are available through the Solid Waste Management Plan reserve
- A budget amendment report will be submitted at a later meeting

Not Proceeding

- The Board may choose not to proceed
- The critical concern is the Province of BC may reject application for biocover at Campbell Mountain Landfill
- Loss of savings from composting and filling up landfill faster than projected in lifecycle studies
- Loss of locally available food waste compost for agricultural sector

Questions

Memorandum

Public Works Department

DATE: July 4, 2017

TO: Janine Dougall, PW Manager

CC: Liisa Bloomfield, Engineering Supervisor

FROM: Cameron Baughen, Solid Waste Management Coordinator

RE: Issues Identified from Organics Siting Public Consultation

After reviewing all comments received from public consultation as of June 4th, 2017, over 40 concerns have been identified regarding the potential siting of compost facilities. These concerns have been included below along with some relevant information and potential mitigation measures. Site specific concerns have been identified in separate sections.

GENERAL CONCERNS APPLICABLE TO BOTH LOCATIONS

Composting Site Should Be at Another Location

Comments received include the development of a Regional Compost site at the Campbell Mountain Landfill or at more rural locations. Mine sites, such as Brenda and Nickel Plate mines, were identified specifically. Accessing areas along logging roads was also suggested.

- Various feasibility studies were conducted at the Campbell Mountain Landfill (CML) showing the potential layout of a Regional Compost Facility and was looked at in context with the Design, Operations and Closure Plan recently completed. The footprint required for a Regional Compost site was too large and would dramatically reduce the available life for the Campbell Mountain Landfill. If the CML was deemed to be the site the best location for a Regional Compost site is within the ALR and would require extensive earth moving across both Spiller Road and Greyback Mtn Road. As such the CML was deemed not suitable for locating a Regional Compost site.
- Mine sites were not considered in the feasibility process as mine sites are privately operated. The RDOS conducted a series of Expressions of Interest and Request for Proposals for siting a regional facility in which the mine site owners could have come forward if they were interested at that time.
- Long distance transportation was considered. Trucking of materials over long distances would require the construction of a transfer station to allow more efficient trucking of materials. Our consultant estimated the capital costs, without land, to be approximately \$700,000 plus additional maintenance, operational and trucking costs for the transfer station facility.
- Logging roads present operational challenges such as road access throughout the year, steep grades, unpaved roads and high elevations. These challenges would greatly increase the cost of transporting materials to and from the site and the sites may not be accessible during winter

months as these roads are not maintained highways or municipal roads. Additionally, utility servicing, such as power, to these sites may be more difficult and expensive.

Actions

- The feasibility studies conducted showed that the two sites under consideration could be developed as Regional Compost sites. Staff recommend that the Board consider these sites fully at this time.

Leachate

One of the greatest concerns at both sites is the potential for liquids to migrate into groundwater and affect local drinking water. Concerns were raised over loss of liquids from storage tanks, used for recirculating liquids, and the seeping from composted materials stored on site when in finishing stages of the compost process. Marron Lake is about 500 m from the proposed Marron Valley site and the Summerland Reservoir about 800 m from the proposed Summerland compost site.

- Composting is regulated by the Province of BC and requires a Leachate Management Plan. Composting activities at either location would be done on an impermeable surface. The Feasibility Study conducted showed that the composting process will be done inside a building (in-vessel) reducing contact with rain or snow.
- Liquids generated by the composting process would be collected and either recirculated or removed for treatment. Composting requires a high amount of water so recirculation of liquids is an excellent approach to ensure 60% moisture by weight in the compost pile.
- A landfill has materials disposed of or buried on site. The Regional Compost Facility would not have any materials disposed of on site or buried underground where leachate can be harder to detect. All of the composting will be done above ground perched on an impermeable surface.
- Tanks and pipes should be placed above ground or doubly lined so that they can be inspected. Curing or finished compost onsite should be placed on impermeable surface or covered to avoid the generation of leachate.
- As with other solid and liquid waste facilities operated by the RDOS, ground water monitoring wells will be established to determine if leachate is impacting groundwater.

Actions

- Any Regional compost facility will include:
 - A leachate management plan,
 - All composting done on an impermeable surface, within a building, to allow for the collection of all leachate,
 - All leachate recirculation equipment to be above ground or double lined to allow for monitoring,
 - Placement of curing or finished compost on the site to be on impermeable surfaces to allow for the collection of all leachate,
 - Establish monitoring wells.

Jurisdiction Dealing With Odour Complaints

Residents were concerned that the RDOS would both run the facility and be responsible for dealing with odour complaints. This is perceived as putting the organization in a potential conflict of interest when

dealing with complaints. As a local government, the Regional District is in a similar position when operating landfills and wastewater treatment plants.

Actions

- The RDOS will develop a clear and accountable process to deal with all complaints.

Odour Modelling Insufficient and Require Better Onsite Analysis

Comments were received questioning the validity of odour modelling. Concerns focused on lack of onsite weather monitoring. Concerns were also raised at the Summerland site that gravel removal has changed the topography affecting wind patterns.

- Predictive odour modelling was done by qualified professionals. The same modelling was done at both sites under consideration. It is not possible for predictive mapping to provide 100% accuracy. It is suited to better understanding the potential concerns and evaluating the differences between sites.
- The odour model showed that during high or low wind conditions there was limited odour produced. The model showed the movement of air quickly dissipated odour. As well, odour was limited for the majority of the year due to the UV light in sunshine helping to eliminate odour.
- The odour model showed that in the winter, wood chip biofilters used in the feasibility study would not be as effective as they became cold. As well, valley inversions would greatly reduce the movement of air allowing for the build up of any potential odours; mainly along cold air drainages and water courses. In both Marron Valley and Summerland, greater distance to the compost site reduced the potential for odour.
- As the Board is presently assessing the difference between two sites, the odour modelling conducted should provide a reasonable way to differentiate the risks of each site. As the odour concerns are related to distance and geography, further odour modelling at this time on these sites would be unlikely to provide more information for the Board.

Actions

- Once a site is selected, a weather monitoring site should be established on the property to better understand day to day movement of air.
- Any Regional Compost site should include upgrades to the odour control methods considered in the Feasibility Study including heated biofilters, chemical air treatment or stacks to distribute odour over a larger area.

Odour or Liquids from Vehicles

Both solid waste and wastewater treatment sludge vehicles can leak materials. Unsealed vehicles can allow odours to escape.

Actions

- Require than any company accessing the compost site ensure their vehicles do not leak materials and contain odours or the company would be banned from using the facility,
- Require any company under contract for delivery of local government curbside materials or wastewater treatment sludge to clean up any spillage of materials from their vehicles.

Inadequate Feasibility Study

Concerns were raised that the Feasibility Study did not provide enough detail into the design of the potential compost sites. Issues raised included lack of information on wells, who the operator will be and the final design.

- The Feasibility Study was conducted to provide estimates and does not include detailed plans at this stage.

Actions

- That the final design and contractor of the compost site be brought forward for further public consultation.

Problems at Existing Compost Sites

Residents pointed to the history of select compost sites that have created odour issues for neighbours. This includes the Summerland and Penticton compost sites and compost sites in Vernon, Richmond, BC and Ontario.

- A purpose of the Feasibility Study was to look at issues associated with problem compost sites. The three main issues found with problem sites were locating too close to receptors, taking in more material than the site was designed for and lack of odour control.
- Compost sites exist within BC that operate with limited or no odour concerns. These generally are selected in more rural sites, limit the material accepted to what the facility can handle and compost within a building where odours can be handled.
- The Feasibility Study looked at the largest volume of waste expected and the size of facility needed to handle that waste. Odour modelling showed that composting within a building, including the potential use of a membrane cover, would further reduce odour. These findings are consistent with existing compost sites that do not generate odour complaints.

Elevation and Climate

Residents pointed out that the elevation and climate of the sites would not be the same as Penticton. This would mean lower temperatures, fog and other issues may develop that could impact transportation to the site and odour modelling.

- The elevation of both properties is between 680m to 700m. They are both on the western side of the valley. For the purpose of choosing between the two sites, elevation and climate do not easily differentiate the sites.

Agricultural Value of Properties

The Province of BC mapping shows the Marron Valley Road site within the Agricultural Land Reserve. As the site is Federal land, the Province of BC and the Agricultural Land Commission have no authority. A resident correctly pointed out that if the land was within an RDOS administered area; it would require permission of the Agricultural Land Commission to build a Regional Compost site. Residents mentioned that the loss of potential farmland should be considered.

- The agricultural potential of the two potential sites has not been determined but both sites share very similar characteristics. Properties to the north of the Summerland Landfill, north of the Princeton-Summerland Rd, were removed from the ALR in 2005. Both properties are on the west side of the Okanagan Valley at similar elevations and aspects. Staff believe, with the

present information, agricultural value would not assist the Board in choosing between the two Regional Compost sites.

Action

- No action is required as neither property would require the permission of the Agricultural Land Commission to proceed.

Private Property Values

Residents are very concerned that the placement of a Regional compost site near their homes would reduce their property values. Submissions have included accounts of pending property sales being affected due to the Regional District considering a compost site at the Marron Valley location. Some submissions included the threat of suing the Regional District over perceived loss of property value.

- This issue may require a legal opinion. Siting of solid waste and liquid waste facilities is overseen by the Province through a Waste Management Planning process. This is what is currently being undertaken following their 2016 Guidelines. The Province would also regulate compost sites under the Organic Matter Recycling Regulation. Any lawsuits related to perceived property values would be a civil matter subject to legal precedent.

Environmental and Archeological Concerns

Concerns were raised that environmental and archeological assessments have not been completed. It was felt that this information should be known before a final decision is made.

Action

- Environmental and archeological assessment must be done before the RDOS enters into a lease of property for a Regional Compost site.

Flooding and Slope Stability

Concerns were raised that the sites could be affected by flooding, slope stability (above or below the site) or earthquakes. Neither property is within a riparian area or recognized flood area.

Action

- Hydrogeological and geotechnical assessments should be done before the RDOS enters into a lease for a Regional Compost site.

Introduction of Noxious Weeds

The spread of noxious weeds through the composting process or tracked in by additional vehicles was raised as a concern.

- The composting process done inside and on impermeable surfaces should reduce the spread of invasive plants collected as yard waste. Composting in controlled environments is shown to eliminate or reduce most seeds.
- As with other facilities operated by the RDOS, ongoing removal, mowing or treatment of weeds on the site will be undertaken.
- A key concerns will be the monitoring of disturbed soils where weeds can gain a foothold.

Action

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- The Facility will need to implement a strategy to reduce noxious weeds in both the compost and on the property.

Vector Control (Bears, Rats, Birds)

Residents raised the concern that bears, cougars, rats and birds would be attracted to the facility and to neighbouring properties. Bears and cougars are already active in the Marron Valley and upper Summerland area and residents do not want to see vermin in their area.

- At the Regional facility, the composting process will take place within a building and no food waste would be stored outside. The property will be surrounded by an electrified bear fence. These steps should discourage bears and cougars by reducing access to materials and reducing odour.
- Local residents across the RDOS have access to services such as WildsafeBC that can provide tips for homeowners to reduce animal attractants on their property.

Actions

- Ensure facility is contained within an electrified bear fence,
- Ensure all food waste delivered is kept inside until composted,
- Develop a vector control plan to reduce problem rodents,
- Consult with WildSafeBC on an educational campaign for homes that may have wildlife concerns.

Value of Land and Taxation

Comments mentioned that for the Marron Valley Rd site, the lease fees would go to the Locatee and taxation would go to the Penticton Indian Band while both the lease and taxation would go to the District of Summerland for the Summerland landfill property. This is correct.

- At this time, land appraisals have not been conducted and no taxation agreements have been agreed to. As such, the lease rate and amount paid in taxation is not available at this time.

Action

- Appraisals will need to be completed prior to the start of negotiations for a lease rate.

Noise from Facility or Transportation

Noise from a compost facility would include blowers, heavy equipment and trucks accessing the facility.

- A Regional Facility would be required to limit normal hours of operation to reasonable day time hours to reduce nuisance to local residents. Transportation noise could include the use of air brakes.

Action

- Create a Noise Control Plan to reduce noise for local residents including equipment on the site and transportation to the site.

Closure Plan

Concerns were raised that if the site is unsuccessful and then abandoned “a stinking mess” will be left.

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- Compost sites in BC are required to develop a Closure Plan before commencement of operation. This can include security or a reserve that can be applied to pay for the removal of materials from the site and the deconstruction of the facility.

Action

- That in designing the facility a Closure Plan be developed following best practises,
- That a reserve be established for the facility to pay for the closure of the site as required.

Wildfire Risk

Both properties are located within the interface of mature Ponderosa Pine forests. This poses a risk of wildfire migrating onto the site and fires migrating off the site. The District of Summerland, as shown in their current OCP, has not placed the Summerland Landfill area within their Wildfire Hazard Development permit area.

- Staff recognize the threat of fire and recommend that a Wildfire Hazard assessment and mitigation strategy be developed at either site if chosen. Fire risk should be incorporated into both the management of the property and the design of the facility.

Action

- That a Wildfire Plan be developed for the chosen property and incorporated into the design of the facility.

Business Plan for Storage and Sale of Compost

Comments were received that composted materials would not be sold and would build up at the facility.

- A marketing plan for compost has been developed and has not been released to the public at this time. It does show the importance of keeping wastewater treatment sludge separate from food waste composting as food waste compost has a much higher value. The facility will be developed to allow for both materials to be treated on the same site but in different locations.
- Major users of food waste compost include agricultural properties. There is a recognized demand for compost in this sector locally. Wastewater treatment sludge compost can be used a biocover medium for the Campbell Mountain Landfill. Other compost users include homeowners and landscapers.

Action

- Require that food waste be kept separate from wastewater treatment sludge to allow for production of higher value food waste compost.

CARIP Credits

A resident submitted information the Climate Action Revenue Incentive Program (CARIP) credits would not be available if the facility is constructed at Marron Valley Rd. This is incorrect.

- Participating communities in the Climate Action Charter are required to offset corporate emissions to reach carbon neutrality. CARIP is the method of reporting of local governments emissions.
- A food waste compost site can allow for a net savings of Green House Gases, including transportation and energy for processing that can be applied to local communities under the

CARIP program. This can save for offsets local governments need to purchase each year. These savings can be applied if a compost site is built at either location.

Action

- Development of offset potential once the facility is sited and designed.

Number of Jobs

A comment was received stating the number of jobs from a Regional Compost site would be negligible.

- Similar sites employ 3 full time staff and number of part time Staff.

Feasibility Study Underestimated Future Growth Rates

Comments were received stating that the Feasibility Study underestimated Regional growth rates.

- That is presently not the case. The 20 year growth rate used in the Feasibility study was 1.1% per year. The current projections by BC Stats have an annual growth rate of 0.84% (as indicated in the 2017 Regional Growth Strategy update).
- The amount of materials estimated was also conservatively high to allow for a higher estimate of construction costs, operational costs and odour potential.

Action

- That changes to the growth rate be considered in the final design of the compost site.

Collection of Separated Food Waste will lead to Rats and Odour

Although not related directly to the siting of a Regional Compost site, respondents indicated that separate collection of food waste from garbage will lead to rats and odour.

- This has not been the case in all communities but there has been a period of transition where residents had to adapt to the new collection methods.
- Currently food waste is included within weekly garbage so the total odour and attractants will not be changing.
- An education campaign will be a major component of the implementation of a food waste collection program focused at both homes and businesses.

Action

- That in the lead up to the potential collection of food waste from homes and businesses, that a roll out strategy and public education campaign be implemented relating to making the transition as easy as possible.

Personal (Backyard) Composting

Several responses stated that they would prefer to see people compost their own materials rather than bring those materials to a Regional Compost site.

- Although the RDOS will always support home composting, this may not be a realistic option for all homes, apartments and businesses. As such, the RDOS Solid Waste Management Plan calls on continued support for home compost education but does not see it as an alternative to the centralized collection and composting of food waste.

Action

- That the Regional District continue to support home composting through education programs and programs to supply residential compost bins.

Affects on Tourism

In general, concerns were raised that tourism may be affected if the compost site is known to be a problem in terms of odour or complaints. This may include people 'googling' a community and seeing listings for a controversial project.

- Ensuring that the site does not create undue odours or other issues is a major focus of this project. Concerns related to specific sites are listed below.

Timelines for Final Decision

Residents voiced concerns that the selection of a Regional Compost site was proceeding too quickly and too slowly. Some residents indicated that they wanted an immediate decision that would remove the potential of a compost site near their property. Others were concerned that the Board would make a decision without critical information such as public concerns, environmental and archeological assessments and other important information.

- Several steps will need to be taken before a facility can be built. These include:
 - The acceptance by the Province of BC of an amended Solid Waste Management Plan detailing the Regional Districts public consultation and direction,
 - The creation of a local service area for the lease of a property and construction and operation of a facility,
 - Negotiation of lease and potential taxation agreement,
 - Property assessments including environmental, archeological, water and geotechnical,
 - Preliminary design and updated costing specific to preferred site(s).
- Each of these steps may impact the decision for placement of a Regional Compost site and as such a final decision is not expected to be made shortly.

MARRON VALLEY ROAD REGIONAL COMPOST SITE SPECIFIC CONCERNS

Fire Protection

The Marron Valley Road site is not within a fire protection district. The closest district is the Kaleden Fire Department. Residents raised concerns that they had applied for an extension of the Kaleden Fire Protection District to their homes and were denied by the Regional District.

- As the Marron Valley site is within the Penticton Indian Band, the facility would need to contribute to potential Kaleden fire protection through a fee for service rather than taxation.

Action

- Send a request to the Kaleden Fire Department to consider the extension of fire service to the proposed site and request the potential of extending the service area to nearby properties within the Regional District.

Noise and Dust from Trucks on Gravel Road

Increased noise and dust from vehicles using Marron Valley Road was raised as a consideration. One resident raised the issue of breathing difficulties due to increased dust.

- The Mountain Springs Nature Retreat, immediately below Marron Valley Rd, hosts 'silence retreats' and additional noise is perceived as potentially affecting their business.

Action

- Work with the Ministry of Transportation and Infrastructure and the Penticton Indian Band to look at resurfacing Marron Valley Rd to reduce noise and dust for local residents.

State of Marron Valley Road for Transport of Large Trucks

The current state of Marron Valley Road was a concern for additional heavy truck traffic including seasonal wet spots, mud and wear on the cattle guard area. The cattle guard, at the southern entry to Marron Valley Rd, is in a location where a creek passes under the road through a culvert.

Action

- Work with the Ministry of Transportation and Infrastructure and the Penticton Indian Band to look at resurfacing or maintaining Marron Valley Rd to ensure the integrity of the road and cattle guard with increased truck traffic.

Use of Adjacent Properties for Wildlife Viewing

Comments were received that adjacent properties were being used for recreational activities including nature walks and wildlife viewing. The Mountain Springs Nature Retreat was the focus of these activities including participation in the Meadowlark Festival.

- These recreational activities are not conducted on the Locatee lands under consideration. The concerns is that the compost site would reduce the enjoyment of these activities on neighbouring properties.

Odour Unit Mapping Concerns

A major focus of concern from local residents is the potential for odour on their properties. Concerns included the potential affect on enjoyment of their private property and the perceived loss of property value. Some responses doubted the validity of odour modelling including that it under represents the potential odour from the facility. This included feeling that the odour model looked at business as usual situations but not the potential for equipment breakdown that may cause odour events.

- The comparative odour modelling done between the sites showed that within a full year, 31 properties with homes were within the threshold of 5 odour units in the Marron Valley area.
- The comparative Summerland modelling showed no properties with homes would be within the 5 odour unit threshold over an entire year.
- Marron Valley residents noted this as a strong reason for the Regional Compost site to be located at the Summerland Landfill.
- The 5 odour unit threshold at a home or other receptor is a common threshold used by compost sites but not universally applied. 5 odour units is best described as a faint odour detectable by most people. Odour modelling showed odour would be highest in winter due to cold and inversions that trap air in the valley.

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- To meet the threshold of reducing odours for local receptors to less than 5 odour units, odour modeling requires that any Regional Compost facility would need better odour control than shown in the Feasibility Study.
 - Various operational, process and mechanical options exist to reduce odour from invessel facilities that could be implemented.

Action

- That any Regional Compost site located at the Marron Valley site be required to meet the threshold that odour from the facility not exceed 5 odour units at any time in the year by requiring adequate odour control and odour monitoring at the facility.

Concerns Regarding Highway Access along Hwy 97 and Hwy 3A

Access to the facility along Provincial Highways was a concern raised by residents. A major concern is the left hand turn from Highway 3A onto Highway 97. Numerous submissions pointed to this being considered a dangerous intersection. It was felt that adding more truck traffic may raise the likelihood of an accident at that intersection.

Another concern is left hand turns in and out of Marron Valley Road onto Highway 3A. Residents felt that during low light conditions and fog, left hand turns would make it a dangerous intersection for heavy trucks. The high speed of vehicles using Highway 3A was a consideration.

Concerns were also raised regarding the section of Highway 3A between Kaleden and Marron Valley Road; with the highest concerns related to wintertime driving. Local residents stated that they felt the S turns on this section of highway are dangerous for larger trucks. Residents noted that vehicles may try to overtake slow moving vehicles at inappropriate times or sections of road. They noted that trucks may need chains to safely travel this section of road on some days in winter.

Action

- RDOS Staff will provide the concerns raised regarding the corner of Hwy 3A and Hwy 97 to the Ministry of Transportation and Infrastructure,
- If the Marron Valley site is chosen, the RDOS will consult with the Ministry of Transportation and Infrastructure and the Penticton Indian Band regarding left hand turns in and out of Marron Valley Road along Hwy 3A,
- In terms of contracted haulers or local government Staff, the RDOS will request information regarding safe work practises to deal with potential driver and public safety from heavy vehicles; specifically to low light conditions, fog and wintertime driving.

Use of a Locatee Site

Residents provided their opinion that sites within the Penticton Indian Band are presently not maintained or have materials placed on them that appear to be garbage. Other comments stated that the RDOS would prefer a locatee site as there would be less oversight in leasing the land or operating the facility. Residents also stated there is a potential to take unfair advantage of the Locatees.

- The Department of Aboriginal Affairs and Northern Development oversees the development of locatee leases. They have a publicly available process detailing the requirements that a Lessor, such as the RDOS, would need to meet including:
 - Rigorous environmental reviews including offsite environmental impacts,

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- Third party appraisal of the lease area to ensure a fair price is paid,
 - Federal review of the development.
 - The Locatee lease process, in several ways, requires greater oversight of environmental, cost and development concerns than other comparable leases on non-Federal Lands.

Action

- That the RDOS ensure that the construction and operation of a compost site on Band Lands meet or exceed all Local Government and Provincial requirements for a compost site off of Federal Lands.

Model Airplane Use

The Penticton Model Aviation Club is a not-for-profit society that presently uses a portion of the proposed site as a landing strip for model aircraft. They have requested consideration during the design phase to allow them to remain at their present location. If that is not possible, they request assistance from the Regional District to locate another suitable site.

Action

- That the RDOS consider designing the Marron Valley Rd facility to accommodate the present use of model aircraft at the property or, if that is not possible, assist the Penticton Model Aviation Club in finding a suitable replacement location for a landing strip.

SUMMERLAND LANDFILL REGIONAL COMPOST SITE SPECIFIC CONCERNS

Solid Waste Management Plan

The RDOS Solid Waste Management Plan directs that the RDOS 'consider the acquisition of land to collocate several waste management facilities on the same site.' The section also discussed the need for consideration of buffers around landfills and other waste management facilities.

- The Plan recognizes that co-siting solid and liquid waste facilities can allow for the development of sites that disrupt the least amount of people while sharing the same amenities such as power, water and roads.
- As the proposed property is located within the 300 m buffer of the existing Summerland Landfill, the Summerland Landfill site meets the consideration of collocating waste facilities.

Odour from Compost Facility and Septage Receiving Area

Numerous letters mentioned odours from wastewater treatment sludge composting, from 2004 to 2006, at the Summerland Landfill. Residents also expressed concerns about odours they believe currently come from the existing wastewater treatment sludge composting site and septage receiving area.

- Both the wastewater treatment sludge composting site and septage receiving area are outdoors with limited odour control.

Action

- To provide these current odour concerns to the District of Summerland.

Existing Leachate from Landfill Area

A major concern of public consultation was the potential of leachate emanating from a Regional Compost site. Residents also raised concerns that the landfill, the compost site and the septage receiving area generate leachate. The District of Summerland has a drinking water reservoir below the Summerland site which is of primary concern for residents.

Action

- To provide these current leachate concerns to the District of Summerland.

Changes to Hydrology

One resident indicated her basement is sometimes flooded due to, in their opinion, the changed hydrology from the District of Summerland drinking water reservoir. The resident was concerned that the Regional Compost site may change ground water flows for her property from either development or well pumping.

Actions

- For a hydrology study be conducted before the design of a Regional Compost site at either site,
- To provide these current hydrology concerns to the District of Summerland.

Transportation to Summerland Landfill

A major concern of public consultation was the transport of materials through Summerland; especially along Prairie Valley Road. Prairie Valley Road contains two schools and residential properties. Road safety, additional noise and pollution from trucks were identified as perceived problems.

The current condition of Prairie Valley Road was brought up including the present wear and tear on this road from landfill, logging and aggregate trucks, light vehicle traffic of residents and users of the Kettle Valley Steam railway. Comments expressed Prairie Valley Road currently receives too much traffic, has sections of road that do not allow safe access for bicycles or pedestrians and is not maintained well.

Residents pointed out that increased development is slated in areas that would use sections of Prairie Valley Road. This would increase construction and residential vehicles using the road. One resident requested that a noise bylaw be implemented restricting the hours for heavy trucks to use the road. The residents pointed to a 2007 District Transportation Master Plan that recommends an alternate truck bypass route.

- The District of Summerland has conducted preliminary traffic studies of Prairie Valley Road. From January to May 2017, an average of 2323 vehicles used Prairie Valley Road every day. On weekdays between 7:50 and 17:05 (the equipment measures in 15 minute intervals) there was an average of 173 vehicles per hour or 1600 in those 9 hours and 15 minutes. The timeline of this study does not account for increased seasonal traffic for the Kettle Valley Steam Railway or added vehicles taking yard waste to the Summerland Landfill.
- The total number of residential, commercial and wastewater treatment sludge trucks in the RDOS is estimated at 20-25. It is unlikely that these vehicles would access the Summerland Regional Compost site on the same day but this was the maximum vehicles per day depositing waste at the facility brought forward for public consultation.
- The estimated 20-25 trucks includes all residential, commercial and wastewater treatment sludge vehicles already accessing the Summerland Landfill.

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- Additional vehicles will be necessary to remove finished compost. Due to the breakdown of weight and volume through the composting process and the compaction of finished compost for transport, there will be significantly fewer large trucks accessing the Regional Compost site for removal of finished compost than delivering materials. The number of trucks for removal of finished compost has not been estimated.
 - Other roads exist within Summerland to access the Landfill site which would use a lesser portion of Prairie Valley Road and avoid school zones. The 2007 District Transportation Master Plan shows Cartwright Ave as a potential trucking route. The other potential route is Dale Meadows Rd.

Actions

- To provide current transportation concerns to the District of Summerland,
- If the Summerland Landfill site is chosen, the RDOS would require large vehicles accessing the facility to use the specified route determined by the District of Summerland,
- Any Regional Compost site would limit hours for drop off and collection of materials to regular business hours.

Kettle Valley Railway

Concerns were raised that potential odour could impact the Kettle Valley Steam Railway. Other concerns included seeing the compost site from the Railway and mixing more heavy trucks with users accessing the Railway.

- Predictive odour modelling did not show the Kettle Valley Steam Railway as an area of concern. Odour modelling showed that at no time there would be a distinct smell (5 odour units) at any section of the KVR right of way. The time of greatest concern, under the present Feasibility Study, for odour is the wintertime. The Kettle Valley Steam Railway presently operates a Christmas Express Train in December.
- The location of the facility in the current Feasibility Study does not seem to allow direct site of the compost facility. Trees can be left to shield the facility from view from both Batheville Rd and Princeton-Summerland Rd.
- The issue of large trucks using local roads for aggregate, landfill operations and logging is a current concern.

Actions

- That any Regional Compost site located at the Summerland Landfill site be required to meet the threshold that odour from the facility not exceed 5 odour units at any home or the Kettle Valley Railway right of way at any time in the year by requiring adequate odour control and odour monitoring at the facility,
- That any Regional Compost site use trees as a visual shield of the facility,
- To provide these current transportation concerns regarding the Kettle Valley Steam Railway to the District of Summerland.

Turned Windrow of Residential Food Waste

Concerns regarding the odour from a Residential Only Food Waste Turned Windrow compost system were heard. Residents pointed to odour issues from 2004 to 2006 regarding the existing turned windrow system.

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- Presently the District of Summerland operates a turned windrow composting system for yard waste and wastewater treatment sludge. The composting area is not presently lined and leachate is not collected. Upgrading the present composting operation and potentially moving it further westward, away from homes in the Prairie Valley area, could be considered.
 - The option of a turned windrow composting system for residential only food waste was considered in detail for the Osoyoos Landfill. The same level of detail was not conducted for the Summerland Landfill.
 - In Summerland, there is a strong potential that by removing wastewater treatment sludge from the present turned windrow composting system, sending it to a Regional Compost Facility and replacing it with residential food waste from only the Summerland area, would not change the efforts significantly. Upgrades for receiving residential food waste and leachate control would be warranted.

Actions

- That if the District of Summerland would like to consider the commencement of a turned windrow compost system for residential food waste that a preliminary design, feasibility study and odour modelling for the potential facility be conducted.

Vehicle Accidents Potentially Affecting Reservoir

Residents voiced concerns that solid waste vehicles could topple into the drinking water reservoir below the Summerland Landfill or, after an accident, lose materials that could flow into the reservoir.

- As residential, commercial and wastewater treatment sludge trucks already access the Summerland Landfill, this is an existing concern.

Action

- To provide these current vehicle accident concerns to the District of Summerland.

Oliver Landfill Residential Only Compost Site Specific Concerns

Osoyoos Retaining Food Waste at Osoyoos Landfill

One resident submitted a letter questioning whether Osoyoos should develop residential only food turned windrow composting at the Osoyoos Landfill.

- A feasibility study and odour modelling was conducted to receive residential food waste from Osoyoos and Electoral Area 'A'. It showed the potential odour and cost of running the facility.

Action

- To provide this comment to the Town of Osoyoos.

Sent: June-12-17 12:27 PM

Subject: Public feedback re composting site-Summerland

Hi - I believe I missed the formal consultation period however I am hoping my feedback can still be captured somehow.

I am very opposed to the proposed Summerland location, due to the anticipated increase in truck traffic along Prairie Valley road. It is noisy and unsafe. An additional 20 trucks is not acceptable.

I am also concerned about odour due to prevailing, often heavy winds from the west.

Thank you,
Erin Toews
Summerland BC

Sent: June-19-17 4:58 PM

Subject: Proposed Regional Compost Site Visit

Dear Director Kozakevich

Twelve concerned homeowners living near the proposed Marron Valley Regional Compost Facility location attended the RDOS meeting of June 18, 2017. We were somewhat surprised that, apart from one RDOS staff, we believe no one from the RDOS directors or consultants have visited either of the sites. I applaud you in suggesting that a visit be arranged.

I hope that if a tour of the potential sites is approved, then the directors would also arrange to visit some of the adjacent properties such as Mountain Springs Nature Retreat and some of the adjacent ALR acreages that will be significantly affected by a compost facility on adjacent PIB land. Also a visit of the Summerland Landfill and gravel quarries adjacent to the proposed Summerland Compost facility would be advantageous in comparing the two sites. In other words, a visit of just the sites themselves would not truly illuminate the reasons so many of us are opposed to the Marron Valley location.

Regards

Ken Lintott

Amir & Orit Cooper
721 McMurray Rd.
Kaleden, BC

June 12, 2017

Re: Proposed Regional Compost Site on Marron Valley Rd.

To: RDOS Board of Directors

Our names are Amir and Orit Cooper. We live on McMurray Road and moved here 4 years ago to raise our family, and we are now 3 generations living on this property. We chose to move to this area for the pristine environment and nature. Our family, as well as other people that live in and visit this area, are deeply concerned with the proposal of a potential regional compost site on Marron Valley Rd. After learning the details of the suggested proposal, we have serious concerns about several key points:

1. **Water Contamination** – Having clean drinking water for our community is the most important resource for us as humans, including our environment, the plants and animals. Marron Lake, Marama Creek, Marama River and private wells are all at risk for contamination. Even though the developer of this compost project may have safe guards against water contamination, any risk of water contamination is too high because it is irreversible. The water from Marron Lake runs into Skaha Lake and is used for irrigation of many farms in Kaleden.
2. **Odour** – The direct affect of smelling the odour from the site would reduce the quality of life for many people. Many property owners chose this area to run their tourism-based business or as their secondary or primary home due to the proximity of nature and quality of life and having odourous industry would destroy all of this. It can actually give Kaleden and the surrounding area a bad reputation for odours like Chilliwack and Abbotsford have due to the composting of human and animal manure. There is also no guarantee how odourous this industry can be and how far the odour will travel. According to the data modeling from Tetra Tech the odour from the proposed site would affect at least 31 homes and in other proposed sites no homes were considered to be affected by the odour. If this site were approved it is an invitation for other odourous and polluting industries into our area that is now primarily known for tourism and its pristine environment.

3. **Land Use** – All the land surrounding the Marron Valley reserve is zoned ALR (Agricultural Land Reserve). Although the proposed site itself would be on Penticton Indian Band lands and therefore would not require rezoning, the area that circles it is ALR land and is supporting local farmers and tourist-based businesses. Allowing a polluting and odourous industry in the middle of the ALR lands would sabotage the intention of the surrounding ALR lands and current agricultural activity and tourism.
4. **Property Value** – Just the potential proposal of a waste composting site in Marron Valley has already significantly impacted the local property value. Although the Okanagan Valley is enjoying an increase in property value and sales, our area suffered a reduction in rate of sales and prices as soon as the plan of the waste composting site in Marron Valley came to light. We know that at least one resident has already lost the sale on their property because of the potential waste site.
5. **Loss to the Local Economy** – If the proposed site were to be built on the PIB (Penticton Indian Band) lands, the RDOS would receive no taxation money from the lease or the facility itself, compared to if the site was built off reserve lands. Other than the economic benefit of a few jobs that would be created by this site, the loss of income to this area would be in the millions. There are also no gains for the community once you consider the loss of property value, loss of tourism and agriculture, and the economic risk of environmental disasters from this site such as fires and water contamination, plus the health costs to the local residents due to increased risks of traffic accidents, the inability to sell their homes if needed, or the health risks of being affected by pollution.
6. **Transportation** – An increase of 20-25 inbound trucks per day to the proposed site increases the local traffic on a highway that is already considered hazardous because of the conditions of the road in winter. Big trucks do not always drive safely or according to the road conditions. The steep and winding highway makes it already difficult for large trucks in the winter, plus tourism traffic in the summer and an already congested and confusing junction at highway 3A and 97 where trucks will have to make a dangerous left turn make it a very precarious venture. The risk of deadly accidents will increase enormously.
7. **Fire Protection** – There is currently no fire protection for Marron Valley, and no plan on expanding the fire protection service. This area is already susceptible to wild and man-made fires. Without fire protection how can this site be approved?

We would like to protect this area so that we and future generations can enjoy the environmental treasure we have surrounding us, and to avoid missteps that can otherwise cause our community great harm economically, environmentally, and health-wise.

Thank you for taking the time to understand our concerns and we hope you will do all you can to preserve this beautiful land for the RDOS community.

Sincerely,

Amir Cooper

Orit Cooper

Yam Cooper

Laura Fidalgo

Idan-Ori Cooper

May Cooper

Sharel Cooper

Stenya LeClair

Steinar Gronnesby

Florian Hohenbichler

Anita Bains

Gloria Bucil

Elad Milman

Nir Light

Sandra Light

Melodie Light

Elena Light

Patty Irwin

Allison Ward

Dawn Sioga

Carolyn Cartwright

Shay-Anne Cartwright

Theresa LeClair

YOU ARE INVITED



To a Make Water Work event

Take the 'Pledge' and challenge others.....

Join RDOS Board members and the community for a fun and 'challenging' event as the hot and dry summer weather begins in the Okanagan.

Representatives from several different sectors of our communities will gather to champion what they are doing for water conservation *and* challenge similar businesses, organizations or groups to pledge to conserve water outdoors – to Make Water Work!



When: Thursday, July 6 - 11:30 am

Where: At the RDOS main office, 101 Martin St. Penticton
(next to the RBC rain garden, under the banners)

Come ready to cheer and 'get on your soapbox' to make a stand for water

Teaser Alert: Water saving devices and gifts to those who pledge.....

Did You Know?

- There is LESS water available per person in the Okanagan than anywhere else in Canada.
- The Okanagan has one of the highest rates of water use per person in Canada.
- 24% of ALL water used in the Okanagan is used on our household lawns and gardens.

PSSST... by pledging 'on-line' you are entered to win a \$6,000 dollar yard makeover!

Make Water Work is an Okanagan Waterwise program in partnership with local governments in the Okanagan Basin



Learn More at: MakeWaterWork.ca





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, July 06, 2017

12:45 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of July 6, 2017 be adopted.

1. Consent Agenda – Corporate Issues

a. Kaleden Recreation Commission – May 23, 2017 [Page 79]

THAT the Minutes of the May 23, 2017 Kaleden Recreation Commission meeting be received.

b. Okanagan Falls Parks & Recreation Commission – March 9, 2017 [Page 82]

THAT the Minutes of the March 9, 2017 Okanagan Falls Parks & Recreation Commission meeting be received.

c. Okanagan Falls Parks & Recreation Commission – May 11, 2017 [Page 85]

THAT the Minutes of the May 11, 2017 Okanagan Falls Parks & Recreation Commission meeting be received.

d. Okanagan Falls Parks & Recreation Commission – June 15, 2017 [Page 88]

THAT the Minutes of the June 15, 2017 Okanagan Falls Parks & Recreation Commission meeting be received.

e. Similkameen Recreation Commission – May 23, 2017 [Page 91]

THAT the Minutes of the May 23, 2017 Similkameen Recreation Commission meeting be received.

f. Naramata Water Advisory Committee – June 13, 2017 [Page 95]

THAT the Minutes of the June 13, 2017 Naramata Water Advisory Committee meeting be received.

g. Electoral Area “D” Advisory Planning Commission – June 13, 2017 [Page 98]

THAT the Minutes of the June 13, 2017 Electoral Area “D” Advisory Planning Commission meeting be received.

h. Electoral Area “E” Advisory Planning Commission – June 12, 2017 [Page 100]

THAT the Minutes of the June 12, 2017 Electoral Area “E” Advisory Planning Commission meeting be received.

- i. Electoral Area “C” Advisory Planning Commission Resignation [Page 104]**
THAT the Board of Directors accept the resignation of Mr. Bill Michael as a member of the Electoral Area “C” Advisory Planning Commission; and further,
- THAT a letter be forwarded to Mr. Michael thanking him for his contribution to the Electoral Area “C” Advisory Planning Commission.*
- j. Electoral Area “E” Advisory Planning Commission Resignation [Page 105]**
THAT the Board of Directors accept the resignation of Mr. Dave Kopp as a member of the Electoral Area “E” Advisory Planning Commission; and further,
- THAT a letter be forwarded to Mr. Kopp thanking him for his contribution to the Electoral Area “E” Advisory Planning Commission.*
- k. Community Services Committee – June 15, 2017 [Page 106]**
THAT the Minutes of the June 15, 2017 Community Services Committee meeting be received.
- l. Environment and Infrastructure Committee – June 15, 2017 [Page 109]**
THAT the Minutes of the June 15, 2017 Environment and Infrastructure Committee meeting be received.
- m. Planning and Development Committee – June 15, 2017 [Page 111]**
THAT the Minutes of the June 15, 2017 Planning and Development Committee meeting be received.
- n. Protective Services Committee – June 15, 2017 [Page 113]**
THAT the Minutes of the June 15, 2017 Protective Services Committee meeting be received.
- o. RDOS Regular Board Meeting – June 15, 2017 [Page 114]**
THAT the minutes of the June 15, 2017 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)
THAT the Consent Agenda – Corporate Issues be adopted.

2. Consent Agenda – Development Services

- a. Temporary Use Permit Application – Electoral Area “A”, 9420 Highway 97, Osoyoos [Page 121]**
 - i. Permit No. A2017.066-TUP [Page 126]
 - ii. Responses Received [Page 131]

THAT the Board of Directors approve Temporary Use Permit No. A2017.066–TUP.

- b. Development Variance Permit Application – Electoral Area “D”, 3-125 Cabernet Drive, Okanagan Falls [Page 136]**
 - i. Permit No. D2017.068-DVP [Page 139]
 - ii. Responses Received [Page 145]

THAT the Board of Directors approve Development Variance Permit No. D2017.068–DVP.

- c. Development Variance Permit Application – Electoral Area “E”, 2575 Naramata Road, Naramata [Page 154]**
 - i. Permit No. E2016.115-DVP [Page 159]

THAT the Board of Directors approve Development Variance Permit No. E2016.115–DVP.

- d. Development Variance Permit Application – Electoral Area “E”, 420 Dorothy Avenue, Naramata [Page 165]**
 - i. Permit No. E2017.059-DVP [Page 169]

THAT the Board of Directors approve Development Variance Permit No. E2017.059–DVP.

- e. Development Variance Permit Application – Electoral Area “E”, 4855 Mill Road, Naramata [Page 174]**
 - i. Permit No. E2017.060-DVP [Page 178]

THAT the Board of Directors approve Development Variance Permit No. E2017.060–DVP.

- f. Development Variance Permit Application – Electoral Area “H”, 1080 Seven Mile Road, Princeton [Page 184]**
 - i. Permit No. H2017.075-DVP [Page 187]

THAT the Board of Directors approve Development Variance Permit No. H2017.075–DVP.

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

B. DEVELOPMENT SERVICES – Building Inspection

1. Building Bylaw Infraction – Electoral Area “A”, 155 Grizzly Place (Permit #17988 Garage) [Page 191]

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 4, Plan KAP75649, District Lot 2709, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333.

2. Building Bylaw Infraction – Electoral Area “A”, 155 Grizzly Place (Permit #17867 Dwelling) [Page 194]

RECOMMENDATION 5 (Unweighted Corporate Vote – Simple Majority)

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 4, Plan KAP75649, District Lot 2709, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333.

3. Building Bylaw Infraction – Electoral Area “A”, 48 Nine Mile Place (Permit #17976) [Page 197]

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 3, Plan KAP76059, District Lot 2709, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT injunctive action be commenced.

-
4. **Building Bylaw Infraction – Electoral Area “F”, 907 Bartlett Drive (Stop Work Notice) [Page 200]**

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 1, District Lot 5076, Plan 17195, ODYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT injunctive action be commenced.

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. **Development Variance Permit Application – Electoral Area “A”, 19431 95th Street [Page 204]**
 - a. Permit No. A2017.061-DVP [Page 210]

To formalize an existing pergola, stairs, and deck accessory to a single detached dwelling.

RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)

THAT the Board of Directors deny Development Variance Permit No. A2017.061–DVP.

2. **Development Variance Permit Application – Electoral Area “D”, 1206 Peachcliff Drive [Page 214]**
 - a. Permit No. D2017.053-DVP [Page 218]

To allow for the development of a new accessory building within a front and exterior side setback.

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)

THAT the Board of Directors deny Development Variance Permit No. D2017.053-DVP.

- 3. Official Community Plan (OCP) Bylaw Amendment – Electoral Area “C” [Page 222]**
a. Bylaw No. 2452.17, 2017 [Page 230]

The purpose of this amendment to the Electoral Area “C” Official Community Plan (OCP) Bylaw is to update the Protection of Farming Development Permit (PFDP) Area designation.

RECOMMENDATION 10 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2452.17, 2017, Regional District of Okanagan-Similkameen Protection of Farming Development Permit Area Update Official Community Plan Amendment Bylaw be read a first and second time and proceed to a public hearing; and

THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated July 6, 2017, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*; and

THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2452.17, 2017, in conjunction with its Financial and applicable Waste Management Plans; and

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of July 20, 2017; and

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

- 4. Zoning Bylaw Amendment – Electoral Area “D”, Taggart Crescent, Twin Lakes [Page 234]**
a. Bylaw No. 2457.18, 2017 [Page 236]
b. Bylaw No. 2457.19, 2017 [Page 243]

The purpose of the amendment bylaws is to undertake a “voluntary discharge” and “early termination” of Land Use Contract (LUC) No. LU-23-D-77.

RECOMMENDATION 11 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2457.18, 2017 and Bylaw No. 2457.19, 2017, Electoral Area “D-1” Zoning Amendment Bylaws be adopted.

5. **Zoning Bylaw Amendment – Electoral Area “D”, 2027 Carmi Road, Penticton**
[Page 246]
- a. Bylaw No. 2455.28, 2017 [Page 250]
 - b. Responses Received [Page 253]

To allow for the development of an accessory “kennel” on the subject property.

RECOMMENDATION 12 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2455.28, 2017, Electoral Area “D” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing.

RECOMMENDATION 13 (Unweighted Corporate Vote – Simple Majority)
THAT the holding of the public hearing be delegated to Director Siddon or delegate; and

THAT staff schedule the date, time, and place of the public hearing in consultation with Director Siddon; and

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

6. **Zoning Bylaw Amendment – Electoral Area “E”, 4865 N. Naramata Road, Naramata**
[Page 265]
- a. Bylaw No. 2459.24, 2017 [Page 270]
 - b. Responses Received [Page 273]

To allow for the development of one accessory building up to 210 m² in area.

RECOMMENDATION 14 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2459.24, 2017, Electoral Area “E” Zoning 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 August 3, 2017; and

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

- 7. Zoning Bylaw Amendment – Electoral Area “H”, 4800 Teepee Lakes Road, Bankier**
[Page 278]
- a. Bylaw No. 2498.11, 2017 [Page 284]
 - b. Responses Received [Page 287]

To amend the land use on the property in order to permit up to 12 seasonal cabins.

RECOMMENDATION 15 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2498.11, 2017, Electoral Area “H” Zoning 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 August 3, 2017; and

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

- 8. Zoning Amendment Bylaw – Electoral Area “H”, 3492 Princeton-Summerland Road**
[Page 293]
- a. Bylaw No. 2498.12, 2017 [Page 297]
 - b. Responses Received [Page 300]

To amend the land use on the subject property in order to formalize five RV “pads”.

RECOMMENDATION 16 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2498.12, 2017, Electoral Area “H” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing; and

THAT the holding of the public hearing be scheduled for the Regional District Board meeting of August 3, 2017; and

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

- 9. Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E”, “F” & “H” Ag Zone and Regulations Update [Page 311]**
- a. Bylaw No. 2728, 2017 [Page 311]
 - b. Responses Received – July 2016 [Page 528]
 - c. Responses Received – May 2017 [Page 568]

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 17 (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 third time.

- 10. State of Basin Report (2016) [Page 577]**
- a. State of Basin Report 2016 dated May 5, 2017 [Page 580]

To present the results of an interregional initiative conducted between the North Okanagan Regional District (RDNO), Central Okanagan Regional District (RDCO) and the Regional District of Okanagan-Similkameen (RDOS) regarding the development of a monitoring and evaluation framework intended to track progress on economic, ecological and social matters which are important to the Okanagan Valley.

RECOMMENDATION 18 (Unweighted Corporate Vote – Simple Majority)

THAT the Regional District Board endorse the “State of the Basin Report 2016” regarding the Okanagan Valley Interregional Monitoring and Evaluation Framework.

D. PUBLIC WORKS

- 1. Award of Contract – Curbside Collection Services [Page 636]**
- This recommendation is brought forward from the June 15, 2017 Environment and Infrastructure Committee meeting.

RECOMMENDATION 19 (Weighted Corporate Vote – Majority)

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.

2. **Award of Contract – Naramata Water System Rehabilitation Project: Naramata Road and Side Roads (RDOS-17-PW-37) [Page 639]**
 - a. Ecora Bid Review Letter dated June 16, 2017 [Page 641]

To hire a qualified contractor to construct the watermain upgrades for Naramata Road and Side Roads (Hyde Road, Littlejohn Road, Sammet Road and McPhee Road), in Naramata. The associated work includes all that is required to bring the watermain into service.

RECOMMENDATION 20 (Weighted Corporate Vote – Majority)

THAT the Board of Directors receive tender evaluation report for award of the “Naramata Water System Rehabilitation: Naramata Road and Side Roads Bid Review (RDOS-17-PW-37)” tender from Ecora Engineering & Resource Group Ltd.; and,

THAT the Regional District award the “Naramata Water System Rehabilitation: Naramata Road and Side Roads RDOS-17-PW-37” project to Grizzly Excavating Ltd. up to the amount of \$3,633,951.15 plus applicable taxes; and,

THAT the Regional District approve a contingency for the construction of \$363,400.

3. **Award of Contract – Naramata Water System Rehabilitation Project: Juniper Drive (RDOS-17-PW-38) [Page 643]**
 - a. Ecora Bid Review Letter dated June 26, 2017 [Page 645]

To hire a qualified contractor to construct the watermain upgrades for Juniper Drive up to the reservoir, in Naramata. The associated work includes all that is required to bring the watermain into service.

RECOMMENDATION 21 (Weighted Corporate Vote – Majority)

THAT the Board of Directors receive tender evaluation report for award of the “Naramata Water System Rehabilitation: Juniper Drive Bid Review RDOS-17-PW-38” tender from Ecora Engineering & Resource Group Ltd.; and,

THAT the Regional District award the “Naramata Water System Rehabilitation: Juniper Drive RDOS-17-PW-38” project to H&M Excavating Ltd. up to the amount of \$249,368.70 plus applicable taxes; and,

THAT the Regional District approve a contingency for the construction of \$37,500.00.

4. Award of Contract – Olalla Water System Upgrades: Phase 2 (RDOS-17-PW-30)[Page 647]

- a. WSP Canada Inc. Bid Review Letter dated June 26, 2017 [Page 650]

To hire a qualified contractor to construct the phase 2 watermain upgrades to the Olalla Water System. The work includes all that is required to bring the upgrades into Operation.

RECOMMENDATION 22 (Weighted Corporate Vote – Majority)

THAT the Board of Directors receive tender evaluation report for award of the “Olalla Water System Upgrades – Phase 2 RDOS-17-PW-30” tender from WSP Canada Inc.; and,

THAT the Regional District award the “Olalla Water System Upgrades – Phase 2 RDOS-17-PW-30” project to Cantex-Okanagan Construction Ltd. up to the amount of \$543,580 plus applicable taxes; and,

THAT the Regional District approve a contingency for the construction of \$53,200.

E. LEGISLATIVE SERVICES

1. Video Surveillance – Naramata Water Office and Naramata Fire Department [Page 652]

To obtain approval from the Board for the installation of surveillance cameras in accordance with RDOS Policy

RECOMMENDATION 23 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors approve the installation of one video surveillance camera on the front of the Naramata Water Office and one on the front of the Naramata Fire Department building.

2. Youth Participation at SILGA Convention – For Information Only [Page 655]

- a. SILGA Policy – Youth Travel Expenses [Page 656]

To encourage Directors to nominate an eligible youth in their community who would benefit from attending the Union of BC Municipalities (UBCM) Convention in Vancouver, September 2017.

3. Term Appointment of Animal Control Officer [Page 657]

To rescind appointments of persons no longer employed by K-9 Control, RDOS Animal Control Service Provider. To provide coverage for RDOS Animal Control Officer currently on a leave of absence.

RECOMMENDATION 24 (Unweighted Corporate Vote – Simple Majority)

THAT the Regional District of Okanagan Similkameen Board rescind the appointment of Domenic Rampone as Animal Control Officer;

THAT the Regional District of Okanagan Similkameen rescind the appointment of Jason Hadland as Animal Control Officer;

THAT the Regional District of Okanagan Similkameen Board appoint Cliff Hooper as an Animal Control Officer for the Regional District of Okanagan Similkameen; and

THAT the Regional District of Okanagan Similkameen Board appoint Don Moore as an Animal Control Officer for the Regional District of Okanagan Similkameen.

4. Term Appointment of Bylaw Officer [Page 659]

To rescind the appointment of Don Lowndes as Bylaw Enforcement Officer for the Regional District of Okanagan Similkameen. To appoint Cliff Hooper as Bylaw Enforcement Officer for enforcement of regulatory bylaws.

RECOMMENDATION 25 (Unweighted Corporate Vote – Simple Majority)

THAT the Regional District rescind the appointment of Don Lowndes as Bylaw Enforcement Officer for the Regional District of Okanagan Similkameen; and

THAT the Regional District of Okanagan Similkameen Board appoint Cliff Hooper as a Bylaw Enforcement Officer to enforce regulatory bylaws for the Regional District of Okanagan Similkameen.

F. CAO REPORTS**1. Verbal Update**

G. OTHER BUSINESS

1. Chair’s Report

2. Directors Motions

3. Board Members Verbal Update

H. ADJOURNMENT



MINUTES



Kaleden Recreation Commission

Tuesday, May 23, 2017
Kaleden Community Hall

Members Present: Doug King (Chair), Jaynie Malloy, Jennifer Charlish, Wendy Busch, Randy Cranston,
Guests:
Absent: Neal Dockendorf, Gail Jeffrey, Tanya Hansen, Jennifer Strong, Tom Siddon
Staff: Shona Schleppe
Recording: Shona Schleppe

Call to Order: 7:04 pm

1. APPROVAL OF AGENDA

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for the Kaleden Parks and Recreation Meeting of May 23, 2017 be adopted. **CARRIED**

2. APPROVAL OF LAST MEETING MINUTES

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for the Kaleden Parks & Recreation Meeting of April 25, 2017 be adopted. **CARRIED**

3. CORRESPONDENCE/DELEGATIONS No
correspondence or delegations.

4. RDOS STAFF REPORTS

4.1 Park Coordinator's Report Update
provided on the following:

- Garbage container has been delivered and will be installed in next few weeks on northern most road end.
- A Hawthorn tree has been ordered in memory of Fred King.
- Installation of buoys to mark swim area.

4.2 Recreation Coordinator's Report

- report provided
- Canada Day poster circulated, family activities to be planned and a cake ordered.



MINUTES

Kaleden Recreation Commission

Tuesday, May 23, 2017
Kaleden Community Hall



5. COMMISSION MEMBER REPORTS

5.1 Treasurer

No report

5.2 Hotel Committee

No report

5.3 Senior's Committee

No Report

5.4 Park Committee - Park Concept plan revisions

- Waiting for second quote.

6. RDOS DIRECTOR REPORT No report

7. BUSINESS ARISING

7.1 Scanner

Determine budget code and purchase scanner to archive files.

7.2 Canada Day Celebration

Poster circulated for comments, roles for the day determined and still need to purchase cake.

8. ADJOURNMENT

RECOMMENDATION

IT WAS MOVED AND SECONDED

The meeting was adjourned at 7:32 pm. CARRIED

NEXT MEETING: Tuesday June 20, 2017 7:00pm
Kaleden Community Hall



Recreation Commission Chair

MINUTES

Kaleden Recreation Commission

Tuesday, May 23, 2017

Kaleden Community Hall



Recording Secretary



MINUTES

Okanagan Falls Parks & Recreation Commission

Thursday March 9, 2017, 7:00 pm
Okanagan Falls Community Center



Members Present: Don Clark (Chair), Alf Hartviksen, Kevin Tom, Ron Obirek, Brian Jackson
Absent: Tom Siddon, Matt Taylor, Pat Rawkins
Staff: Shona Schleppe, Natalie Alexander
Recording Secretary: Shona Schleppe

1.0 Call to Order 7:05 pm

2.0 APPROVAL OF AGENDA

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for the Okanagan Falls Parks & Recreation Meeting of March 9, 2017 be adopted and all presentations and reports be accepted. – CARRIED

3.0 APPROVAL OF LAST MEETING MINUTES

Amend 6.3 Commitment for Home Owners Association is to applying for grants limited to NFP.

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for the Okanagan Falls Parks & Recreation Meeting of February 9, 2017 be adopted. – CARRIED

4.0 Business Arising from Previous Minutes
No Business arising.

5.0 CORRESPONDENCE/DELEGATIONS

There was no correspondence or delegations.

6.0 COMMISSION MEMBER REPORTS

6.1 Chair – Don Clark

Membership - Commission should continue to recruit another commission member.
Commission Orientation - Budgets and recording minutes would be valuable topics, preferably in a workshop format. Commission members are interested and willing to participate. Commission members will suggest future topics.



MINUTES

Okanagan Falls Parks & Recreation Commission

Thursday March 9, 2017, 7:00 pm
Okanagan Falls Community Center



- 6.2 Treasurer Report – Kevin Tom
Handout provided to Commission from Finance revealed the following: a surplus does not exist, a reserve exists (\$225,000) and is used to balance the budget. Two reserves exist – parkland and general, reserves are exhausted. Okanagan Falls is land rich and cash low, depleted resources for capital projects. Commission members had a question related to the Green Lake Road property purchase and sale in 2014. Each member tasked to review and submit any questions related to the financials.
- 6.3 Heritage Hills Sub Committee – Ron Obirek
Two sub committee meetings since February 9, 2017. Home Owner’s Association will designate a volunteer to assist in Not for Profit grant submissions and rely on RDOS Staff to assist on applying for other capital grants. Hosted meeting in the Park and will invite MP Richard Canning to visit the park and have a discussion on access to Federal funding. Home Owner’s Association to initiate a sponsorship program – tax receipts for donations? Possible items to consider for park donation could be trees, benches, labor and equipment. Sub Committee has prioritized projects for the first phase of park development to include grass play area grading, seeding and rubbish clean up.

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Commission advises the RDOS that a priority be set for the development of the first phase of the Heritage Hills Park. This phase is to include: site shaping and rough grading for the Park; finish grading, topsoil, and grass seeding for the grass play areas; irrigation including main service connection; and, reshaping the multi-use path (guidelines as referenced in the Park Concept Plan Final Report-December 2016). - CARRIED

RECOMMENDATION

IT WAS MOVED AND SECONDED

That two bear bins (black) be purchased and placed on either end of the Heritage Hills Park. – CARRIED

7.0 RDOS STAFF REPORTS

- 7.1 Vendors in Christie Memorial and Kenyon Park



MINUTES

Okanagan Falls Parks & Recreation Commission

Thursday March 9, 2017, 7:00 pm
Okanagan Falls Community Center



Action: That food vendors be permitted in Christie Memorial and Kenyon Parks, staff to recommend locations and develop an Expression of Interest (EOI) for the review of the Commission.

7.2 Recreation Report – Natalie Alexander

That the Recreation Report and spring program guide be accepted as presented.

7.3 Parks Update

Action: Staff will continue to explore heat pump options for the Kenyon House and target a solution for April.

Action: That the Commission requests the RDOS to pursue access via the foreshore of the Grey Condo, as well as the path down the right of way (west side of condo building onto 7th ave).

Action: Staff to proceed with the renewal of the annual rental lease for the Lamb property with the condition of the construction of a pathway along the foreshore.

Action: Staff to develop signage options for Christie Memorial Park.

8.0 RDOS DIRECTOR REPORT – Tom Siddon

No report presented.

9.0 NEW BUSINESS ARISING

No new business arising.

10.0 ADJOURNMENT – 10:04 pm

NEXT MEETING: April 13, 2017 7:00 pm
Okanagan Falls Community Center

Recreation Commission Chair

Recording Secretary



MINUTES

Okanagan Falls Parks & Recreation Commission

Thursday, May 11 2017, 7:00 pm



Members Present: Don Clark (Chair), , Matt Taylor, Ron Obirek, , Alf Hartvikson

Absent: Kevin Tom, Brian Jackson, Pat Rawkins, Tom Siddon

Staff: Mark Woods, Justin Shuttleworth

Recording Secretary: Justin Shuttleworth

1.0 CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2.0 ADOPTION OF AGENDA

MOTION

It was moved and seconded that the Agenda of May 11, 2017 be adopted.

CARRIED (UNANIMOUSLY)

3.0 APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was moved and seconded that the minutes of April 13, 2017 be approved.

The Chair called for errors or omissions and there were none.

CARRIED (UNANIMOUSLY)

4.0 BUSINESS ARISING FROM PREVIOUS MINUTES

5.0 CORRESPONDENCE/DELEGATIONS

There was no correspondence or delegations.

6.0 COMMISSION MEMBER REPORTS

6.1 Chair – Don Clark

No Report Presented

6.2 Treasurer Report – Kevin Tom

No Report Presented

6.3 Heritage Hills Sub Committee – Ron Obirek

Report was presented to the commission:

- Priorities



MINUTES

Okanagan Falls Parks & Recreation Commission

Thursday, May 11 2017, 7:00 pm



- Grant opportunities

MOTION

It was moved and seconded to accept the Heritage Hills Sub-Committee Report.

CARRIED (UNANIMOUSLY)

7.0 RDOS STAFF REPORTS

7.1 Parks - Justin Shuttleworth

- § Lakeshore Walkway – Mark provided update
- § Keogan Park – West baseball field. Field Use requests will continue to be accepted for both ball fields. Efforts will be made limit the number of foul balls in to the neighboring properties
- § Short-Rayed Alkali Aster (SRAA) Agreement - Aster Agreement is being executed by RDOS staff. The commission reflected the community’s preference to have a groomed beach in this location
- § Heritage Hills Park Grant submitted to Community Foundations-Small Neighborhoods. Grant application has been made for a Heritage Hills Community Gathering
- § 2017 Capital Budget Priorities

MOTION

It was moved and seconded that the discussion paper presented regarding 2017 capital budget priorities be accepted as presented.

- \$30,000 Grading
- \$7,000 Lakeshore Path
- \$2,500 Contingency

CARRIED (UNANIMOUSLY)

7.2 Recreation – Natalie Alexander Report circulated.

8.0 RDOS DIRECTOR REPORT – Tom Siddon No Report Presented

9.0 NEW BUSINESS ARISING None



MINUTES

Okanagan Falls Parks & Recreation Commission

Thursday, May 11 2017, 7:00 pm



10.0 ADJOURNMENT

MOTION

It was moved that the meeting be adjourned at 9:20 p.m.

Recreation Commission Chair

Recording Secretary

NEXT MEETING: June 8, 2017 7:00 pm, Okanagan Falls Community Center



MINUTES

Okanagan Falls Parks & Recreation Commission

June 15, 2017, 7:00 pm



Members Present: Don Clark, Matt Taylor, Ron Obirek, Brian Jackson, Alf Hartviksen, Kevin Tom, Tom Siddon

Area Director: Tom Siddon

Absent: Pat Rawkins

RDOS Staff: Justin Shuttleworth

Recording Secretary: Justin Shuttleworth

1.0 CALL TO ORDER

The meeting was called to order at 7:10 p.m.

2.0 ADOPTION OF AGENDA

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda of June 15, 2017 be adopted.

CARRIED (UNANIMOUSLY)

3.0 APPROVAL OF PREVIOUS MEETING MINUTES

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes of May 11, 2017 be approved.

CARRIED (UNANIMOUSLY)

4.0 BUSINESS ARISING FROM PREVIOUS MINUTES

None

5.0 CORRESPONDENCE/DELEGATIONS

There was no correspondence or delegations.

6.0 COMMISSION MEMBER REPORTS

6.1 Chair – Don Clark

None

6.2 Treasurer Report – Kevin Tom

6.2.1 Review of June 14th Ok Falls Parks and Recreation Statement

RECOMMENDATION

IT WAS MOVED AND SECONDED



MINUTES

Okanagan Falls Parks & Recreation Commission

June 15, 2017, 7:00 pm



That the 2018 rental revenue from the Willow street property be allocated to capital reserve to be used for park improvements.

CARRIED (UNANIMOUSLY)

Heritage Hills Sub Committee – Ron Obirek

6.2.2 Discussion regarding funding opportunities for the Heritage Hills Park

7.0 RDOS STAFF REPORTS

7.1 Parks Report – Justin Shuttleworth

7.1.1 Review of Heritage Hills Grading Plan

7.1.2 Beach Sand Update

7.2 Recreation Report – Janet Black

Written report received and accepted

8.0 RDOS DIRECTOR REPORT – Tom Siddon

8.1 Affordable housing update and discussion

8.2 Provincial Referral of Licence # 3408764 - 5356 8th Ave Okanagan Falls – Erosion of retaining structure for man made foreshore.

RECOMMENDATION

IT WAS MOVED AND SECONDED

That Ok Falls Parks and Recreation Commission provides the following recommendation to the RDOS Board, regarding Licence # 3408764:

- The commission recommends against any exception from provincial policy or procedures regarding the repairs of structures that are not in compliance with provincial guidelines.
- The Park Commission opposes any closure or limiting of public access to the crown foreshore.

CARRIED (UNANIMOUSLY)

9.0 NEW BUSINESS ARISING

9.1 Strategic Planning Meeting July 5th, at 3:30pm Location TBD by staff.

9.2 Staff to install Sign at Railway Lane showing public access.

9.3 Staff to explore costs of regular security at Ok Falls Parks



MINUTES

Okanagan Falls Parks & Recreation Commission

June 15, 2017, 7:00 pm



10.0 ADJOURNMENT

MOTION

It was moved that the meeting be adjourned at 9:46 p.m.

CARRIED (UNANIMOUSLY)

Recreation Commission Chair

Recording Secretary

NEXT MEETING: July 13, 2017 7:00 pm, Okanagan Falls Community Center



MINUTES

Similkameen Recreation Commission

May 23, 2017 at 7.00pm
Similkameen Recreation Centre
205th meeting

Members Present: Charlene Cowling, Wendy Stewart, Marnie Todd,
T. Robins
Absent: J. Roe and M. Marven
Area Representatives R. Mayer (Alt Area G),
Staff: Karl Donoghue,
Recording Secretary: Karl Donoghue
Guests: B. Newall RDOS CAO

1. Approval of Agenda

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for the 205th Similkameen Recreation Meeting of 23 May, 2017 be adopted and all presentations and reports be accepted. – CARRIED

2. Approval of Last Meeting Minutes

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for the 204th Similkameen Recreation Meeting of April 25, 2017 be adopted. – CARRIED

3. Correspondence/Delegations/Public Questions

3.1 Bill Newall, RDOS CAO – toured the facility including the Pool and agreed the facilities are in excellent shape with many major renovations carried out over the years. The delegate raised the issue of the future requirements of the community seeking input on the following.

- Facility Planning
- Scope of service
- Staffing

The issues were discussed in detail with a view to soliciting public input.

RECOMMENDATION



MINUTES

Similkameen Recreation Commission

May 23, 2017 at 7.00pm
Similkameen Recreation Centre
205th meeting

IT WAS MOVED AND SECONDED

That a consultant be contacted to update public opinion to determine interest in:

- An indoor aquatic facility
- Replacement outdoor pool
- Roof over the rink
- Upgrading the bowling lanes
- Expanding the fitness area

CARRIED

3.2 Staffing

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Recreation Commission move in-camera to discuss staffing. - **CARRIED**

4. Staff Reports

4.1 Staff report 205 was presented and updated as to advertising and school lessons.

5. Adjournment

RECOMMENDATION

IT WAS MOVED AND SECONDED

– **CARRIED**

NEXT MEETING: July 11, 2017

Similkameen Recreation Centre



MINUTES

Similkameen Recreation Commission

May 23, 2017 at 7.00pm
Similkameen Recreation Centre
205th meeting

Recreation Commission Chair

Recording Secretary



Minutes

Naramata Water Advisory Committee

Meeting of Tuesday, June 13th, 2017 at 7:00 p.m.

RDOS Field Office, 224 Robinson Avenue, Naramata, BC

-
- Present: Peter Graham (Chair), Tim Watts, Norbert Laxis, Richard Roskell, Peter Neilans
- Absent: Eva Antonijevic, Alan Nixon
- Area 'E' Director: Karla Kozakevich (Area 'E' RDOS Director)
- Staff: Janine Dougall (RDOS Public Works Manager)
- Guests: None
- Recording Secretary: Heather Lemieux

1. CALL TO ORDER

The meeting was called to order at 7:02 p.m., Quorum Present

2. ADOPTION OF AGENDA

Agenda adopted as presented

MOTION

It was Moved and Seconded that the Agenda be adopted as presented.

CARRIED (UNANIMOUSLY)

3. ADOPTION OF THE PREVIOUS MEETING MINUTES

Minutes of April 11th, 2017 approved as presented.

MOTION

It was Moved and Seconded by NWAC that the Minutes of April 11th, 2017 be approved.

CARRIED (UNANIMOUSLY)

4. PUBLIC WORKS MANAGER

- a. Janine Dougall addressed NWAC members and gave a brief introduction and summary of work experience and education.

5. DIRECTOR'S UPDATE WITH PUBLIC WORKS MANAGER

Karla Kozakevich (Area 'E' RDOS Director) and Janine Dougall (RDOS Public Works Manager) reported on the following:

- a. Water System Tour: The treatment plant and pump house tour will be held in September 2017 for NWAC members, followed by a public tour. Date and time TBA.

ONGOING

- b. Mill Bay Water Main: Sections of the water pipe were exposed and debris fell on it. Contractors have protected it by reinforcing & repairing it. A request has been submitted to the province to replace the entire line through an emergency EOC process of approximately \$165,000 to replace the water line (between 400 - 430 metres in length). Discussed installation locations.

- d. Asset Management Plan: A Grant has been applied for to cover the cost of updating the Asset Management Plan. Discussed water systems, risks vs benefits, priorities areas, infrastructure life spans and reserves.

ONGOING

6. OLD BUSINESS

- a. Minimum & Maximum PSI: *What is the minimum and maximum PSI to households on the Naramata Water System?*

Discussed PSI varies in different areas, target PSI. Design pressure vs engineering pressure. Fire & Hydrant implications, problem areas, design, elevations, regulators, development and new builds. Mapping pressures in Naramata is underway.

ONGOING

- b. Water Audit: The amount of water usage, domestic compared to agricultural was discussed, with some estimates mentioned. Better irrigation techniques and usage categories were also discussed. The Water Audit can be used as a supporting document for future grant requests.

- c. Water Usage Data: Inquiry is being made on the data status.

ONGOING

- d. NWAC Requests: Director Mike Brydon and Zoe Kirk to be invited to an NWAC meeting to discuss West Bench metering. Discussed the current situation with the flooding and staff timelines.

ONGOING

- e. NWAC Requests: That the topic of the effect of water treatment on Lead and Copper piping and the Canadian Water Guidelines be explored.

ONGOING

7. NEW BUSINESS

- a. Current Water Quality Advisory: The advisory is due to increases in turbidity due to wind storms and flooding events. The RDOS continues to monitor turbidity. Testing has produced no results of pathogens. Testing at Manitou Park swimming area will begin one week earlier than in previous years.

- b. Old Treatment Plant above the KVR - Present / Future Status: A washout has exposed the old treatment plant intake, manholes and building. Janine Dougal will follow up on it's status.

ONGOING

- c. Capital Projects - Update on Bids / Work started - The water main replacement project had been put to one tender. It is being separated into phases to reduce the total cost. Discussed priority areas and contractor availability. An extension has been requested to extend the March 2018 grant deadline to March 2019. Discussed contractors availability.

ONGOING

8. ADJOURNMENT

MOTION

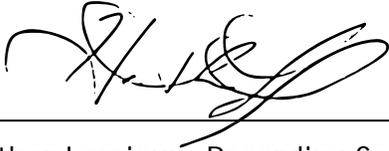
It was Moved and Seconded that the meeting be adjourned at 8:05 p.m.

CARRIED (UNANIMOUSLY)

NEXT MEETING

Tuesday, July 10th, 2016, RDOS Field Office

Minutes Approved by
Naramata Water Advisory Committee Chair



Heather Lemieux, Recording Secretary

Minutes

Electoral Area “D” Advisory Planning Commission

Meeting of Tuesday, June 13, 2017

Boardroom, RDOS, 101 Martin Street, Penticton, BC

Present: Mr. T. Siddon, Director, Area “D”
Members: Jerry Stewart, Doug Lychak, Robert Handfield, Jill Adamson, Yvonne Kennedy, Ron Obirek, Doreen Olson
Absent: Don Allbright, Bob Haddow, Robert Pearce, Navid Chaudry
Staff: Christopher Garrish, Planning Supervisor
Vickie Hansen, Recording Secretary
Delegates: Jensen, Donna, Eric and Jaimie

1. CALL TO ORDER

The meeting was called to order at 7:32 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of April 11, 2017 be approved.

The Chair called for errors or omissions and there were none.

CARRIED (UNANIMOUSLY)

3. DEVELOPMENT APPLICATIONS

3.1 Development Application: D06788.135 (D2017.062-ZONE) – Zoning Bylaw Amendment Application

Delegates: Jensen, Donna, Eric and Jaimie

Powerpoint presentation by Jaimie Jensen

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the subject Development Application be approved.

Discussion

CARRIED (UNANIMOUSLY)

4. OTHER

5. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:07 pm.

CARRIED (UNANIMOUSLY)

Advisory Planning Commission Chair

Advisory Planning Commission Recording Secretary



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, June 12th, 2017 at 7:30 p.m.
OAP Hall, 330 - 3rd Street, Naramata, BC

Present:

Members: Dave Kopp (as Chair), Heather Fleck, Tim Forty, Tom Hoenisch, Bruce Clough (Chair, Electoral Area 'E' APC), Don Mancell

Absent: Phil Janzen

Staff: Kevin Taylor (RDOS Planning Technician)

Guests: Karla Kozakevich (RDOS Area 'E' Director), Joe Hart

Recording Secretary: Heather Lemieux (Recording Secretary), via transcription

Delegates: Malcolm Clark, Hazel Clark, Jacqueline Lee, George Giannotti (Okanagan Development Consultants), Colin Moores

1. ADOPTION OF AGENDA

The meeting was called to order at 7:31 p.m. Quorum Present.

Agenda amended, 3.4 will take place after 3.5. Added 5. Approval of Previous Meeting Minutes.

MOTION

It was Moved and Seconded that the Agenda be adopted as presented.

CARRIED (UNANIMOUSLY)

2. DELEGATIONS

2.1 Clark, Malcolm & Hazel for Zoning Bylaw Amendment Application Agent: Sutton, Dave

E02500.000 (E2017.051-ZONE)

2.2 Keith, Paul & Lee, Jacqueline for Development Variance Permit Application Agent: James, Kenneth

E00735.006 (E2017.059-DVP)

2.3 Moores, Colin & Stevens, Holly for Development Variance Permit Application
E02115.000 (E2016.115-DVP)

2.4 South, Nancy & Mant, Iain for Temporary Use Permit Application
E02062.000 (E2017.067-TUP)

2.5 Blackwell, Richard & Sharon for Development Variance Permit Application
Agent: Okanagan Development Consultants
E02291.050 (E2017.060-DVP)

3. DEVELOPMENT APPLICATIONS

3.1 E02500.000 (E2017.051-ZONE) - Zoning Bylaw Amendment Application
Administrative Report submitted by Evelyn Riechert, Planner

MOTION

THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:

i) THAT the accessory dwelling does not exceed 210 m2 as prescribed.

CARRIED (UNANIMOUSLY)

3.2 E00735.006 (E2017.059-DVP) - Development Variance Permit Application
Administrative Report submitted by Kevin Taylor, Planning Technician

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.

CARRIED (UNANIMOUSLY)

3.3 E02115.000 (E2016.115-DVP) - Development Variance Permit Application
Administrative Report submitted by Evelyn Riechert, Planner

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.

CARRIED (UNANIMOUSLY)

- 3.5 E02291.050 (E2017.060-DVP) - Development Variance Permit Application Administrative Report submitted by Timothy Donegan, Planning Technician

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.

CARRIED (UNANIMOUSLY)

- 3.4 E02062.000 (E2017.067-TUP) - Temporary Use Permit Application Administrative Report submitted by Kevin Taylor, Planning Technician

MOTION

The APC moves to defer this matter until it is further clarified what the Temporary Use Application is and how it relates to previous applications.

CARRIED (UNANIMOUSLY)

4. OTHER

- 4.1 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)

Voting postponed to the next Area 'E' APC Meeting on July 10th, 2017

5. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of May 8th, 2017 be approved.

CARRIED (UNANIMOUSLY)

6. ADJOURNMENT

MOTION

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

CARRIED (UNANIMOUSLY)

Next Electoral Area 'E' Advisory Planning Commission Meeting
Monday, July 10th, 2017 at 7:30 p.m.

Advisory Planning Commission Chair

A handwritten signature in black ink, appearing to be 'A. K. P.', written over a horizontal line.

Advisory Planning Commission Recording Secretary / minute taker

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 2017

RE: Electoral Area "C" Advisory Planning Commission (APC) - Resignation

Administrative Recommendation:

THAT the Board of Directors accept the resignation of Mr. Bill Michael as a member of the Electoral Area "C" Advisory Planning Commission; and further,

THAT a letter be forwarded to Mr. Michael thanking him for his contribution to the Electoral Area "C" Advisory Planning Commission.

Purpose:

To accept the resignation of one member of Electoral Area "C" Advisory Planning Commission (APC).

Background:

Bylaw 2339, being a bylaw of the Regional District of Okanagan-Similkameen, enables the creation of Advisory Planning Commissions for each of our electoral areas and establishes the role of the Commission members in the Regional District planning process.

Section 3 of the Bylaw establishes that the role of the Commission is to provide recommendations to the Regional District on all matters referred to it by the Regional District or by its Electoral Area Director respecting land use, the preparation and adoption of an official community plan or a proposed bylaw and permits under certain sections of the *Local Government Act*.

Section 4 of the Bylaw provides for retention of commission members, requiring the Board, by resolution, to appoint and accept the resignation of Commission members upon the recommendation of the respective Electoral Area Director.

Analysis:

On June 21, 2017, Administration was notified that Mr. Bill Michael had advised of his intent to resign as a member of the Electoral Area "C" APC. Mr. Michael has provided long-term service to the Electoral Area "C" Advisory Planning Commission, joining the APC in 2007.

Volunteers are critical to the success of the Regional District, and the Board wishes to acknowledge the significant contribution provided by Mr. Michael.

Respectfully submitted:

"Debra Paulhus"

D. Paulhus, Administration Support Clerk

Endorsed by:

C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Advisory Planning Commission Resignation

Administrative Recommendation:

THAT the Board of Directors accept the resignation of Mr. David Kopp as a member of the Electoral Area "E" Advisory Planning Commission; and further,

THAT a letter be forwarded to Mr. Kopp thanking him for his contribution to the Electoral Area "E" Advisory Planning Commission.

Purpose:

To accept the resignation of one member of Electoral Area "E" Advisory Planning Commission (APC).

Background:

Bylaw 2339, being a bylaw of the Regional District of Okanagan-Similkameen, enables the creation of Advisory Planning Commissions for each of our electoral areas and establishes the role of the Commission members in the Regional District planning process.

Section 3 of the Bylaw establishes that the role of the Commission is to provide recommendations to the Regional District on all matters referred to it by the Regional District or by its Electoral Area Director respecting land use, the preparation and adoption of an official community plan or a proposed bylaw and permits under certain sections of the *Local Government Act*.

Section 4 of the Bylaw provides for retention of commission members, requiring the Board, by resolution, to appoint and accept the resignation of Commission members upon the recommendation of the respective Electoral Area Director.

Analysis:

On June 14, 2017, Administration was notified that that Mr. Kopp had advised of his intent to resign as a member of the Electoral Area "E" APC. Mr. Kopp has provided long service to the Electoral Area "E" Advisory Planning Commission, joining the APC in 2008.

Volunteers are critical to the success of the Regional District and the Board wishes to acknowledge the significant contribution provided by Mr. Kopp.

Respectfully submitted:

"Debra Paulhus"

D. Paulhus, Administration Support Clerk

Endorsed by:

C. Malden, Manager of Legislative Services



Minutes are in DRAFT form and are subject to change pending approval by the Regional District Board

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, June 15, 2017

9:26 am.

Minutes

MEMBERS PRESENT:

Vice Chair M. Bauer, 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 E. Christensen, Electoral Area "G"

Director B. Coyne, Electoral Area "H"

Director M. Doerr, Alt. 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 C. Rhodes, Alt. Town of Osoyoos

Director M. Pendergraft, Electoral Area "A"

Director T. Schafer, Electoral Area "C"

Director T. Siddon, Electoral Area "D"

Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Chair R. Hovanes, Town of Oliver

Director J. Sentes, City of Penticton

Director S. McKortoff, Town of Osoyoos

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 Community Services Committee Meeting of June 15, 2017 be adopted. - CARRIED

B. THOMPSON-OKANAGAN REGIONAL DEVELOPMENT ECONOMIC REPORT 2017 – For Information Only

C. REGIONAL RECREATION APPROACH OVERVIEW – For Information Only

D. ADJOURNMENT

By consensus, the Community Services Committee meeting of June 15, 2017 adjourned at 10:25 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Bauer
Community Services Committee Vice Chair

B. Newell
Chief Administrative 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 15, 2017

11:11 a.m.

Minutes

MEMBERS PRESENT:

Chair T. Siddon, Electoral Area "D"	Director M. Doerr, Alt. Town of Oliver
Vice Chair M. Pendergraft, Electoral Area "A"	Director A. Jakubeit, City of Penticton
Director F. Armitage, Town of Princeton	Director H. Konanz, City of Penticton
Director M. Bauer, Village of Keremeos	Director K. Kozakevich, Electoral Area "E"
Director T. Boot, District of Summerland	Director A. Martin, City of Penticton
Director M. Brydon, Electoral Area "F"	Director C. Rhodes, Alt. Town of Osoyoos
Director G. Bush, Electoral Area "B"	Director T. Schafer, Electoral Area "C"
Director B. Coyne, Electoral Area "H"	Director P. Waterman, District of Summerland
Director E. Christensen, Electoral Area "G"	

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver	Director S. McKortoff, Town of Osoyoos
Director J. Sentes, City of Penticton	

STAFF PRESENT:

B. Newell, Chief Administrative Officer	J. Dougall, Manager of Public Works
C. Malden, Manager of Legislative Services	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 15, 2017 be adopted as amended by rearranging the order as follows:

Item D	Organics Site Consultation Results
Item C	Award of Curbside Collection Services Contract
Item B	Local Government Role in Ensuring Clean Drinking Water

CARRIED

D. ORGANICS SITE CONSULTATION RESULTS – For Information Only

1. Response Package

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

C. AWARD OF CURBSIDE COLLECTION SERVICES CONTRACT

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**It was MOVED and SECONDED**

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.

CARRIED

Opposed: Director Christensen

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

1. Auditor General for Local Government Report
 2. Administrative Response
-

E. ADJOURNMENT

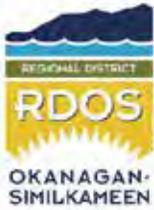
By consensus, the meeting adjourned at 11:56 p.m.

APPROVED:

CERTIFIED CORRECT:

T. Siddon
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



Minutes are in DRAFT form and are subject to change pending approval by the Regional District Board

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, June 15, 2017

9:00 a.m.

Minutes

MEMBERS PRESENT:

Chair M. Brydon, Electoral Area "F"
Vice Chair G. Bush, Electoral Area "B"
Director F. Armitage, Town of Princeton
Director M. Bauer, Village of Keremeos
Director T. Boot, District of Summerland
Director E. Christensen, Electoral Area "G"
Director B. Coyne, Electoral Area "H"
Director M. Doerr, Alt. Town of Oliver
Director A. Jakubeit, City of Penticton

Director K. Kozakevich, Electoral Area "E"
Director H. Konanz, City of Penticton
Director A. Martin, City of Penticton
Director C. Rhodes, Alt. Town of Osoyoos
Director M. Pendergraft, Electoral Area "A"
Director T. Schafer, Electoral Area "C"
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver
Director J. Sentes, City of Penticton

Director S. McKortoff, Town of Osoyoos

STAFF PRESENT:

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

B. Dollevoet, Manager of Development Services
C. Garrish, Planning Supervisor

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

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

B. INDUSTRIAL ZONE REVIEW AND CONSOLIDATION – For Information Only

1. Draft Amendment Bylaw

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

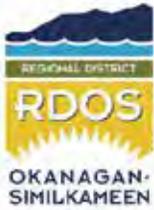
By consensus, the Planning and Development Committee meeting of June 15, 2017 adjourned at 9:25 a.m.

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 15, 2017

11:57 p.m.

Minutes

MEMBERS PRESENT:

Chair A. Jakubeit, City of Penticton
 Vice Chair T. Schafer, Electoral Area "C"
 Director F. Armitage, Town of Princeton
 Director M. Bauer, Village of Keremeos
 Director T. Boot, District of Summerland
 Director M. Brydon, Electoral Area "F"
 Director G. Bush, Electoral Area "B"
 Director E. Christensen, Electoral Area "G"
 Director B. Coyne, Electoral Area "H"

Director M. Doerr, Alt. Town of Oliver
 Director H. Konanz, City of Penticton
 Director K. Kozakevich, Electoral Area "E"
 Director A. Martin, City of Penticton
 Director C. Rhodes, Alt. Town of Osoyoos
 Director M. Pendergraft, Electoral Area "A"
 Director T. Siddon, Electoral Area "D"
 Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver
 Director J. Sentes, City of Penticton

Director S. McKortoff, Town of Osoyoos

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 15, 2017 be adopted. - CARRIED

B. EMERGENCY OPERATION CENTRE UPDATE – For Information Only

C. ADJOURNMENT

By consensus, the Protective Services Committee meeting of June 15, 2017 adjourned at 12:18 p.m.

APPROVED:

CERTIFIED CORRECT:

 A. Jakubeit
 Protective Services Committee Chair

 B. Newell
 Chief Administrative Officer



Minutes are in DRAFT form and are subject to change pending approval by the Regional District Board

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 1:00 p.m. Thursday, June 15, 2017 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"
Director F. Armitage, Town of Princeton
Vice Chair M. Bauer, Village of Keremeos
Director T. Boot, District of Summerland
Director M. Brydon, Electoral Area "F"
Director G. Bush, Electoral Area "B"
Director E. Christensen, Electoral Area "G"
Director B. Coyne, Electoral Area "H"
Director M. Doerr, Alt. Town of Oliver

Director A. Jakubeit, City of Penticton
Director H. Konanz, City of Penticton
Director A. Martin, City of Penticton
Director C. Rhodes, Alt. Town of Osoyoos
Director M. Pendergraft, Electoral Area "A"
Director T. Schafer, Electoral Area "C"
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver
Director J. Sentes, City of Penticton

Director S. McKortoff, Town of Osoyoos

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 15, 2017 be amended by adding Item F4 Approval of Declarations of State of Local Emergency.

CARRIED

1. Consent Agenda – Corporate Issues

a. Corporate Services Committee – June 1, 2017

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

THAT the Minutes of the June 1, 2017 Environment and Infrastructure Committee be received.

c. Planning and Development Committee – June 1, 2017

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
THAT the Minutes of the June 1, 2017 Protective Services Committee be received.
- e. RDOS Regular Board Meeting – June 1, 2017
THAT the minutes of the June 1, 2017 RDOS Regular Board meeting be adopted.
- f. Naramata Parks & Recreation Commission – May 29, 2017
THAT the Minutes of the May 29, 2017 Naramata Parks & Recreation Commission be received.
- g. Similkameen Recreation Commission – April 25, 2017
THAT the Minutes of the April 25, 2017 Similkameen Recreation Commission be received.
- h. Electoral Area “H” Advisory Planning Commission – May 23, 2017
THAT the Minutes of the May 23, 2017 Electoral Area “H” 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

B. DEVELOPMENT SERVICES – Rural Land Use Matters

- 1. Zoning Bylaw Amendments - Electoral Areas “A”, “C”, “D”, “E”, “F” & “H” Agricultural Zone & Regulations Update
 - a. Bylaw No. 2728, 2017
 - b. Responses Received – May 2017
 - c. Responses Received – July 2016

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)**It was MOVED and SECONDED**

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*.

CARRIED

2. Official Community Plan (OCP) Bylaw & Zoning Bylaw Amendments Electoral Areas "A", "C", "D", "E" & "F"
 - a. Bylaw No. 2710, 2017

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)**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 adopted. - **CARRIED**

3. Development Procedures Bylaw No. 2500, 2011 – ESDP Update Amendment
 - a. Bylaw No. 2500.08, 2017

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)**It was MOVED and SECONDED**

THAT Bylaw No. 2500.08, 2017, Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw, be adopted. - **CARRIED**

Opposed: Director Bush

C. PUBLIC WORKS

1. Award of Contract – Naramata Water System Rehabilitation Project: Stonehouse (RDOS-17-PW-35)
 - a. Ecora Bid Review Letter dated June 6, 2017

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)**It was MOVED and SECONDED**

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.

CARRIED

-
2. Award of Contract – Naramata Water System Rehabilitation Project: Hayman Road and Lower Debeck Road (RDOS-17-PW-36)
 - a. Ecora Bid Review Letter dated June 6, 2017

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)**It was MOVED and SECONDED**

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.

CARRIED

D. COMMUNITY SERVICES – Recreation Services**1. Active Communities – PlanH Grant Application**

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)**It was MOVED and SECONDED**

THAT the Regional District apply to the Active Communities Funding Program for the Regional Approach to Recreation project. - **CARRIED**

E. FINANCE

1. 2016 Statement of Financial Information
 - a. 2016 Statement of Financial Information (SOFI)

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

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). - **CARRIED**

Directors Jakubeit and Martin excused themselves from the meeting and the Boardroom for Item F1 RDOS Bi-Weekly Newspaper Ad due to a perceived conflict of interest due to their work in the media.

F. LEGISLATIVE SERVICES

1. RDOS Bi-Weekly Newspaper Ad
 - a. Terms of Reference

RECOMMENDATION 10 (Weighted Corporate Vote – Majority)**It was MOVED and SECONDED**

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. - **CARRIED**

2. Animal Control Service Establishment Bylaw No. 2774, 2017 and Dog Control Service Establishment Bylaw No. 2775, 2017
 - a. Bylaw No. 2774, 2017
 - b. Bylaw No. 2775, 2017

To ensure Regional District bylaws are consistent and effective.

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

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.

CARRIED

3. Liquor Licensing Applications
 - a. Application for New Winery License (to be rescinded)
 - b. Rural Agency Stores – Liquor Distribution (to be rescinded)
 - c. Liquor Licensing policy (to be rescinded)
 - d. Draft Liquor Licensing Applications policy (for adoption)

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)

It was MOVED and SECONDED

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.

CARRIED

Opposed: Director Jakubeit

ADDENDUM

4. [Approval of Declarations of State of Local Emergency](#)

It was MOVED and SECONDED

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of the State of Local Emergency as presented at the June 15 RDOS Regular Board meeting. - **CARRIED**

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

Notice of Motion: Two Tier System – letter to Provincial leaders

4. Board Members Verbal Update

I. ADJOURNMENT

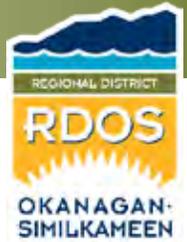
By consensus, the meeting adjourned at 2:05 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Temporary Use Permit Application — Electoral Area "A"

Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. A2017.066–TUP.

Purpose: To allow for the operation of a mobile food trailer.

Owners: Navtej Singh Sandhu Agent: Kuldeep S. Dhaliwal Folio: A-06070.005

Civic: 9420 Highway 97, Osoyoos Legal: Lot 1, Plan KAP16080, District Lot 2450s

OCP: Commercial (C) Zoning: Tourist Commercial One (CT1)

Proposed Development:

This application seeks approval to operate a 6 metre long mobile food trailer that will prepare and sell Indian cuisine to the public between the hours of 11:00 am to 11:00 pm daily (Monday to Sunday) from May to October over a period of three (3) years.

In support of the proposal, the applicant has stated that the subject property "is close to the highway and a good site for food vending" and that the property already contains a "vacant restaurant".

Site Context:

The subject property is approximately 1,598 m² in area and is located on the west side of Highway 97, approximately 50 metres northwest of the Town of Osoyoos. The property contains a vacant restaurant building.

The surrounding pattern of development is generally characterized by agricultural, residential, and commercial uses, with agricultural uses immediately adjacent and gas station and convenience store approximately 50 metres southeast on Highway 97.

Background:

The property was created by a subdivision plan in 1966 and in 1993 the Regional District issued building permit for a storage shed. No other permits have been issued.

Under the Electoral Area "A" Official Community Plan (OCP) Bylaw No. 2450, 2008 the subject property is designated as Commercial (C) and under the Electoral Area "A" Zoning Bylaw No. 2451, 2008, as Tourist Commercial Zone (CT1).

Despite the subject property being commercially zoned and the site of a previous restaurant, the definition of “eating and drinking establishment” under the zoning bylaw specifically excludes “mobile catering food services”, hence this TUP application.

While the property is within the Agricultural Land Reserve (ALR) it is considered to be exempt from the restrictions on lands within the Reserve provided for under Section 23 (Exceptions) of the *Agricultural Land Commission Act*, as it is less than 2.0 acres in area and was created by subdivision after December 21, 1972. In addition, the Agricultural Land Commission (ALC) has provided comment on this application that their interests are unaffected.

As the trailer is not a building or structure, a building permit will not be required. However, the trailer will be subject to Interior Health regulations and licensing. The applicant has stated that an application for a Mobile Food Vending license has been submitted and that a portable washroom(s) will be provided.

On June 22, 2017, the Ministry of Transportation commented that the applicant should ensure that all signs related to the proposal should be securely contained on the property without encroachment into the highway right of way.

Public Process:

At its meeting of June 19, 2017, the Electoral Area “A” Advisory Planning Commission (APC) failed to make quorum and was unable to consider this application.

A Public Information Meeting was held Monday, June 12, 2017, from 6:30 p.m. to 7:00 p.m. at the Sonora Centre where approximately ten (10) members of the public attended.

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

Agency referral comments have been received from the ALC, the Ministry of Forests, Lands and Natural Resource Operations (Archaeology Branch), Ministry of Transportation and Infrastructure (MoTI), and FortisBC, and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration notes that the OCP Bylaw contains a number of criteria against which the Board will consider an application for a TUP. These include:

- a) *The use must be clearly temporary or seasonal in nature;*
- b) *Compatibility with adjacent uses;*
- c) *Impact on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas;*
- d) *Intensity of use;*
- e) *Opportunity to conduct the proposed use on land elsewhere in the community;*
- f) *Remedial measures to mitigate any damage as a result of the temporary use.*

In this case, the proposed use is both temporary and seasonal in nature with the applicant indicating that operations will be limited to between May and October. If successful, the applicant has further indicated that they will either apply to renew the TUP or apply to amend the zoning bylaw.

Administration also notes that the subject property has a history of commercial uses serving the needs of the travelling public and that there has been no history of conflict between these uses and adjacent agricultural operations.

The property is also within close proximity to other commercial highway uses, such as a service station (Husky & Shell), fruit stands and a winery and its previous use as an "eating and drinking establishment", has resulted in the site possessing a parking lot.

With regard to potential impacts on the natural environment, the historic use of the property for commercial purposes and adjacent lands for agricultural purposes has resulted in the absence of any high environmental values in this area, as indicated by the new Environmentally Sensitive Development Permit (ESDP) Area mapping.

A commercial food truck/trailer is also seen to represent a low impact use in terms of noise, traffic, and other operating requirements and is unlikely to create any more of a disturbance than the agricultural practices occurring on adjacent lots or the commercial activity on surrounding parcels.

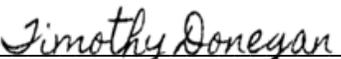
Conversely, Administration recognises that the zoning bylaw does not currently permit "mobile catering food services" in any zone, and this *could* be related to concerns about aesthetics, health and sanitation considerations, to potential competition with "bricks-and-mortar" restaurants elsewhere in the local community.

In addition, allowing the operation of a food truck/trailer from this location could forestall the re-opening of the existing restaurant building on the parcel.

Alternative:

THAT the Board of Directors deny Development Variance Permit No. A2017.066-DVP.

Respectfully submitted:


T. Donegan, Planning Tech.

Endorsed by:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Google StreetView Photos

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. A2017.066-TUP:

p	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
p	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
p	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	p	Town of Osoyoos
<input type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
<input type="radio"/>	Ministry of Environment	<input type="radio"/>	Village of Keremeos
p	Ministry of Forests, Lands & Natural Resource Operations	<input type="radio"/>	Okanagan Nation Alliance (ONA)
<input type="radio"/>	Archaeology Branch	<input type="radio"/>	Penticton Indian Band (PIB)
p	Ministry of Transportation and Infrastructure	p	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	p	Fortis
<input type="radio"/>	Lakeshore Highland Water System	<input type="radio"/>	Canadian Wildlife Service

No. 2 – Google StreetView Photos





TEMPORARY USE PERMIT

FILE NO.: A2017.066-TUP

Agent: Kuldeep S. Dhaliwal
P.O. Box 1143
Osoyoos, BC, V0H-1V0

Owner: Navtej Singh Sandhu
10105 100th Avenue
Osoyoos, BC, V0H-1V2

GENERAL CONDITIONS

1. This Temporary Use Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Temporary Use Permit is not a Building Permit.

APPLICABILITY

5. This Temporary Use Permit applies to, and only to, those lands, including any and all buildings, structures and other development thereon, within the Regional District as shown on Schedules 'A' and 'B', and described below:

Legal Description: Lot 1, Plan KAP16080, District Lot 2450s, SDYD

Civic Address/location: 9420 Highway 97, Osoyoos

Parcel Identifier (PID): 008-713-421 Folio: A-06070.005

TEMPORARY USE

6. In accordance with Section 16.0 of the Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008, the land specified in Section 5 may be used for the operation of a "mobile food trailer", which is defined as meaning a mobile trailer from which food and/or drink is prepared internally and dispensed externally.

CONDITIONS OF TEMPORARY USE

- 7. The use of the land for a mobile food trailer is subject to the following conditions:
 - (a) The location and operation of the mobile food trailer shall be in accordance with Schedule 'B';
 - (b) The hours of operation shall be 11:00 AM to 11:00 PM Monday to Sunday; and
 - (c) Parking, seating areas, and washrooms will be provided in accordance with Schedule 'B'.

COVENANT REQUIREMENTS

- 8. Not applicable.

SECURITY REQUIREMENTS

- 9. Not applicable.

EXPIRY OF PERMIT

- 10. This Permit shall expire on July 6, 2020.

Authorising resolution passed by Regional Board on _____ day of _____, 2017.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

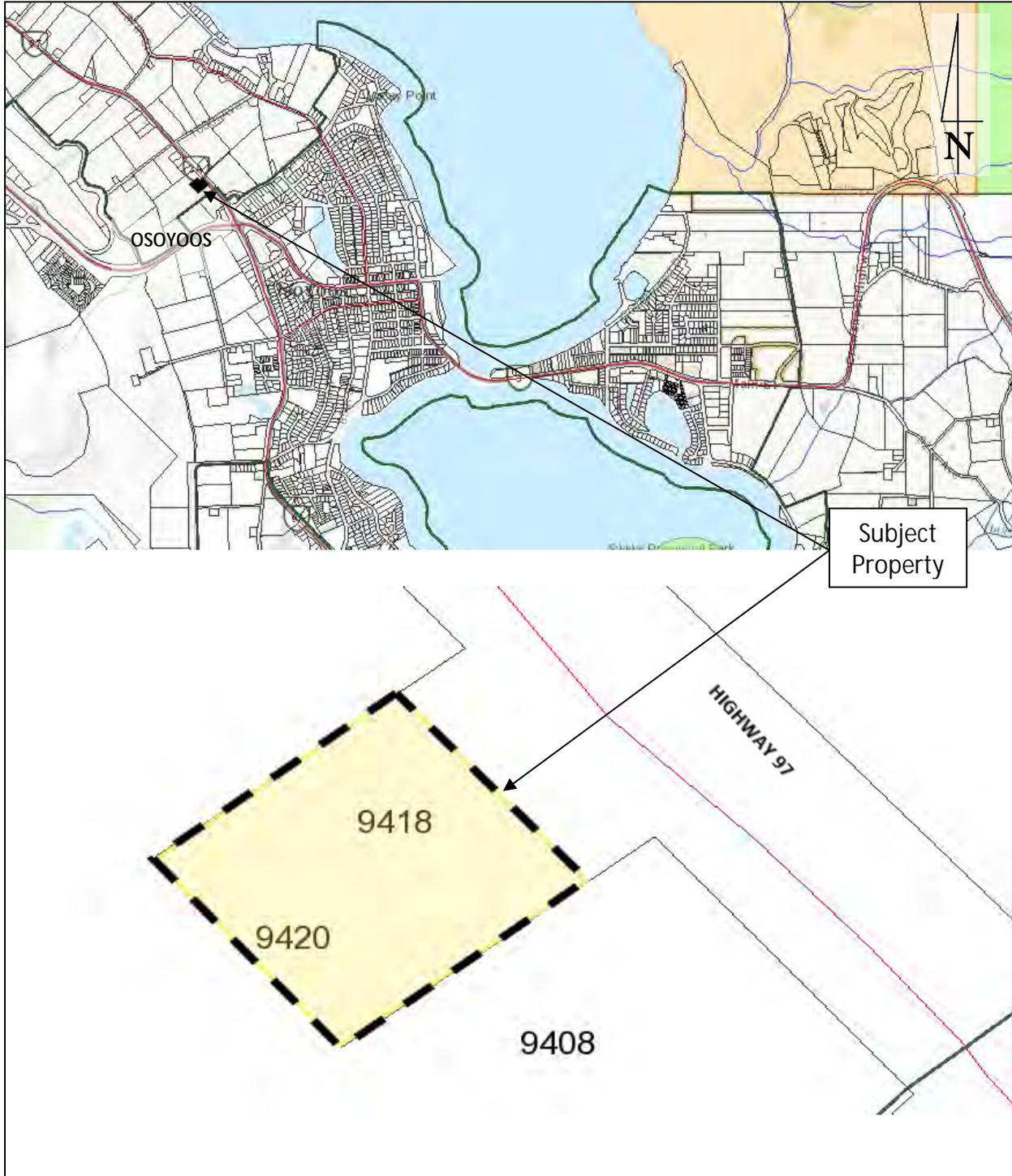
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. A2017.066-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

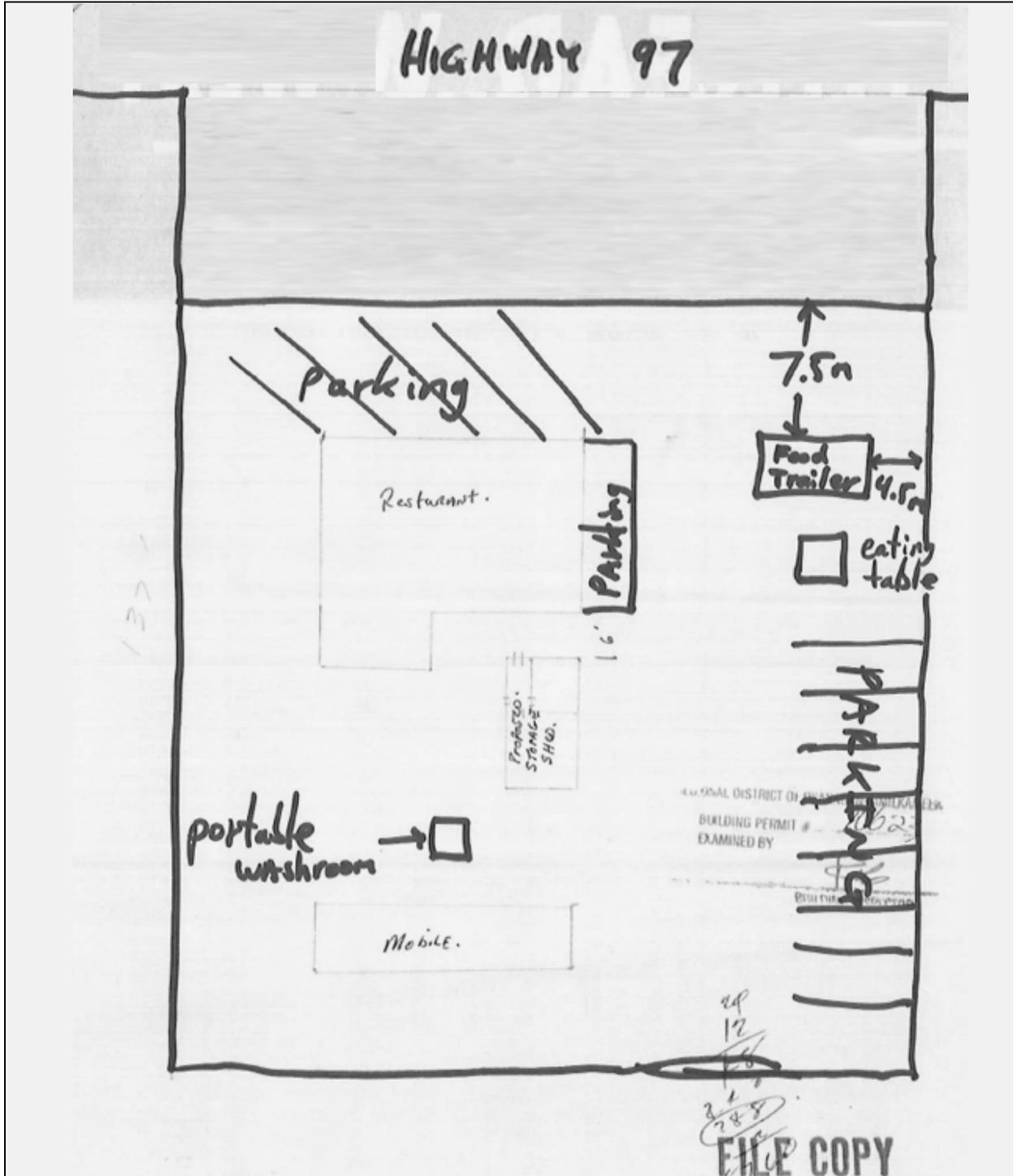
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. A2017.066-TUP

Schedule 'B'



Regional District of Okanagan-Similkameen

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



Temporary Use Permit

File No. A2017.066-TUP

Schedule 'B'



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: June 9, 2017 3:27 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: TUP Referral A2017.066-TUP

Hello Planners!

Thank you for your TUP Referral A2017.066-TUP for a 20-ft mobile food trailer at 9420 Highway 97, Osoyoos, PID 008713421, L 1 DL 2450S SIMILKAMEEN DIVISION YALE DISTRICT PL 16080. According to Provincial records, there are no known archaeological sites located on the subject property.

As with most land in the Osoyoos area, archeological potential models indicate that the area within which this property is located has high potential for unknown/unrecorded archaeological material. If any land alterations are planned for the property, an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials.

If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Below is a screenshot of the property (outlined in yellow). If this is not the correct property, please let me know. Please let me know if you have any questions.

Kind regards,

Diana





Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry of Forests, Lands and Natural Resource Operations
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
Phone: 250-953-3343 | Fax: 250-953-3340 | Website:<http://www.for.gov.bc.ca/archaeology/>

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]

Sent: Monday, June 5, 2017 12:15 PM

To: HBE@interiorhealth.ca; 'fbclands@fortisbc.com'; Collins, Martin J ALC:EX; Skinner, Anne E AGRI:EX; Cooper, Diana FLNR:EX

Subject: TUP Referral A2017.066-TUP

Re: Temporary Use Permit Referral
Lot 1, Plan KAP16080, DL2450s, SDYD
9420 Highway 97

Please review and forward any comments/concerns you may have to planning@rdos.bc.ca.

Kind Regards,

Lauri Feindell

From: Collins, Martin J ALC:EX <Martin.Collins@gov.bc.ca>
Sent: June 5, 2017 1:57 PM
To: Lauri Feindell
Subject: RE: TUP Referral A2017.066-TUP

Lauri

Given the 0.15 ha size of the property (may not be subject to the ALC Act as per Section 23) and the previous commercial uses, ALR interests are unaffected.

Regards

Martin Collins
Director of Policy and Planning
Agricultural Land Commission
Phone: 604-660-2554
martin.collins@gov.bc.ca

From: Lauri Feindell [<mailto:lfeindell@rdos.bc.ca>]
Sent: Monday, June 5, 2017 12:15 PM
To: HBE@interiorhealth.ca; 'fbclands@fortisbc.com'; Collins, Martin J ALC:EX; Skinner, Anne E AGRI:EX; Cooper, Diana FLNR:EX
Subject: TUP Referral A2017.066-TUP

Re: Temporary Use Permit Referral
Lot 1, Plan KAP16080, DL2450s, SDYD
9420 Highway 97

Please review and forward any comments/concerns you may have to planning@rdos.bc.ca.

Kind Regards,

Lauri



Lauri Feindell, Administrative , Planning
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • lfeindell@rdos.bc.ca
FACEBOOK • YOUTUBE • Sign up for [REGIONAL CONNECTIONS](#)

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Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 20, 2017 10:09 AM
To: Planning
Subject: Highway 97, 9420 & 9418 Ele Area A RDOS (A2017.066-TUP)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Highway 97 S. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements
<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification
<http://www.fortisbc.com/InstallGuide>

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- FortisBC Total Connected Load Form
- Other technical information relative to electrical servicing

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me at your convenience.

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, P.App.
Supervisor | Property Services | FortisBC Inc.

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Office: 250.469.8033
Mobile: 250.718.9398
Fax: 1.866.636.6171
nicholas.mirsky@fortisbc.com



Lauri Feindell

From: Bitte, Rob TRAN:EX <Rob.Bitte@gov.bc.ca>
Sent: June 6, 2017 9:31 AM
To: Timothy Donegan
Cc: Mitch Benke; Lauri Feindell; Keir, Chris TRAN:EX
Subject: RE: TUP application (Sandhu) - Mobile Food Truck - 9420 Highway 97, Osoyoos (A2017.066-TUP)

Hi Timothy,

Thank you for the opportunity to comment on this proposed TUP.

The only comment the Ministry has is:

- How will the RDOS ensure no illegal and unsafe advertising signs (Sandwich boards, etc.) are placed on the Highway right-of-way?

Regards,

ROB BITTE

DISTRICT DEVELOPMENT TECHNICIAN
BC MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
102 INDUSTRIAL PLACE PENTICTON V2A 7C8
T: 250.490.2280 | C: 250.809.6886 | F: 250.490.2231

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Development Variance Permit Application — Electoral Area “D”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. D2017.068–DVP.

Purpose: To allow for the construction of a new single detached dwelling.

Owners: Chere Plante & Stephane Lacroix Agent: Brad Klingspohn Folio: D-06800.104

Civic: 3-125 Cabernet Drive Legal: Lot 3, Plan KAS3813, DL 2710, SDYD

OCP: Low Density Residential (LR) Zone: Residential Single Family One Zone (RS1)

Requested Variances: Increase maximum parcel coverage from 35% to 36.3%.

Proposed Development:

This application seeks to increase the maximum parcel coverage from 35% to 36.3% metres, in order to allow for the construction of a new single detached dwelling.

In support of the application, the applicant has stated that “we are asking for an extremely small increase to vary site coverage due to the large difference in elevation experienced over the area of the lot.... Due to the large difference in site elevation I think we have worked very hard to design a home to fit into the small available footprint. The lot makes it difficult to have any yard space connected to the indoor living space. For this reason we would like to ask for a slight increase to site coverage to allow for larger deck space.”

Site Context:

Approximately 675 m² in area, the subject property is a vacant strata lot located on the south side of Cabernet Drive within the Vintage Views subdivision, approximately 3 km from the City of Penticton. The property slopes downward from Cabernet Drive and contains a steep slope approximately 18 m from the front parcel line. The surrounding pattern of development is characterised by similar low density residential development.

Background:

The subject property is part of a 42-lot strata development known as “Vintage Views”, the subdivision plan for which was submitted to the Land Titles Office on August 16, 2010. Under the Electoral Area “D” East Skaha, Vaseux Official Community Plan Bylaw No. 2603, 2013, the property is designated as Low Density Residential (LR) and is also within the Hillside / Steep Slope Development Permit (HDP) Area. Development Permit D2017.032-HDP was issued on April 18, 2017.

Under the Electoral Area "D" East Skaha, Vaseux Zoning Bylaw No. 2455, 2008, the subject property is zoned Residential Single Family One (RS1), wherein a single detached dwelling is permitted and the maximum parcel coverage is 35%.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

Analysis:

When assessing variance requests a number of factors are generally taken into account and these include the intent of zoning; the presence of any potential limiting physical features on the subject property; established streetscape characteristics; and whether the proposed development will have a detrimental impact upon the amenity of the area and/or adjoining uses.

The purpose of establishing a maximum parcel coverage is to limit the proportion of any lot that can be built on in order to, amongst other things, provide outdoor space for residents and to protect the amenity and character of neighbourhoods.

In this instance, Administration considers that the steep slope on the property potentially limits back yard space and that constructing a larger deck is a means to compensate.

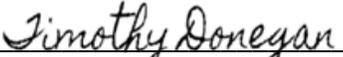
Additionally, the single detached dwelling is allowed by zoning, streetscape characteristics are not affected, and as the increase in coverage is relatively minor, the amenity of the area and/or adjoining uses is unlikely to be compromised. For these reasons, Administration is recommending in favour of the requested variance.

Conversely, other options are available to the property owner (i.e. reducing the size of the building).

Alternatives:

1. THAT the Board of Directors deny Development Variance Permit No. D2017.068-DVP; or
2. THAT the Board of Directors defers making a decision and directs that the proposal be considered by the Electoral Area "D" Advisory Planning Commission (APC).

Respectfully submitted:


T. Donegan, Planning Tech.

Endorsed by:

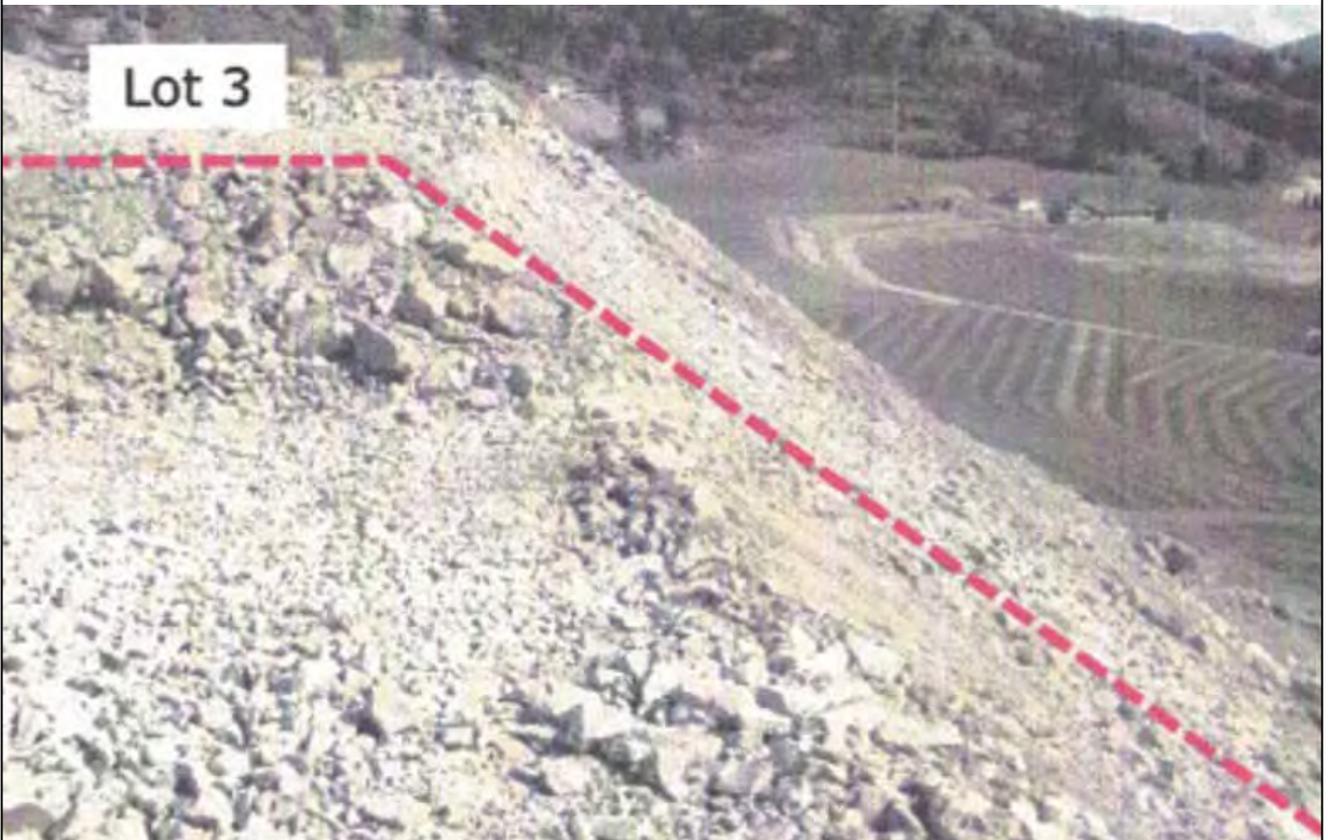

C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachment No. 1 – Applicant's Site Photos

Attachment No. 1 – Applicant's Site Photo





Development Variance Permit

FILE NO.: D2017.068-DVP

Owner: Chere Plante & Stephane Lacroix
3043 Evergreen Drive
Penticton, BC
V2A 9A9

Agent: Brad Klingspohn
2986 Partridge Drive
Penticton, BC V2A 9A9

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', & 'C' and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 3, Plan KAS3813, DL 2710, SDYD
Civic Address: 3-125 Cabernet Dr, Okanagan Falls, BC
Parcel Identifier (PID): 028-497-368 Folio: D-06800.104

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "D" Zoning Bylaw No. 2455, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The maximum parcel coverage, as prescribed at Section 11.1.8, is varied:

- i) from: 35%
to: 36.3%, as shown on Schedule 'B'.

7. **COVENANT REQUIREMENTS**

- a) Not Applicable

8. **SECURITY REQUIREMENTS**

- a) Not applicable

9. **EXPIRY OF PERMIT**

The development shall be carried out according to the following schedule:

- a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
- b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2017.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

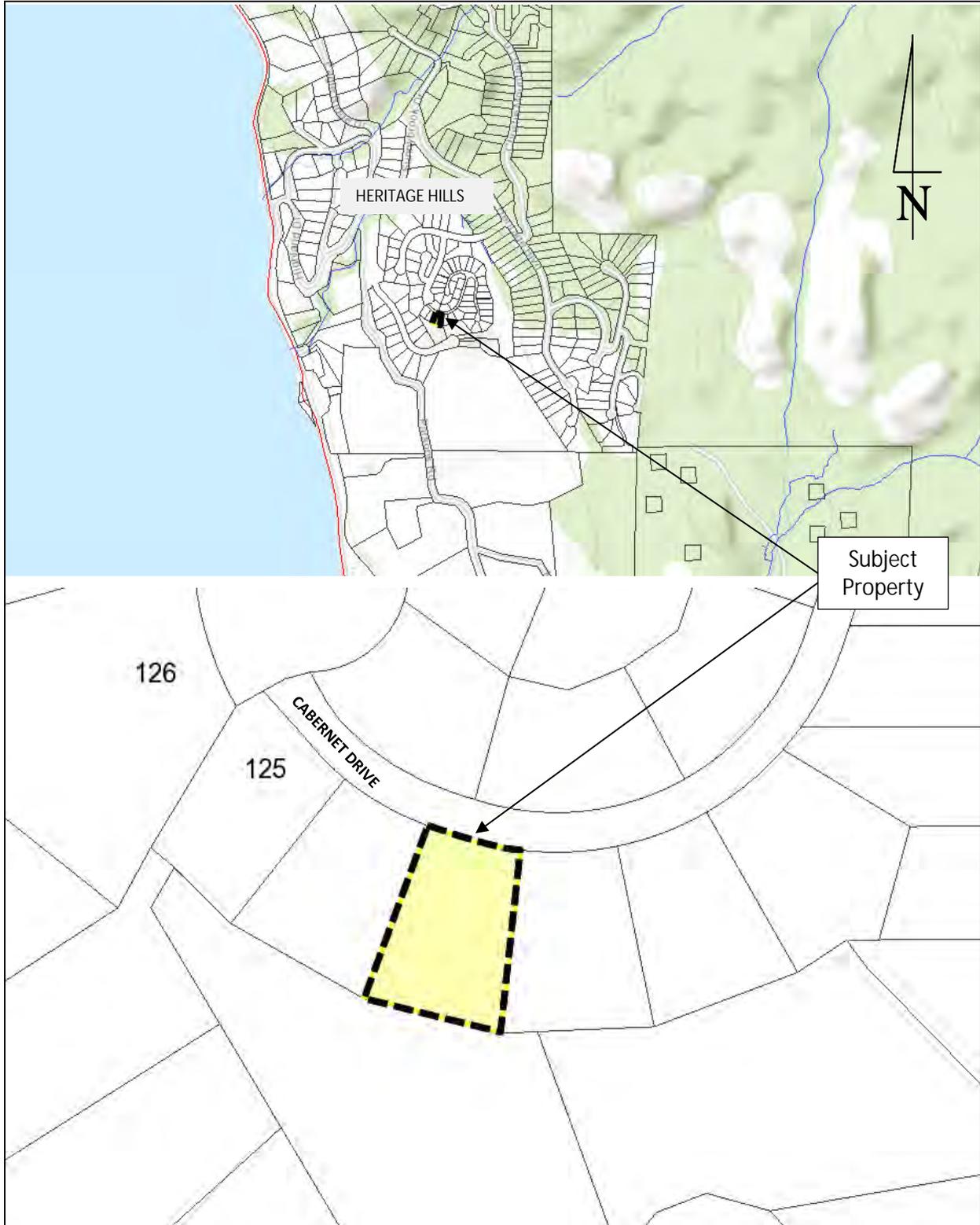
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2017.068-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC V2A 5J9

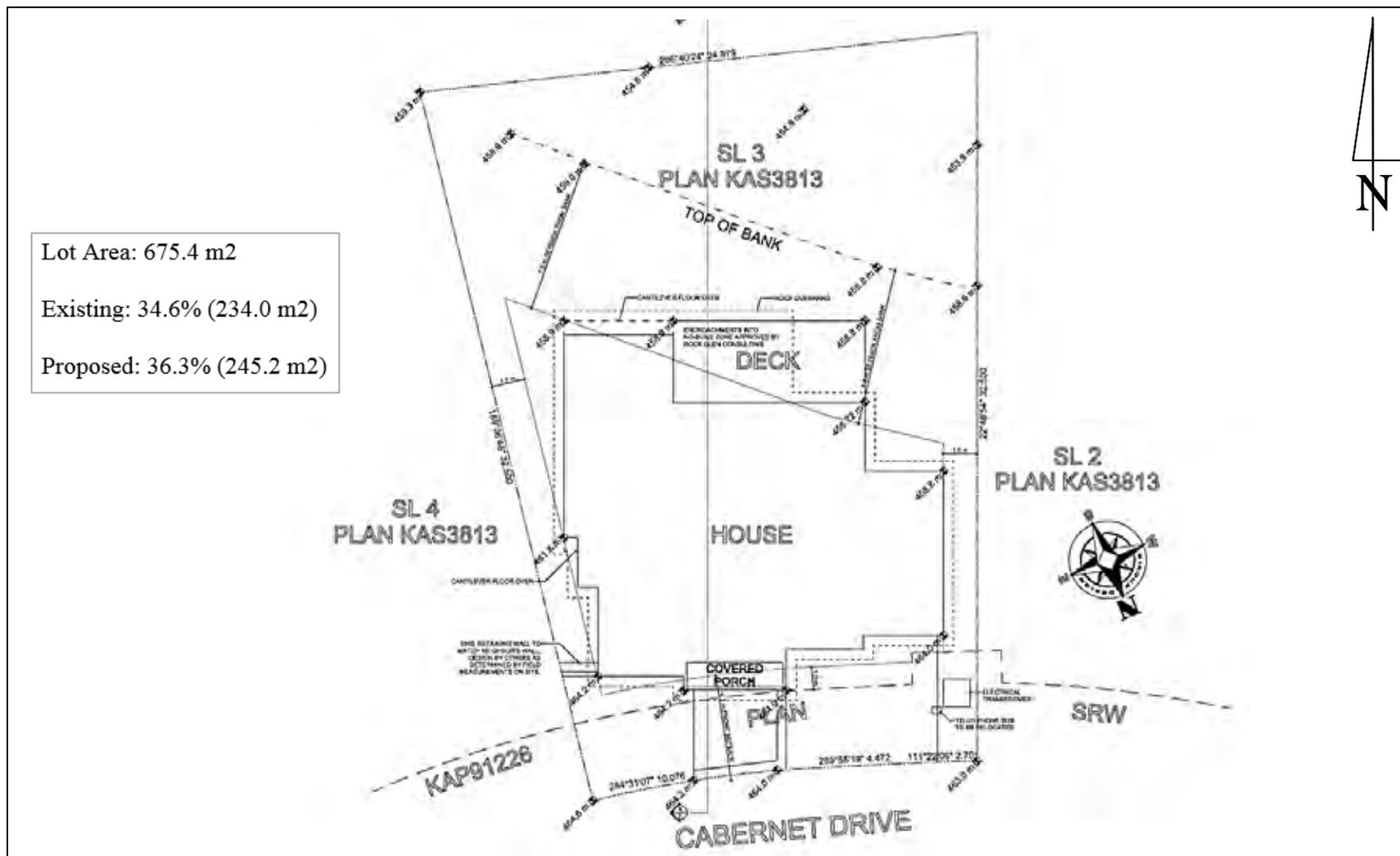
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2017.068-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

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

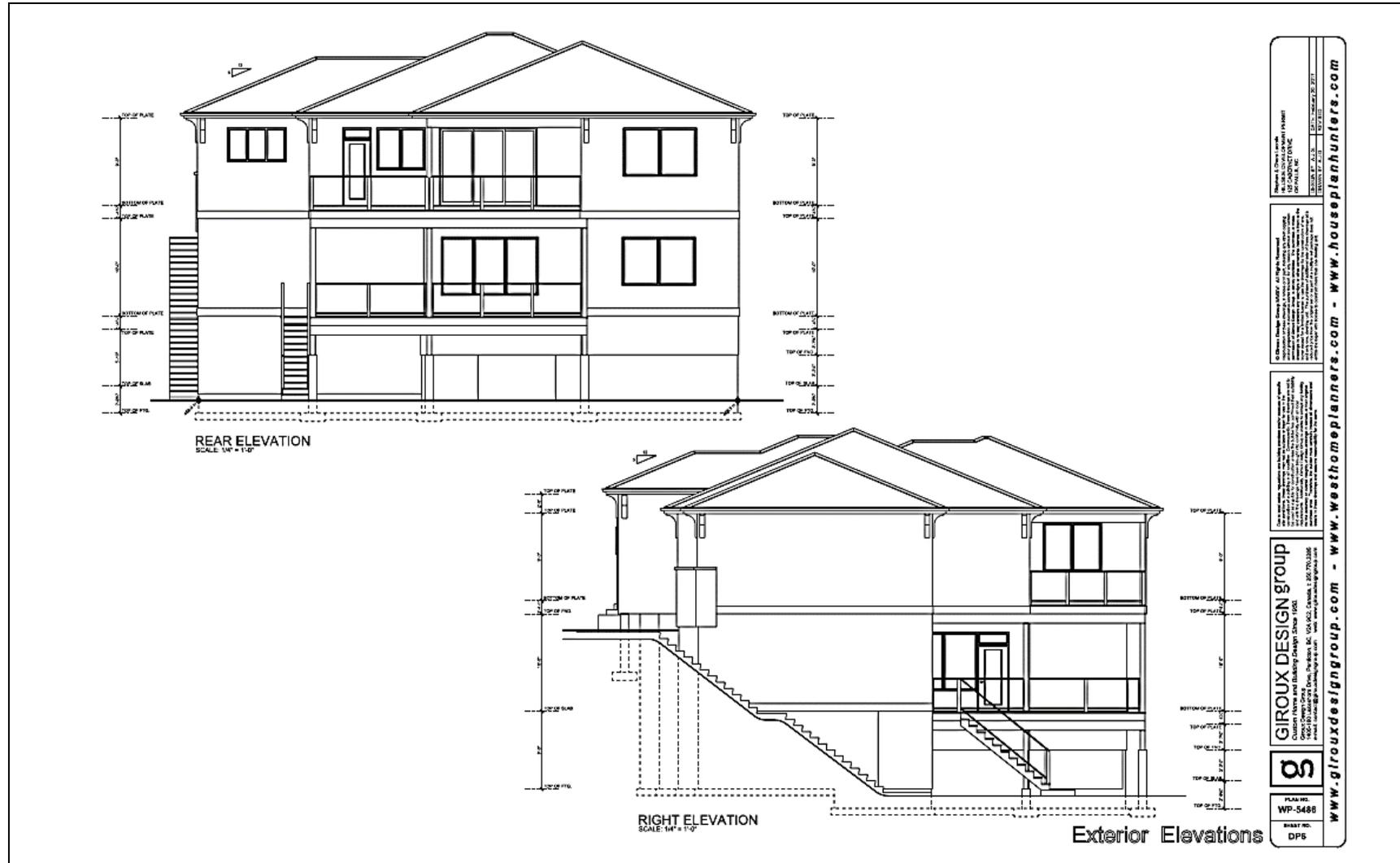
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2017.068-DVP

Schedule 'C'



Regarding Variance application from Stephane Lacroix and Chere Plante
owners of Lot 3 125 Cabernet Drive:

We Andy Moog and Karla Moog of # 4 -125 Cabernet
Drive, support the approval of the application requested by Stephane
Lacroix and Chere Plante to extend their deck space to include a sun deck on
the south portion of their property. We are aware that it will be 12' by 12'
and will not disturb our view or our own outdoor living space. We have seen
the site plan and it is clear that the building project and dimensions of their
property will not give them a yard so this request is fully supported by us.

Thank you.

A



Regarding Variance application from Stephane Lacroix and Chere Plante,
owners of Lot 3 - 125 Cabernet Drive:

We, William Penman and Terri Stevenson, owners of Lot 2 - 125 Cabernet Drive support the approval of the application requested by Stephane Lacroix and Chere Plante to extend their deck space to include a sun deck on the South portion of their property. We are aware that the sun deck will be approximately 12' by 12' and will not disturb our view or our own outdoor living space. We understand that the building project and dimensions of their property will not give them a yard so this request is fully supported by us.

Thank you.

Terri Stevenson

William Penman

Dated: March 27, 2017

Regarding Variance application from Stephane Lacroix and Chere Plante owners of Lot 3 125 Cabernet Drive:

We Robert Dirk and Melia Dirk of 5 125 Cabernet Drive support the approval of the application requested by Stephane Lacroix and Chere Plante to extend their deck space to include a sun deck on the south portion of their property. We are aware that it will be approximately 12' by 12' and will not disturb our view or our own outdoor living space. We understand that the building project and dimensions of their property will not give them a yard so this request is fully supported by us.
Thank you,  

Regarding Variance application from Stephane Lacroix and Chere Plante
owners of Lot 3 125 Cabernet Drive:

We ^{BARB ELDER} LARRY SOLOMON and _____ of ^{#7} 7-125 Cabernet Drive
support the approval of the application requested by Stephane Lacroix and
Chere Plante to extend their deck space to include a sun deck on the south
portion of their property. We are aware that it will be approximately 12' by
12' and will not disturb our view or our own outdoor living space.
We understand that the building project and dimensions of their property
will not give them a yard so this request is fully supported by us.
Thank you,

Regarding Variance application from Stephane Lacroix and Chere Plante owners of Lot 3 125 Cabernet Drive:

We Tanner and _____ of 8 125 Cabernet Drive support the approval of the application requested by Stephane Lacroix and Chere Plante to extend their deck space to include a sun deck on the south portion of their property. We are aware that it will be approximately 12' by 12' and will not disturb our view or our own outdoor living space. We understand that the building project and dimensions of their property will not give them a yard so this request is fully supported by us.
Thank you,

I saw the site plan.

Regarding Variance application from Stephane Lacroix and Chere Plante owners of Lot 3 125 Cabernet Drive

I Harry Howard, President of 0754647BC Ltd owner of Lots 13 & 16 - 125 Cabernet Drive support the approval of the application requested by Stephane Lacroix and Chere Plante to extend their deck space to include a sun deck on the south portion of their property. We are aware that it will be approximately 12' by 12' and will not disturb our view or our own outdoor living space.

We understand that the building project and dimensions of their property will not give them a yard so this request is fully supported by us.

Thank you,

Signature: Harry Howard (currently out of country with no access to scanner/printer)

Date: March 28, 2017 (NZ time)

From: Glenn Spence
Subject: Emailing: File
Date: March 29, 2017 at 8:44 PM
To:



Hope this helps. Glenn.
Your message is ready to be sent with the following file or link attachments:

File

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Regarding Variance application from Stephane Lacroix and Chere Plante owners of Lot 3 125 Cabernet Drive
I ~~Glenn Spence~~ owner of lot 125 Cabernet Drive → LOTS 1/12/14/15/22/23 support the approval of the application requested by Stephane Lacroix and Chere Plante to extend their deck space to include a sun deck on the south portion of their property. I have seen the site plan and I am aware that it will be approximately 12' by 12'.
I understand that the building project and dimensions of their property will not give them a yard so this request is fully supported by myself.
Thank you, () ()

FOR JESSLYN HOLDINGS LTD.

Regarding Variance application from Stephane Lacroix and Chere Plante owners of Lot 3 125 Cabernet Drive:

We Malcolm Presbury and Donna Presbury of 36 125 Cabernet Drive support the approval of the application requested by Stephane Lacroix and Chere Plante to extend their deck space to include a sun deck on the south portion of their property. We are aware that it will be approximately 12' by 12' and will not disturb our view or our own outdoor living space.

We understand that the building project and dimensions of their property will not give them a yard so this request is fully supported by us.

Thank you,

we, have seen the plan

Regarding Variance application from Stephane Lacroix and Chere Plante
owners of Lot 3 125 Cabernet Drive;

We Ace and Janice of #10 125 Cabernet Drive
support the approval of the application requested by Stephane Lacroix and
Chere Plante to extend their deck space to include a sun deck on the south
portion of their property. We are aware that it will be approximately 12' by
12' and will not disturb our view or our own outdoor living space.

We understand that the building project and dimensions of their property
will not give them a yard so this request is fully supported by us.

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Development Variance Permit Application — Electoral Area “E”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. E2016.115–DVP.

Purpose: To construct an accessory dwelling on the property.

Owners: Colin Moores & Holly Stevens Agent: NA Folio: E-02115.000

Civic: 2575 Naramata Road Legal: Lot 1, District Lot 207, SDYD, Plan 11661

OCP: Agriculture (AG) Zone: Agriculture One (AG1)

Requested Variance: to vary the minimum front parcel line setback from 7.5 metres to 0.0 metres.

Proposed Development:

This application seeks to reduce the minimum front parcel line setback for an accessory dwelling from 7.5 metres to 0.0 metres to allow for the construction of an accessory structure on the property.

The applicant has stated the following in support of their application:

- the new shed is located on top of an old water storage concrete bunker.
- the floor and walls will be used in the new building. The site is ideal as most of the building will be underground (built into a bank) and therefore ideal for storing wine at a constant temperature.
- the building will not be visible from any adjacent or nearby properties.
- the majority of the property is to be a vineyard and this site places the shed in a position which is not usable for vines.
- since the old water tank was already in place the amount of excavation and movement of soil will be minimum.

Site Context:

The subject property is approximately 2,901 m² in area. It is situated on the west side of Naramata Road approximately 2 kilometres south of the Naramata townsite. The surrounding pattern of development is generally characterised by agricultural uses.

Background:

The subject property was created by a subdivision deposited in the Land Title office on August 14, 1961. Development on the site comprises a single detached dwelling. A building permit for an addition to the dwelling was issued in 1977.

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the subject property is zoned Agriculture One (AG1), which permits "accessory structures" as a permitted secondary use subject to a minimum front parcel line setback of 7.5 metres.

A Development Variance Permit (No. E2016.038-DVP) was approved by the Board of Directors at its August 4, 2016 meeting for variances associated with an accessory dwelling on the subject property; however, a building permit application has not been submitted for this development.

In October 2016, a "Stop Work" notice was issued for an accessory structure being built on the subject property without a valid building permit having been issued for the work.

On October 25, 2016, the Ministry of Transportation and Infrastructure (MoTI) approved a permit allowing the development of a "winery production shed" (not exceeding 21 m² in floor area) on an existing foundation "no closer than 1.0 metre from the property line adjacent to Naramata Road".

On April 25, 2017, MoTI issued a permit to "Authorize Existing Structures Constructed Within the Right-of-Way of a Provincial Highway" formalising the encroachment of the accessory structure onto the Naramata Road right-of-way.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

At its meeting of June 12, 2017, the Electoral Area "E" Advisory Planning Commission (APC) made a motion that the subject development application be approved.

Analysis:

When assessing variance requests a number of factors are generally taken into account. These include: the intent of the zoning; the presence of any potential limiting physical features on the subject property; established streetscape characteristics; and whether the proposed development would have a detrimental impact upon the amenity of the area and/or adjoining uses.

In assessing this application, Administration notes that reduction to front parcel line setbacks have generally not been supported usually due to the impact of such variances on the streetscape characteristics of a neighbourhood and potential impact on road traffic and safety.

In this case, however, there are several extenuating circumstances that should be considered, namely:

- the structure is being constructed on an existing concrete base and therefore using it for the foundation of an accessory structure would minimize soil disturbance;
- the land slopes downward from Naramata Rd which helps to conceal the structure;
- there is existing landscaping between the shed and Naramata Rd; however, it should be noted that any landscaping on MoTI Right of Way may not be permanent;
- the approximate 4.0 m height of the structure is far less than the 10.0 m permitted and will be limited to the 4.0 m height as part of the Permit.

Given the above, the proposed location on the property is not anticipated to adversely impact upon the established streetscape characteristics or the amenity of the area and/or adjoining uses, and the proposal is seen to be reasonable.

Alternative:

THAT the Board of Directors deny Development Variance Permit No. E2017.045-DVP.

Respectfully submitted

ERiechert

E.Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev Services Manager

Attachments: No. 1 – Site Photo
No. 2 – Google Earth Streetview

Attachment No. 1 – Site Photo



Attachment No. 2 – Google Earth Streetview





Development Variance Permit

FILE NO.: E2016.115-DVP

Owner: Colin Moores & Holly Stevens
2587 Naramata Road
Naramata, BC V0H 1N1

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', and 'D', and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 1, District Lot 207, SDYD, Plan 11661

Civic Address: 2575 Naramata Rd.

Parcel Identifier (PID): 009-471-821 Folio: E-02115.000

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "E" Zoning Bylaw No. 2459, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The minimum front parcel line setback for an accessory structure, as prescribed at Section 10.2.6(a)(i), is varied:
 - i) from: 7.5 metres
 - to: 0.0 metres, and as shown on Schedule 'B'.

7. **COVENANT REQUIREMENTS**

- a) Not Applicable

8. **SECURITY REQUIREMENTS**

- a) Not applicable

9. **EXPIRY OF PERMIT**

The development shall be carried out according to the following schedule:

- a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
- b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2017.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

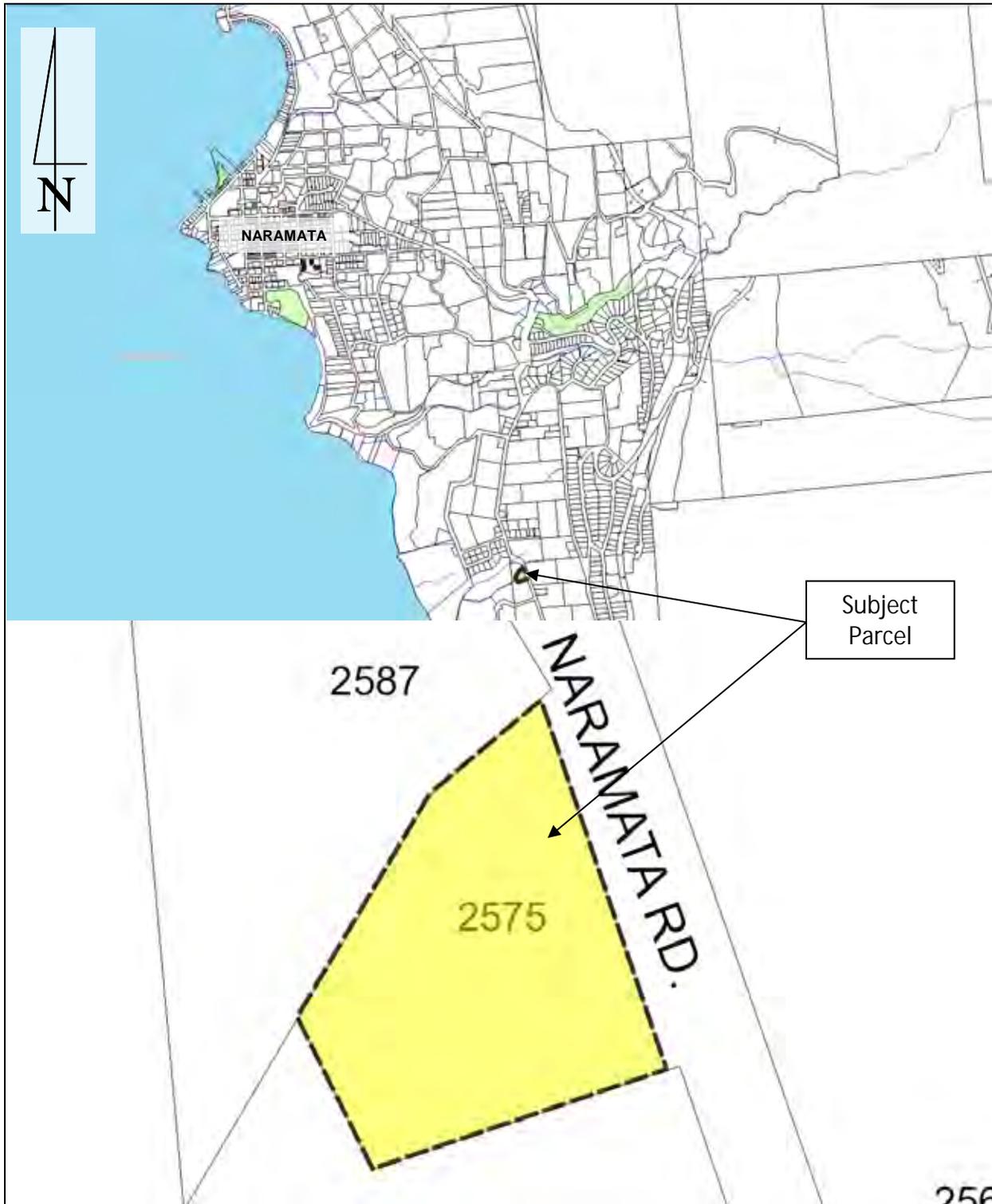
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2016.115-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

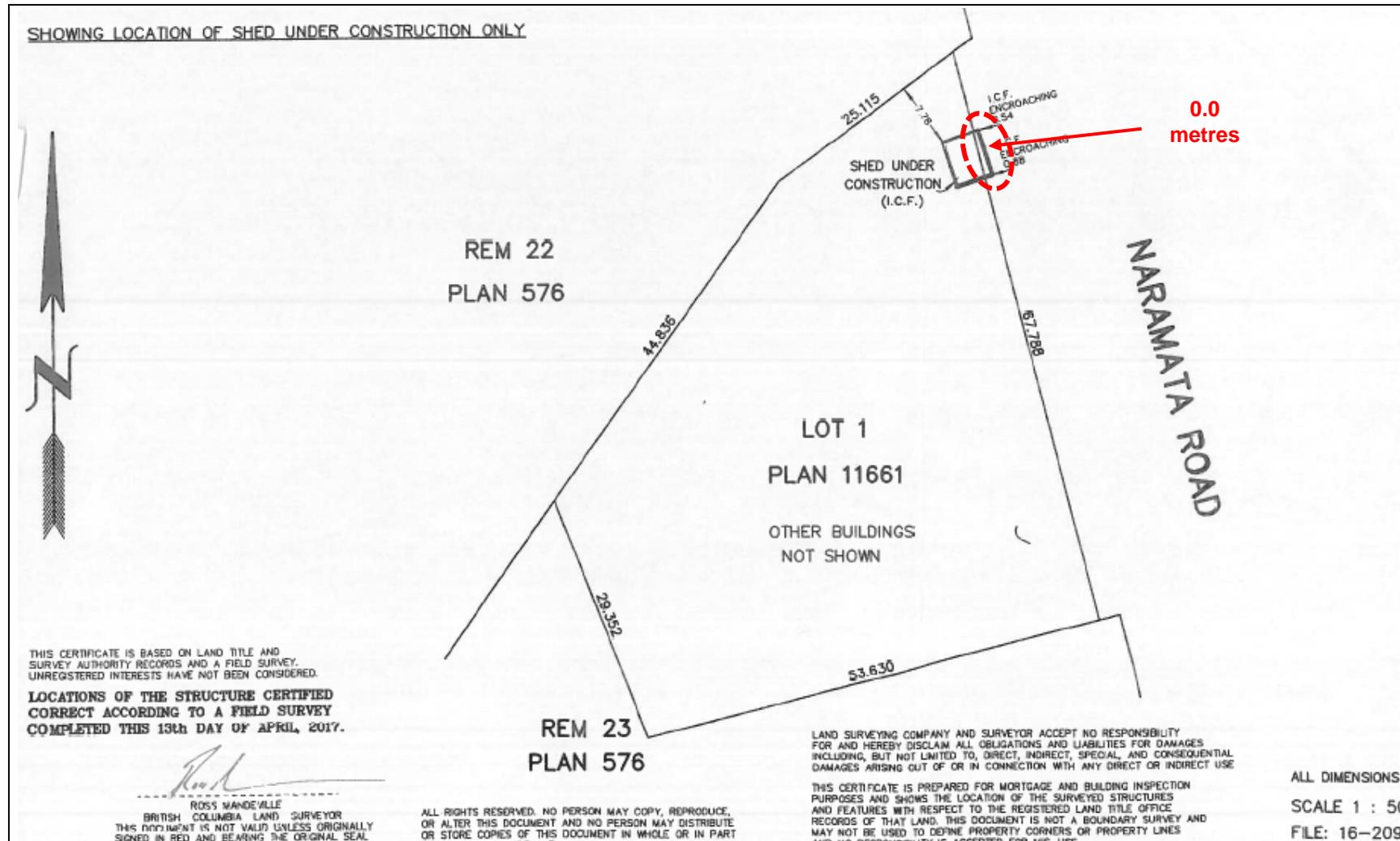
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2016.115-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

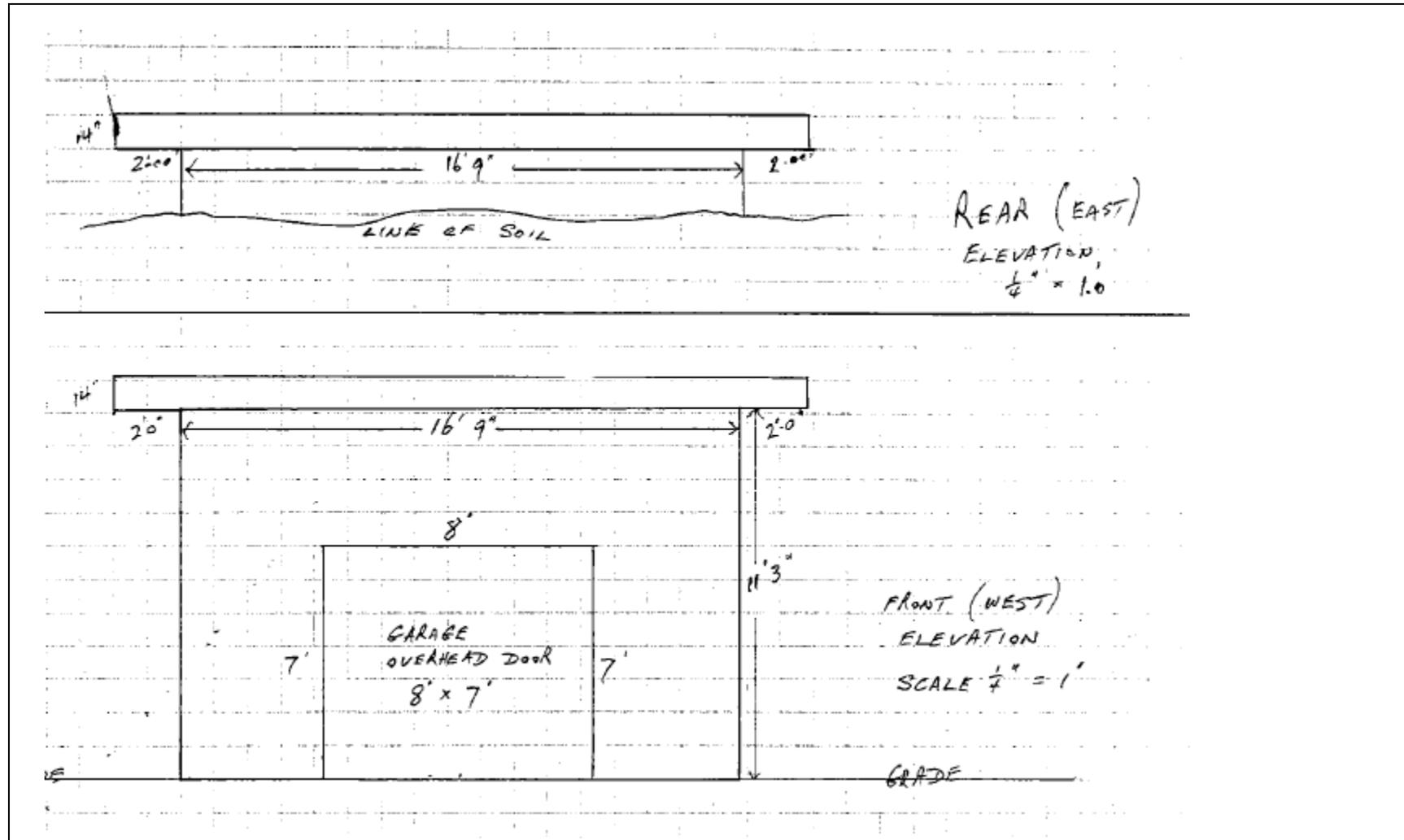
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2016.115-DVP

Schedule 'C'



Regional District of Okanagan-Similkameen

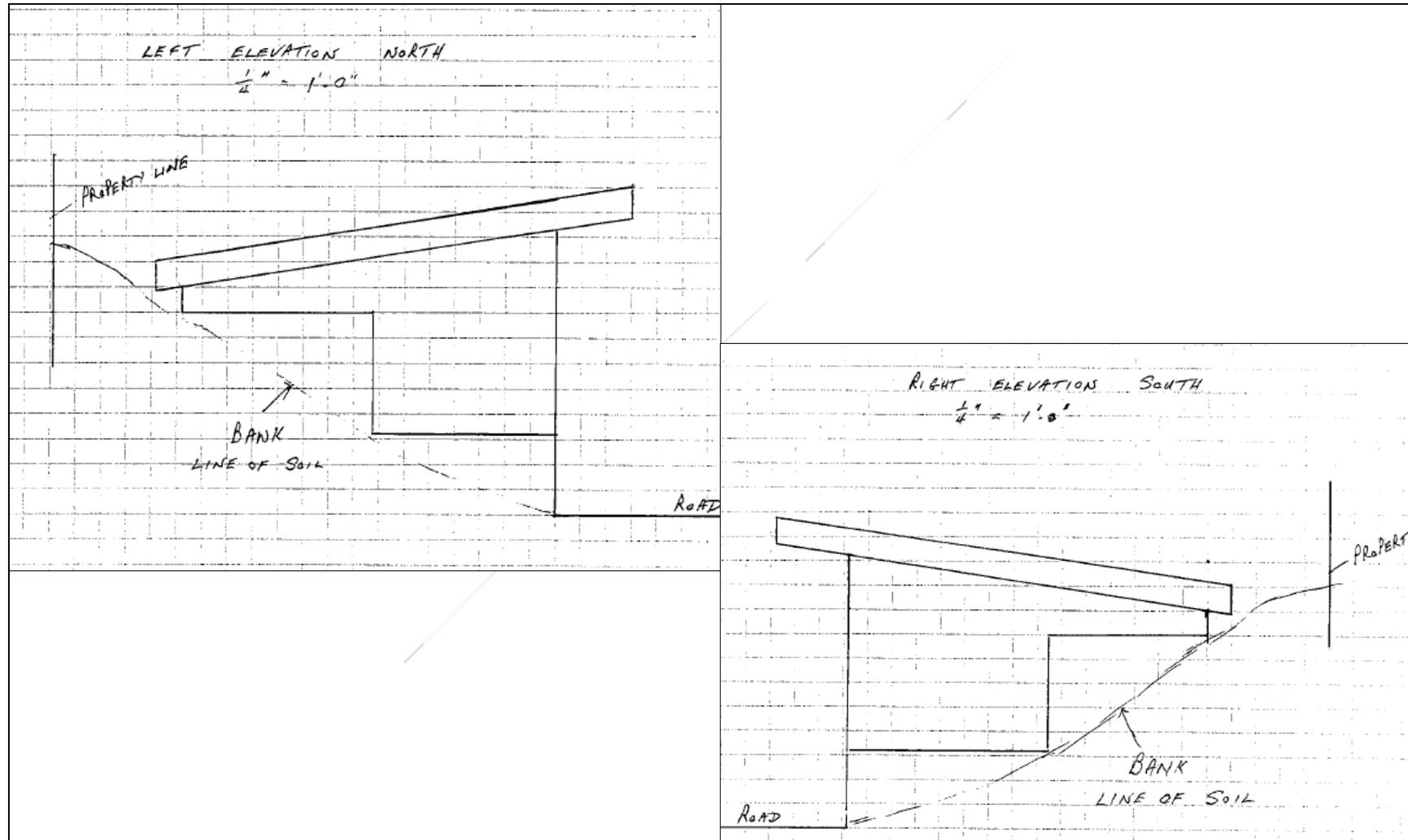
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2016.115-DVP

Schedule 'D'



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Development Variance Permit Application — Electoral Area “E”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. E2017.059–DVP.

Purpose: To allow for the replacement of an existing deck, and for the continued placement of a storage shed within the exterior side and front yard setbacks and within 1.0 metre of the Primary Dwelling unit.

Owners: Jacqueline Lee & Paul Keith Agent: Kenneth James Folio: E00735.006

Civic: 420 Dorothy Avenue Legal: Lot A, Block 128, D.L. 210, SDYD, Plan EPP63178

OCP: Low Density Residential (LR) Zone: Residential Single Family One (RS1)

Requested Variances: various [see “Proposed Development” below].

Proposed Development:

This application seeks to vary a number of zoning regulations in order to accommodate the replacement of an existing deck and placement of a storage shed on the property. The specific variances requests are:

- reduce the interior side parcel line setback from 3.0 metres to 2.0 metres (deck);
- reduce the exterior side parcel line setback from 4.5 metres to 0.0 metres (deck);
- reduce the exterior side parcel line setback for accessory buildings and structures from 4.5 metres to 1.0 metres (shed);
- reduce the front yard setback from accessory buildings and structures from 7.5 metres to 5.0 metres (shed); and
- reduce the requirements for accessory building siting in relation to other structures from 1.0 metres separation to 0.0 metre separation (shed).

The applicant has stated that: “The deck has been in place since the 1990’s without causing any problems... No complaints or issues have been raised about the existing deck since we have owned the house (2000). The new deck will visually enhance the area compared to the [current] one. The deck will enhance the site, being a very standard finish for the area. A naturally weather resistant material will be used (cedar) which should be longer lasting than the previous deck.”

Site Context:

The subject parcel is approximately 598.15 m² in area and fronts along Dorothy Avenue to the north with Fourth Street flanking to the west. The southern parcel line extends to the natural boundary of Okanagan Lake; as adjusted for accreted land.

The property contains one (1) single detached dwelling and is situated near similarly sized and zoned parcels.

Background:

The property was registered as part of the Naramata Townsite on plan 519 in 1908 and adjusted for accretion in 2016. The existing dwelling unit predating RDOS building inspection and zoning, however, available records indicate an addition to the dwelling was approved in 1991 along with the required variances. The RDOS does not have a record of permit for the existing deck.

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008, the parcel has been designated as Low Density Residential (LR) and is also within a Watercourse Development Permit (WDP), Environmentally Sensitive Development Permit (ESDP) and the Naramata Townsite Development Permit Areas.

Under the Electoral Area "E" Zoning Bylaw No. 249, 2008, the parcel is Residential Single Family One (RS1), which permits a one (1) single detached dwelling as the principal use.

Administration have received a copy of a permit from the Ministry of Transportation and Infrastructure (MOTI) approving the siting of the deck within 0.0 metres of the road right-of-way.

At its meeting of June 12, 2017, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the Board that Development Variance Permit No. E2017.059-DVP be approved.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

Analysis:

When assessing variance requests a number of factors are generally taken into account. These include: the intent of the zoning; the presence of any potential limiting physical features on the subject property; established streetscape characteristics; and whether the proposed development would have a detrimental impact upon the amenity of the area and/or adjoining uses.

The purpose of a setback regulation is to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding.

In this instance, the parcel line that is being varied abuts a road and the placement of a structure closer to this lot line is not anticipated to adversely impact adjacent uses. In addition, Administration notes that the irregular shape of the lot presents challenges to complying with current zoning regulations (i.e. setbacks).

With regard to the proposed deck replacement (due to damage), it will remain within the existing footprint of the existing deck, while the variance will correct an existing (minor) encroachment onto the road right-of-way.

With regard to the proposed accessory structure (i.e. storage shed), Administration considers the siting of this building as not negatively impacting the 1st Street streetscape or as negatively impacting the surrounding uses. In addition, the deck is sufficiently screened along the road right-of-way to not impose upon neighbouring uses or public access.

Conversley, it would be possible for the applicant to meet the setbacks by developing a much smaller deck and eliminating the outdoor storage shed.

Alternative:

THAT the Board of Directors deny Development Variance Permit No. E2017.059-DVP.

Respectfully submitted



K. Taylor, Planning Technician

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Site Photos

Attachment No. 1 – Site Photos





Development Variance Permit

FILE NO.: E2017.059-DVP

Owner: Keith Paul & Jacqueline Lee
1701 Verling Ave.
Saanichton, BC, V8M-1X6

Agent: Kenneth James
166 Cleland Drive
Penticton, BC, V2A-7L7

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.
5. This Development Variance Permit is issued in accordance with Ministry of Transportation and Infrastructure Permit #2017-02895.

APPLICABILITY

6. This Development Variance Permit is substantially in accordance with Schedules 'A' & 'B', and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot A, Block 128, D.L 210, Plan EPP63178

Civic Address: 420 Dorothy Avenue, Naramata BC

Parcel Identifier (PID): 029-933-749 Folio: E00735.006

CONDITIONS OF DEVELOPMENT

7. The land specified in Section 6 may be developed in accordance with the following variances to the Electoral Area "E" Zoning Bylaw No. 2459, 2008, in the Regional District of Okanagan-Similkameen:

- a) The minimum exterior side parcel line setback for a Principal Building in the Residential Single Family One (RS1) Zone, as prescribed at Section 11.1.6(a)(iii) is varied:
 - i) from: 4.5 metres,
to: 0.0 metres, as shown on Schedule 'B'.
- b) The minimum interior side parcel line setback for a Principal Building in the Residential Single Family One (RS1) Zone, as prescribed at Section 11.1.6(a)(iv) is varied:
 - i) from: 3.0 metres,
to: 2.0 metres,
- c) The minimum exterior side parcel line setback for an Accessory Building in the Residential Single Family One (RS1) Zone, as prescribed at Section 11.1.6(b)(iii) is varied:
 - i) from: 4.5 metres,
to: 1.0 metres,
- d) The minimum front parcel line setback for an Accessory Building in the Residential Single Family One (RS1) Zone, as prescribed at Section 11.1.6(b)(i) is varied:
 - i) from: 7.5 metres,
to: 5.0 metres,
- e) The minimum requirement for Accessory Building siting in relation to other structures, as prescribed in 7.13.2 is varied:
 - i) from: 1.0 metres,
to: 0.0 metres.

8. COVENANT REQUIREMENTS

- a) Not Applicable

9. SECURITY REQUIREMENTS

- a) Not applicable

10. EXPIRY OF PERMIT

The development shall be carried out according to the following schedule:

- a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.

- b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2017.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

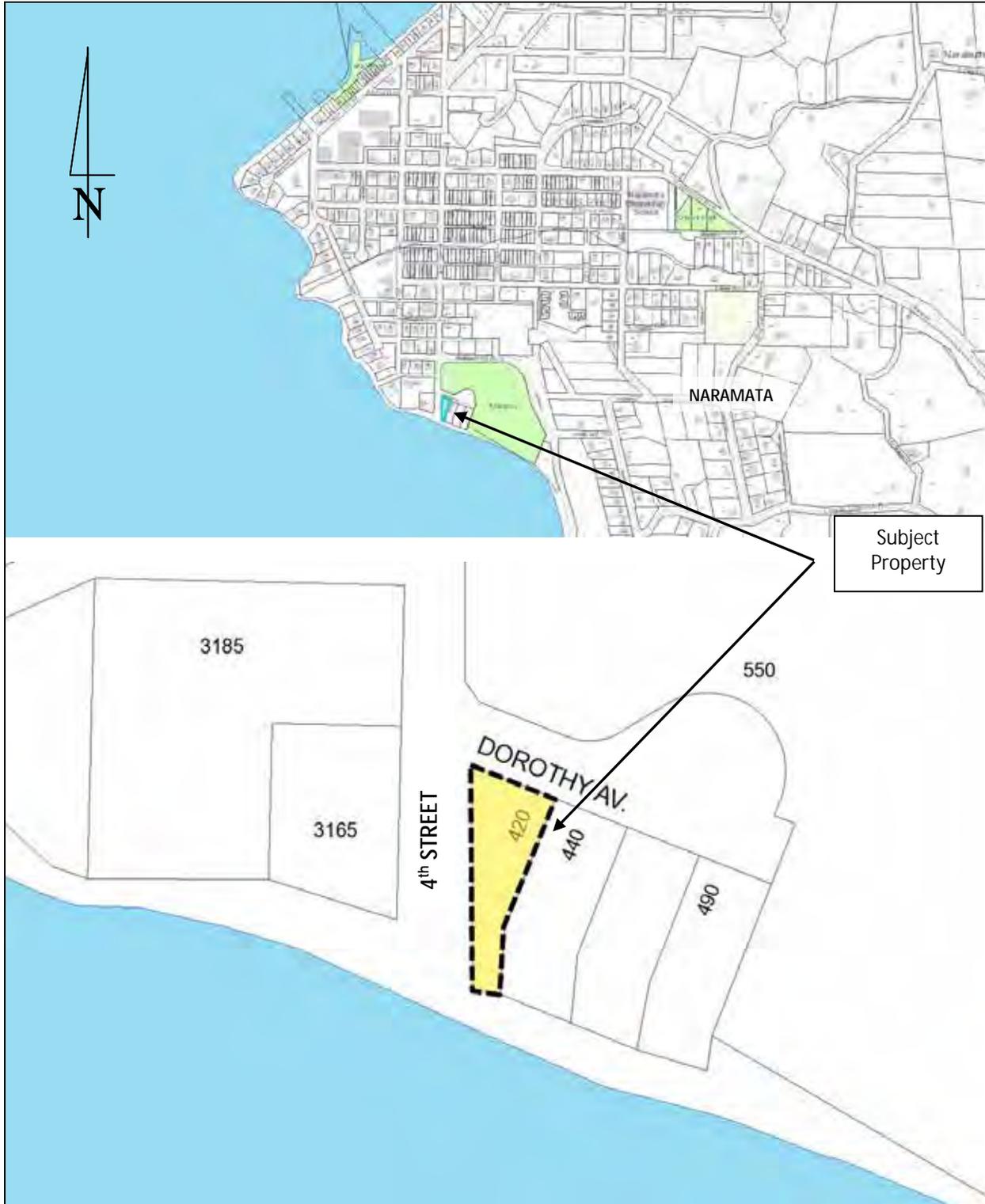
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2017.059-DVP

Schedule 'A'



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Development Variance Permit Application — Electoral Area “E”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. E2017.060–DVP.

Purpose: To allow for the development of a new single detached dwelling.

Owners: Richard & Sharon Blackwell Agent: Okanagan Development Consultants Folio: E-02291.050

Civic: 4855 Mill Road Legal: Lot 3, Plan KAS644, District Lot 211, SDYD

OCP: Small Holdings (SH) Zone: Small Holdings Five (SH5)

Variance Request: to vary the minimum rear parcel line setback from 7.5 metres to 2.91 metres.

Proposed Development:

The applicant seeks approval to construct a new single detached dwelling to within 2.91 metres of the rear parcel line setback when the Small Holdings Five (SH5) Zone otherwise requires a setback of 7.5 metres.

In support of the application, the applicant has stated that “due to a strata lot abutting a non-strata lot, the side interior lot setback is being called a ‘rear’ setback, thus reducing the building area of the already narrow strata lot There will still be sufficient side yard setbacks in place – the house on the adjacent lot is [about] 50’ away, so it will not be affected.”

Site Context:

The subject strata lot is approximately 861.5 m² in area and is located adjacent to Okanagan Lake at the end of Mill Road (approximately 85 m north of Mill Road, accessed via strata road) within a 3-lot strata subdivision, approximately 1.5 m north of the Naramata Townsite. The lot abuts another strata lot to the south and a non-strata parcel to the north.

The lot contains a beach house (to be removed), dock, and boat launch. The surrounding pattern of development is generally characterized by low density residential development and agriculture. The property adjacent to the north contains a single detached dwelling and though zoned for agriculture does not appear to be under cultivation.

Background:

The subject property is part of a 3-lot strata development, the subdivision plan for which was submitted to the Land Titles Office on January 19, 1997.

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008 the subject strata lot is designated as Small Holdings (SH), and is also identified as being within Watercourse Development Permit (WDP) and Environmentally Sensitive Development (ESDP) areas. A WDP application is in process; however an ESDP is not required as the area of proposal is outside the ESDP area.

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the subject lot is zoned as Small Holdings Five (SH5), wherein a "single detached dwelling" is a permitted use and the minimum rear setback for such a dwelling is 7.5 metres.

Importantly, the Zoning Bylaw defines a rear parcel line as being "most opposite to the front parcel line" and a front parcel line as being "any parcel line common to a parcel and one highway" (highway being a road open to public use – a private strata road is not seen to meet this definition).

Accordingly, while the plan of subdivision orientated the parent parcel to the lake and internal strata road, the road frontage is at Mill Road, which establishes the north parcel line as the rear parcel line, requiring a setback of 7.5 metres.

Public Process:

At its meeting of June 12, 2017, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the Board that Development Variance Permit No. E2017.045-DVP be approved.

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

Analysis:

When assessing variance requests a number of factors are generally taken into account. These include: the intent of the zoning; the presence of any potential limiting physical features on the subject property; established streetscape characteristics; and whether the proposed development would have a detrimental impact upon the amenity of the area and/or adjoining uses.

With respect to parcel line setbacks, one objective of this type of zoning regulation is to provide physical separation between neighbouring uses in order to avoid conflict, protect privacy, and prevent the appearance of overcrowding.

In considering this proposal, Administration is concerned that there do not appear to be any limiting site constraints on the property that would speak in favour of reducing setbacks (i.e. steep slopes, environmentally sensitive areas, irregular lot lines, etc.), and that other options are available to the property owner (i.e. relocating the building).

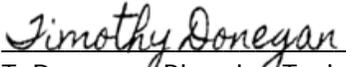
Conversely, Administration recognises the challenges posed by the subdivision which created this parcel and further recognises that the parcel to the north and the two other parcels in this strata plan have been developed with their primary amenity areas located between lake and house (as the applicant is also proposing to do). Accordingly, the proposed reduction to the rear setback is not seen to affect the amenity of the area and/or adjoining uses.

Administration considers that the single detached dwelling is allowed by zoning and that streetscape characteristics are not seen to be affected. For these reasons, Administration is recommending in favour of the requested variance.

Alternative:

THAT the Board of Directors deny Development Variance Permit No. E2017.060-DVP.

Respectfully submitted:



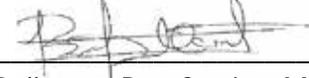
T. Donegan, Planning Tech.

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Strata Plan



Development Variance Permit

FILE NO.: E2017.060-DVP

Owner: Richard & Sharon Blackwell
10310 317th Street
Edmonton, AB

Agent: Okanagan Development Consultants Inc.
17007 Garnet Valley Road
Summerland, BC V0H 1Z3

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C' and 'D' and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 3, Plan KAS644, District Lot 211, SDYD

Civic Address: 4855 Mill Road, Naramata

Parcel Identifier (PID): 005-950-414 Folio: E-02291.050

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "E" Zoning Bylaw No. 2459, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The minimum rear parcel line setback for a single detached dwelling in the Small Holdings Five (SH5) zone, as prescribed at Section 10.8.6(a)(ii), is varied:

- i) from: 7.5 metres.
to: 2.91 metres, as measured to the outermost projection and as shown on Schedule 'B'.

7. **COVENANT REQUIREMENTS**

- a) Not Applicable

8. **SECURITY REQUIREMENTS**

- a) Not applicable

9. **EXPIRY OF PERMIT**

The development shall be carried out according to the following schedule:

- a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
- b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2017.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

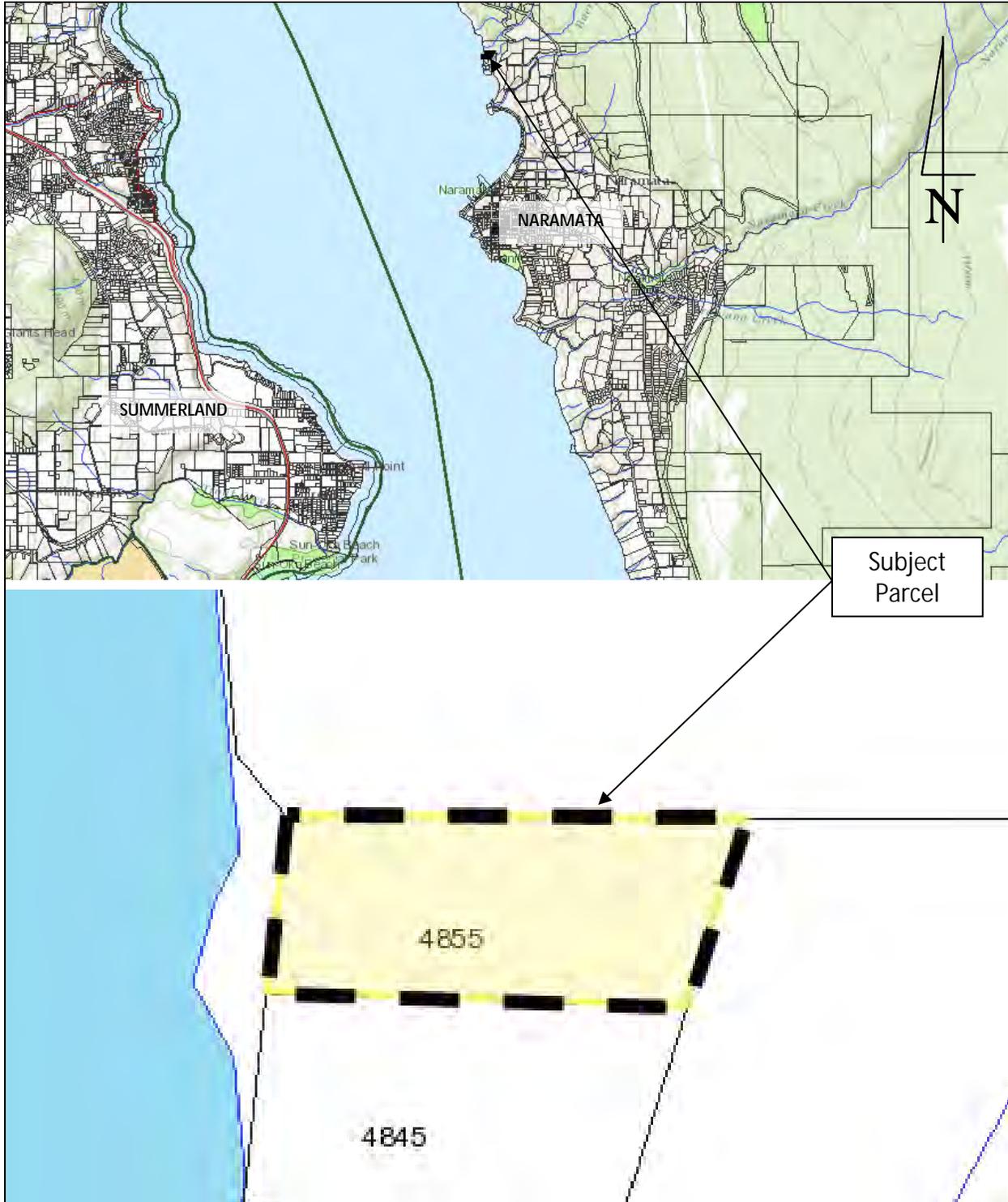
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2017.060-DVP

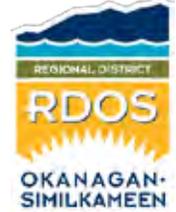
Schedule 'A'



Regional District of Okanagan-Similkameen

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

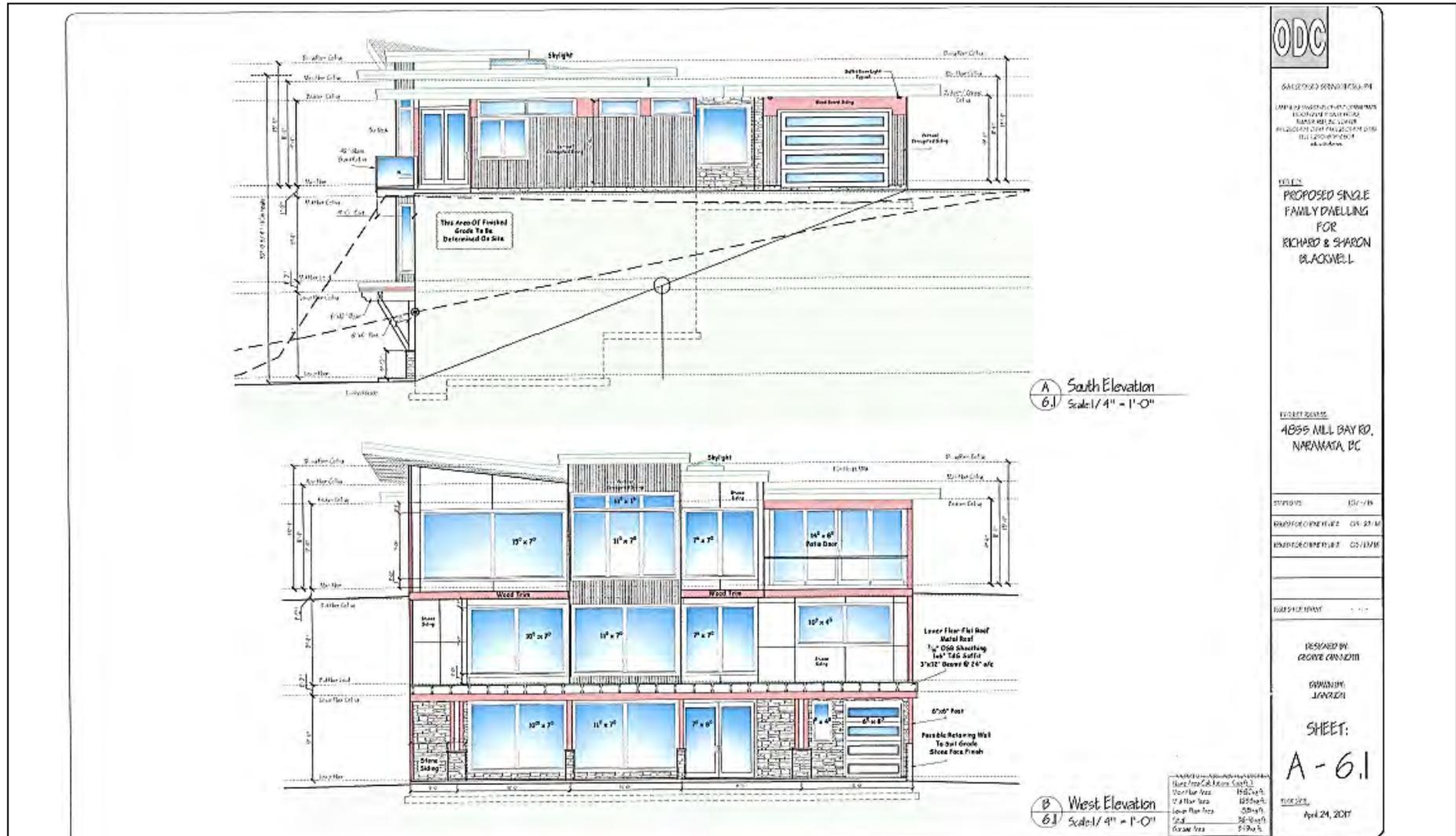
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2017.060-DVP

Schedule 'C'



ODC

OKANAGAN-SIMILKAMEEN REGIONAL DISTRICT

OFFICE OF DEVELOPMENT SERVICES

101 MARTIN ST. PENTICTON, BC V2A 5J9

TEL: 250-492-0237 FAX: 250-492-0238

WWW.RDOS.BC.CA

PROJECT

PROPOSED SINGLE FAMILY DWELLING FOR RICHARD & SHARON BLACKWELL

PROJECT ADDRESS

4855 MILL BAY RD, NARAMATA, BC

STAFF

DESIGNED BY: **COYNE ARCHITECTS**

DRAWING: **JANZEN**

SHEET: A-6.1

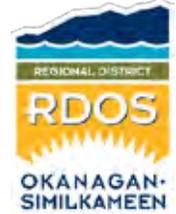
DATE

April 24, 2017

Regional District of Okanagan-Similkameen

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

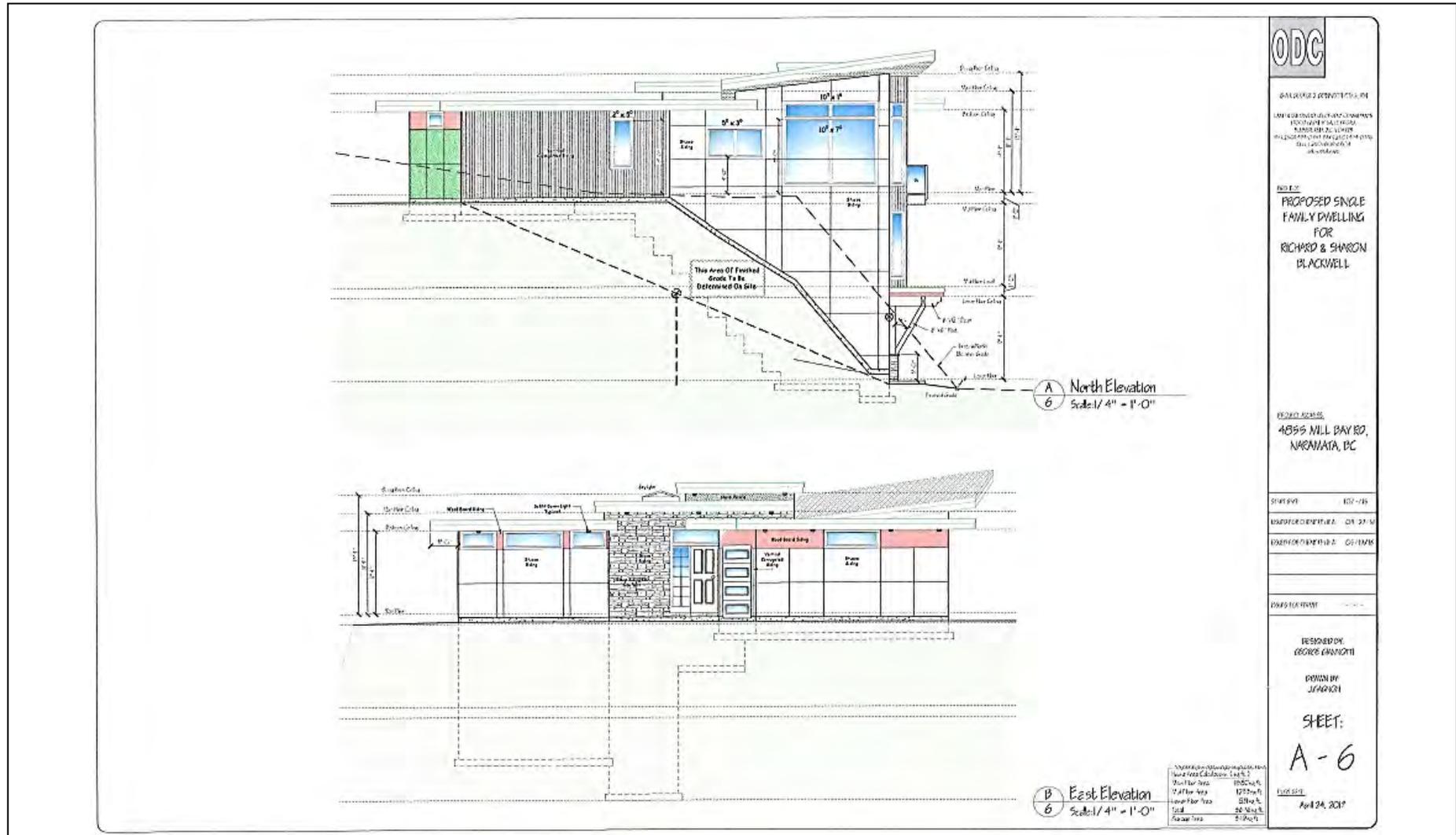
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2017.060-DVP

Schedule 'D'



File No. E2017.060-DVP

No. 2498, 2008, which established a minimum interior side parcel line setback for principal and accessory structures of 4.5 metres.

At its meeting of June 20, 2017, the Electoral Area "H" Advisory Planning Commission (APC) resolved to recommend to the Regional Board of Directors that Development Variance Permit No. H2017.075-DVP be approved.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

Analysis:

When assessing variance requests a number of factors are generally taken into account. These include: the intent of the zoning; the presence of any potential limiting physical features on the subject property; established streetscape characteristics; and whether the proposed development would have a detrimental impact upon the amenity of the area and/or adjoining uses.

The purposes of a setback regulation is to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding.

In this instance, Administration notes that there is a significant area of land available on the property where an addition could be added onto the dwelling without requiring a variance to any of the prescribed setbacks. In addition, there are not seen to be any limiting physical or other characteristics of the parcel that would warrant a variance.

Accordingly, with approximately an acre of land available, and nearly half of that outside of the riparian area, Administration considers that there are other options available to the applicant.

Conversely, Administration considers the requested variance to be relatively minor and that the proposed addition will follow the existing building line of the dwelling, ensuring architectural consistency and is unlikely to adversely impact the residential amenity of adjacent parcels.

Alternative:

THAT the Board of Directors deny Development Variance Permit No. H2017.075-DVP.

Respectfully submitted



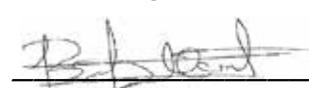
K. Taylor, Planning Technician

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Site Photo (Google Streetview)

Attachment No. 1 – Site Photo (Google Streetview)





Development Variance Permit

FILE NO.: H2017.075-DVP

Owner: Norman Schuler
PO Box 959
Princeton BC

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A' & 'B', and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 6, D.L. 1406, KDYD, Plan 18981

Civic Address: 1080 Seven Mile Road, Princeton

Parcel Identifier (PID): 008-162-689 Folio: H00955.030

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 6 may be developed in accordance with the following variances to the Electoral Area "H" Zoning Bylaw No. 2498, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The minimum interior side parcel line setback for a Building or Structure in the Small Holdings Four Zone, as prescribed at Section 11.8.5(a)(iii) is varied:
 - i) from: 4.5 metres,

to: 2.49 metres, as measured to the outermost projection and as shown on Schedule 'B'.

7. COVENANT REQUIREMENTS

- a) Not Applicable

8. SECURITY REQUIREMENTS

- a) Not applicable

9. EXPIRY OF PERMIT

The development shall be carried out according to the following schedule:

- a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
- b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2017.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

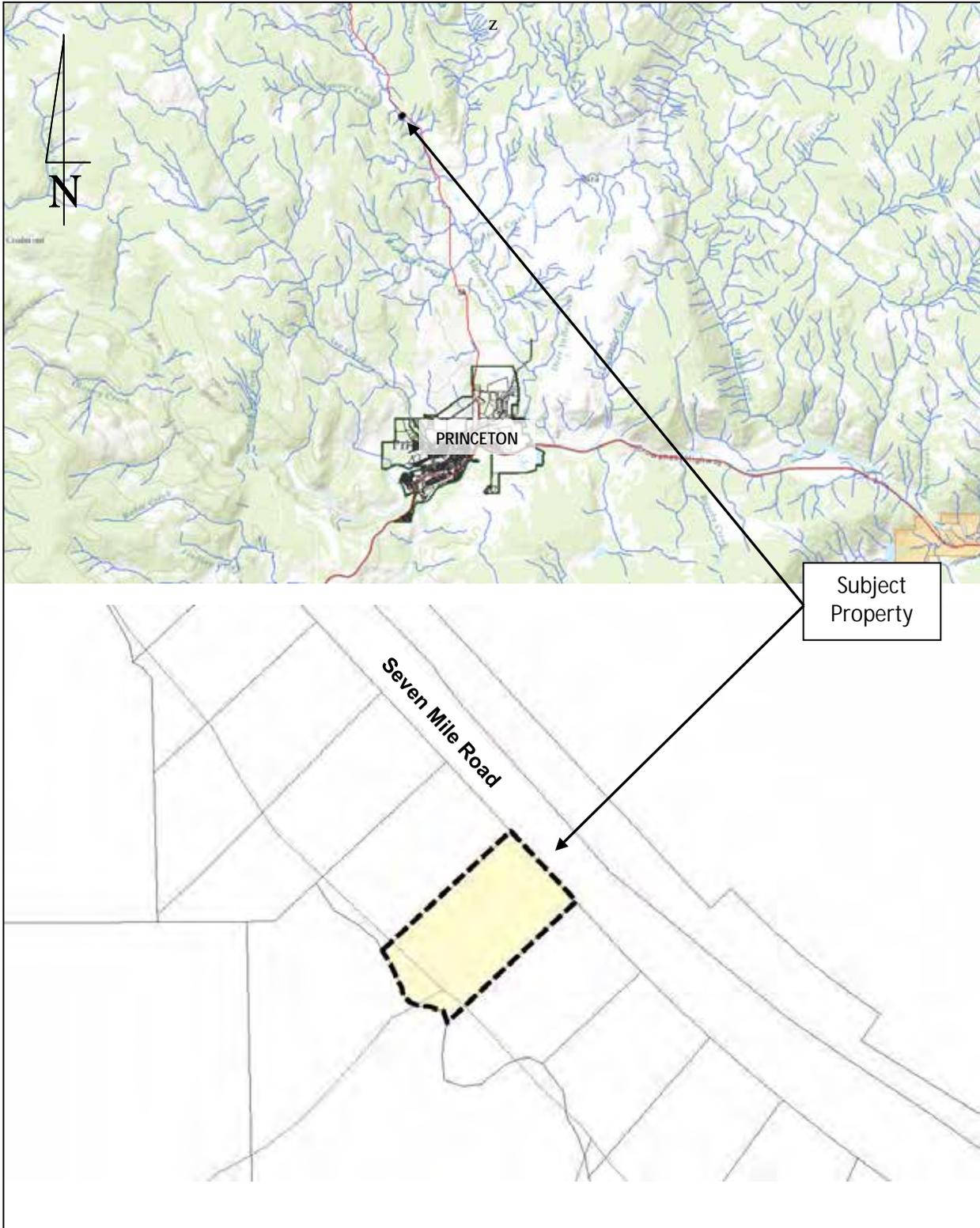
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. H2017.075-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

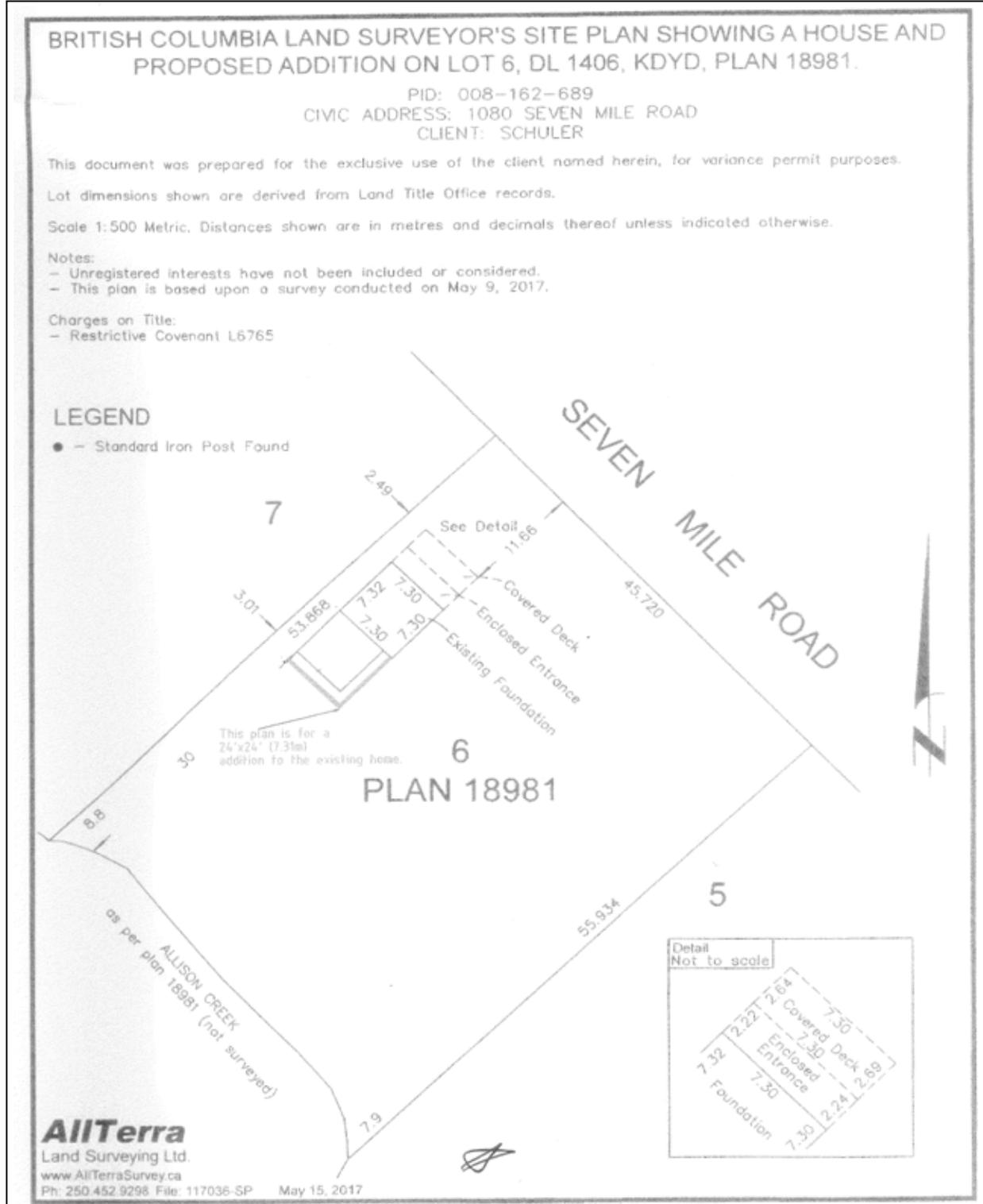
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. H2017.075-DVP

Schedule 'B'



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 2017

RE: Building Bylaw Infraction
Folio: A-06749.280 Lot: 4 Plan: KAP75649 DL: 2709,
PID: 025-956-299
Civic Address: 155 Grizzly Place (Permit #17988 garage)

Administrative Recommendation:

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 4, Plan KAP75649, District Lot 2709, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

History:

The Contravention of Building Regulations Report dated May 20, 2016 from the Building Official indicates that the building permit for a garage has expired without a Final Inspection being completed.

Permit #17988 was issued on May 10, 2012. This permit was extended once and expired on May 10, 2015.

History (con't):

An inspection was done on October 22, 2014 which identified that a loft and lean-to had been added to the building, contrary to the approved plans. The loft area had no stairs and no railings. Addition deficiencies were: beam supporting loft joists was not over supporting posts; addition 2x4 members to be added to each side of 4x6 support posts; posts required at each wall end of supporting beam; all intermediate posts to be anchored to concrete floor and end posts to wall framing; to provide a pad or concrete column to anchor lean-to posts to ground, and soffit to be completed.

The deficiencies are not health & safety related, unless the loft area is used for anything other than storage, or if a staircase is added.

In order to close the permit file a permit is required to provide details of the changes made to the original permit and to complete the work remaining and a final inspection must be passed

This Building Bylaw infraction is considered to be Category 2 as there are no health & safety concerns.

There has been no contact with the owners despite correspondence sent.

A map showing the location of this property is attached.

Analysis:

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction deficiencies on this property which are not a health and safety concern, a Section 302 Notice on Title is recommended by staff. The Notice on Title advises the current and future owners of the deficiency and protects the RDOS from liability.

Alternatives:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Respectfully submitted:

“L. Miller”

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

“D. Butler”

D. Butler, Development Services Manager



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 2017

RE: Building Bylaw Infraction
Folio: A-06749.280 Lot: 4 Plan: KAP75649 DL: 2709,
PID: 025-956-299
Civic Address: 155 Grizzly Place (Permit #17867 Dwelling)

Administrative Recommendation:

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 4, Plan KAP75649, District Lot 2709, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

History:

The Contravention of Building Regulations Report dated May 20, 2016 from the Building Official indicates that the building permit for the single family dwelling expired with several items incomplete.

Permit #16586 was issued for a single family dwelling on August 11, 2008. This permit expired on August 11, 2011. On December 22, 2011, Permit #17867 was issued to complete the work remaining. That permit was extended once and expired on December 22, 2014.

History (con't):

An inspection was done on January 8, 2014 which identified the following deficiencies. Mechanical Ventilation checklist not received. Siding on the front of the house incomplete. Final grading of the slope away from the house not completed. Both the mechanical room and second bathroom were unfinished. A minimum of two screws per hinge are required to penetrate a minimum of 30mm into solid framing beyond door frame. A hammer arrester required for dishwasher water supply. Boarding is required to protect vapour barrier in closet, and an attic hatch to be put into place.

The deficiencies are not health & safety related.

In order to close the permit file a new permit would be required to complete the remaining work and a re-inspection would be needed to confirm completion of outstanding items.

This Building Bylaw infraction is considered to be Category 2 as none of the uncompleted items are health and safety concerns.

A map showing the location of this property is attached. There are no photos of the building and the owners have not responded to a request from the Building Official, on February 4, 2016 to complete the permit.

Analysis:

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction deficiencies on this property which are not a health and safety concern, a Section 302 Notice on Title is recommended by staff. The Notice on Title advises the current and future owners of the deficiency and protects the RDOS from liability.

Alternatives:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Respectfully submitted:

“L. Miller”

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

“D. Butler”

D. Butler, Development Services Manager



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 2017

RE: Building Bylaw Infraction
Folio: A-06749.325 Lot: 3 Plan: KAP76059 DL: 2709
PID: 026-027-925
Civic Address: 48 Nine Mile Place (Permit #17976)

Administrative Recommendation:

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 3, Plan KAP76059, District Lot 2709, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT injunctive action be commenced.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

History:

The Contravention of Building Regulations Report dated May 20, 2016 from the Building Official indicates that the building permit for a single family dwelling has expired without being completed.

Permit #17976 was issued on April 30, 2012 and expired, after being extended, on April 30, 2015. This permit was issued to complete Permit #16777 for a single family dwelling which was issued on March 25, 2009 and expired, after being extended, on March 25, 2012.

History (con't):

An inspection was done on January 28, 2016 which identified the following health and safety deficiencies: lack of guards for decks and front porch; handrails required for stairs; top of interior stair riser too short; bottom stair riser too short; vacuum breaker and thermal expansion tank or valve for hot water tank required; principal exhaust fan on programmable switch required; certification for installation of septic system required; and a copy of the electrical permit from BC Safety Authority.

In addition, there were 13 more deficient items, which are not health & safety related.

In order to close the permit file a permit is required to complete the deficient items and an inspection to verify they have all been finished.

This Building Bylaw infraction is considered to be Category 3.

In addition to discussions during the Inspection done on January 28, 2016, an email was sent to the owners and contractor on February 4, 2016, detailing what requiring what was required for "Conditional Occupancy" as well as a Final Notice Letter sent December 22, 2016. To date, the owners have not contacted RDOS Building Inspection.

A map showing the location of this property is attached.

Analysis:

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction and health and safety deficiencies on this property, a Section 302 Notice on Title and injunctive action are recommended by staff. The Notice on Title advises the current and future owners of the deficiency and injunctive action will require that the deficiencies be remedied and the property be brought into compliance with RDOS bylaws.

Alternatives:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Respectfully submitted:

“L. Miller”

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

“D. Butler”

D. Butler, Development Services Manager



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 2017

RE: Building Bylaw Infraction
Folio: F-07348.000 Lot: 1 Plan: KAP17195 DL: 5076
PID: 008-438-226
Civic Address: 907 Bartlett Dr. (Stop Work Notice)

Administrative Recommendation:

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 1, District Lot 5076, Plan 17195, ODYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT injunctive action be commenced.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

History:

The Contravention of Building Regulations Report dated December 13, 2016 from the Building Official indicates that renovations have been done without a building permit, to existing single family dwelling, including altering exterior windows and doors and relocating interior partitions.

A Stop Work Notice was placed on ongoing renovations and alterations to the residence on October 15, 2015. One of the property owners attended at the Building Department after receiving the Stop Work letter, and the requirement for the building permit was explained. Although the alterations may not have affected the integrity of the structure the exterior walls had been renovated, infilled in some portions and re-insulated. A building permit was required for the work completed. In addition, the front door has been sealed off and two patio doors installed. No deck, landings or stairs have been installed at the patio doors.

History (con't):

A final letter was sent to the owners on November 29, 2016. Despite the correspondence, and discussions, a building permit application has not yet been received.

The lack of proper landings/stairs or handrail as a health and safety deficiency. It is unknown whether there are any additional health & safety related deficiencies because of the unpermitted works.

In order to close the permit file a building permit would need to be obtained and a final inspection completed.

This Building Bylaw infraction is considered to be Category 3 as the construction was done without a permit.

A map showing the location of this property and photos of the infraction are attached.

Analysis:

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction and health and safety deficiencies on this property, a Section 302 Notice on Title and injunctive action are recommended by staff. The Notice on Title advises the current and future owners of the deficiency and injunctive action will require that the deficiencies be remedied and the property be brought into compliance with RDOS bylaws.

Alternatives:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Respectfully submitted:

“L. Miller”

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

“D. Butler”

D. Butler, Development Services Manager





ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Development Variance Permit Application — Electoral Area “A”

Administrative Recommendation:

THAT the Board of Directors deny Development Variance Permit No. A2017.061–DVP

Purpose: To formalize an existing pergola, stairs, and deck accessory to a single detached dwelling.

Owners: Lisa Harding Agent: Ecora Engineering Group Folio: A-05911.000

Civic: 19431 95th Street Legal: Lot 4, Plan KAP2310, District Lot 2450s, SDYD

OCP: Low Density Residential (LR) Zone: Residential Single Family One (RS1)

Requested to increase maximum parcel coverage from 50% to 67.3%, and

Variances: to reduce the minimum rear parcel line setback for a principal building from 7.5 m to 0.0 m.

Proposed Development:

This application seeks to increase maximum parcel coverage from 50% to 67.3% and to reduce the minimum rear parcel line setback for a principal building from 7.5 metres to 0.0 metres, in order to formalize an existing pergola, stairs, and deck.

In support of the application, the applicant has stated that “as recognized by the Board of Variance in 2010, the land (subdivision) was created in 1931 and does not comply with current zoning bylaw standards. The property is 428 m² in area and the zoning bylaw minimum parcel area is 505 m² for RS1. . . . The property has no depth and is sandwiched between the 95 Street road right of way and Osoyoos Lake.”

Site Context:

Approximately 428 m² in area, the subject property is situated on the east side of 95th Street on the shore of Osoyoos Lake approximately, 5 kilometres northwest of the Town of Osoyoos. The property contains a singled detached dwelling, attached deck and stairs, and a detached pergola.

The surrounding pattern of development is characterised by low density residential development.

Background:

The subject property was created by a subdivision plan registered with the Land Titles Office on November 12, 1931, and was previously developed for residential purposes prior to the creation of the Regional District in 1966.

In 2010, the Regional District’s Board of Variance (BoV) authorized a reduced front setback of 1.0 metre (from 7.5 metres) and reduced rear setback of 3.0 metres (also from 7.5 metres) and increased

parcel coverage to 50% (from 35%) in order to allow for the development of a new dwelling on the property.

In 2011, a Watercourse Development Permit (WDP) that reduced the Streamside Protection and Enhancement Area (SPEA) from 30.0 metres to 7.5 metres (measured from High Water Mark) was issued and a Building Permit for a single detached dwelling was issued in February of 2016.

In August of 2016, a complaint was received regarding the construction of a pergola and deck within the SPEA.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

Analysis:

In considering this proposal, Administration notes that a basis for the Board of Variance's approval to reduce the front setback from 7.5 metres to 1.0 metres in 2011 was the protection of the Streamside Protection and Enhancement Area (SPEA) that applies to this property.

In addition, the Regional District adopted a new WDP Guideline in 2013 that encourages the submission of DVP applications in order to relax zoning setbacks on existing small lots specifically "in order to reduce impacts and preserve the SPEA".

Of concern is that the current proposal is seen to be at cross-purposes with both of these directions in that it is seeking to allow a pergola, stairs, and deck to significantly encroach into the SPEA.

Administration further notes that the purpose of a setback is generally to encourage adequate spacing between buildings and structures in order to reduce potential negative impacts on adjacent properties with respect to overshadowing, access to sunlight, loss of privacy and mitigation of noise.

In this instance, Administration is concerned that proposed setback reduction has the potential to adversely impact on adjacent residential uses as most dwellings in this area have been orientated towards the rear parcel line in order to take advantage of the frontage with Osoyoos Lake and that development this close to the foreshore is not common.

Conversely, Administration recognises the challenges posed by the small size of parcels in this area and that most of the proposed development will occur at grade (i.e. deck and stairs) and that the pergola, by its nature, is open and that the impact of overshadowing should be minimal.

Administration also recognises the long history of residential use and associated disturbance in the SPEA, and that the proponent has submitted a supportive assessment from a QEP (subject to a number of conditions) that would allow the proposed pergola, stairs, and deck to occur in the SPEA.

With respect to the request to increase parcel coverage, Administration recognises that the parcels created adjacent to Osoyoos Lake in the first half of the 20th century are sub-minimal (vis-à-vis the minimum parcel size required in the RS1 Zone) and that this presents challenges in relation to current parcel coverage requirements.

It is also noted that the setback variances approved by the BoV in 2011 increased the buildable area on the parcel, that the current bulk and scale of the existing dwelling is not uncharacteristic of other

dwellings found on 95th Street, and that an opportunity exists to apply for accreted land that would reduce the overall coverage.

Conversely, Administration considers that other options are seen to be available to the property owner, such as reducing the size of the proposal in order to comply with the 50% coverage previously approved by the BoV.

In summary, Administration is concerned that this proposal runs counter to the objective of protecting the SPEA as encapsulated within the WDP Guidelines and is further inconsistent with the decision by the BoV to reduce the front setback to 1.0 metre in order to protect the SPEA, and, therefore, is recommending denial.

Alternatives:

- .1 THAT the Board of Directors approve Development Variance Permit No. A2017.061–DVP; or
- .2 THAT the Board of Directors defers making a decision and directs that the proposal be considered by the Electoral Area “A” Advisory Planning Commission (APC).

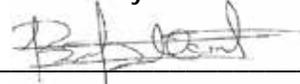
Respectfully submitted:


T. Donegan, Planning Tech.

Endorsed by:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant’s Site Photo

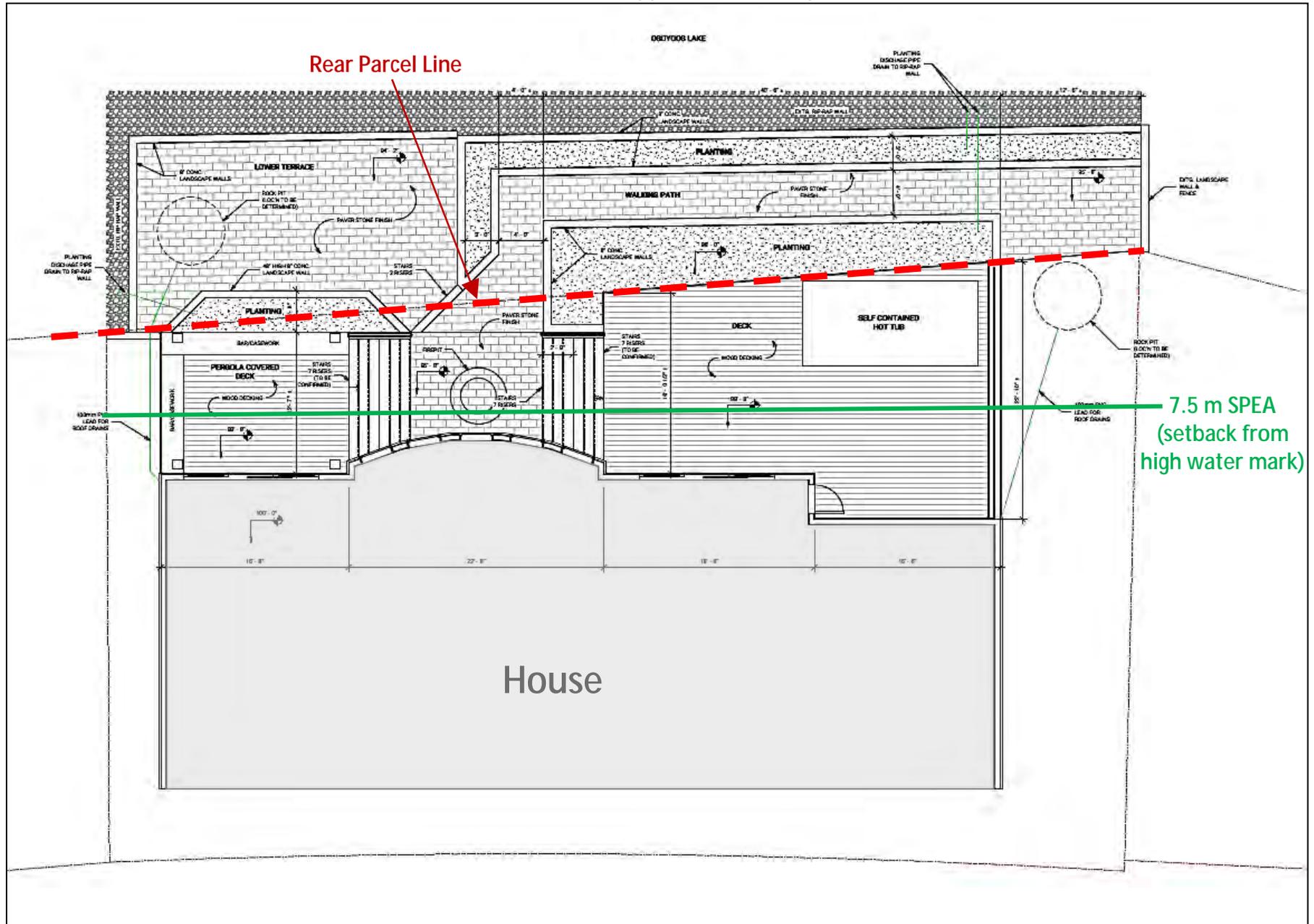
No. 2 – Applicant’s Landscape Plan

No. 3 – WDP No. A-11-05911.000 Site Plan (2011)

Attachment No. 1 – Applicant’s Site Photo



Attachment No. 2 – Applicant's Landscape Plan





Development Variance Permit

FILE NO.: A2017.061-DVP

Owner: Lisa Harding
19431 95th Street
Osoyoos, BC V0H 1V0

Agent: Ecora Engineering Group
501 Winnipeg Street
Penticton, BC V2A 5M8

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A' & 'B' and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 4, Plan KAP2310, District Lot 2450s, SDYD

Civic Address: 19431 95th Street

Parcel Identifier (PID): 011-045-639 Folio: A-05911.000

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "A" Zoning Bylaw No. 2451, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The minimum rear parcel line setback for a single detached dwelling in the Residential Single Family One (RS1) zone, as prescribed at Section 11.1.6(a)(ii), is varied:
 - i) from: 7.5 metres.

to: 0.0 metres, as measured to the outermost projection and as shown on Schedule 'B'.

b) The maximum parcel coverage in the Residential Single Family One (RS1) zone, as prescribed at Section 11.1.8(a), and further varied by Board of Variance Decision No. BV-30A-10 is varied:

i) from: 50%

to: 67.3%, as shown on Schedule 'B'.

7. COVENANT REQUIREMENTS

a) Not Applicable

8. SECURITY REQUIREMENTS

a) Not applicable

9. EXPIRY OF PERMIT

The development shall be carried out according to the following schedule:

a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.

b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2017.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

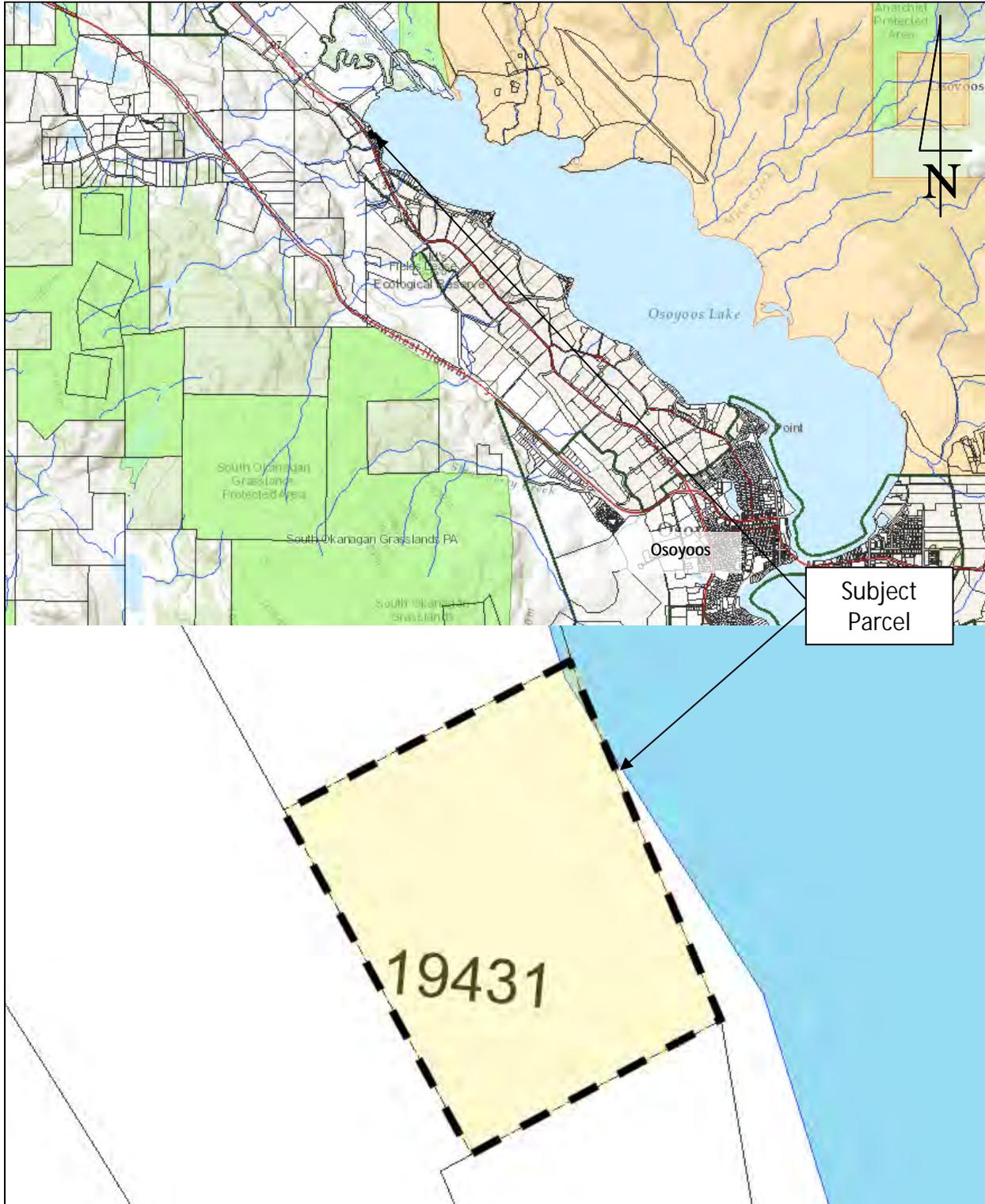
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2017.061-DVP

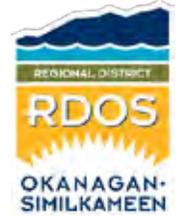
Schedule 'A'



Regional District of Okanagan-Similkameen

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

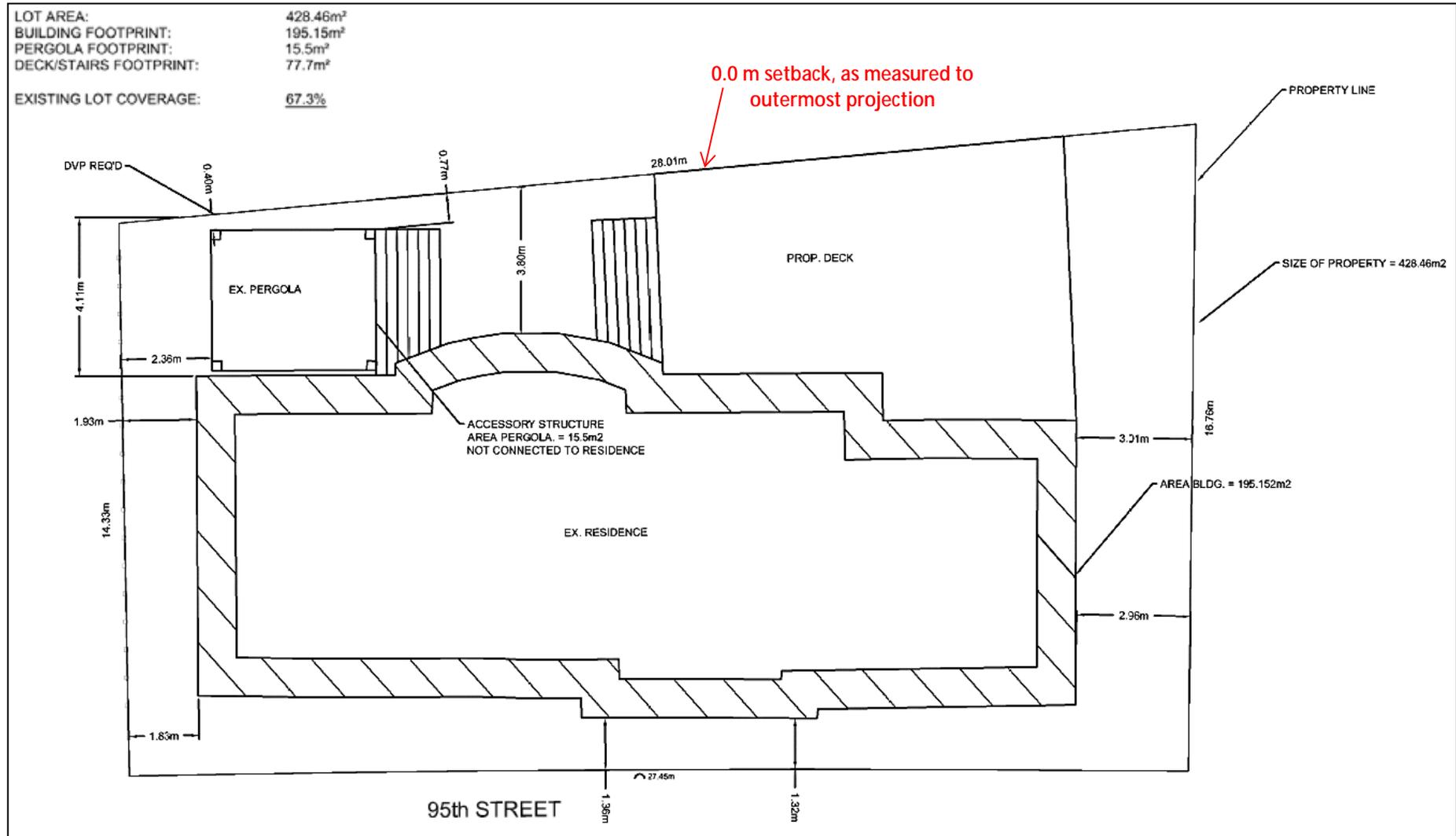
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2017.061-DVP

Schedule 'B'



The subject property was created by a subdivision plan deposited at the Land Titles Office in 1982, and available Regional District records indicate a building permit (BP) was issued in 1992 for a single detached dwelling. The approved site plan for this dwelling indicates that it was to be sited within the parcel boundaries and outside of prescribed setbacks and also included a note suggesting that a "drive thru carport" could be accommodated at the northern elevation of the house.

Under the Electoral Area "D" Official Community Plan (OCP) Bylaw No. 2603, 2013 the property is designated as Low Density Residential (LR), and is also within a Hillside Development Permit (HDP) area, and an HDP application will be required for the development of the proposed accessory structure.

Under the Electoral Area "D" Zoning Bylaw No. 2455, 2008, the property is zoned as Residential Single Family One (RS1), wherein an "accessory building" is a permitted use and the minimum front and exterior side setbacks for such is 7.5 metres and 4.5 metres, respectively.

On March 17, 2017, the Ministry of Transportation issued permits to allow the siting of the garage as proposed, and to allow the continued use and maintenance of the existing dwelling within "the Encroachment Area of the public highway, described as an unconstructed and unmaintained Lane."

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting.

Analysis:

When assessing a variance request to a setback, a number of factors are generally taken into account and these include the intent of the zoning; the presence of any potential limiting physical features on the subject property; established streetscape characteristics; and whether the proposed development will have a detrimental impact upon the amenity of the area and/or adjoining uses.

The intent behind the Zoning Bylaw's use of setbacks is varied, however, in the context of a residential front setback it is generally to provide a physical separation between the road and a residential dwelling; to improve traffic and pedestrian safety; to maintain an attractive streetscape by ensuring a uniform building line; to avoid the creation of overshadowing and loss of privacy on adjacent parcels and to provide opportunities for openness and landscaping.

In considering this proposal, Administration notes that the placement of a detached garage between a road and the principal building represents poor urban/streetscape design and is generally discouraged by the zoning bylaw (through its use of lesser rear setback to encourage the placement of accessory structures closer to this parcel line).

In addition, the placement of a garage within the front setback is *not* characteristic of Peachcliff Drive and allowing such a development would be incompatible and deleterious to the existing streetscape of this road.

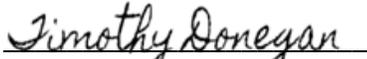
Administration further considers that other options *may* be available to the property owner, such as constructing an attached carport or garage along the southern elevation of the existing dwelling. While this might require a variation to an interior side parcel line setback, it is also the more common design element found on dwellings fronting this particular section of Peachcliff Drive for accommodating vehicles.

Conversely, Administration recognises that the presence of a steep slope at the rear of the parcel does present a limiting factor in the placement of a detached garage on the property.

Alternatives:

- .1 THAT the Board of Directors approve Development Variance Permit No. D2017.053-DVP.
- .2 THAT the Board of Directors defers making a decision and directs that the proposal be considered by the Electoral Area "D" Advisory Planning Commission (APC).

Respectfully submitted:


T. Donegan, Planning Tech.

Endorsed by:


C. Garrish, Planning Supervisor

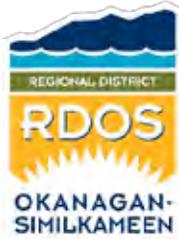
Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Site Photos (Google StreetView)

Attachment No. 1 – Site Photos (Google StreetView)





Development Variance Permit

FILE NO.: D2017.053-DVP

Owner: Colin Halley
1206 Peachcliff Drive
Okanagan Falls, BC V0H-1R1

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', & 'C' and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 3, Plan KAP48320, District Lot 374, SDYD
Civic Address: 1206 Peachcliff Drive
Parcel Identifier (PID): 017-956-200 Folio: D-00854.050

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "D" Zoning Bylaw No. 2455, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The minimum front parcel line setback for an accessory building in the Residential Single Family One (RS1) zone, as prescribed at Section 11.1.6(b)(i), is varied:
 - i) from: 7.5 metres.
to: 1.02 metres, as measured to the outermost projection and as shown on Schedule 'B'.

- b) The minimum exterior side parcel line setback for an accessory building in the Residential Single Family One (RS1) zone, as prescribed at Section 11.1.6(b)(iii), is varied:
 - i) from: 4.5 metres.
 - to: 3.0 metres, as measured to the outermost projection and as shown on Schedule 'B'.

7. **COVENANT REQUIREMENTS**

- a) Not Applicable

8. **SECURITY REQUIREMENTS**

- a) Not applicable

9. **EXPIRY OF PERMIT**

The development shall be carried out according to the following schedule:

- a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
- b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2017.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

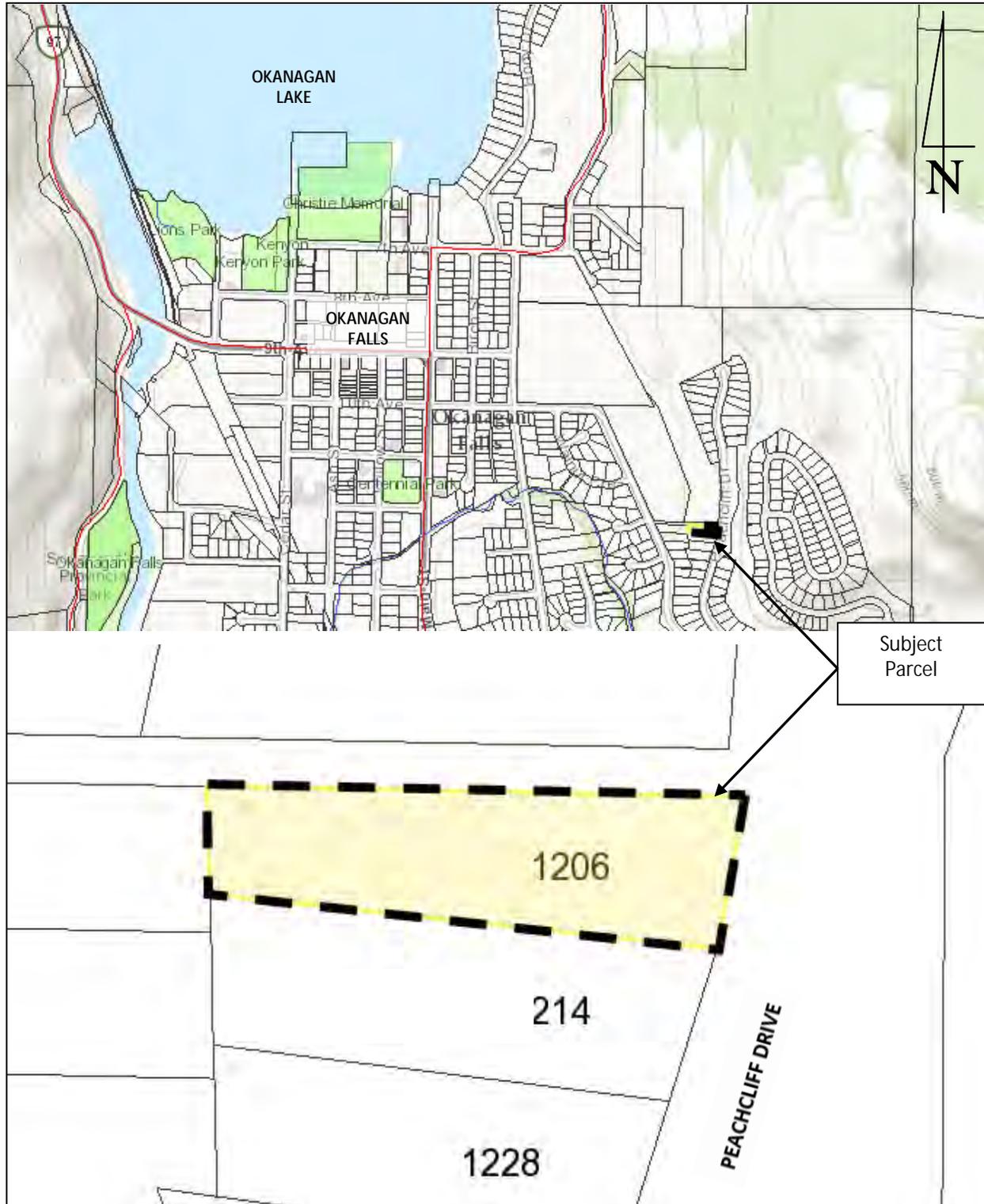
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2017.053-DVP

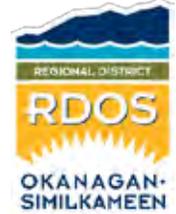
Schedule 'A'



Regional District of Okanagan-Similkameen

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

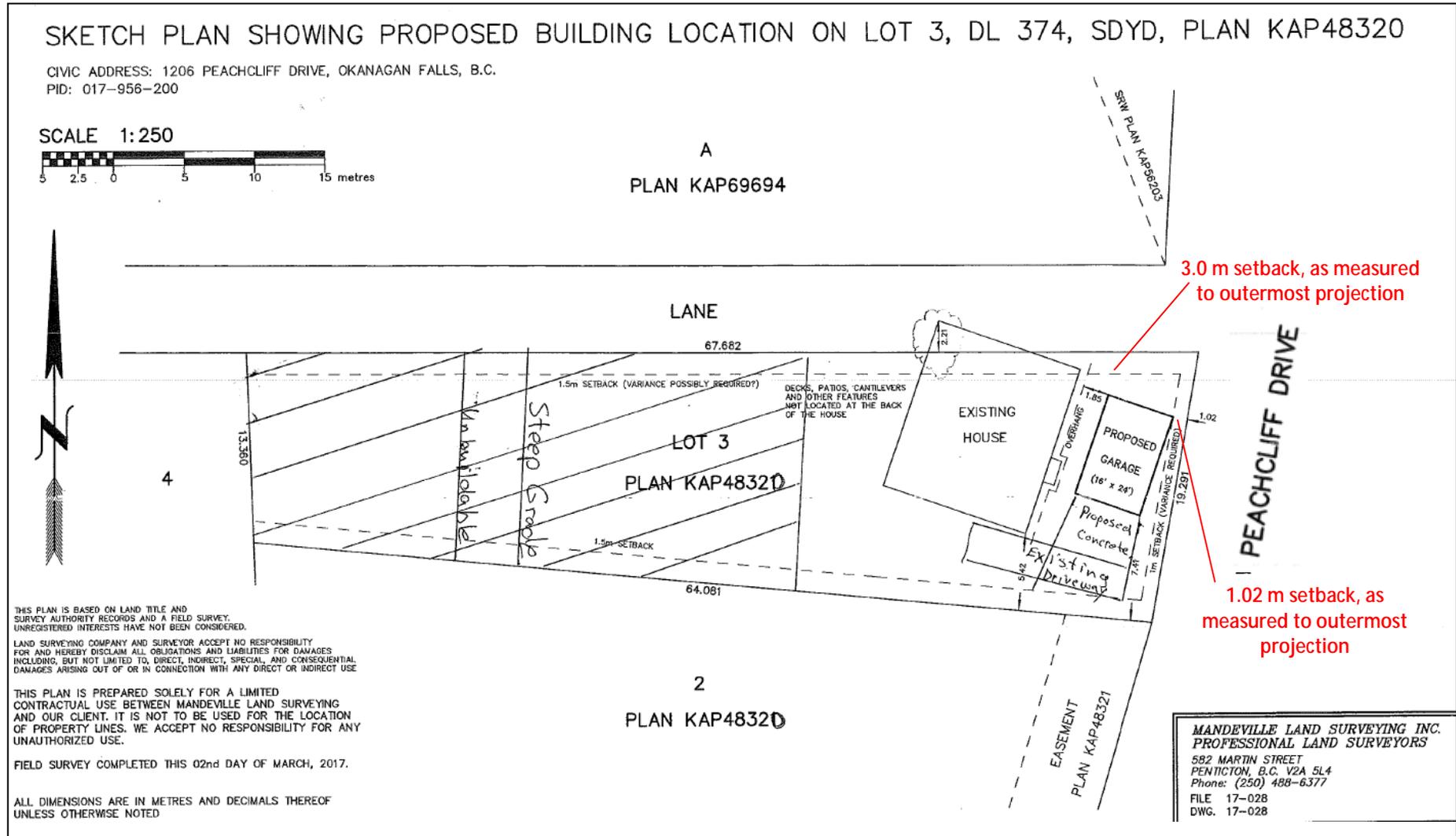
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2017.053-DVP

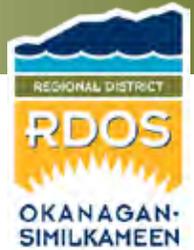
Schedule 'C'



File No. D2017.053-DVP

Page 4 of 4

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Official Community Plan (OCP) Bylaw Amendment – Electoral Area “C”

Administrative Recommendation:

THAT Bylaw No. 2452.17, 2017, Regional District of Okanagan-Similkameen Protection of Farming Development Permit Area Update Official Community Plan Amendment Bylaw be read a first and second time and proceed to a public hearing;

AND THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated July 6, 2017, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2452.17, 2017, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of July 20, 2017;

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

Purpose:

The purpose of this amendment to the Electoral Area “C” Official Community Plan (OCP) Bylaw is to update the Protection of Farming Development Permit (PFDP) Area designation.

Background:

At its meeting of November 6, 2008, the Regional District Board endorsed the Electoral Area “C” [Agricultural Area Plan](#) (AAP).

The AAP had commenced in 2004 and was steered by an Agricultural Advisory Committee (AAC) and further involved a series of public consultations prior to the strategic recommendations contained within the Plan being finalised.

Following endorsement by the Board, implementing the recommendations contained within the AAP was established as a project in 2010. This included the drafting of amendment bylaws to the Electoral Area “C” OCP and Zoning Bylaws.

The Board, at its meeting January 26, 2012, adopted [Amendment Bylaw No. 2452.06, 2010](#), which, amongst other things, introduced the PFDP Area designation.

The purpose of the PFDP Area is to protect farmland by mitigating conflict between agriculture and rural and urban neighbours through the creation of a 150 metre buffer within which new

development should employ siting and screening measures to limit adverse impacts on adjacent farming operations

In the five years that the PFDP Area designation has been in effect, the Regional District has yet to issue a development permit related to the protection of farmland.

At its meeting of May 4, 2017, the Planning and Development (P&D) Committee of the Regional District Board considered an administrative report regarding the PFDP Area and resolved to direct staff to undertake an update of the designation.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) will not be required prior to adoption as the proposed amendments relate to an official community plan bylaw.

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 53 has been made aware of the proposed amendment bylaw.

Pursuant to Section 477 of the *Local Government Act*, after first reading the Regional Board must consider the proposed OCP amendment in conjunction with Regional District's current financial and waste management plans. The proposed OCP amendment has been reviewed by the Public Works Department and Finance Department, and it has been determined that the proposed bylaw is consistent with RDOS's current waste management plan and financial plan.

Public Process:

At its meeting of June 20, 2017, the Electoral Area "C" Advisory Planning Commission (APC) was scheduled to consider the proposed amendments but failed to achieve a quorum.

Administration recommends that the proposed consideration by the APC as well as formal referral to the agencies listed at Attachment No.1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, this process is seen to be sufficiently early and does not need to be further ongoing consultation.

Agency comments have been received from Penticton Indian Band (PIB), Agricultural Land Commission (ALC) and Ministry of Agriculture and these are included as a separate item on the Board Agenda.

Analysis:

While the Regional District has yet to issue a PFDP in the five years that the permit area has been in place, a number improvements to the mapping, guidelines and permit triggers have been identified by staff.

This includes removing the DP Area designation from highways and the Okanagan River Channel, clarifying that the need for a permit is only triggered by subdivision and updating the guidelines that development proposals should adhere to.

Alternatives:

THAT Amendment Bylaw No. 2452.17, 2017, be denied.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Development Services Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Comparison of Current vs. Proposed PFDP Area Guidelines

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a **p**, prior to the Board considering first reading of Amendment Bylaw No. 2452.17, 2015.

p	Agricultural Land Commission (ALC)	<input type="radio"/>	Kootenay Boundary Regional District
<input type="radio"/>	Interior Health Authority (IHA)	<input type="radio"/>	City of Penticton
p	Ministry of Agriculture	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Energy & Mines	p	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Environment	<input type="radio"/>	Town of Princeton
<input type="radio"/>	Ministry of Forest, Lands & Natural Resource Operations	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Jobs, Tourism and Innovation	p	Okanagan Nation Alliance (ONA)
<input type="radio"/>	Ministry of Transportation and Infrastructure	p	Penticton Indian Band (PIB)
<input type="radio"/>	Integrated Land Management Bureau	p	Osoyoos Indian Band (OIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
p	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	Central Okanagan Regional District	<input type="radio"/>	Archaeology Branch
<input type="radio"/>	Fortis	<input type="radio"/>	Westbank First Nation

Attachment No. 2 — Comparison of Current vs. Proposed PFDP Area Guidelines

CURRENT PFDP AREA GUIDELINES	PROPOSED PFDP AREA GUIDELINES
<p>Category</p> <p>The Protection of Farming Development Permit (PFDP) area is designated under Section 919.9 (1) (c) of the Local Government Act, for screening, landscaping, fencing and siting of buildings or other structures, in order to provide for the buffering or separation of development from farming on adjoining or reasonably adjacent land. The purpose is to protect farmland by mitigating conflict between agriculture and rural and urban neighbours.</p>	<p>Category</p> <p>The Protection of Farming Development Permit Area (PFDP Area) as shown on Schedule 'E' (Protection of Farming Development Permit Area) is designated as a Development Permit Area under section 488(1)(c) of the Local Government Act, for the protection of farming.</p>
<p>Area</p> <p>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.</p>	<p>Area</p> <p>The lands shown as Protection of Farming Development Permit Area on Schedule 'E' are designated as "Protection of Farming Development Permit Area". The Development Permit area includes those lands located within 150 metres of parcels designated Agriculture (AG) on Schedule 'B' (Official Community Plan Map) of this bylaw.</p>
<p>Justification</p> <p>The primary objective of the development permit area designation is to regulate development activities adjacent to active farming properties so as to reduce conflicts between agricultural practices and other uses. Addressing subdivision layout, building locations and incorporating landscaped and siting buffers between new subdivisions and the ALR lands will protect the agricultural use of the ALR lands and minimize complaints due to farming activities for the benefit of both farm and non-farm residents.</p>	<p>Justification</p> <p>To regulate future development within lands adjacent to agricultural areas in order to minimize conflicts between farming and other non-farm uses.</p>
	<p>Background</p> <p>Farming and agricultural activities provide a strong component to the economy and history of the Okanagan valley. At the same time residential development has increased throughout the valley often</p>

CURRENT PFDP AREA GUIDELINES	PROPOSED PFDP AREA GUIDELINES
	<p>within close proximity to active farming areas. Conflicts between active farm practises and nearby non-farm uses continue to occur. Addressing subdivision layout, proposed building locations and incorporating landscaping and siting buffers between new subdivisions and Agriculture zoned lands will protect the agricultural use of the lands and minimize complaints due to farming activities for the benefit of both farm and non-farm residents.</p>
<p>Application Prior to development on lands adjoining Agricultural zoned lands or separated by a right-of-way or dedicated road from Agricultural zoned land, the owner must:</p> <ol style="list-style-type: none"> .1 Obtain a development permit in accordance with Protection of Farmland Development Permit Area Design Guidelines; and .2 Include an assessment of the site and substantiate the need for a buffer and provide design measures that are most appropriate for the site and should consider the type and intensity of the urban/rural use and its relationship to farm uses. 	<p>Development Requiring a Permit A Development Permit is required, except where specified under Exemptions, for a subdivision of land within the PFDP Area.</p>
<p>Guidelines</p> <ol style="list-style-type: none"> .1 Land Uses Those type of land uses shall generally be discouraged next to Agricultural lands which by their very nature may prompt concerns about farming nuisances, such as health care facilities, schools, churches or places of worship, and public parks. .2 Subdivision Layout <ol style="list-style-type: none"> a) Subdivision design must minimize potential negative impacts that may occur between farm and non-farm land 	<p>Guidelines</p> <ol style="list-style-type: none"> .1 A Development Permit is required for subdivision within a PFDP Area, and shall be in accordance with the following guidelines: <ol style="list-style-type: none"> a) the creation of road endings or road frontages adjacent to agricultural land should be avoided. b) a buffer area not less than 15.0 metres in width should be provided on each parcel adjacent to any lands designated Agriculture (AG) at Schedule 'B' of this bylaw.

CURRENT PFDP AREA GUIDELINES

users. Increased access to agricultural lands is not encouraged; however, roads may be considered for their buffering benefits.

- b) Avoid roads ending next to the Agriculturally zoned parcels except as may be necessary for access by farm vehicles.
- c) Open spaces with landscaped buffers that are designed with water retention capacity or adequate rainwater/storm drainage system should be located along the Agricultural zoned edge.
- d) Subdivided lots shall be appropriately sized and configured to accommodate minimum buffer distances.

.3 Buffer Design

- a) Ideally a minimum 30m wide setback to any principal use structures or dwellings is required on properties next to Agriculturally zoned parcels.
- b) A continuous 5m landscaped buffer is to be planted and maintained in the 30m setback.
- c) The buffer must be installed prior to subdivision.
- d) The buffer should consist of native trees and vegetation.
- e) Any existing mature native trees within the buffer area must be preserved.
- f) A 1.8m high fence must be installed along the length of the shared property line.
- g) Vegetated material selected must consist of low maintenance native or indigenous vegetation and should not require annual fertilizer use.
- h) Where there is an existing natural feature such as a watercourse along the edge of the agricultural land that provides a physical separation, the width of the

PROPOSED PFDP AREA GUIDELINES

- c) a building envelope of sufficient area to permit the construction of a residential dwelling unit of reasonable floor area complying with all building and siting regulations applicable to the parcel as well as the buffer area referenced at sub-section (b) should be indicated on the survey plan.
- d) a fence should be installed along the perimeter of a parcel where it adjoins lands designated Agriculture (AG) at Schedule 'B' of this bylaw, and prior to final approval by the subdivision approving officer.
- e) native vegetation is encouraged to be retained, enhanced or installed within the buffer area referenced at sub-section (b).

CURRENT PFDP AREA GUIDELINES	PROPOSED PFDP AREA GUIDELINES
<p>landscaped buffer may be reduced if it is inside the Streamside Protection and Enhancement Area (SPEA).</p> <ul style="list-style-type: none"> i) Where there is an existing road surface or road right-of-way or natural feature such as a ravine, the width of landscaped buffer may be reduced to 3m, while retaining the required setback. j) A landscaping plan must be provided that includes details on planting types and materials, sizes, spacing and irrigation plans. 	
<p>Exemptions</p> <p>The PFDP area does not apply to the following:</p> <ul style="list-style-type: none"> 1) subdivisions that do not create any additional parcels; and 2) a subdivision, if the smallest parcel resulting from subdivision is 10.0 ha or greater. 	<p>Exemptions</p> <p>A PFDP is not required for any of the following:</p> <ul style="list-style-type: none"> .1 subdivisions that propose to: <ul style="list-style-type: none"> 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.

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2452.17, 2017

A Bylaw to amend the Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008

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

1. This Bylaw may be cited for all purposes as the “Protection of Farming Development Permit Area Update Official Community Plan Amendment Bylaw No. 2452.17 2017.”
2. The “Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008” is amended by:
 - i) replacing Section 17.4 (Protection of Farming Development Permit Area) in its entirety with the following:

17.4 Protection of Farming Development Permit (PFDP) Areas

17.4.1 Category

The Protection of Farming Development Permit Area (PFDP Area) as shown on Schedule ‘E’ (Protection of Farming Development Permit Area) is designated as a Development Permit Area under section 488(1)(c) of the *Local Government Act*, for the protection of farming.

17.4.2 Area

The lands shown as Protection of Farming Development Permit Area on Schedule ‘E’ are designated as “Protection of Farming Development Permit Area”. The Development Permit area includes those lands located within 150 metres of parcels designated Agriculture (AG) on Schedule ‘B’ (Official Community Plan Map) of this bylaw.

17.4.3 Justification

To regulate future development within lands adjacent to agricultural areas in order to minimize conflicts between farming and other non-farm uses.

17.4.4 Background

Farming and agricultural activities provide a strong component to the economy and history of the Okanagan valley. At the same time residential development has increased throughout the valley often within close proximity to active farming areas. Conflicts between active farm practices and nearby non-farm uses continue to occur.

Addressing subdivision layout, proposed building locations and incorporating landscaping and siting buffers between new subdivisions and Agriculture zoned lands will protect the agricultural use of the lands and minimize complaints due to farming activities for the benefit of both farm and non-farm residents.

17.4.5 Development Requiring a Permit

A Development Permit is required, except where specified under Exemptions, for a subdivision of land within the PFDP Area.

17.4.6 Guidelines

- .1 A Development Permit is required for development within a PFDP Area, and shall be in accordance with the following guidelines:
 - a) the creation of new road endings or road frontages adjacent to agricultural land should be avoided.
 - b) a buffer area not less than 15.0 metres in width should be provided on each parcel adjacent to any lands designated Agriculture (AG) at Schedule 'B' of this bylaw.
 - c) a building envelope of sufficient area to permit the construction of a residential dwelling unit of reasonable floor area complying with all building and siting regulations applicable to the parcel as well as the buffer area referenced at sub-section (b) should be indicated on the survey plan.
 - d) a fence should be installed along the perimeter of a parcel where it adjoins lands designated Agriculture (AG) at Schedule 'E' of this bylaw, and prior to final approval by the subdivision approving officer.
 - e) non-invasive native vegetation should be retained, enhanced or installed within the buffer area referenced at sub-section (b).

17.4.7 Exemptions

A PFDP is not required for any of the following:

- .1 subdivisions that propose to:

- a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.
- ii) replacing Schedule 'E' (Protection of Farming Development Permit Area Map) with a new Schedule 'E' (Protection of Farming Development Permit Area Map), as shown on the attached Schedule 'A' (which forms part of this bylaw).

Regional District of Okanagan-Similkameen

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



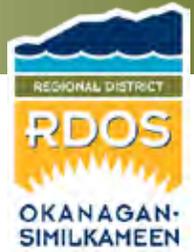
Amendment Bylaw No. 2452.17, 2017

Project No: C2017.057-ZONE

Schedule 'A'

[Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008](#)
[Schedule 'E' \(Protection of Farming Development Permit Area\)](#)

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2457.18, 2017 and Bylaw No. 2457.19, 2017, Electoral Area “D-1” Zoning Amendment Bylaws be adopted.

Purpose: To undertake a “voluntary discharge” and “early termination” of LUC-23-D-77.

Owners: various Agent: N/A Folios: various Civic: Taggart Crescent, Twin Lakes

Legal: Lots 1-8, Plan KAP29328, District Lot 411, SDYD; and Lots 1-3, Plan KAP58276, District Lot 411, SDYD.

Zoning: LUC-23-D-77 Proposed Zoning: Small Holdings Four (SH4)

Proposal:

The purpose of the amendment bylaws is to undertake a “voluntary discharge” and “early termination” of Land Use Contract (LUC) No. LU-23-D-77.

Background:

A Public Information Meeting was held on March 29, 2017 at the Kaleden Hall where eight members of the public were in attendance.

At its meeting of April 11, 2017, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the Board to approve the subject application.

At its meeting of April 20, 2017, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed the scheduling of a public hearing.

A Public Hearing was held on June 1, 2017 at which there were approximately nine (9) members of the public in attendance.

At its meeting of June 1, 2017, the Regional Board resolved to approve third reading of the amendment bylaws.

Approval from the Ministry of Transportation and Infrastructure (MoTI) was received on June 12, 2017.

Alternative:

THAT first, second and third reading of Bylaw No. 2457.18, 2017 and Bylaw No. 2457.19, 2017, Electoral Area “D-1” Zoning Bylaw amendments be abandoned.

Respectfully submitted

ERiechert

E. Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.18, 2017

**A Bylaw to partially discharge Land Use Contract No. LUC-23-D-77 and
to amend the Electoral Area "D" Zoning Bylaw No. 2457, 2008**

WHEREAS pursuant to s. 548 of the *Local Government Act*, a local government may, by bylaw, terminate a land use contract that applies to land within the jurisdiction of the local government; and

WHEREAS the registered owners of the land described in Section 2 of this bylaw have agreed to the discharge for the land use contract that applies to their lands;

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Trout Lake Land Use Contract 23-D-77 Discharge and Zoning Amendment Bylaw No. 2457.18, 2017."
2. The Land Use Contract No. LUC-23-D, registered in the Kamloops Land Title Office under charge number N26319 against title to the lands described as Lots 2 & 5, Plan KAP29328, District Lot 411, SDYD, and shown shaded yellow on the attached Schedule 'Y-1' (which forms part of this Bylaw), is discharged in respect of that land and the authorized signatories of the Regional District may execute the discharge agreement attached to this bylaw as Schedules 'Y-2' and 'Y-3'.
3. The land specified in section 2, and shown shaded yellow on the attached Schedule 'Y-1' (which forms part of this Bylaw) is zoned Small Holdings Four (SH4) in the Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2457, 2008, and the Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended accordingly.
4. The Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended by:

- a) adding a new reference to "Small Holdings Four SH4" under Section 6.1 (Zoning Districts).
- b) adding a new sub-section 10.7 (Small Holdings Four Zone) under Section 10.0 (Rural Zones) to read as follows:

10.7 SMALL HOLDINGS FOUR ZONE (SH4)

10.7.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22;
- b) single detached dwellings;

Secondary Uses:

- c) secondary suites, subject to 7.12;
- d) home occupations, subject to Section 7.17;
- e) bed and breakfast operations, subject to Section 7.19;
- f) accessory buildings and structures, subject to Section 7.13.

10.7.2 Site Specific Small Holdings Four (SH4s) Provisions:

- a) see Section 16.25

10.7.3 Minimum Parcel Size:

- a) 0.5 ha, subject to servicing requirements.

10.7.4 Minimum Parcel Width:

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

10.7.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

10.7.6 Minimum Setbacks:

- a) Buildings and structures, subject to Section 7.22:

- 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 or structures, subject to Section 7.22:
 - 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

10.7.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres;

10.7.8 Maximum Parcel Coverage:

- a) 25%

10.7.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

- c) adding a new sub-section 16.25 under Section 16.0 (Site Specific Designations) to read as follows:

16.25 Site Specific Small Holdings Four (SH4) Provisions:

- .1 *blank*

READ A FIRST AND SECOND TIME this 20th day of April, 2017.

PUBLIC HEARING held on this 1st day of June, 2017.

READ A THIRD TIME, AS AMENDED, this 1st day of June, 2017.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this 12th day of June, 2017.

Approved pursuant to Section 546(4) of the *Local Government Act* this 12th day of June, 2017.

ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

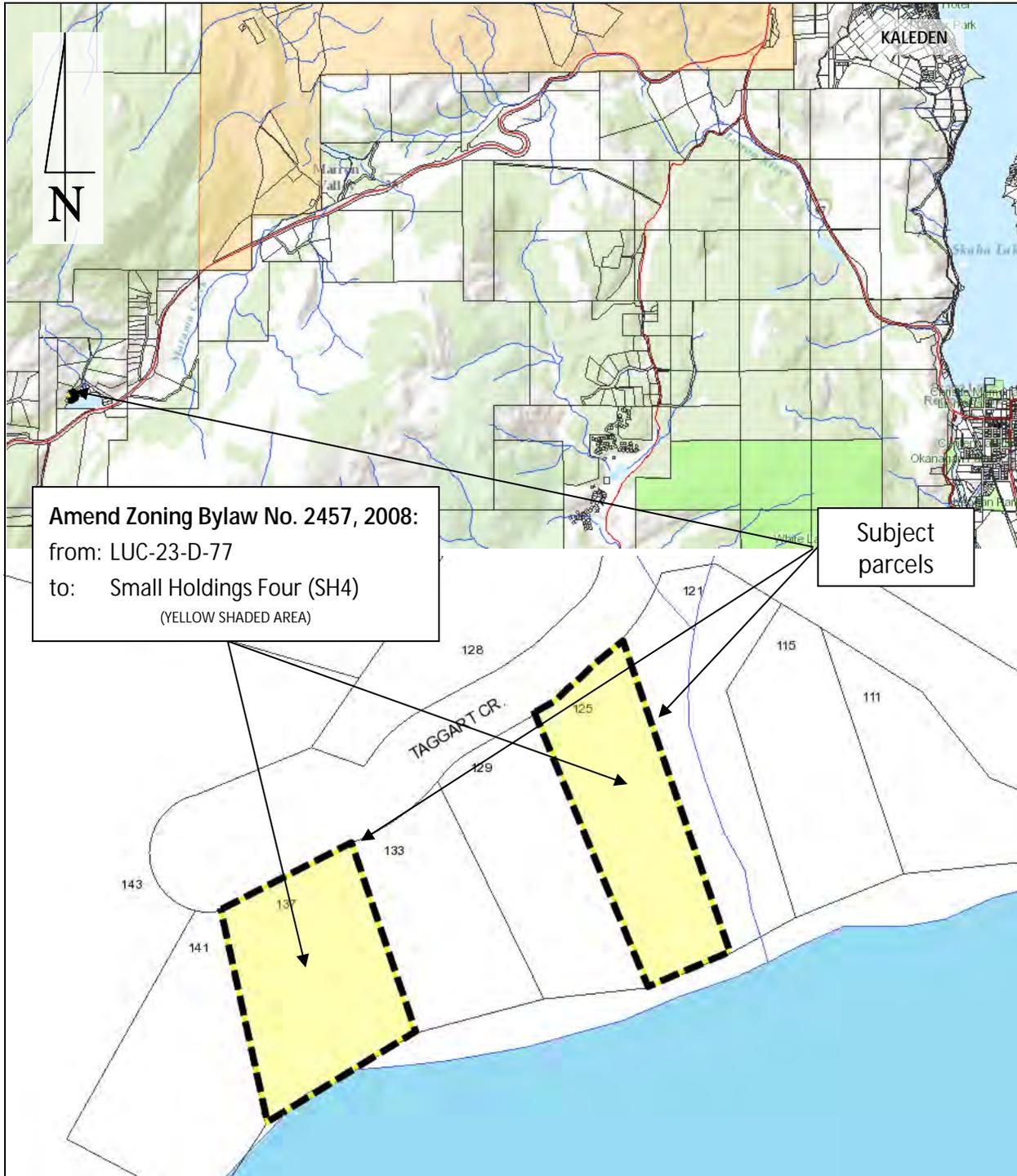
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.18, 2017

Project No: D2017.016-ZONE

Schedule 'Y-1'



Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2457.18, 2017

Project No: D2017.016-ZONE

Schedule 'Y-2'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

WHEREAS on November 17, 1977 the Okanagan-Similkameen Regional District entered into a land use contract with TAB Holdings Ltd in respect to lands described as "that part shown as parcel "B" on Plan "B"6484 of District Lot 411, Similkameen Division Yale District, Kettle River Assessment Area", which land use contract was authorized by Electoral Area "D" Zoning Bylaw No. 100 Amendment Bylaw No. 377, 1977 and registered in the Kamloops Land Title Office under N26319 (the 'Land Use Contract'); and

WHEREAS the Land was subsequently subdivided by Plan 29328 deposited in the Kamloops Land Title Office on October 11, 1978; and

WHEREAS on May 26, 2006 Andrew Gordon Joyner and Debbie Lee McCartney (the "Owners") became the owners in fee simple of Lot 2, District Lot 411, SDYD, Plan 29328 ("Lot 2"); and

WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of Lot 2; and

WHEREAS under Section 546 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the Regional District has held a public hearing in accordance with Sections 464 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2457.18, 2017;

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to Lot 2.

ANDREW G JOYNER AND DEBBIE L MCCARTNEY AS JOINT TENANTS



Authorized Signatories:

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN
By its authorized signatories:

Board Chair:

Corporate Officer:

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2457.18, 2017

Project No: D2017.016-ZONE

Schedule 'Y-3'



LAND USE CONTRACT DISCHARGE AGREEMENT

Regional District of Okanagan-Similkameen

WHEREAS on November 17, 1977 the Okanagan-Similkameen Regional District entered into a land use contract with TAB Holdings Ltd in respect to lands described as "that part shown as parcel "B" on Plan "B"6484 of District Lot 411, Similkameen Division Yale District, Kettle River Assessment Area", which land use contract was authorized by Electoral Area "D" Zoning Bylaw No. 100 Amendment Bylaw No. 377, 1977 and registered in the Kamloops Land Title Office under N26319 (the 'Land Use Contract'); and

WHEREAS the Land was subsequently subdivided by Plan 29328 deposited in the Kamloops Land Title Office on October 11, 1978; and

WHEREAS on Oct 1996 (date of purchase) Richard & Sandra Hawthorne (the "Owners") became the owners in fee simple of Lot 5, District Lot 411, SDYD, Plan KAP29328 ("Lot 5"); and

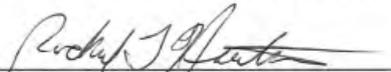
WHEREAS the Regional District and the Owner wish to discharge the Land Use Contract in respect of Lot 5; and

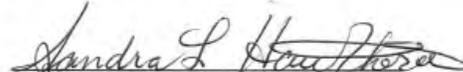
WHEREAS under Section 546 of the *Local Government Act* a land use contract that is registered in a land title office may be discharged by bylaw, with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

WHEREAS the Regional District has held a public hearing in accordance with Sections 464 of the *Local Government Act* and has authorized the execution of this Agreement by Electoral Area "D" Land Use Contract Discharge and Zoning Amendment Bylaw No. 2457.18, 2017;

THIS AGREEMENT is evidence that, in consideration of the premises and the sum of one dollar paid to the Regional District by the Owner, the receipt and sufficiency of which are acknowledged by the Regional District, the Owner and the Regional District agree that the Land Use Contract is discharged in relation to Lot 5.

RICHARD T HAWTHORNE AND SANDRA L HAWTHORNE AS JOINT TENANTS


Authorized Signatories:



REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN
By its authorized signatories:

Board Chair:

Corporate Officer:

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.19, 2017

**A Bylaw to terminate Land Use Contract No. LU-23-D-77 and
to amend the Electoral Area "D" Zoning Bylaw No. 2457, 2008**

WHEREAS pursuant to s. 548 of the *Local Government Act*, a local government may, by bylaw, terminate a land use contract that applies to land within the jurisdiction of the local government;

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Trout Lake Land Use Contract LU-23-D-77 Termination and Zoning Amendment Bylaw No. 2457.19, 2017."
2. The Land Use Contract No. LU-23-D-77, registered in the Kamloops Land Title Office under charge number JN26319 against title to the land described as:
 - i) Lots 1, 3, 4, 6-8, District Lot 411, SDYD, Plan KAP29328; and
 - ii) Lots 1-3, District Lot 411, SDYD, Plan KAP58276;

and shown shaded yellow on the attached Schedule 'Y' (which forms part of this Bylaw), is terminated.

3. The land specified in section 2, and shown shaded yellow on the attached Schedule 'Y' (which forms part of this Bylaw) is zoned Small Holdings Four (SH4) in the Regional District of Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2457, 2008, and the Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended accordingly.
4. This Bylaw shall come into force on the day that is one year and one day after the date this Bylaw is adopted.

READ A FIRST AND SECOND TIME this 20th day of April, 2017.

PUBLIC HEARING held on this 1st day of June, 2017.

READ A THIRD TIME, AS AMENDED, this 1st day of June, 2017.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this 12th day of June, 2017.

Approved pursuant to Section 546(4) of the *Local Government Act* this 12th day of June, 2017.

ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

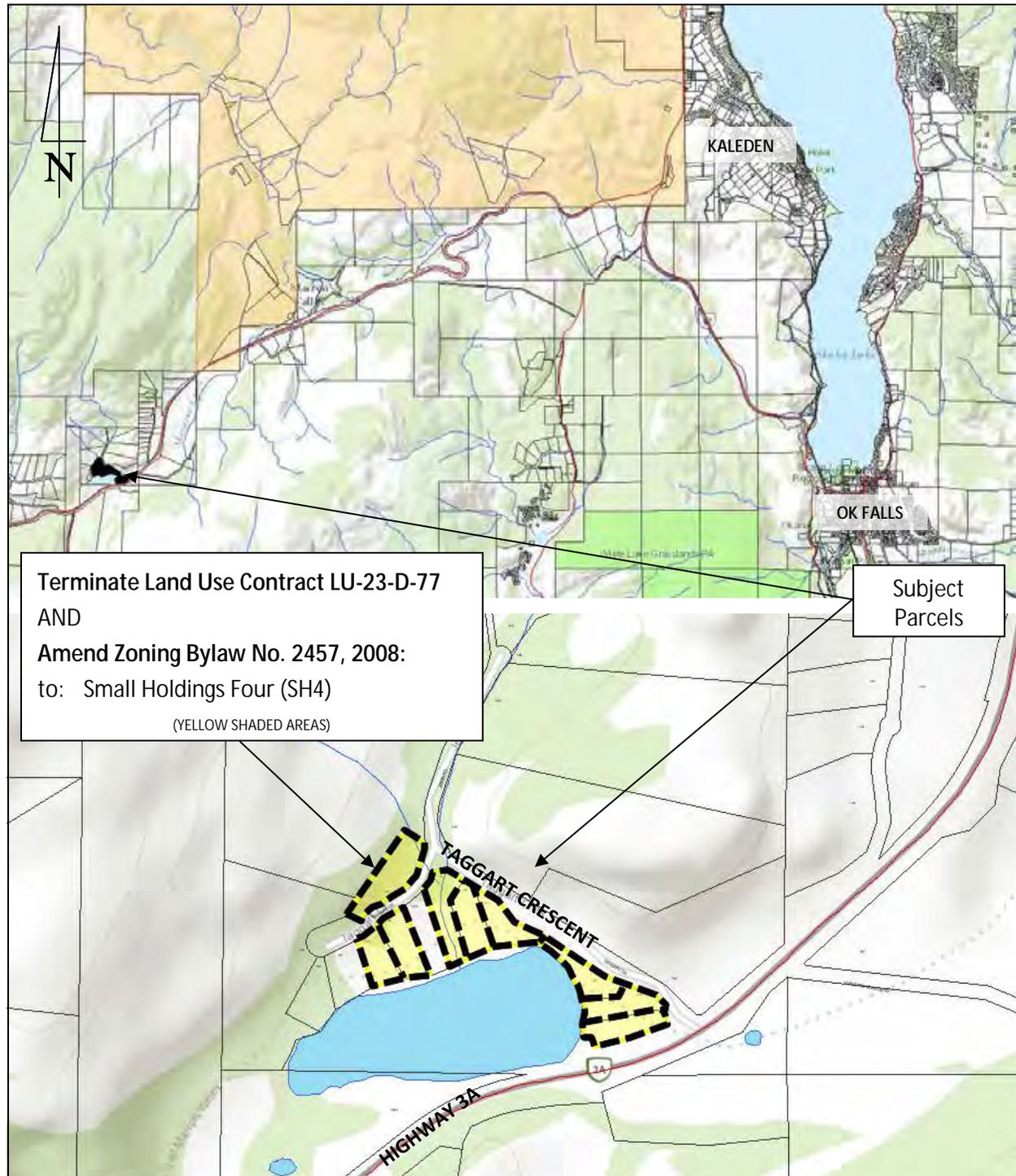
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.19, 2017

File No. D2017.016-ZONE

Schedule 'Y'



Development of the property is seen to be comprised of a single detached dwelling and various accessory buildings and structures. The surrounding pattern of development is generally characterised by similar rural-residential uses on parcels greater than 4.0 ha in area.

Background:

The subject property was created by a subdivision deposited with the Land Title Office in Kamloops on October 22, 1975, with the current boundaries of the property dating to a boundary adjustment with the parcel to the south and deposited with the Land Title Office in Kamloops on December 11, 2002.

Available Regional District building permit files indicate that a mobile home was previously moved on the property in 1990, a permit for a single detached dwelling was issued in 1995 and for a storage building in 1999.

Under the Electoral Area "D-2" Zoning Bylaw No. 2459, 2008, "kennels" are currently permitted in the Resource Area (RA), Agriculture One (AG1), Agriculture Three (AG3) and Large Holdings (LH) zones, but not the Small Holdings One (SH1) Zone that applies to the subject property.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the proposal is situated beyond 800 metres of a controlled area.

Referral comments on this proposal have been received from the Penticton Indian Band (PIB), Interior Health Authority (IHA) and Fortis (Electric) and these are included as a separate item on the Board Agenda.

Public Process:

At its meeting of June 13, 2017, the Electoral Area "D" Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be approved.

A Public Information Meeting was held ahead of the APC meeting on June 13, 2017, and was attended by approximately 16 members of the public.

Analysis:

In considering this proposal, Administration recognises that dogs will bark as part of the regular comings-and-goings in a neighbourhood, but that excessive barking is also a common source of complaint due to the impact it has on the amenity of a neighbourhood.

In order to address this – i.e. routine versus excessive barking — the Regional District has implemented a number of regulations through its zoning bylaws, animal control bylaws and noise control bylaws.

This includes a limitation on the number of dogs that can be kept on a property for personal enjoyment at nor more than 4 (zoning), a requirement that dogs not run at large or cause annoyance to any person (animal control), and that no dog "disturbs the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood, or of persons in the vicinity" (noise control).

In addition, the Regional District has generally limited "kennels" (i.e. the keeping of more than 4 dogs) to zones with parcel sizes larger than 4.0 ha; such as the Resource Area, Agriculture and Large Holdings zones.

In this context, the SH1 Zone in Electoral Area "D-2" is an outlier in that it is the only zone in the Regional District that has a minimum parcel size (for subdivision) requirement of 4.0 ha but does not currently permit "kennel" as either a principal or accessory use.

The reason for this exclusion is unclear given the zone lists "agriculture" as a permitted principal use and does not impose any limits on the number of livestock that may be kept on parcels greater than 2.0 ha in area and also permits "animal hospitals" with no limit on the number of animals that may be cared for.

Due to the proximity of the property to the City of Penticton boundary, a review of its zoning bylaw was undertaken for comparative purposes and the City permits kennels in its Agriculture (A) Zone, subject to a minimum parcel size of 3.0 ha.

Conversely, Administration recognises that barking dogs are common source of noise complaint and that many of the concerns expressed at the public information meeting for this rezoning involved the potential noise and loss of amenity that adjacent property owners might experience if this use is approved.

In summary, Administration considers that the proposed limitation on the number of dogs, the floor area restriction on the kennel facility as well as the proponents expressed intention to sound proof the facility to mitigate some of the concerns that might exist around noise from the animals. It is also noted that the proponent intends to reside on the property full-time.

Alternatives:

- .1 THAT Bylaw No. 2455.28, 2017, Electoral Area "D" Zoning Amendment Bylaw be denied; OR
- .2 THAT Bylaw No. 2455.28, 2017, Electoral Area "D" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of July 20, 2017;

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

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



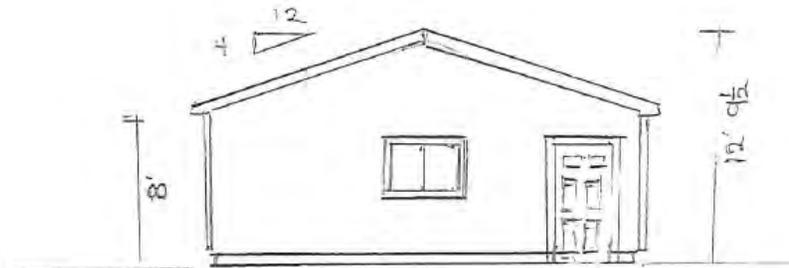
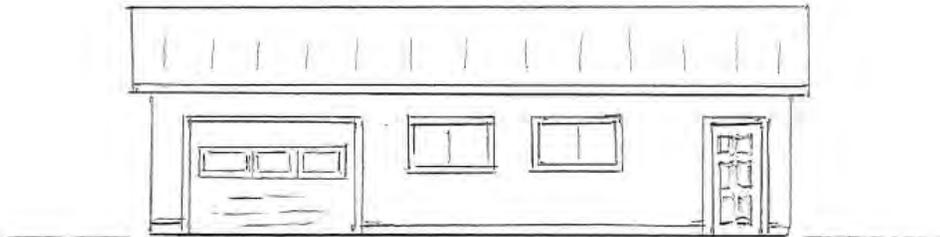
B. Dollevoet, Development Services Manager

Attachments: No. 1 – Applicant's Site Plan

Attachment No. 1 – Applicant’s Site Plan & Elevations



Proposed Kennel - Garage size 40' x 24'



229.3
WGS, 1984
ID Regional

- proposed kennel site - 24x40 foot building
- 33 meters and 50 meters in from property lines
- fenced (chain link) exercise area in close proximity to kennel
- noise buffered behind main dwelling

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

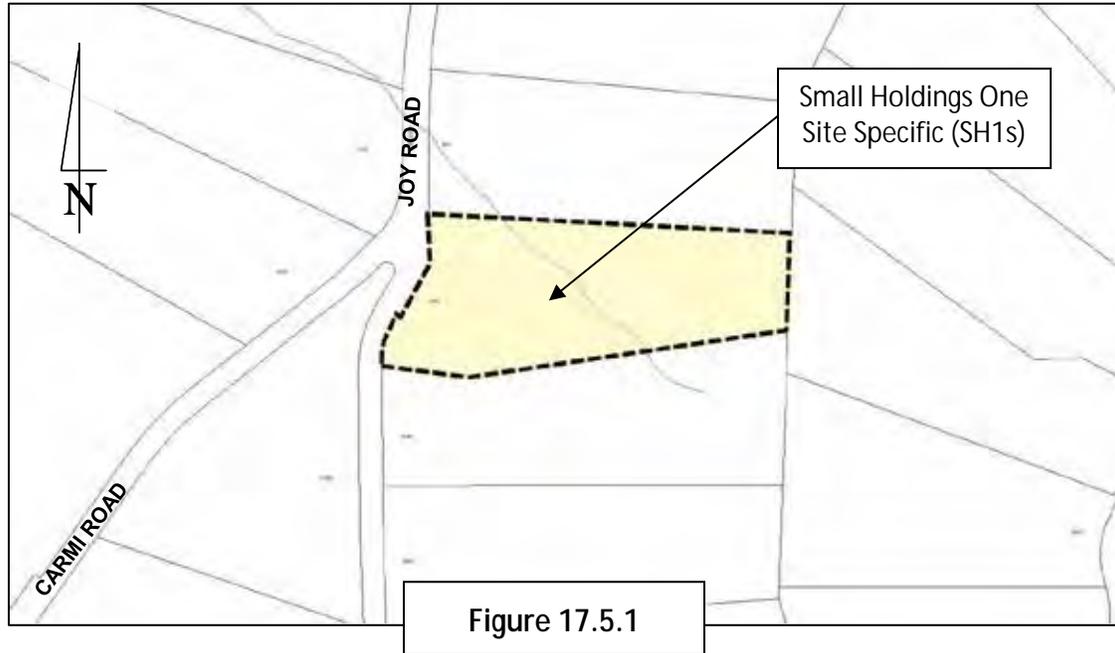
BYLAW NO. 2455.28, 2017

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.28, 2017."
2. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of the land described as Lot B, Plan KAP72393, District Lot 2710, SDYD, and as shown shown shaded yellow on Schedule 'X', which forms part of this Bylaw, from Small Holdings One (SH1) to Small Holdings One Site Specific (SH1s).
3. The Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:
 - i) replacing section 17.5.1 (Site Specific Small Holdings One Provisions) under Section 17.0 (Site Specific Provisions) to read as follows:
 - .1 in the case of land described as Lot B, Plan KAP72393, District Lot 2710, SDYD, and shown shaded yellow on Figure 17.5.1:
 - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 10.5.1:
 - i) kennel, which is defined as meaning the care of no more than fifteen (15) 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.
 - b) despite Section 10.5.6, the minimum setback for buildings, structures and areas utilized in association with a kennel from all parcel lines shall be 30.0 metres.

- c) the gross floor area of a building or structure used in association with a kennel shall not exceed 90 m².



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

PUBLIC HEARING held on this ___ day of _____, 2017.

READ A THIRD TIME this ___ day of _____, 2017.

ADOPTED this ___ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

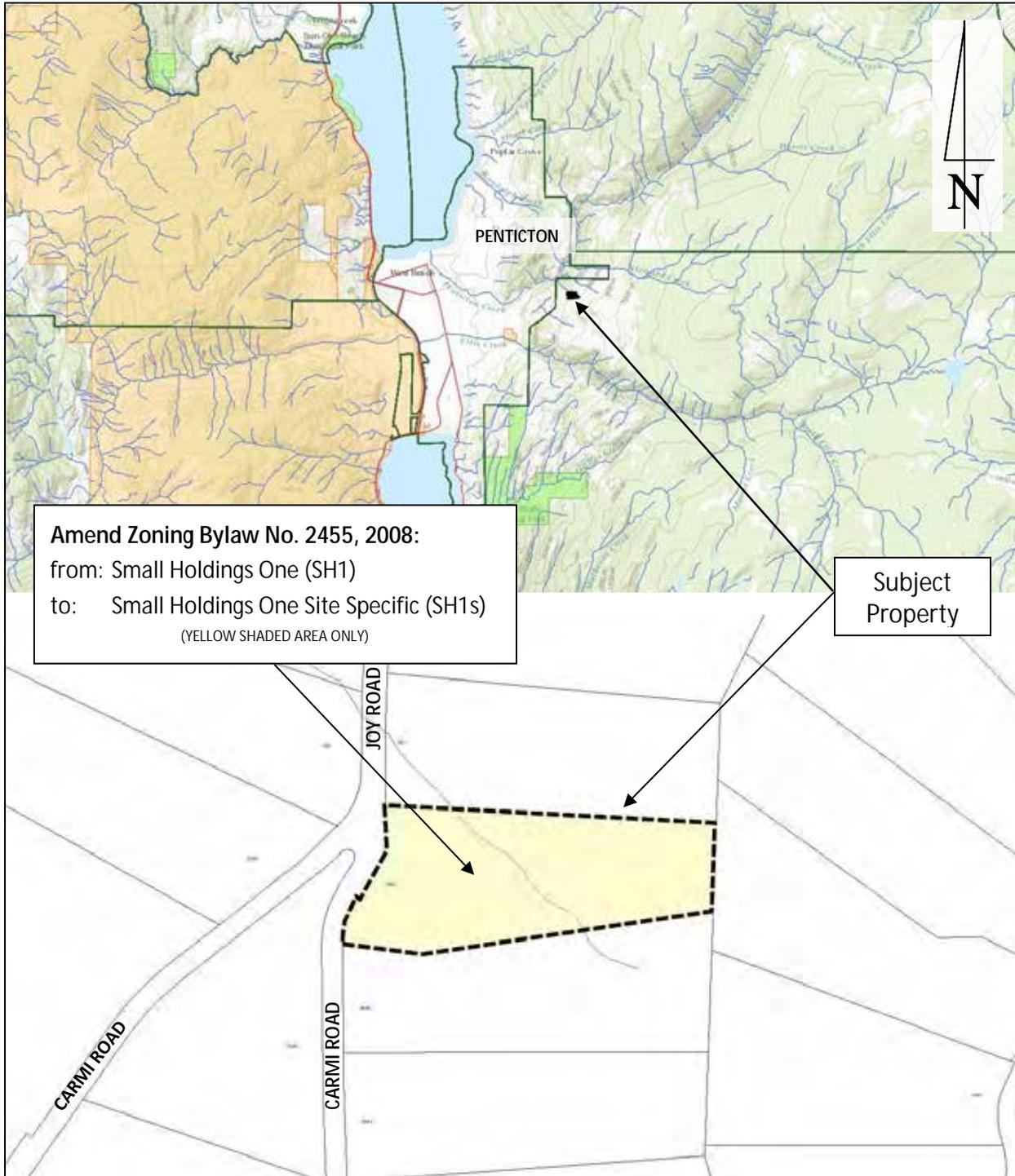
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.28, 2017

Project No: D2017.062-ZONE

Schedule 'Y'



RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2455.28

- | | |
|---|---|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below | <input checked="" type="checkbox"/> Interests Unaffected by Bylaw |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Below | <input type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

Signature: *John C. Beaupre*

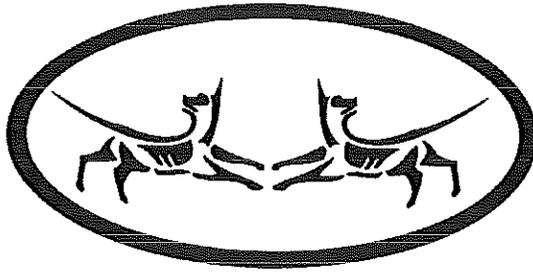
Agency: Interior Health Authority

Date: May 26, 2017

Signed By: John C. Beaupre

Title: Environmental Health Officer





Penticton Indian Band

Natural Resource Department
R.R. #2, Site 80, Comp.19
Penticton, British Columbia
Canada V2A 6J7
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411 Fax: 250-493-2882

**WITHOUT PREJUDICE AND NOT TO
BE CONSTRUED AS CONSULTATION**

May-19-17

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

RTS ID: 2397

Referral ID: 2017-05-11 ZON 2397

Reference ID: BL2455.28 D2017-.062-Zone

Referral Date: May-11-17

Summary: To introduce "kennel" as a permitted accessory use through a site specific amendment applied to the subject property.

Attention: Christopher Garrish

The Penticton Indian Band acknowledges receipt of your referral dated May-11-17. The PIB has insufficient information to begin review of your referral. Please provide the information indicated below.

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

- Archaeology Impact Assessment Report
- Archaeology Overview Assessment Report
- Proponent contact info
Please provide : name, phone, email, address
- KMZ file for area of interest
- Shape files of are of interest

Without this information, we cannot make an informed decision and we would have no other alternative but to reject the proposed activity/development. We look forward to your response.

If you require further information or clarification, please do not hesitate to contact me.

Limlamt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 2397

CC: Penticton Indian Band (jpepper@pib.ca), ONA (nrmanager@syilx.org)



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 1, 2017 10:12 AM
To: Planning
Subject: Carmi Rd, 2027 RDOS (D2017.062-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Carmi Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements
<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification
<http://www.fortisbc.com/InstallGuide>

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- [FortisBC Total Connected Load Form](#)
- Other technical information relative to electrical servicing

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me at your convenience.

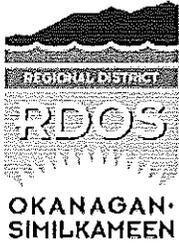
Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, P.App.
Supervisor | Property Services | FortisBC Inc.

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Office: 250.469.8033
Mobile: 250.718.9398
Fax: 1.866.636.6171
nicholas.mirsky@fortisbc.com





Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2017.062-ZONE

FROM: Name: Chuck Newfeld - Realtor

Street Address: 2 72

Tel/Email: 0

RE: Electoral Area "D" Zoning
2027 Carmi Road – proposed "kennel" use

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.28.

I commend Janice for her thorough business plan & concerns for the well being of both dogs & the neighbourhood

Feedback Forms must be completed and returned to the Regional District no later than Friday June 22, 2017

From: Ed Bastac |

Sent: June 13, 2017 9:19 AM

Mr Garrish,

It was my intention to attend the public hearing with regard to the above subject but unfortunately something has come up and I am not able to attend. I hope that this email to you can be entered for the record and consideration.

I have viewed all of the applicants submitted documents and proposal. Given that my home is just a cpl hundred feet away from the proposed Kennel location, I would hope that my concerns bear some weight.

Having said that, I would say that after reading the applicants proposal, many of my concerns have been somewhat tempered. They appear to be sincere and are trying to directly address my biggest concern.....noise. So generally I do not oppose this application but have some conditions I would like to see imposed.

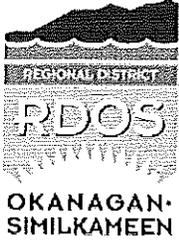
This proposed site is deceptive in it's impact on my property from the site plan perspective. The location is up the slope from me being approximately 60ft higher in elevation. It also has a rock bluff that is not obvious from the site plan that runs directly behind the proposed kennel location. The combination of higher elevation and the rock bluff makes for a natural acoustic speaker that broadcasts directly to my home. It is so effective that people having a room level conversation at the proposed location can be heard with almost perfect clarity on my sundeck. As such is the case, I have great concerns about the chain link outdoor exercise enclosure attached to the Kennel. While the proponents appear to be stressing the sound proofing of the Kennel itself, it seems to be a rather moot effort if the dogs are to be let out doors in an open air enclosure. Add to that the abundance of wildlife in our area that is sure to cause dogs to do what dogs do. Bark Bark Bark. If the boarding function of this Kennel is for overnight stays, I see no strong reason for an open air exercise yard. The small numbers of dogs proposed could easily be taken out in small groups for exercise while in the direct control of a handler.

As a general conclusion, I do support the proposal with the provision that the outdoor chain link area be prohibited, the proposed soundproofing is engineered to do just that and not just insulated 2 x6 walls, and that a specific limit of 12 dogs be on the property at any given time including any dogs the owners have themselves.

While we are rural, I would remind you that this is still a residential area and one of the primary reasons we chose this type of location was for the peace and solitude. I would also remind you of Bylaw 1527.01, 2007. Items 6 and 7 under "Regulation" are quite clear about the rights to quiet enjoyment and specific to the disturbances caused by animals.

I thank you for your time and consideration.

Ed Bastac



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: D2017.062-ZONE

FROM: Name:

Sherry Medernach

Street Address: _____

Tel/Email: _____

RE:

Electoral Area "

2027 Carmi Road – proposed "kennel" use

My comments / concerns are:

I do support the proposed development.

I do support the proposed development, subject to the comments listed below.

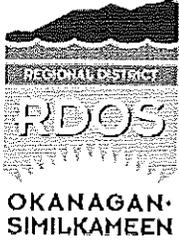
I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.28.

Thank you for a great presentation.
Great new entrepreneur.

Feedback Forms must be completed and returned to the Regional District
no later than Friday June 22, 2017

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



Feedback Form

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2017.062-ZONE

FROM: Name: LISA SCHMIDT

Street Address

Tel/Email:

RE: Electoral Area D ZONING AMENDMENT BYLAW NO. 2455.28, 2017.
2027 Carmi Road – proposed “kennel” use

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.28.

Feedback Forms must be completed and returned to the Regional District
no later than Friday June 22, 2017

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Re- Zoning application for 2027 Carmi Rd. Penticton, B.C.
planning@rdos.bc.ca

Mr.
Timothy Donegan,

It has come to our attention that new home owners in our neighbourhood have the intention of building a dog kennel to run a dog rehabilitation program.

We strongly oppose the establishment of a commercial dog kennel in a residential area and ask that the city of Penticton deny this proposal.

With the open spaces the noise of dog barking will echo against the mountain. Even a wall built around the kennel would not stop the noise that most certainly would go on day and night.

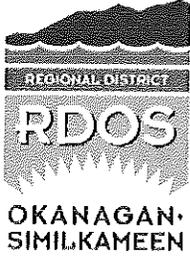
Another issue is the risk of the dogs breaking free. Should this occur, people in the area could be in danger as the dogs are for seen to be ones that need rehabilitation. They could be aggressive from mishandling and in general would not have the manners or respect to listen when called back. For families with children, pets and livestock, this is a real concern.

As well as being a big disturbance for the people living in this area, the wildlife would also be affected. In the general area we see steady movement of deer and protected Bighorn Sheep coming for food and water.

A commercial dog kennel would certainly bring the property value down for everyone living in the immediate area.

Sincerely,

Daniel and Erika Peters



Feedback Form

Regional District of Okanagan Similkameen

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2017.062-ZONE

FROM: Name: TREBOR & Corrine Wilson

Street Address: _____

Tel/Email: _____

RE: Electoral Area "D" Zoning Amendment Bylaw No. 2455.28, 2017.
2027 Carmi Road – proposed "kennel" use

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.28.

We are very opposed to this application
Please see attached note.

RECEIVED
Regional District

JUN 21 2017

101 Martin Street
Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District
no later than Friday **June 22, 2017** ?

From:
To: [Christopher Garrish](#)
Subject: Rezoning application of 2027 Carmi Rd
Date: June 1, 2017 9:21:10 AM

Good Morning Christopher

Just received letter regarding public information meeting for above address.

We live right next door at 2035 Carmi Road. We are opposed to this application and very concerned the noise impact of a kennel right next door will have on our quiet peaceful home. Our bedroom is located on the north side of our home and the map shows the proposed site in right next to this side of the house.

We are not against dogs in fact are animal lovers but think the addition of a kennel will increase noise (dogs do bark!) and attract coyotes to the area.

We will attend the meeting on June 13 2017 and voice our opposition.

Thank you

Corrine and Trevor Wilson

Sent from my iPad



We live right next door to the south of the property requesting re-zoning in application No.2455.28,2017. We are very opposed to this application.

One of the reasons we purchased land and spent considerable time and money, and still do maintaining our home, was for the peace and quiet of country rural living. A dog kennel right next door with 15 dogs will destroy that.

Dogs bark and we will hear that inside our home, can't imagine how it will affect us enjoying our outside spaces. When we take our dog to the rural kennel in Oliver the noise of all the dogs "greeting and playing" with each other is very loud.

The applicant stated at the public information meeting that the dogs would be outside for 7-8 hours a day, between 8 am and 8 pm. But with full time supervision would not be "too barky". What is considered too barky?

Whilst it would be a lot more pleasant to look at the property next door cleaned up, the option of allowing the operation of a commercial dog kennel housing 15 dogs is not a fair trade.

The administrative report dated June 12 2017 states that no dog "disturbs the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood or of persons in the vicinity." We do not agree with the statement that says the exclusion of kennels in our area was unintended. Our 10 acre parcels are long and narrow so the building of a kennel would be very close to our home.

We live in a country rural area, not a commercial zoned region. This proposed kennel will be a business with people and dogs coming and going all hours of the day.

Lastly we are concerned what this intended kennel operation will do to our property values. We believe that at the public information meeting on June 13 2017 the Carmi residents that attended, with the exception of the seller of 2027 Carmi Rd, were all opposed to the re-zoning application.



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2017.062-ZONE

FROM: Name: Kim Parsons
(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "D" Zoning Amendment Bylaw No. 2455.28, 2017.
2027 Carmi Road – proposed "kennel" use

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.28.

Feedback Forms must be completed and returned to the Regional District
no later than Friday June 22, 2017

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The property is bounded by two watercourses and steep slopes to the west. The area where the proposed accessory dwelling is to be located appears to be rated under the G.G. Runka Soil Stability Ratings as “hazard of materials sliding or slumping”.

The surrounding pattern of development is seen to be characterised by a mix of residential, rural-residential and agricultural uses. The property is partially within the Agricultural Land Reserve (ALR) with many nearby properties also in the ALR.

Background:

The subject property appears to have been created by subdivision in 1921 and available Regional District records indicate issuance of Building Permits in 1979 and 1980 for an addition and renovation to a single detached dwelling.

Under the Electoral Area ‘E’ Zoning Bylaw No. 2459, 2008, the subject property is zoned Agriculture One (AG1), which permits up to a maximum of two accessory dwellings for parcels between 4.0 and 7.99 ha in area. Accessory dwellings are limited in floor area to be no greater than 140 m² for the first and 70 m² for any others.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the proposal is situated beyond 800 metres of a controlled area.

Referral comments on this proposal have been received from the Interior Health Authority (IHA), Penticton Indian Band (PIB) and Agricultural Land Commission (ALC) and these are included as a separate item on the Board Agenda.

Public Process:

At its meeting of June 12, 2017, the Electoral Area “E” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be approved.

A Public Information Meeting was held ahead of the APC meeting on June 12, 2017, and was attended by one (1) member of the public.

Analysis:

Administration does not generally support the creation of ad hoc or spot zonings where they are divorced from broader strategic land use objectives.

In this instance the proposed site specific zone will not substantially vary the intent of zone or strategic land use objectives. Objectives of the OCP for agriculture lands are to “preserve agricultural land with continuing value for agriculture for current and future production, to protect this land from uses which are incompatible with existing agricultural uses”.

The proposal, by combining the floor area of two permitted accessory dwellings as one building, will effectively result in a reduction of the overall footprint.

In considering this proposal, Administration notes its previous support for the introduction of “carriage houses” as a permitted form of residential development in other Electoral Areas on the basis that “carriage houses” present an opportunity to diversify housing stock, create a more liveable

alternative to basement suites, create potential accommodation for extended family, and allow people to age in place.

Conversely, the location of the proposed accessory dwelling could be constructed nearer the existing dwelling and North Naramata Rd, thereby, 'clustering' development on the property and maintaining a more cohesive and un-fragmented farm parcel.

The Board is advised that the proposed updating of the AG Zone regulations (considered at its March 14, 2016 meeting) is scheduled to proceed through the formal approval process starting June 15, 2017. The new AG1 regulations will place a greater restriction on accessory dwellings for properties less than 8.0 ha in area by limiting a maximum floor area of 90 m². It is anticipated that the subject application will proceed ahead of the final approval of the AG Zone regulations.

Alternatives:

- .1 THAT Bylaw No. 2459.24, 2017, Electoral Area "E" Zoning Amendment Bylaw be denied; OR
- .2 THAT Bylaw No. 2459.24, 2017, Electoral Area "E" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of the public hearing be delegated to Chair Kozakevich or delegate;

AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Kozakevich;

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

Respectfully submitted

ERiechert
E. Riechert, Planner

Endorsed by:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

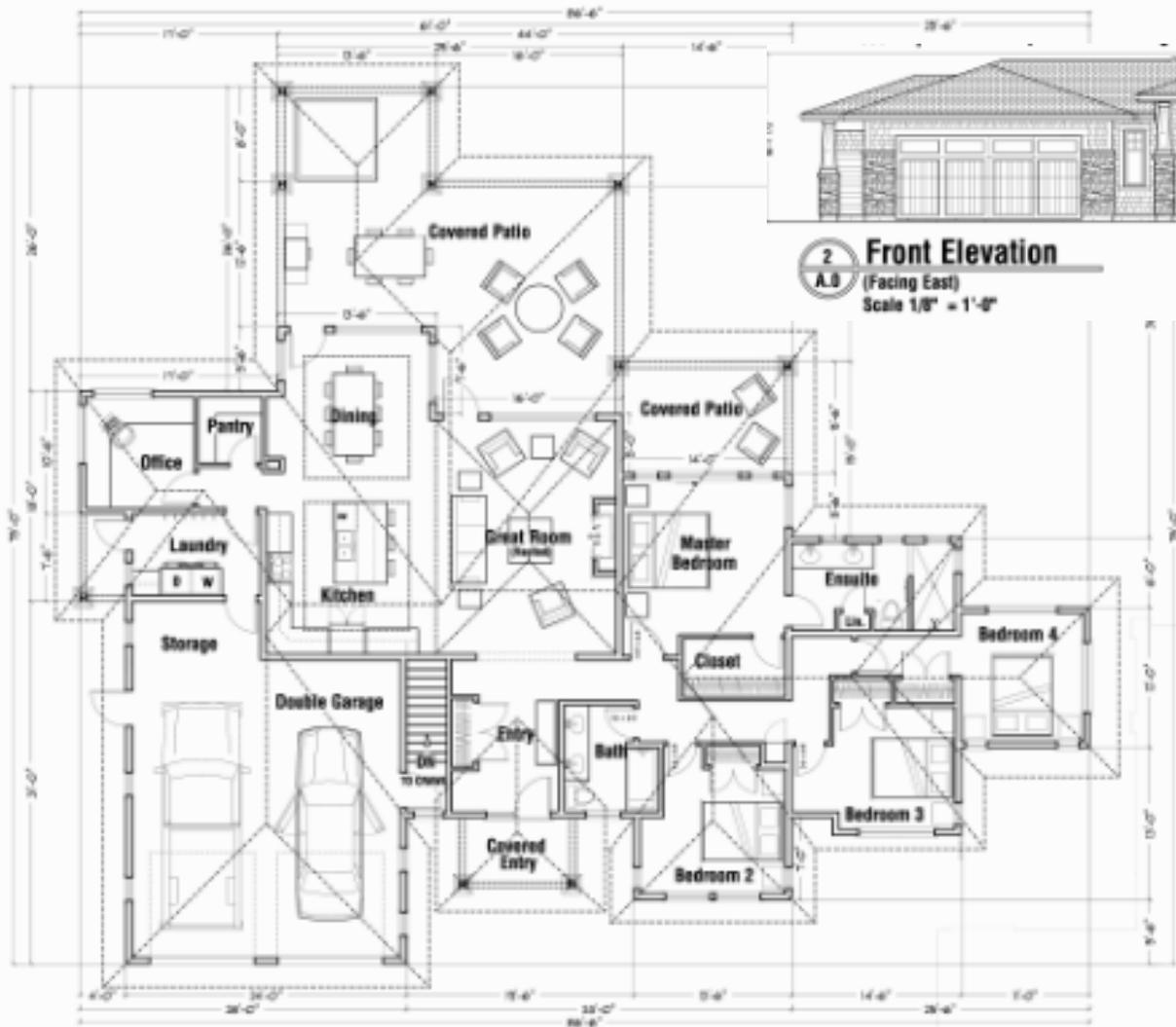
Attachments: No. 1 – Applicant's Site Plan

No. 2 – Applicant's Floor Plan & Elevation

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Applicant’s Floor Plan & Elevation



2 Front Elevation
 (Facing East)
 Scale 1/8" = 1'-0"

1 Main Floor Plan
 A.9 9'-0" Ceilings + Vaulted Areas
 Scale 1/8" = 1'-0"

2258 Sq.Ft / 209.8 Sq.m	Living Area
696 Sq.Ft / 64.7 Sq.m	Garage
733 Sq.Ft / 68.1 Sq.m	Rear Covered Areas
3687 Sq.Ft / 342.6 Sq.m	Total Coverage

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2459.24, 2017

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "E" Zoning Amendment Bylaw No. 2459.24, 2017."
2. The Zoning Map, being Schedule '2' of the Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on land described as That Part of District Lot 286 Shown on Plan B134, SDYD, Except Plans 29967 and A11020, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Agriculture One (AG1) to Agriculture One Site Specific (AG1s).
3. The Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by:
 - i) adding a new section following 15.2.9 under Section 15.2 (Site Specific Agriculture One (AG1) Provisions) to read as follows:
 - .10 in the case of land described as that part of District Lot 286 Shown on Plan B134, SDYD, Except Plans 29967 and A11020, and shown shaded yellow on Figure 15.2.10:
 - a) despite Section 10.2.5, the maximum number of accessory dwellings permitted on the subject parcel shall be one (1); and
 - b) despite Section 7.11.1 the floor area for the accessory dwelling will be no greater than 210 m².

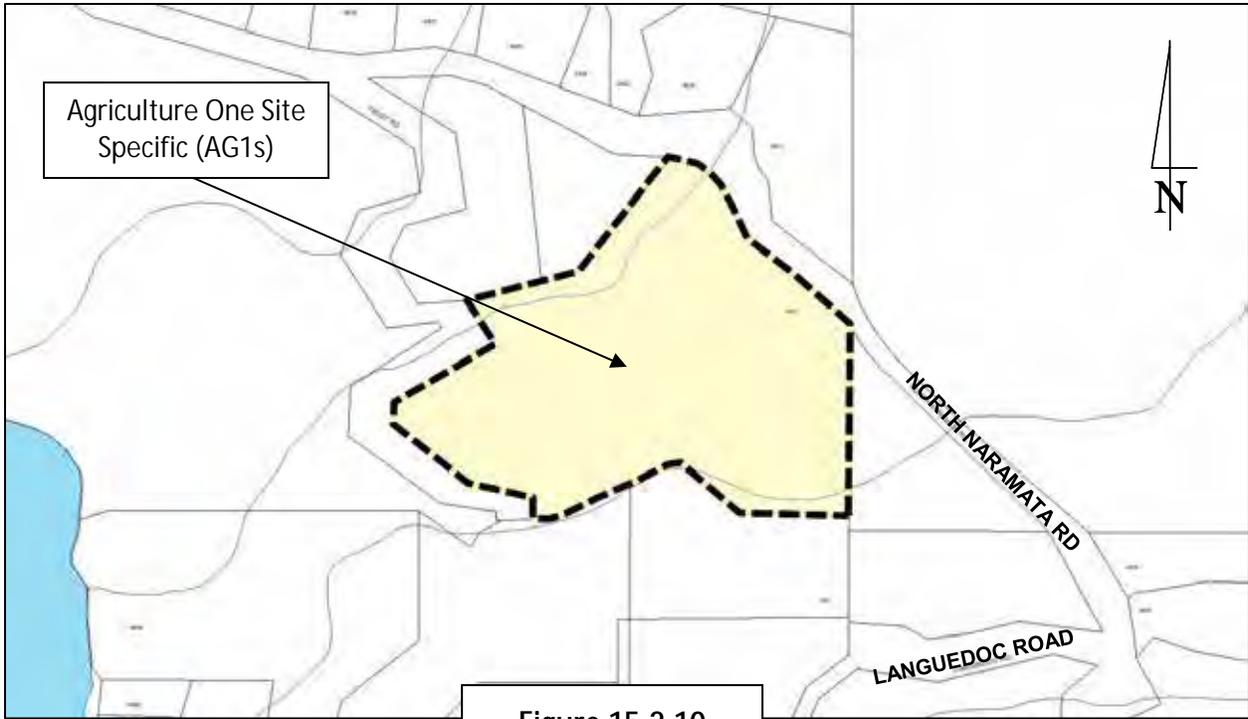


Figure 15.2.10

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

PUBLIC HEARING held on this ___ day of _____, 2017.

READ A THIRD TIME this ___ day of _____, 2017.

ADOPTED this ___ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

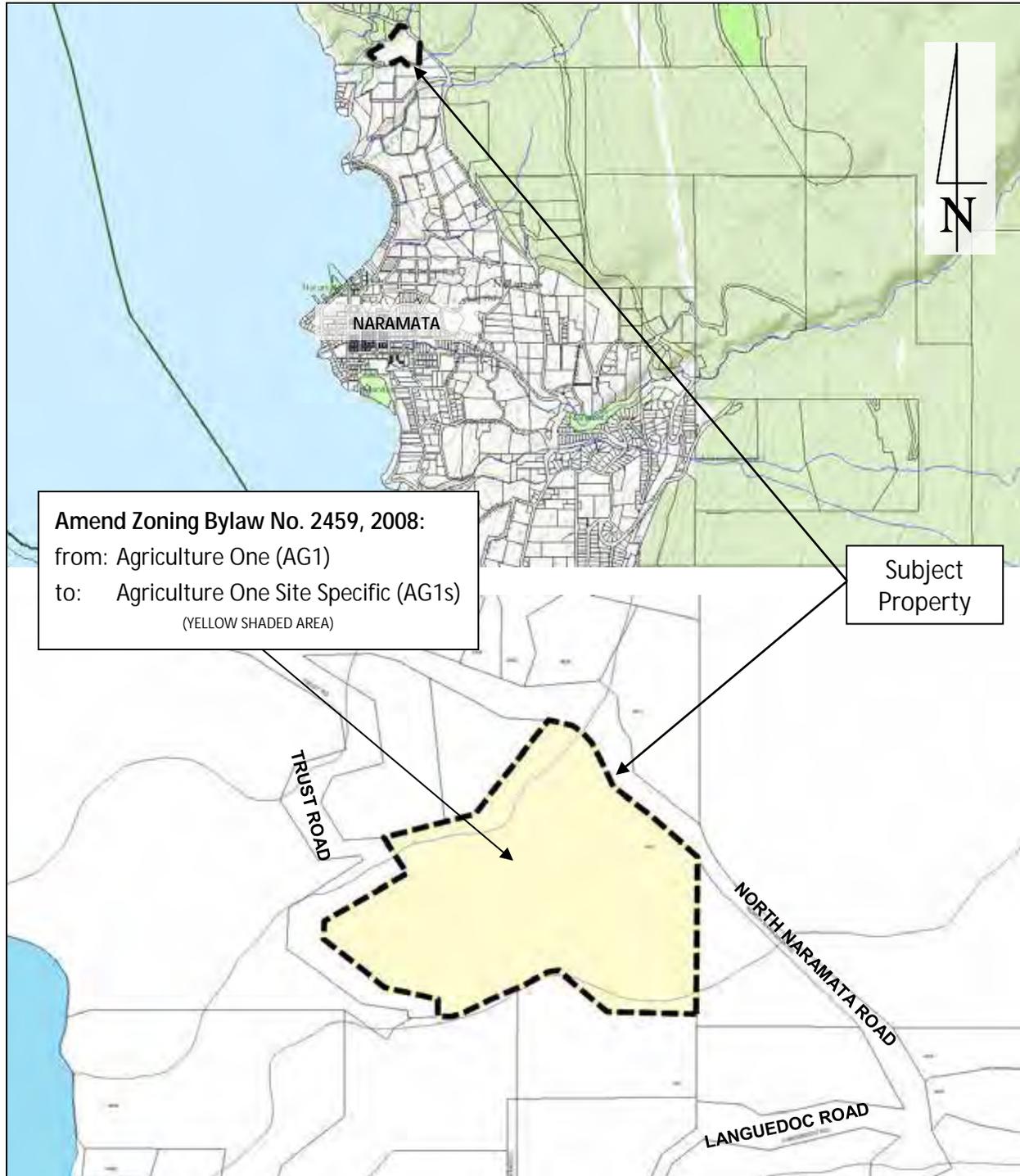
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2459.24, 2017

Project No: E2017.024-ZONE

Schedule 'A'



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: May 16, 2017 2:52 PM
To: Planning
Subject: E2017.051-ZONE (Clark)

Hello Planning folks,

Thank you for your referral E2017.051-ZONE, regarding 4865 North Naramata Road, PID 011762870, PT OF DL 286 SHWN ON PL B1364 SIMILKAMEEN DIVISION YALE DISTRICT EXC PLS 29967 & A11020. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Prior to any land alterations (e.g., addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

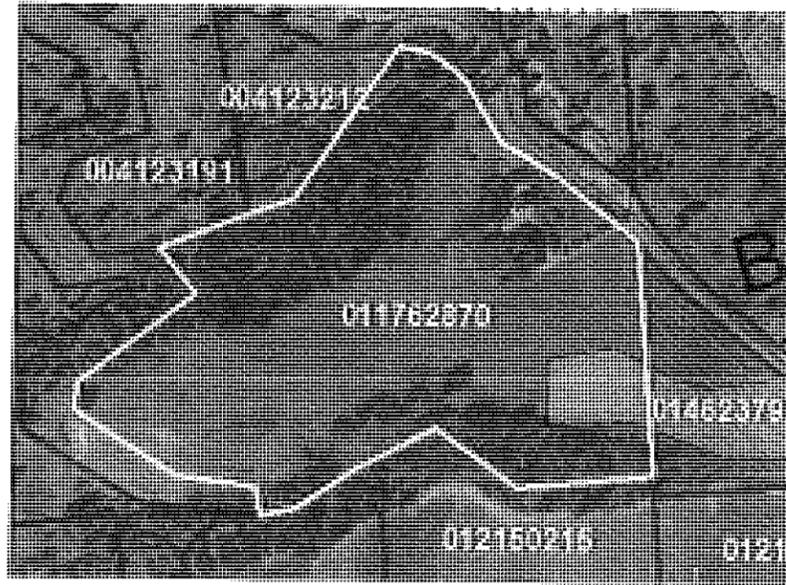
In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Please review the screenshot of the property below (outlined in yellow) in relation to the archaeological potential (brown/orange areas covering most of the property is high potential, the remainder – beige – indicates moderate potential). If this does not represent the property listed in the referral please contact me.

Kind regards,

Diana



Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry of Forests, Lands and Natural Resource Operations
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
Phone: 250-953-3343 | Fax: 250-953-3340 | Website:<http://www.for.gov.bc.ca/archaeology/>

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 1, 2017 2:34 PM
To: Planning
Subject: North Naramata Rd, 4865 Naramata RDOS (E2017-051-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along North Naramata Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements
<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification
<http://www.fortisbc.com/InstallGuide>

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- [FortisBC Total Connected Load Form](#)
- Other technical information relative to electrical servicing

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me at your convenience.

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, P.App.
Supervisor | Property Services | FortisBC Inc.

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Office: 250.469.8033
Mobile: 250.718.9398
Fax: 1.866.636.6171
nicholas.mirsky@fortisbc.com



RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2459.24, 2017

- Approval Recommended for Reasons Outlined Below Interests Unaffected by Bylaw
- Approval Recommended Subject to Conditions Below Approval Not Recommended Due to Reasons Outlined Below

This office recommends having an "Authorized Person" as defined in the Sewerage System Regulation investigate the subject property and confirm whether or not suitable areas exist for the installation of an onsite sewerage dispersal system to service the proposed second dwelling on the property. Consideration should also be given to providing an area for a replacement system for when the initial system fails.

Signature: *John C. Beaupre* Signed By: John C. Beaupre
Agency: Interior Health Authority Title: Environmental Health Officer
Date: May 25, 2017





June 2, 2017

File: 2017045
Your File: E2017.051-ZONE

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

Attention: Evelyn Riechert

Re: Bylaw referral for zoning amendment at 4865 North Naramata Road, that part of DL 286 shown on Plan B1364 except Plans 29967 and A11020

The Ecosystems Section of the Ministry of Forests, Lands and Natural Resource Operations (FLNR) has reviewed the above noted referral.

As you are aware, residential, commercial, or industrial activities or ancillary activities (as defined under Part 26 of the Local Government Act) on this property would be subject to the Riparian Areas Regulation (RAR) if they are within 30m of a stream (as defined under the Riparian Area Regulation). The assessment defines the required Streamside Protection and Enhancement Area (SPEA) setback, which must be determined prior to subdivision and/or development. RAR assessments must be completed by a qualified environmental professional (QEP) following the provincial RAR guidelines. For more information on RAR visit http://www.env.gov.bc.ca/habitat/fish_protection_act/riparian/riparian_areas.html.

To ensure you are following the best community planning objectives related to the environment follow the advice outlined in Section 2 of Develop with Care Guidelines (<http://www.env.gov.bc.ca/wld/BMP/bmpintro.html>). If you need further assistance understanding the Develop with Care document please do not hesitate to contact me.

It is the proponent's responsibility to ensure their activities are in compliance with all relevant legislation. Please contact the undersigned at jamie.leathem@gov.bc.ca or 250-490-8294 if you have further questions.

Sincerely,

Jamie Leathem
Ecosystems Biologist

JL/cl

Ministry of
Forests, Lands and
Natural Resource Operations

Resource Management
Thompson Okanagan Region
102 Industrial Place
Penticton, BC V2A 7C8

Telephone: (250) 490-8200
Facsimile: (250) 490-2231



cc Applicant

Clare Naramata
E2017.051-ZONE

includes large un-surveyed Crown land with several larger rural properties to the north along Teepee Lakes.

Background:

Under the Electoral Area "H" OCP Bylaw No. 2497, 2012 the property is designated as Resource Area (RA), and there are a number of Watercourse Development Permit (WDP) Areas identified on the property. The Fire Hazard rating, under Schedule 'E' of the OCP, is identified as being mostly 'Low' and partially 'High'.

Under the Electoral Area "H" Zoning Bylaw No. 2498, 2012, the property is zoned Resource Area (RA) within which the minimum parcels size is 60 ha and the number of accessory dwellings is limited to four for parcels greater than 16 ha along with one principal dwelling.

In October 2016, it came to the attention of the RDOS that there have been cabins constructed on the subject property without Building Permits and letters went to the owners requesting they apply for a Building Permit.

Prior to the issuance any Building Permit for the existing structures (as well as the proposed structures), the property owner is required to comply with applicable RDOS zoning bylaws, which is what has prompted this rezoning application.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the proposal is situated beyond 800 metres of a controlled area.

Referral comments on this proposal have been received from the Interior Health Authority (IHA), Ministry of Forest, Lands, & Natural Resource Operations (FLNRO) and the Archaeologist Branch, and these are included as a separate item on the Board Agenda.

Public Process:

At its meeting of May 23, 2017, the Electoral Area "H" Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be approved.

A Public Information Meeting was held ahead of the APC meeting on May 23, 2017, and was attended by 16 members of the public.

Analysis:

Administration does not generally support the creation of ad hoc or spot zonings where they are divorced from broader strategic land use objectives. In such instances, spot zonings grant privileges to a single parcel which are not granted or extended to other parcels in the vicinity.

In considering this proposal, Administration believes that there are a number of items that speak to the merits of the application including the size of the property, its relative remoteness and a commitment by the applicant's to maintain the development as a rustic, recreational retreat for owners of the parcel (i.e. by limiting services - no running water).

For instance, the property is surrounded by Crown land and is only accessible via a poorly maintained forestry service road, the footprint of the proposed seasonal cabins will occur on only a very small

portion of the property while the lack of basic services such as running water (i.e. plumbing) will ensure that the intensity of the use and development should be minimal.

In addition, the Electoral Area "H" zoning bylaws have long recognised the seasonal use of properties by non-resident property owners for recreation purposes (i.e. by allowing recreational vehicles to be used for residential purposes), and this proposal is consistent with this.

Conversely, Administration recognises that the historic zoning of the property has limited the number of dwellings that could be developed to no more than one principal and, between 1990-97 three accessory dwellings and since 1997, up to four accessory dwellings (prior to 2008 accessory dwellings were limited to farm labour) and that the proponent should have been aware of this at the time they acquired the property.

In addition, the absence of basic services (i.e. water, sewer and dedicated road access) should normally speak against an increase in residential dwelling units – even if only for seasonal purposes – on a parcel. It is also noted that the Regional District has had mixed experiences with these types of developments remaining seasonal in nature (i.e. Kennedy Lake & Headwaters lease lots).

Alternatives:

- .1 THAT Bylaw No. 2498.11, 2017, Electoral Area "H" Zoning Amendment Bylaw be denied; OR
- .2 THAT Bylaw No. 2498.11, 2017, Electoral Area "H" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of the public hearing be delegated to Director Coyne or delegate;

AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Coyne;

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

Respectfully submitted

Endorsed by:

Endorsed by:

ERiechert

CG

B. Dollevoet

E. Riechert, Planner

C. Garrish, Planning Supervisor

B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photographs

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Site Photos



Attachment No. 2 – Site Photos (continued)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2498.11, 2017

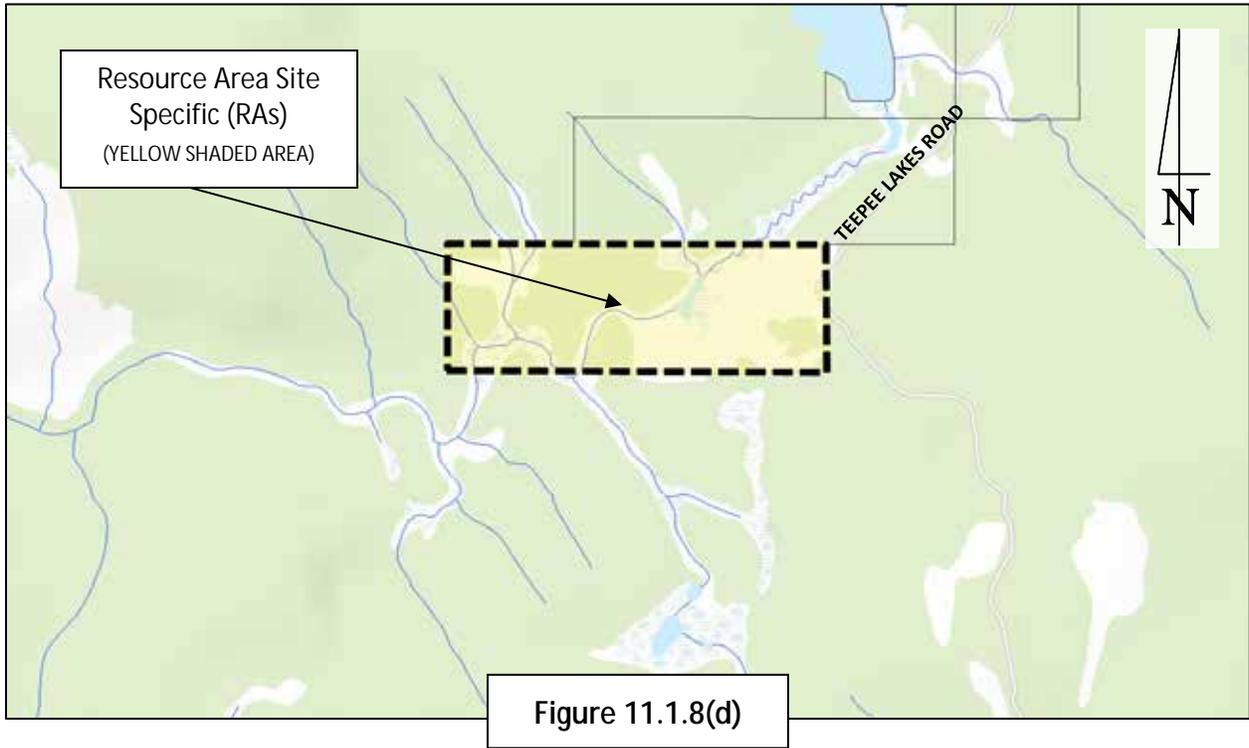
A Bylaw to amend the Electoral Area "H" Zoning Bylaw No. 2498, 2012

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "H" Zoning Amendment Bylaw No. 2498.11, 2017."
2. The Zoning Map, being Schedule '2' of the Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by changing the land use designation on land described as District Lot 4526, KDYD, and shown shaded yellow on Schedule 'Y-1', which forms part of this Bylaw, from Resource Area (RA) to Resource Area Site Specific (RAs).
3. The Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by:
 - i) adding a new section following 11.1.8(c) under Section 11.1.8 (Site Specific Resource Area (RAs) Regulations) to read as follows:
 - d) in the case of land described as Lot 2, District Lot 2076 KDYD, Plan KAP78220, and shown shaded yellow on Figure 11.1.8(d):
 - i) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 11.1.1:

"seasonal cabin", which is defined as meaning a building or structure that may contain cooking, eating, washroom, living and sleeping facilities, and is primarily used for occasional or seasonal occupancy.

- ii) despite Section 11.1.4, the maximum number of dwellings permitted on the subject parcel shall be one (1) principal and eleven (11) seasonal cabins; and
- iii) no seasonal cabin shall have a floor area greater than 75 m², except for:
 - .1 three (3) seasonal cabins unit which may have a floor area not greater than 100 m²; and
 - .2 one (1) seasonal cabin unit which may have a floor area not greater than 150 m².



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

PUBLIC HEARING held on this ____ day of _____, 2017.

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

ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

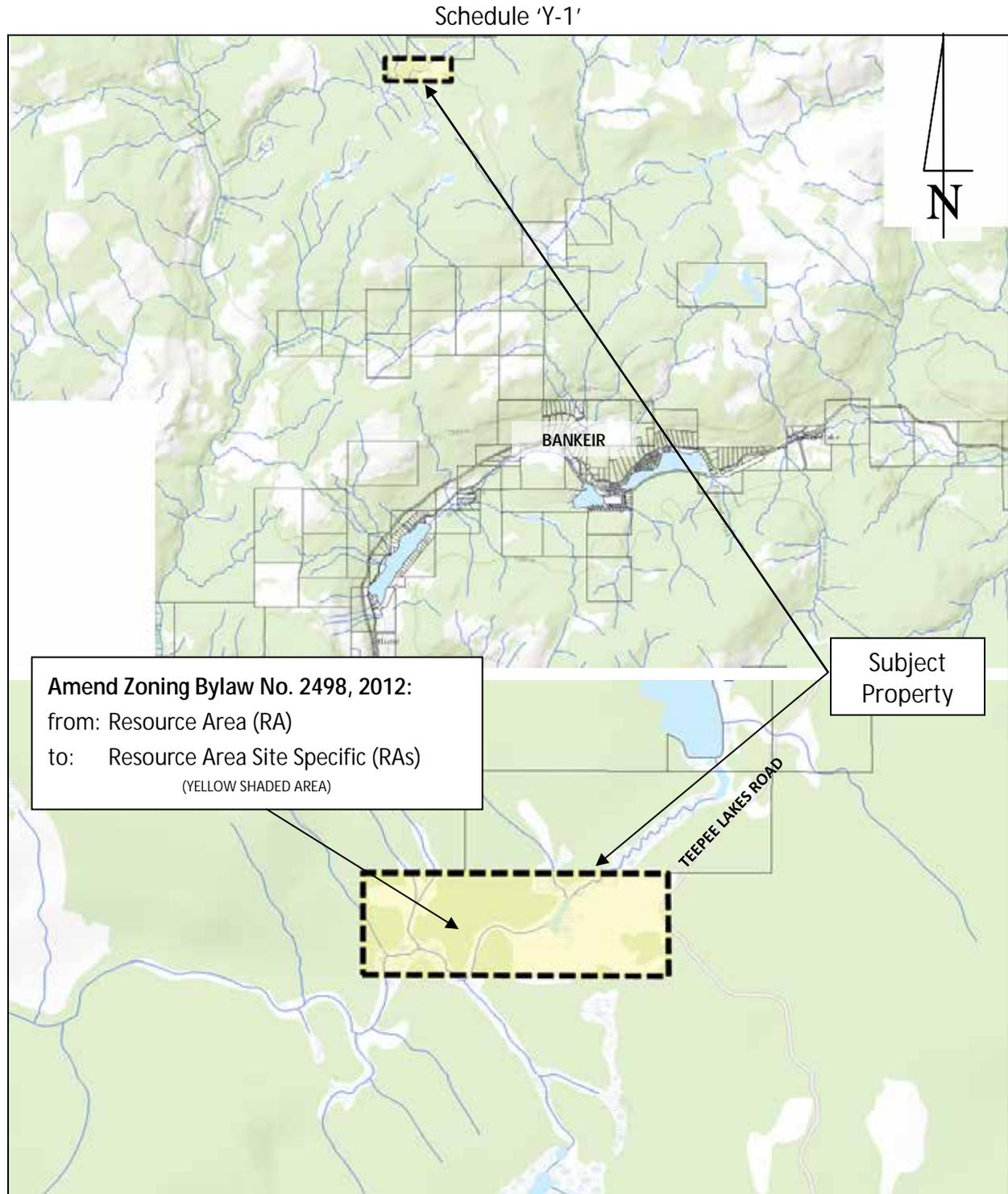
Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2498.11, 2017

Project No: H2017.023-ZONE



From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: April 28, 2017 9:36 AM
To: Planning
Subject: RE: Bylaw Referral H2017.023-ZONE

Hello RDOS Planners,

Thank you for your referral regarding 4800 Teepee Lakes Road, PID 013226819, DL 4526 KAMLOOPS DIVISION YALE DISTRICT. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Prior to any land alterations (*e.g.*, addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

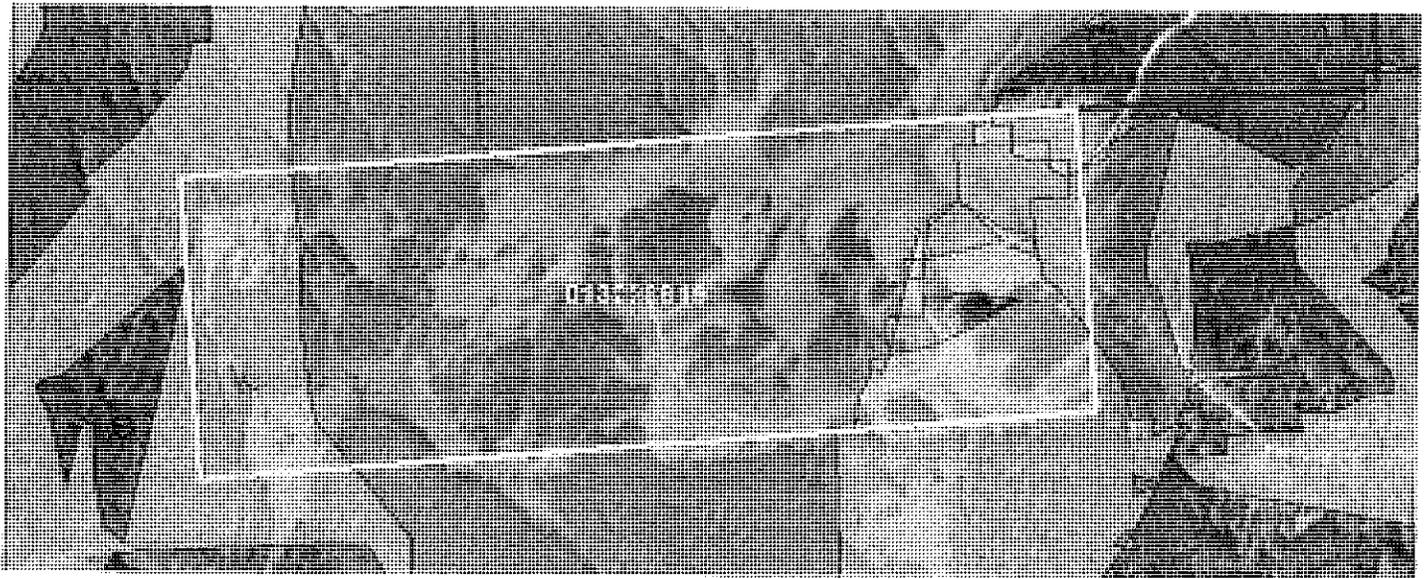
In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Please review the screenshot of the property below (outlined in yellow) in relation to the archaeological potential (brown/orange areas are high potential, beige areas are moderate). If this does not represent the property listed in the referral please contact me.

Kind regards,

Diana



Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry of Forests, Lands and Natural Resource Operations
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
Phone: 250-953-3343 | Fax: 250-953-3340 | Website:<http://www.for.gov.bc.ca/archaeology/>

From: Lauri Feindell [<mailto:lfeindell@rdos.bc.ca>]

Sent: Thursday, March 23, 2017 4:13 PM

To: HBE@interiorhealth.ca; FLNR DOS Referrals CSNR:EX; Cooper, Diana FLNR:EX; 'fbclands@fortisbc.com'; Referral Apps REG8 FLNR:EX; kblack@sd58.bc.ca; Kamloops, MMD MEM:EX; lucy.reiss@canada.ca

Subject: Bylaw Referral H2017.023-ZONE

Please find attached a Bylaw Referral for a rezoning application. Please note that the link in the referral will take you to the application information.

If you have any comments or concerns, please contact Evelyn Riechert at eriechert@rdos.bc.ca.

Kind Regards,

Lauri



Lauri Feindell, Administrative , Planning

Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • lfeindell@rdos.bc.ca

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RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2498.11, 2017

- Approval Recommended for Reasons Outlined Below
- Interests Unaffected by Bylaw
- Approval Recommended Subject to Conditions Below
- Approval Not Recommended Due to Reasons Outlined Below

It is the understanding of this office that the existing and proposed future cabins will use out houses for sewage/human waste disposal and drinking water will be hauled in as needed.

As no construction of onsite sewerage dispersal systems or shared water supply systems are proposed for servicing of dwellings on the subject property this offices interests are essentially unaffected and we have no concern or objection to the proposed zoning/land use amendment.

Thank you.

Signature: *John C. Beaupre*

Signed By: John Beaupre

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: April 18, 2017



Lauri Feindell

Subject: FW: Bylaw Referral H2017.023-ZONE

From: Referral Apps REG8 FLNR:EX [mailto:ReferralAppsREG8@gov.bc.ca]
Sent: March 28, 2017 3:10 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Cc: Evelyn Riechert <eriechert@rdos.bc.ca>
Subject: RE: Bylaw Referral H2017.023-ZONE

Hi,

The Section Head, Grant Furness, with the Ecosystems Section of the Ministry of Forest lands & Natural Resources has reviewed the above mentioned referral and has "No Comment".

Thank you

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton



Lauri Feindell

From: O'Rourke, Timothy FLNR:EX <Timothy.ORourke@gov.bc.ca>
Sent: April 21, 2017 10:22 AM
To: Planning
Subject: Bylaw Referral H2017.023-ZONE
Attachments: H2017.023-ZONE (Clearwater etal).pdf

Hi,

The following comments were received from the various departments at the Cascades Natural Resource District regarding Bylaw Referral H2017.023-ZONE. Please note that the link to further information wasn't working so these comments are reflective of the information that was available. Approval is recommended subject to any conditions listed below.

Water - If the landowner is pulling water from a surface or groundwater source they must have a water licence. The referral says they will be hauling water in for the cabins but does not state the source. If they are pulling from a waterworks system they must have permission from the owner of the system.

First Nations - DCS has no known information regarding FN interests other than what is within corporate databases accessible to BC Government staff.

Range – As this is on private land there are no Range Tenure holders affected.

Engineering - There is a section of private land that would require them to reach an agreement with the private landowner for use thereof. Also, there is a non-status section of road that they might have to take under tenure for access to their private lot. Please contact FrontCounter BC in Kamloops at 250-828-4131 to inquire about taking tenure of the non-status road section.

Regards,



Tim O'Rourke, RPF
Resource Officer - Stewardship
Forests, Lands and Natural Resource Operations
Cascades Natural Resource District
Box 4400 Station Main Merritt, BC V1K 1B8
TEL: 250 378-8454 FAX: 250 378-8481

Lauri Feindell

From: FLNR DOS Referrals CSNR:EX <FLNRDOSReferrals@gov.bc.ca>
Sent: March 27, 2017 1:12 PM
To: Lauri Feindell
Subject: RE: Bylaw Referral H2017.023-ZONE

Hello Lauri

This referral falls within the Cascade Natural Resource District located in Merritt and not within the Okanagan Shuswap Natural Resource District.

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]
Sent: Thursday, March 23, 2017 4:13 PM
To: HBE@interiorhealth.ca; FLNR DOS Referrals CSNR:EX; Cooper, Diana FLNR:EX; 'fbclands@fortisbc.com'; Referral Apps REG8 FLNR:EX; kblack@sd58.bc.ca; Kamloops, MMD MEM:EX; lucy.reiss@canada.ca
Subject: Bylaw Referral H2017.023-ZONE

Please find attached a Bylaw Referral for a rezoning application. Please note that the link in the referral will take you to the application information.

If you have any comments or concerns, please contact Evelyn Riechert at eriechert@rdos.bc.ca.

Kind Regards,

Lauri



Lauri Feindell, Administrative , Planning
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A SJ9
p. 250.490.4107 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • lfeindell@rdos.bc.ca
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the Princeton Summerland Road. There is a forestry recreation campground and park to the south of the property.

The property contains five fully serviced (electric/water/septic) RV 'pads' and a number of accessory structures. The surrounding pattern of development is generally SH parcels of a similar size. To the north west across from Chain Lake Rd, there are larger Resource Area Zoned properties and to the north east are smaller SH3 zoned properties along Chain Lake.

Background:

The subject property was created by subdivision in 2005. It is not known how long the five RV 'slips' have been constructed on the property but it appears to have been for several years.

Under the Electoral Area "H" OCP Bylaw No. 2497, 2012 the property is designated as Small Holdings (SH), and there is a Watercourse Development Permit (WDP) areas identified on the north eastern portion the property.

Under the Electoral Area "H" Zoning Bylaw No. 2498, 2012, the property is zoned Small Holdings Two (SH2) which permits a 2.0 ha minimum parcel size and one principal dwelling with one secondary suite or one carriage house.

The OCP outlines a Small Holdings designation as including medium sized parcels of land generally used for rural residential, part time farming, limited agriculture, limited resource management, home industry uses and other uses that fit with the character of the area.

Accessory buildings and structures are permitted on the property but must follow the general regulations outlined in the Zoning Bylaw. In this case, no showers, bathtubs, bedrooms or sleeping facilities or other living facilities are permitted.

Enforcement action, due to a complaint regarding the number of RVs on the property, began in 2014, which prompted the subject land use application.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the proposal is situated beyond 800 metres of a controlled area.

Referral comments on this proposal have been received from the Interior Health Authority (IHA), Ministry of Forest, Lands, & Natural Resource Operations (FLNRO) and the Archaeologist Branch, and these are included as a separate item on the Board Agenda.

Public Process:

At its meeting of May 23, 2017, the Electoral Area "H" Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be approved.

A Public Information Meeting was held ahead of the APC meeting on May 23, 2017, and was attended by 16 members of the public, all of whom supported the subject application.

Analysis:

Administration does not generally support the creation of ad hoc or spot zonings where they are divorced from broader strategic land use objectives. In such instances, spot zonings grant privileges to a single parcel which are not granted or extended to other parcels in the vicinity.

In considering this proposal, Administration notes that according to the applicant, the subject property was purchased, in part, because it already contained five fully serviced RV slips. The owners have since added a number of accessory structures and have added covered decks on some of the RVs. The applicant's have stated that the use of the property will be non-commercial in nature.

Administration notes that the Chain Lake area is a popular recreational destination with a park and campground immediately to the south of the subject property. It is also noted that there a number of SH3 properties along Chain Lake where placement of an RV is a permitted use.

The site specific bylaw will formalize the use of the five RV pads but would expect a commitment in the longer term for the density of the property to eventually revert back to one single dwelling unit and one secondary suite or carriage house. The bylaw does this by excluding all other uses except for five RVs so that, in the future, if a more permanent dwelling was proposed a rezoning application will be required. It is expected at that time that there will be a reduction in RV pads.

Administration has concerns permitting an increase of density on a SH2 zoned property; however, it is also cognizant that the property has been used in such a manner for a number of years, that the owners bought in the belief that the five RV slips were permitted, and this application is formalizing the long standing use. Given the above, Administration supports the proposed zoning amendment.

Alternatives:

- .1 THAT Bylaw No. 2498.12, 2017, Electoral Area "H" Zoning Amendment Bylaw be denied; OR
- .2 THAT Bylaw No. 2498.12, 2017, Electoral Area "H" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of the public hearing be delegated to Director Coyne or delegate;

AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Coyne;

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

Respectfully submitted

ERiechert

E. Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant's Site Plan

Attachment No. 1 – Applicant’s Site Plan



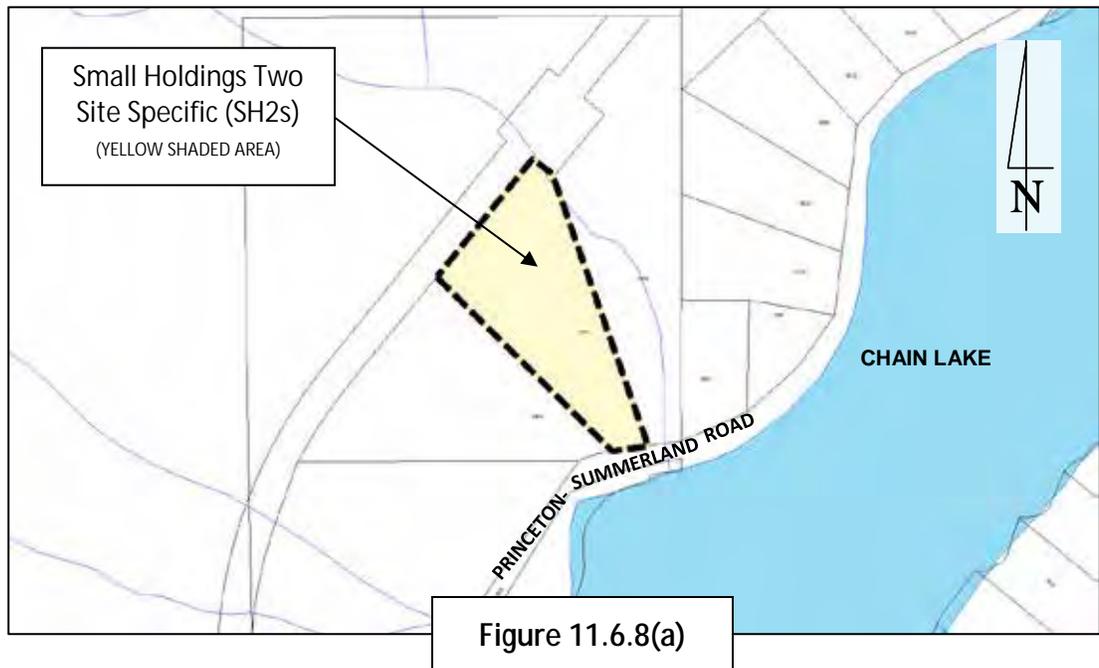
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2498.12, 2017

A Bylaw to amend the Electoral Area "H" Zoning Bylaw No. 2498, 2012

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "H" Zoning Amendment Bylaw No. 2498.12, 2017."
2. The Zoning Map, being Schedule '2' of the Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by changing the land use designation on land described as Lot 2, District Lot 2076 KDYD, Plan KAP78220, and shown shaded yellow on Schedule 'Y-1', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Two Site Specific (SH2s).
3. The Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by:
 - i) replacing Section 11.6.8(a) under Section 11.6. (Small Holdings Two Zone) in its entirety with the following:
 - a) in the case of land described as Lot 2, District Lot 2076 KDYD, Plan KAP78220, and shown shaded yellow on Figure 11.6.8(a):
 - i) the following principal use and no others shall be permitted on the land:
 - .1 recreation vehicle(s).
 - ii) the following accessory use and no others shall be permitted on the land:
 - .1 accessory buildings and structures, subject to 7.12.
 - iii) despite Section 11.6.4, the maximum number of recreational vehicles permitted on the subject parcel shall not exceed five (5).



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

PUBLIC HEARING held on this ____ day of _____, 2017.

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

ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

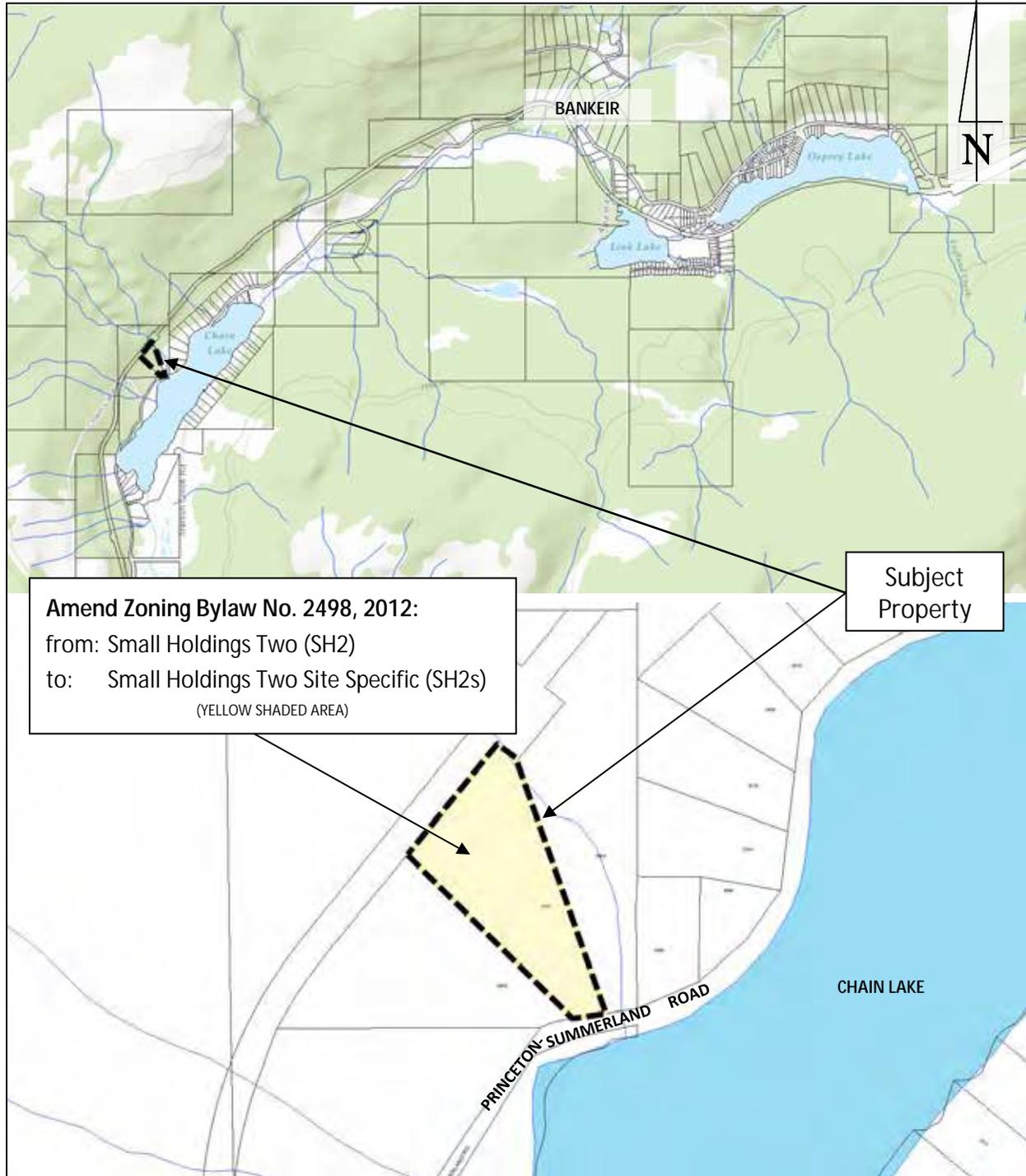
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2498.12, 2017

Project No: H2017.038-ZONE

Schedule 'Y-1'



Lauri Feindell

From: Beaupre, John <John.Beaupre@interiorhealth.ca>
Sent: May 23, 2017 12:34 PM
To: Planning
Cc: Evelyn Riechert; Wilson, Tristin
Subject: Zoning Bylaw Amendment - RDOS File: H2017.03B-ZONE
Attachments: ROWP-Practice-Guidelines-1.pdf

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

Attention Evelyn Riechert:

Re Site Specific Land Use Amendment to Permit 5 Serviced RV Sites on Lot 2, DL 2076, KDYD, Plan KAP78220, 3492 Princeton-Summerland Rd.

Thank you for the opportunity to provide comment on the above referenced Zoning Amendment from the viewpoint of our policies and regulations governing onsite sewage disposal and water supply.

Currently there is a domestic water supply system serving 5 existing RV sites on the subject property. The water system does not have the required approvals or permits in place as required under the Drinking Water Protection Act (DWPA) and Drinking Water Protection Regulation (DWPR). This office recommends that the proposed zoning amendment not proceed until such time the existing water system is brought into compliance with the DWPA and DWPR. The applicant should contact Environmental Health Officer Tristin Wilson at Tristin.Wilson@interiorhealth.ca (phone: 250-492-4000 ext. 2793) regarding the required approvals and permits for the water system.

It is also recommended that an "Authorized Person" as defined in the Sewerage System Regulation (SSR) carry out a Compliance Inspection (see sections 7 and 8 of attached guideline) on the existing onsite Sewerage Dispersal System (SDS) currently serving the 5 RV sites to confirm whether or not the system is in compliance with the SSR and the Sewerage System Standard Practice Manual Version 3. Should the SDS be found to be out of compliance it is recommended it be brought into compliance before the zoning amendment is approved.

Please contact me with any questions you may have.

Thank you.

John C. Beaupre, C.P.H.I.(C)
Environmental Health Officer
Interior Health Authority
Penticton Health Protection
3090 Skaha Lake Road, Penticton, BC, V2A 7H2
Bus: (250) 770-5540
Direct: (250) 492-4000 Ext: 2744
Cell: (250) 809-7356
Fax: (250) 493-0041

Lauri Feindell

From: FLNR DOS Referrals CSNR:EX <FLNRDOSReferrals@gov.bc.ca>
Sent: June 15, 2017 9:57 AM
To: Lauri Feindell
Subject: RE: RDOS Bylaw Referral H2017.038-ZONE - Bylaw Amendment - Chain Lake - June 16, 2017

Here are the comments from the Okanagan Shuswap Natural Resource District.

Water Allocation: There are implications to water licensing but this proposal falls within the Cascades Natural Resource District. Please refer the application and/or contact the Cascades office for their comments.

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]
Sent: Wednesday, May 17, 2017 8:24 AM
To: HBE@interiorhealth.ca; FLNR DOS Referrals CSNR:EX; Cooper, Diana FLNR:EX; kblack@sd58.bc.ca; 'fbclands@fortisbc.com'; Referral Apps REG8 FLNR:EX; Kamloops, MMD MEM:EX; lucy.reiss@canada.ca; reception@usib.ca
Subject: RDOS Bylaw Referral H2017.038-ZONE - Bylaw Amendment - Chain Lake - June 16, 2017

Re: Project No. H2017.038-ZONE
Bylaw No.2498.12

Please find attached a Bylaw Referral and in the referral is a link to the documentation for review. If you have any questions, please contact Evelyn at eriechert@rdos.bc.ca. Once reviewed, please forward any comments/concerns you may have to planning@rdos.bc.ca.

Kind Regards,



Lauri Feindell, Administrative , Planning
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • lfeindell@rdos.bc.ca
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May 17, 2017

Re: Proposed Rezoning of 3492 Princeton-Summerland Road

Dear Directors;

We are in favour of the proposed rezoning of 3492 Princeton-Summerland Road.

The owners of this property have improved the value and appearance a thousand per cent since their purchase...unlike the neighbours' unsightly gravel pit operation which will be an ugly scar on the area for generations to come!

The owners' improvements are extremely professional, with taste and style. You would be hard pressed to find a property so well maintained.

They have supported the lake community over the years with their labour and monetary contributions....some examples being the spring and fall clean ups, Hayes Creek Fire Department, annual corn roast, barbeques, etc.

The rezoning should be granted.

Please feel free to contact us if you have any questions about our support for the rezoning.

Sincerely,

A handwritten signature in cursive script that reads "Monika H. Cook". The signature is written in black ink and is positioned above the typed name.

William and Monika Cook

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 6, 2017 11:48 AM
To: Planning
Subject: Princeton-Summerland Rd, RDOS 3492 (H2017.038-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Princeton-Summerland Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

<http://www.fortisbc.com/InstallGuide>

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- [FortisBC Total Connected Load Form](#)
- Other technical information relative to electrical servicing

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me at your convenience.

Best Regards,

*Steven Danielson,
Contract Land Agent for:*

**Nicholas Mirsky, B.Comm., AACI, P.App.
Supervisor | Property Services | FortisBC Inc.**

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Office: 250.469.8033
Mobile: 250.718.9398
Fax: 1.866.636.6171
nicholas.mirsky@fortisbc.com





May 26, 2017

File: 58000-20/2017051
Your file: H2017.038-ZONE

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

Attention: Evelyn Riechert, MCIP RPP

Re: Bylaw referral for 3492 Princeton-Summerland Road next to Chain Lake

The Ecosystems Section of the Ministry of Forest, Lands and Natural Resource Operations (MFLNRO) has reviewed the above noted referral.

Our expectation is that prior to agency approval an assessment of values occurs and that mitigation is included in the final proposal to ensure minimal impacts to those values.

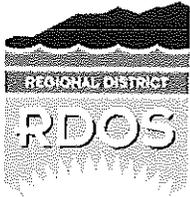
Yours truly,

A handwritten signature in cursive script, appearing to read "Lora Nield".

Lora Nield
Senior Ecosystems Biologist

LN/cl





Feedback Form

Regional District of Okanagan Similkameen

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

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

OKANAGAN
SIMILKAMEEN

TO: Regional District of Okanagan Similkameen FILE NO.: H2017.038-ZONE

FROM: Name: HOLDEN REDMAN / HAROLD REDMAN

Street Address: _____

Tel/Email: _____

RE: Electoral Area "H" Zoning Amendment BYLAW NO. 2498.12.
3492 Princeton-Summerland Rd

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2498.12.

Feedback Forms must be completed and returned to the Regional District
no later than **Thursday June 15, 2017**

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



Feedback Form

Regional District of Okanagan Similkameen

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

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

OKANAGAN·
SIMILKAMEEN

TO: Regional District of Okanagan Similkameen FILE NO.: H2017.038-ZONE

FROM: Name: Cliff & Kathryn Glover
(please print)

Street Address: _____

Tel/Email: _____ net

RE: Electoral Area "H"
3492 Princeton-Summerland Rd

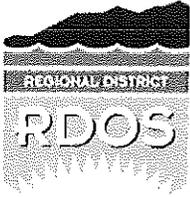
My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2498.12.

We have known these people since they first bought the property. They are professionals and all their children are also upstanding citizens. Two have gone into training with the RCMP, another is a crane operator, a pilot and many others hold down part time/full time jobs. The property owners participate in all community events and all are considered a valuable asset to the area. As the only full time resident who have a view of the trailers, we have absolutely no concerns with the current situation.

Feedback Forms must be completed and returned to the Regional District
no later than Thursday June 15, 2017



Feedback Form

Regional District of Okanagan Similkameen

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

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

OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen FILE NO.: H2017.038-ZONE

FROM: Name: Bob + Valerie McMurtrie

Street Address: _____

Tel/Email: _____

RE: Electoral Area "H" Zoning Amendment BYLAW NO. 2498.12.
3492 Princeton-Summerland Rd

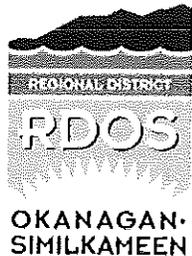
My comments / concerns are:

- I do support the proposed development. *via or us by.*
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2498.12.

we figure this a very unfair complaint

Feedback Forms must be completed and returned to the Regional District
no later than **Thursday June 15, 2017**



Feedback Form

RECEIVED
Regional District

JUN - 5 2017

Regional District of Okanagan Similkameen

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

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

101 Martin Street

Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen

FILE NO.: H2017.038-ZONE

FROM: Name:

VIC BARTEL / EDNA ELONIME

Street Address

Tel/Email

RE: Electoral Area "H" Zoning Amendment BYLAW NO. 2490.12.
3492 Princeton-Summerland Rd

My comments / concerns are:

- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2498.12.

I AM STRONGLY OPPOSED TO HIGHER DENSITY DEVELOPMENT.

I ONLY SUPPORT THIS PROPOSAL BECAUSE THE OWNERS BOUGHT THE PROPERTY ~~W~~ BELIEVING THAT 5 SITES WERE LEGAL. THE NEW OWNERS ARE ALSO ACTIVELY INVOLVED IN THE COMMUNITY. RDOS MUST MAKE SURE THAT PROPERTY OWNERS ARE AWARE OF THEIR ZONING REGULATIONS. THIS MUST NOT HAPPEN AGAIN.

Feedback Forms must be completed and returned to the Regional District no later than Thursday June 15, 2017

Vic Bartel

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.

HOFF

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: May 24, 2017 3:30 PM
To: Planning
Subject: RE: Bylaw Referral H2017.038-ZONE

Hello RDOS Planners,

Thank you for your referral H2017.038-ZONE regarding 3492 Princeton-Summerland Road, PID 026303850, L 2 DL 2076 KAMLOOPS DIVISION YALE DISTRICT PL KAP78220. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Prior to any land alterations (*e.g.*, addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

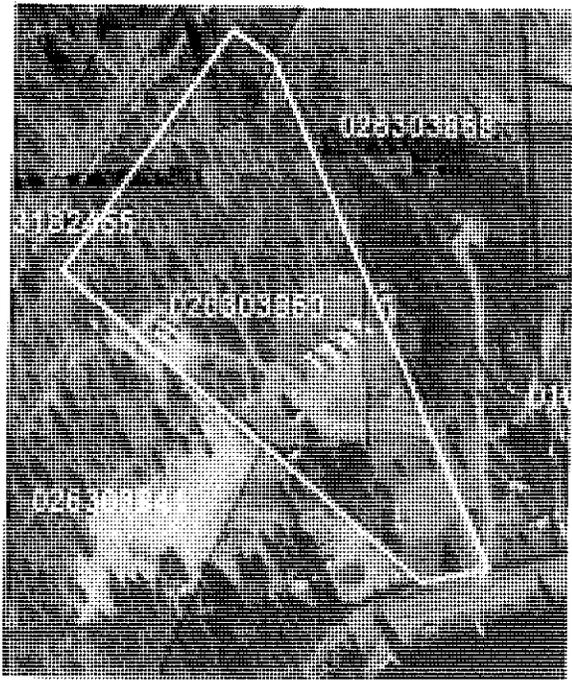
In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Please review the screenshot of the property below (outlined in yellow) in relation to the archaeological potential (brown/orange areas have high potential and beige areas have moderate potential). If this does not represent the property listed in the referral please contact me.

Kind regards,

Diana



Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry of Forests, Lands and Natural Resource Operations
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]

Sent: Wednesday, May 17, 2017 8:24 AM

To: HBE@interiorhealth.ca; FLNR DOS Referrals CSNR:EX; Cooper, Diana FLNR:EX; kblack@sd58.bc.ca; 'fbclands@fortisbc.com'; Referral Apps REG8 FLNR:EX; Kamloops, MMD MEM:EX; lucy.reiss@canada.ca; reception@usib.ca

Subject: Bylaw Referral H2017.038-ZONE

Re: Project No. H2017.038-ZONE

Bylaw No.2498.12

Please find attached a Bylaw Referral and in the referral is a link to the documentation for review. If you have any questions, please contact Evelyn at eriechert@rdos.bc.ca. Once reviewed, please forward any comments/concerns you may have to planning@rdos.bc.ca.

Kind Regards,

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 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 third time.

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 provided over the previous 4 years.

Public Information Meetings were previously held in Okanagan Falls on March 8, 2016, and Penticton on March 10, 2016, while consideration by the applicable Electoral Area Advisory Planning Commissions (APCs) occurred between March and April of 2016.

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.

At its meeting of June 15, 2017, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing occur at the Board meeting of July 6, 2017.

All other comments received through the public process, including APC minutes are compiled and included as a separate item on the Board Agenda.

Prior to adoption, approval from the Ministry of Transportation and Infrastructure (MoTI) is required as the amendments will affect lands situated within 800 metres of a controlled area (i.e. Highway 3 & 97).

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:

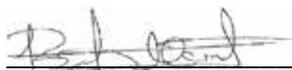
THAT first and second readings of Bylaw No. 2728, 2017, be rescinded and the bylaw abandoned

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Development Services Manager

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

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 ⅓ 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
- xi) 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.
- xlii) replacing Section 13.2.1(j) (Tourist Commercial One Zone) with the following:
 - j) accessory dwelling, subject to Section 7.11;
- xliii) 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;

- xlvii) replacing Section 16.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .1 *deleted.*

- xlviii) replacing Section 16.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .2 *deleted.*

- xliv) 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”.

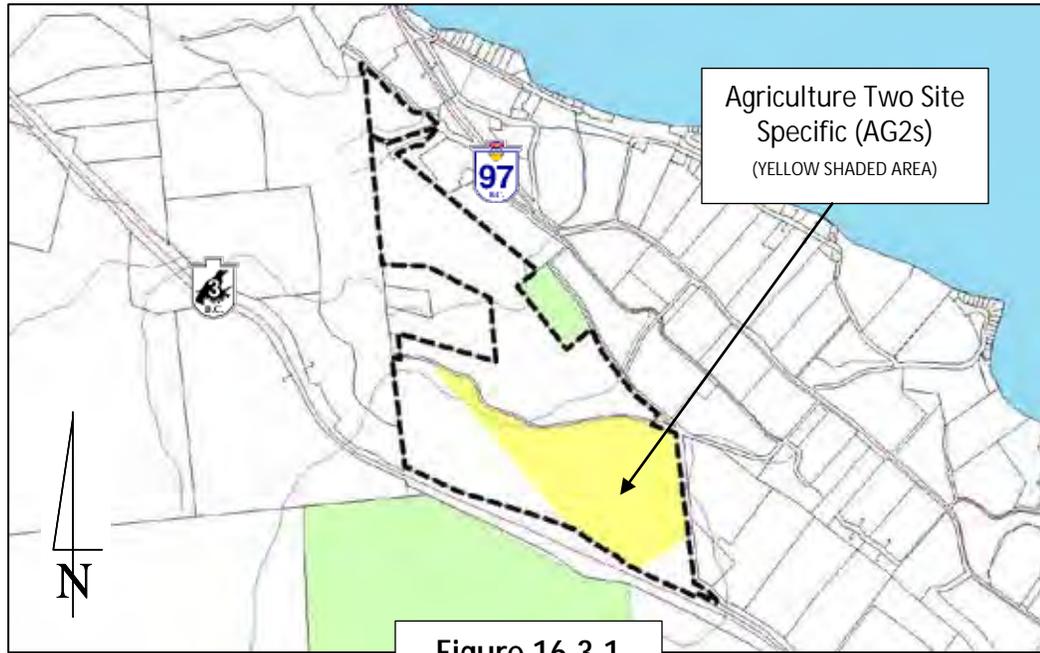


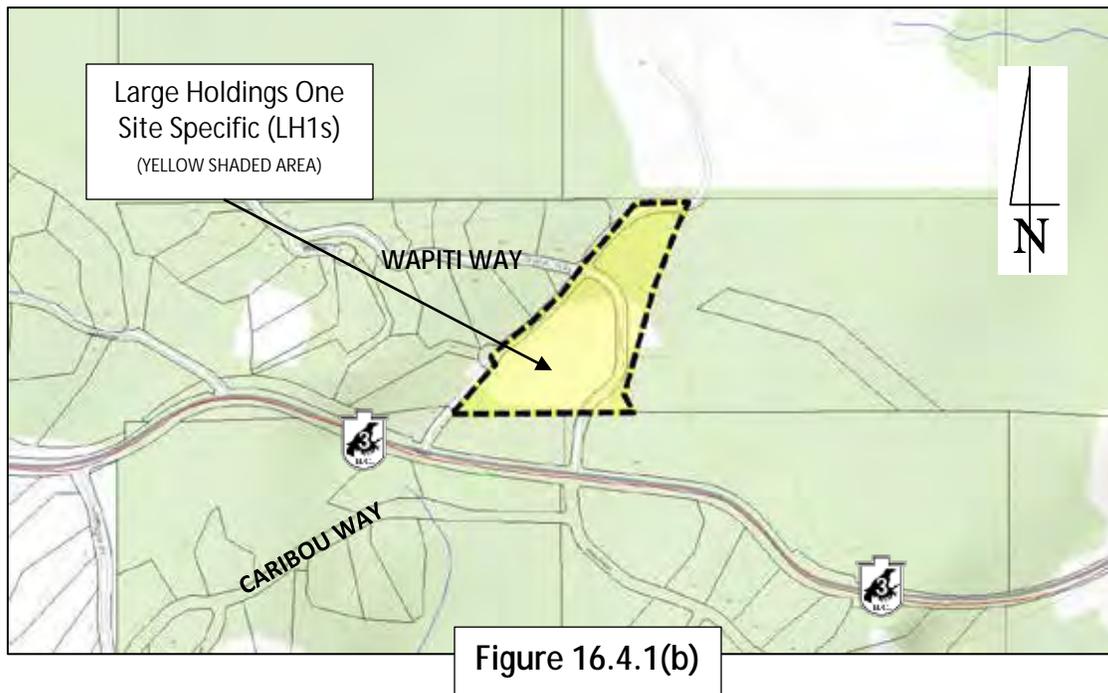
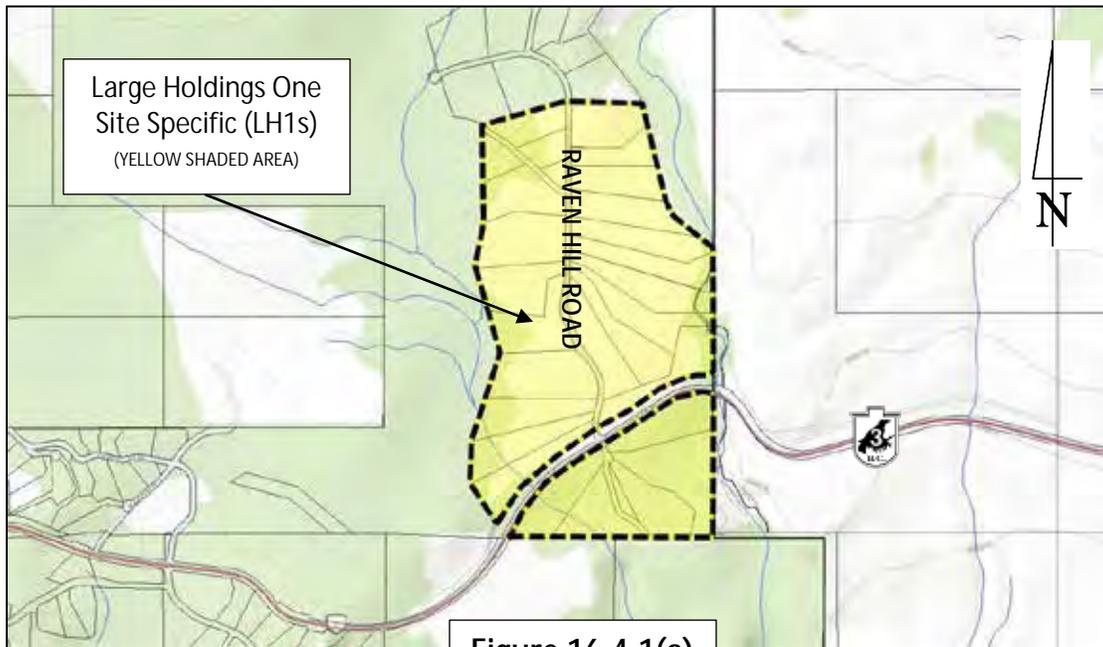
Figure 16.3.1

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).



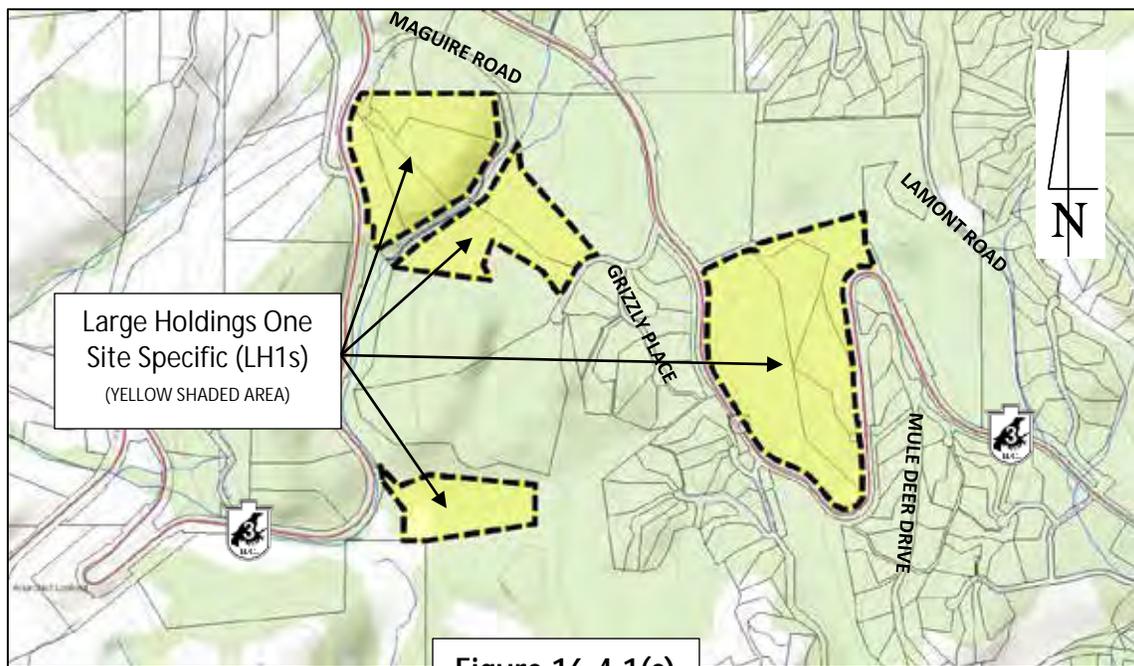


Figure 16.4.1(c)

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;

- .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 AGRITOURISM 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

xliii) 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.
- xlviii) replacing Section 13.3.1(d) (Neighbourhood Commercial Zone) with the following:
 - d) accessory dwelling, subject to Section 7.11;

xlix) 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.

l) 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.

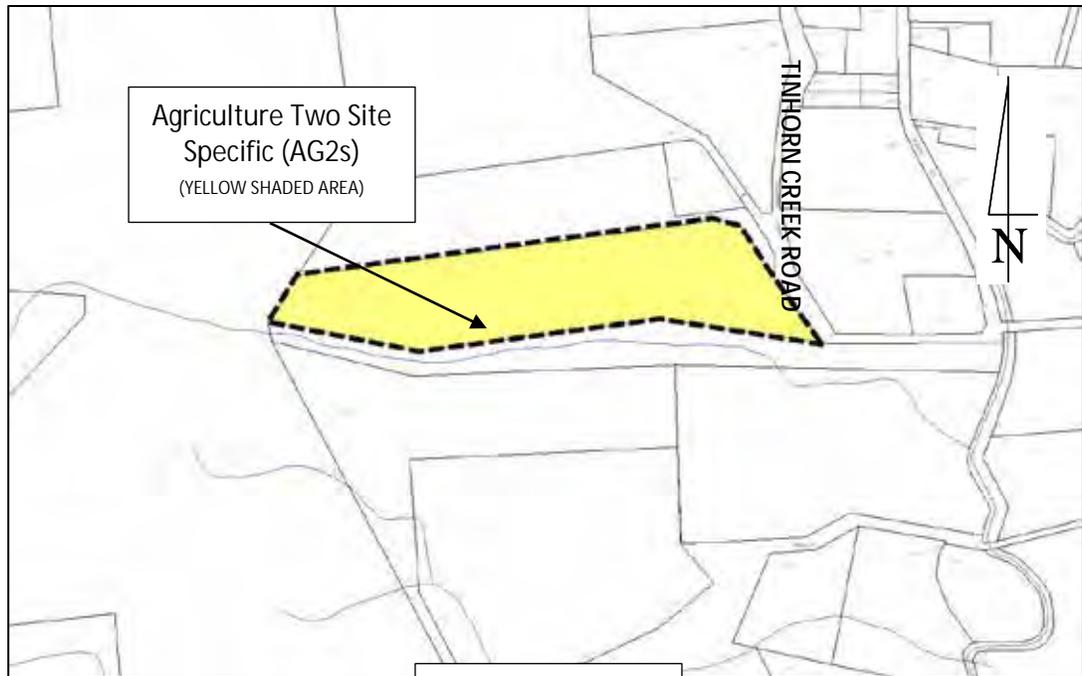


Figure 16.3.3

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 AGRITOURISM 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

xlii) 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.

xliii) 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

xlv) replacing Section 10.7.6 (Small Holdings Three Zone) with the following:

10.7.6 Minimum Setbacks:

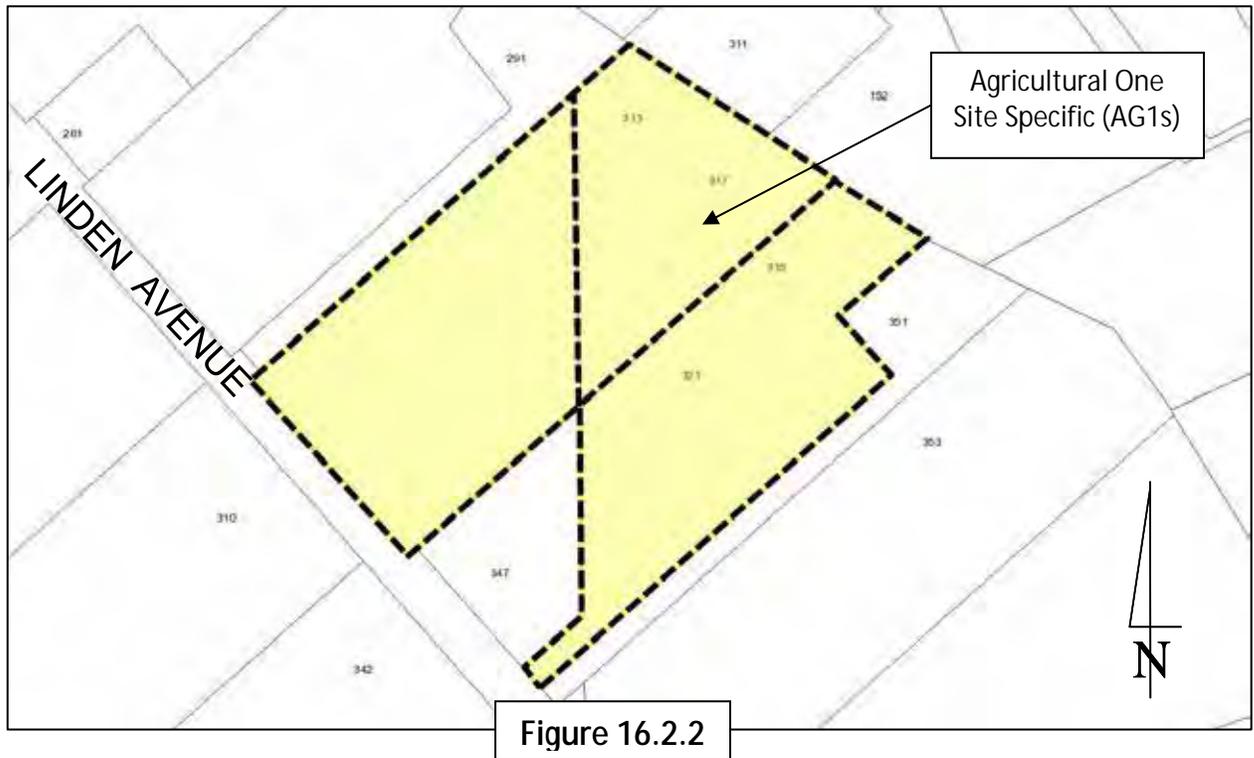
- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres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

- 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.
- xxxii) 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.

- xxxiii) 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.

- xxxiiii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

- xxxv) 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 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 AGRITOURISM 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

xlvii) replacing Section 10.6.1(a) (Small Holdings Three Zone) with the following:

- a) agriculture, subject to Section 7.23;

xlviii) 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
- xliv) 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;
- lv) 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;
- lvi) 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.

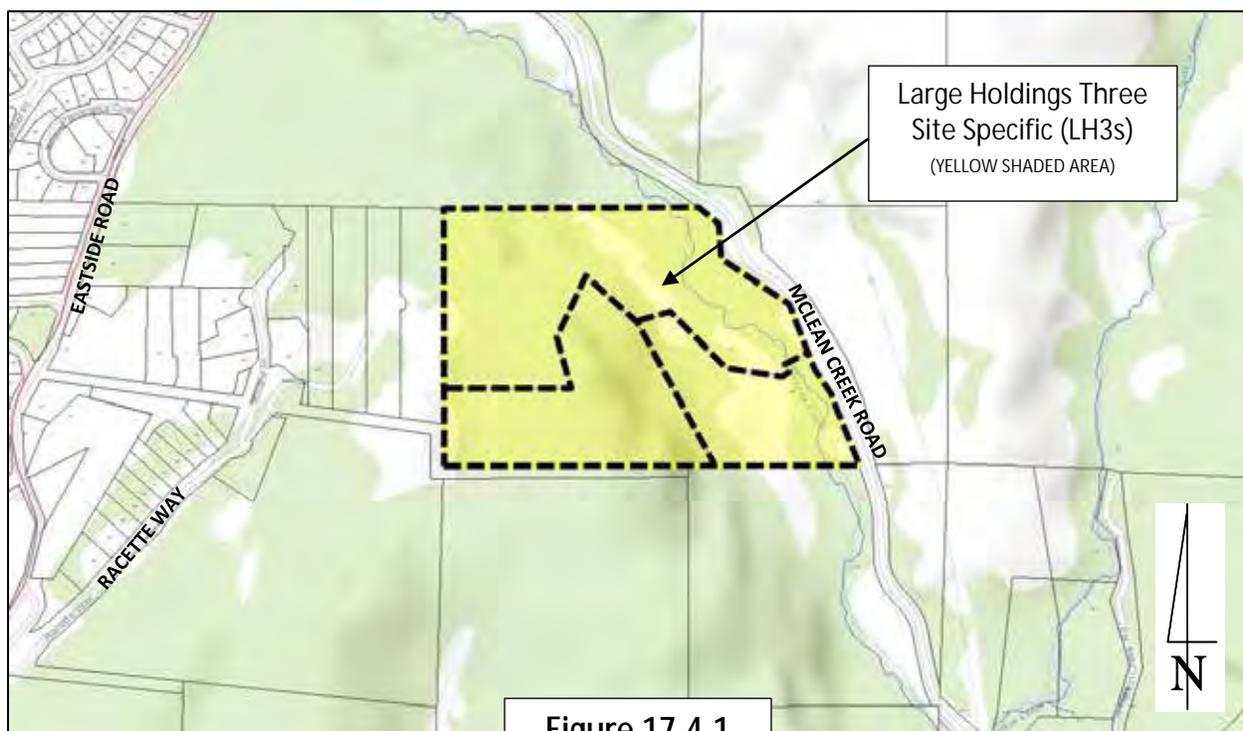


Figure 17.4.1

- 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:
- 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.

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:

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.

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:

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.

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.

- xlii) replacing Section 10.5.3 (Small Holdings Two Zone) with the following:

10.5.3 Minimum Parcel Size:

- a) 2.0 ha

- xliii) 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

xlvii) 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.

xlviii) 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:

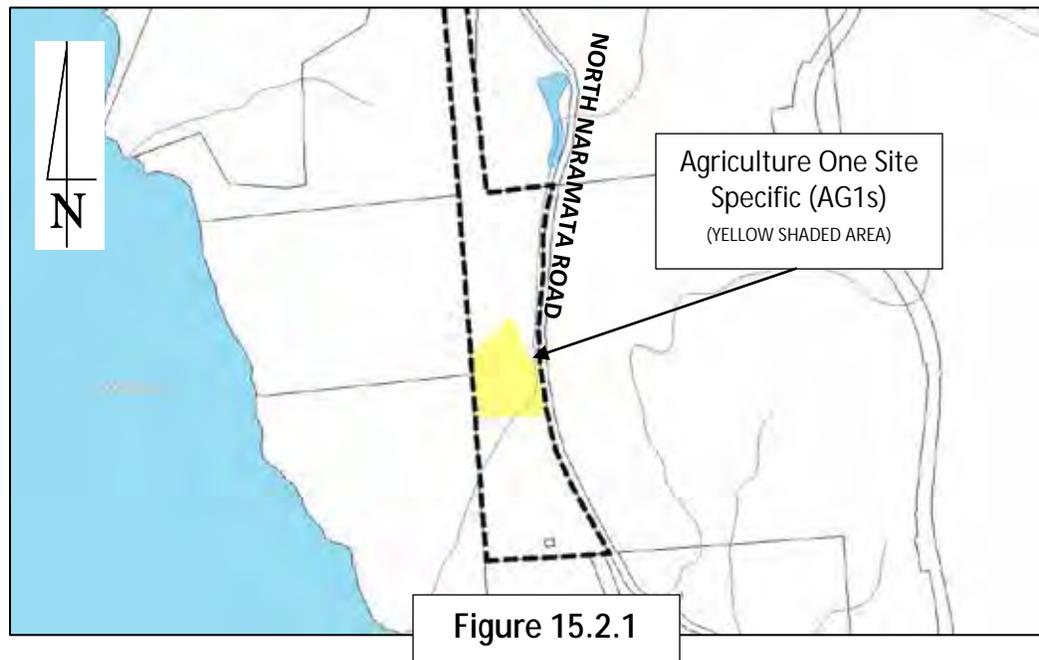
h) educational facility;

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.*

lxix) 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:

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.

xl) 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.

xlii) 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.

xliii) 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.

xlvii) 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;

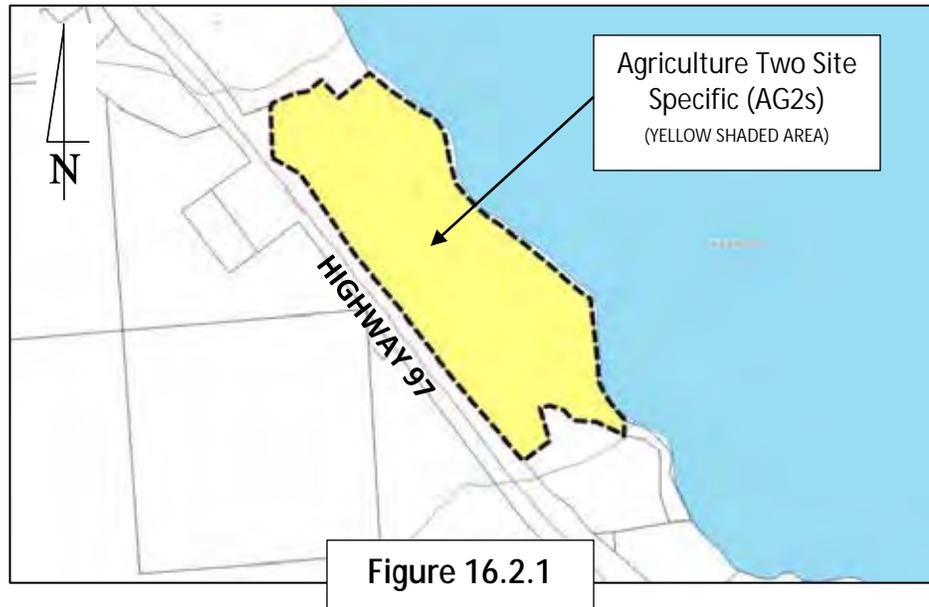
lxviii) replacing Section 16.2 (Site Specific Designations) with the following:

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).



lxxix) replacing the title of Section 16.4 (Site Specific Designations) with the following:

16.4 Site Specific Large Holdings One (LH1s) Provisions:

lxxx) replacing the title of Section 16.8 (Site Specific Designations) with the following:

16.8 Site Specific Small Holdings Five (SH5s) Provisions:

lxxxi) replacing Section 17.1.5(a) (Comprehensive Development Zones) with the following:

- a) single detached dwelling or manufactured home;

lxxxii) 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 ⅓ 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 15th day of June, 2017.

PUBLIC HEARING HELD this 6th day of July, 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

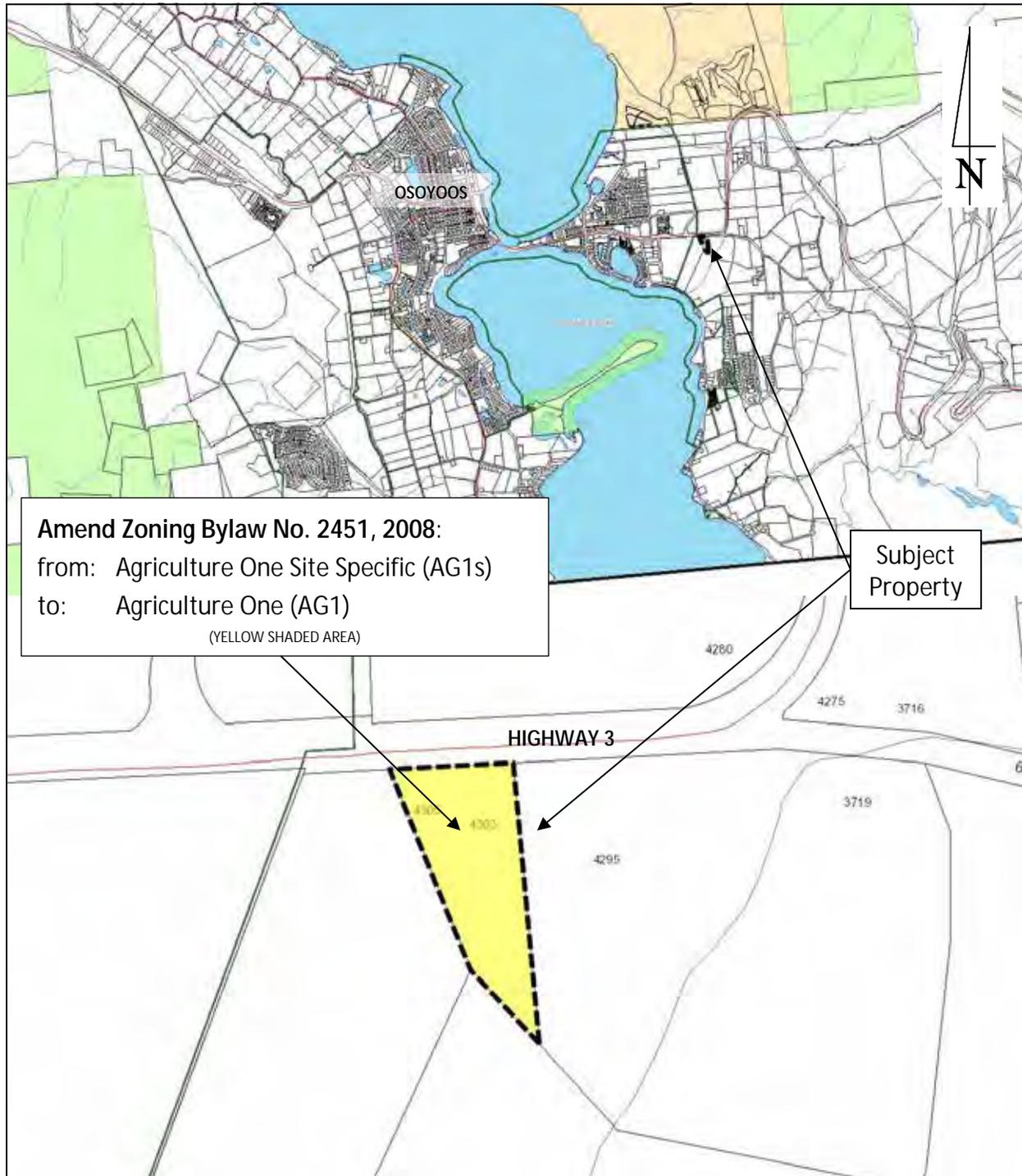
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Schedule 'X-1'



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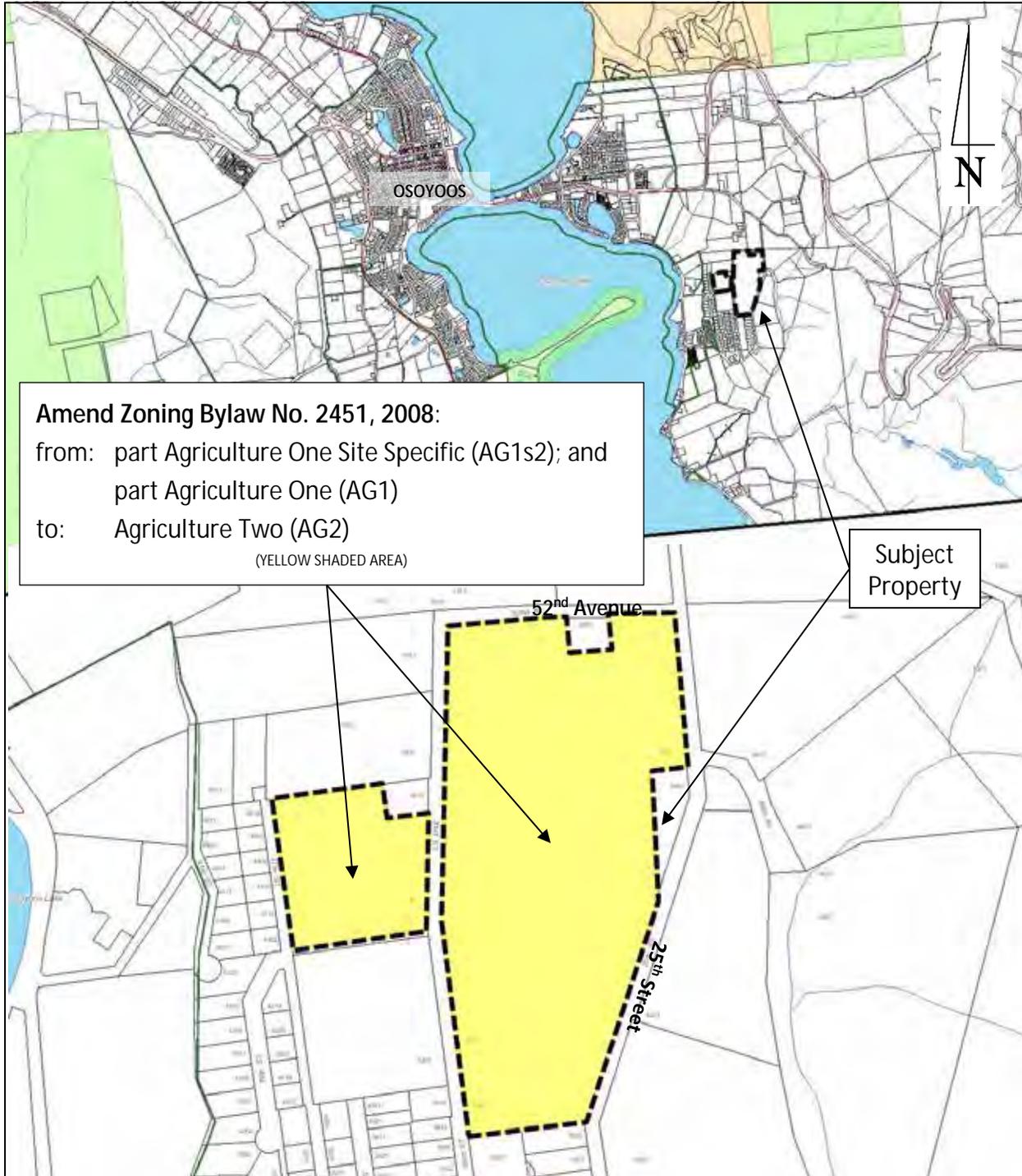
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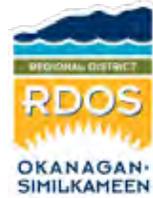
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Schedule 'X-2'



Regional District of Okanagan-Similkameen

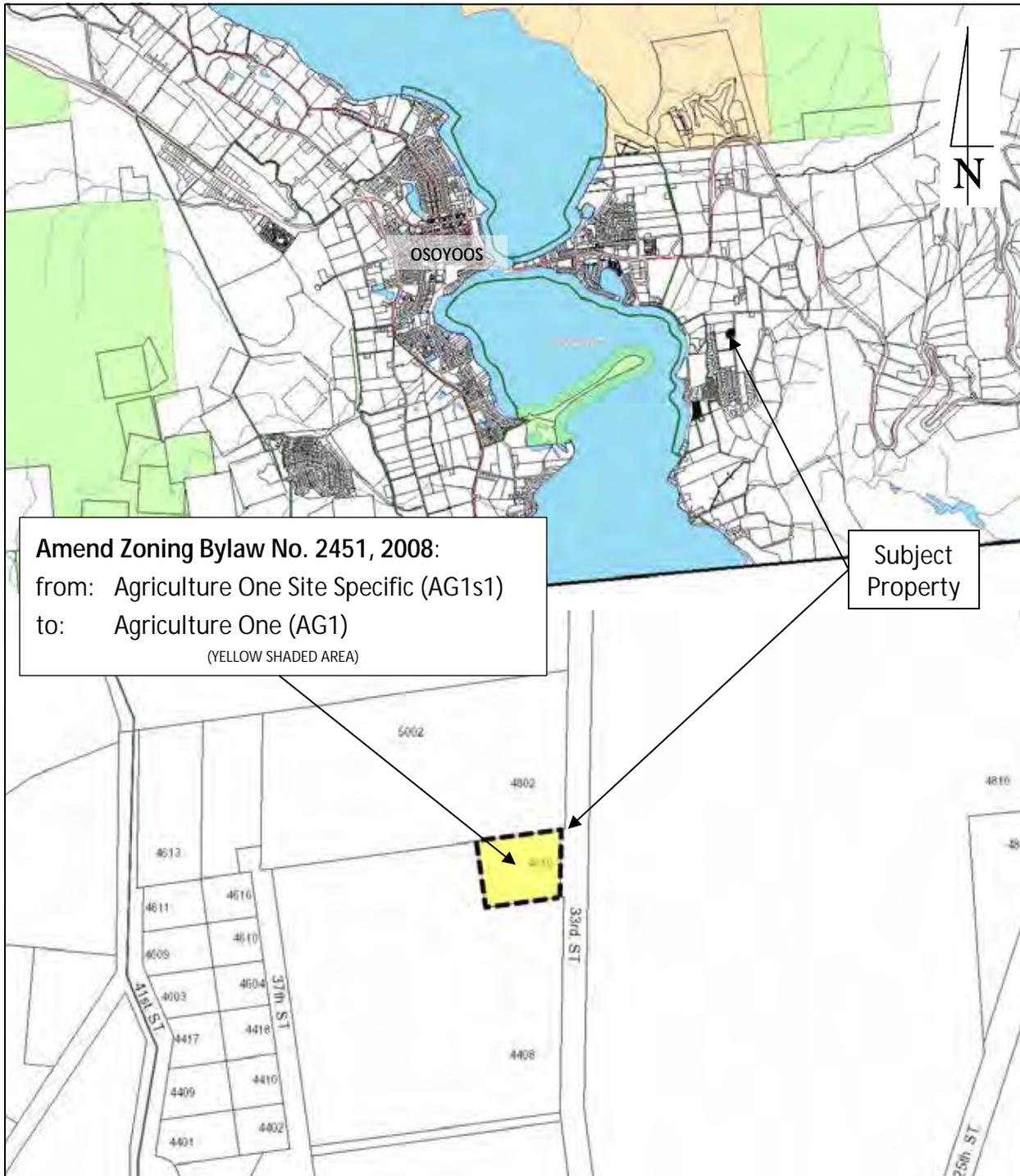
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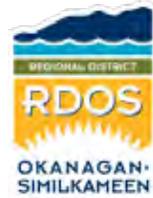
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Schedule 'X-3'



Regional District of Okanagan-Similkameen

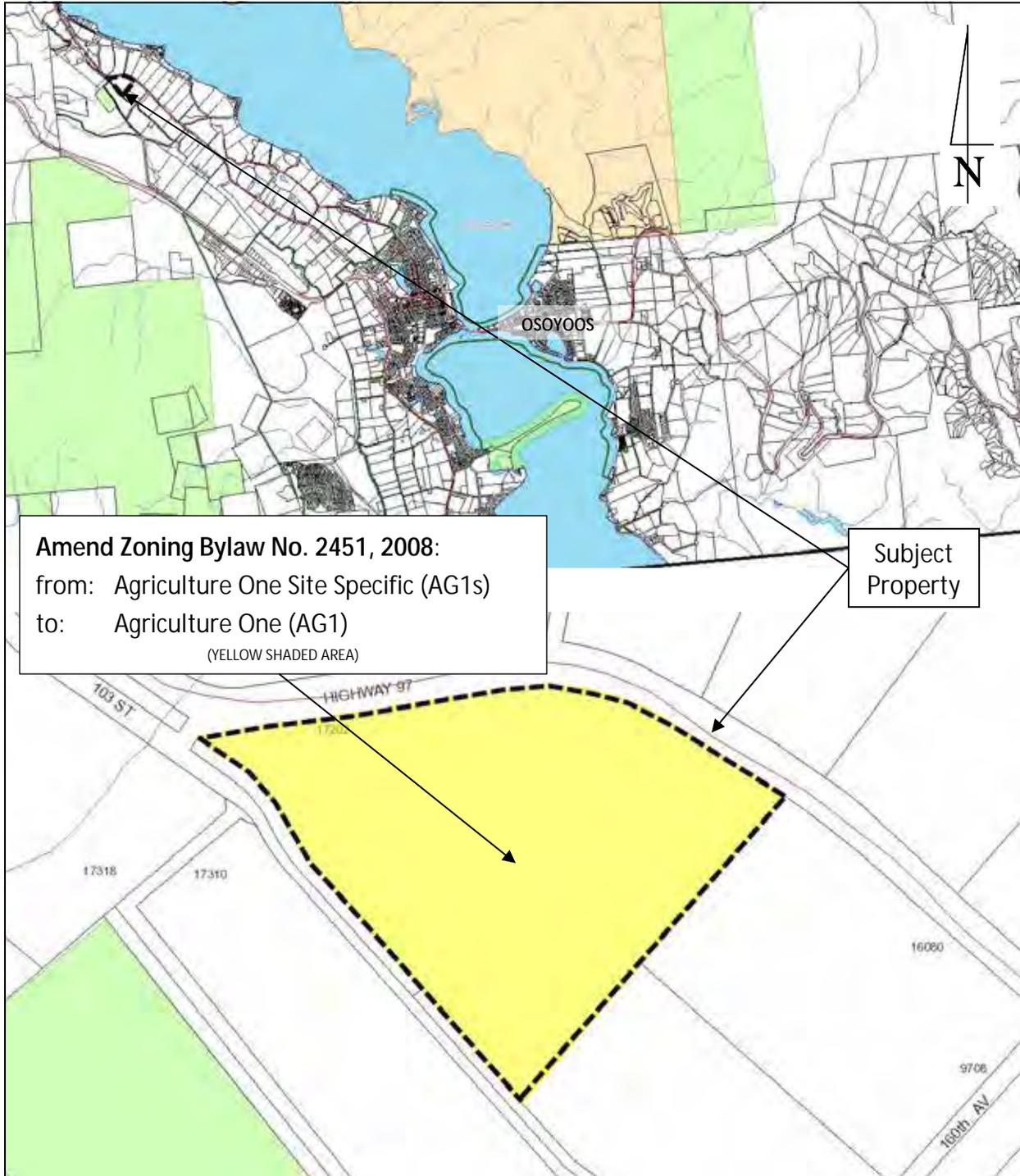
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Schedule 'X-5'



Regional District of Okanagan-Similkameen

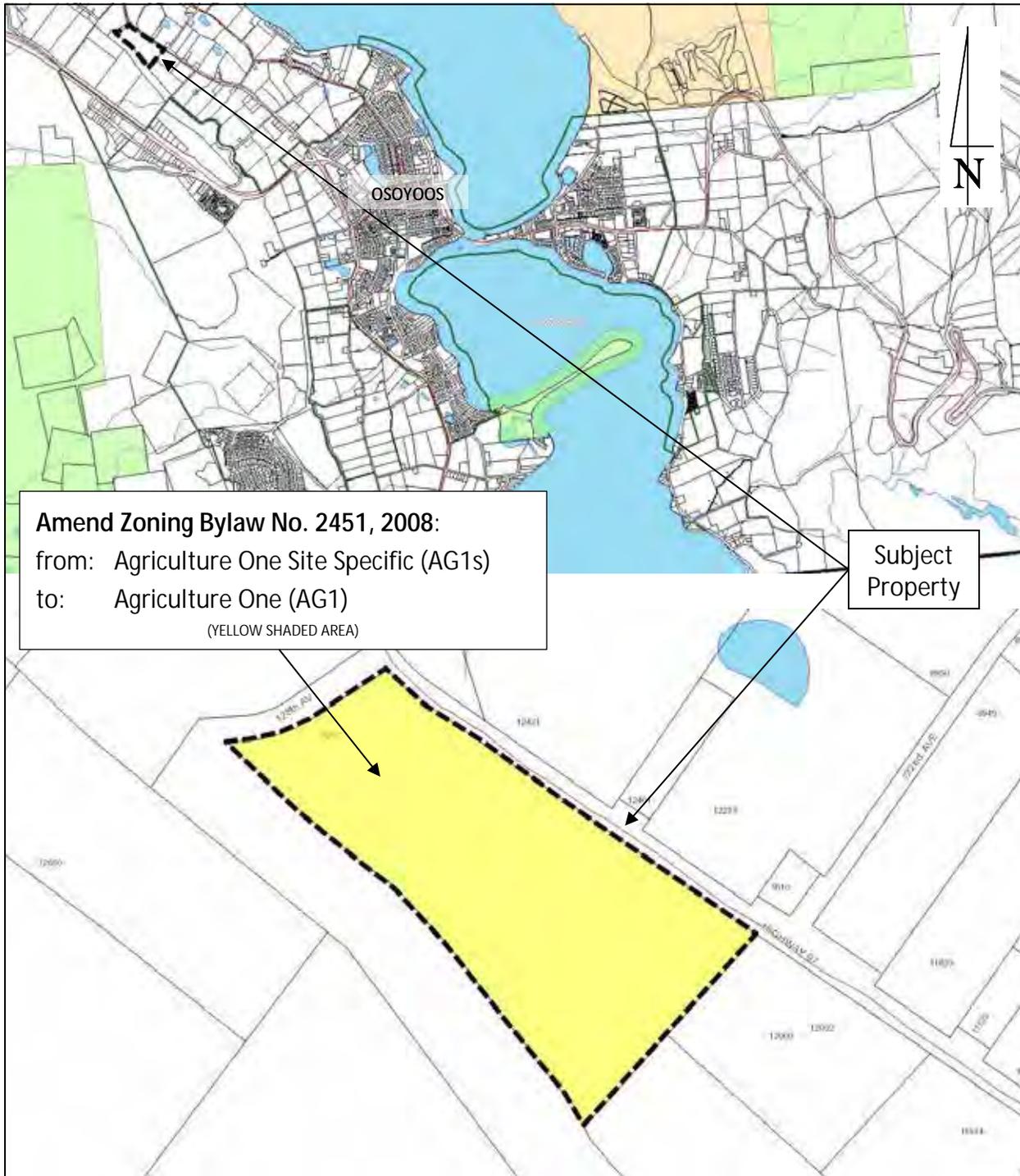
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Schedule 'X-6'



Regional District of Okanagan-Similkameen

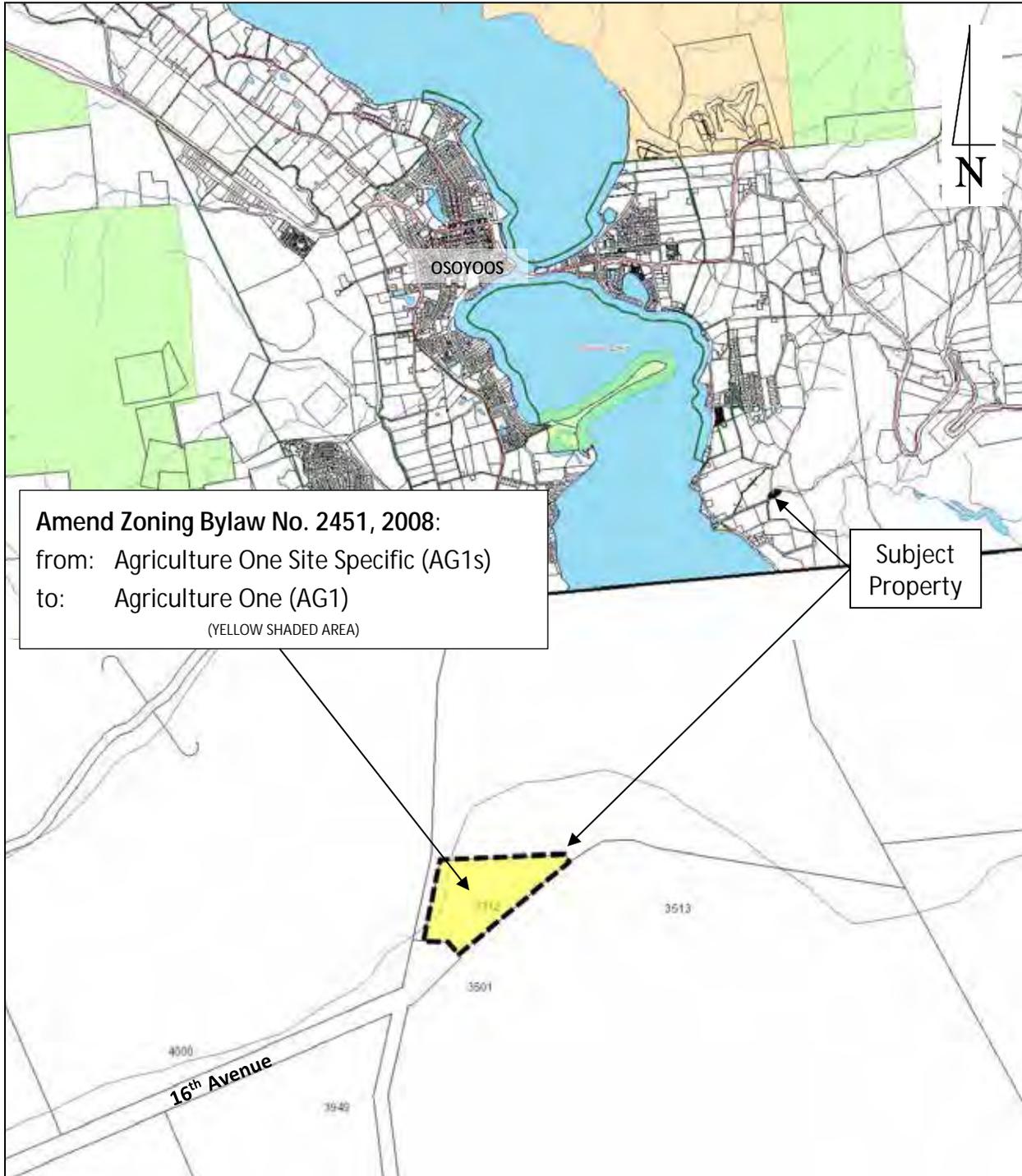
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Schedule 'X-7'



Regional District of Okanagan-Similkameen

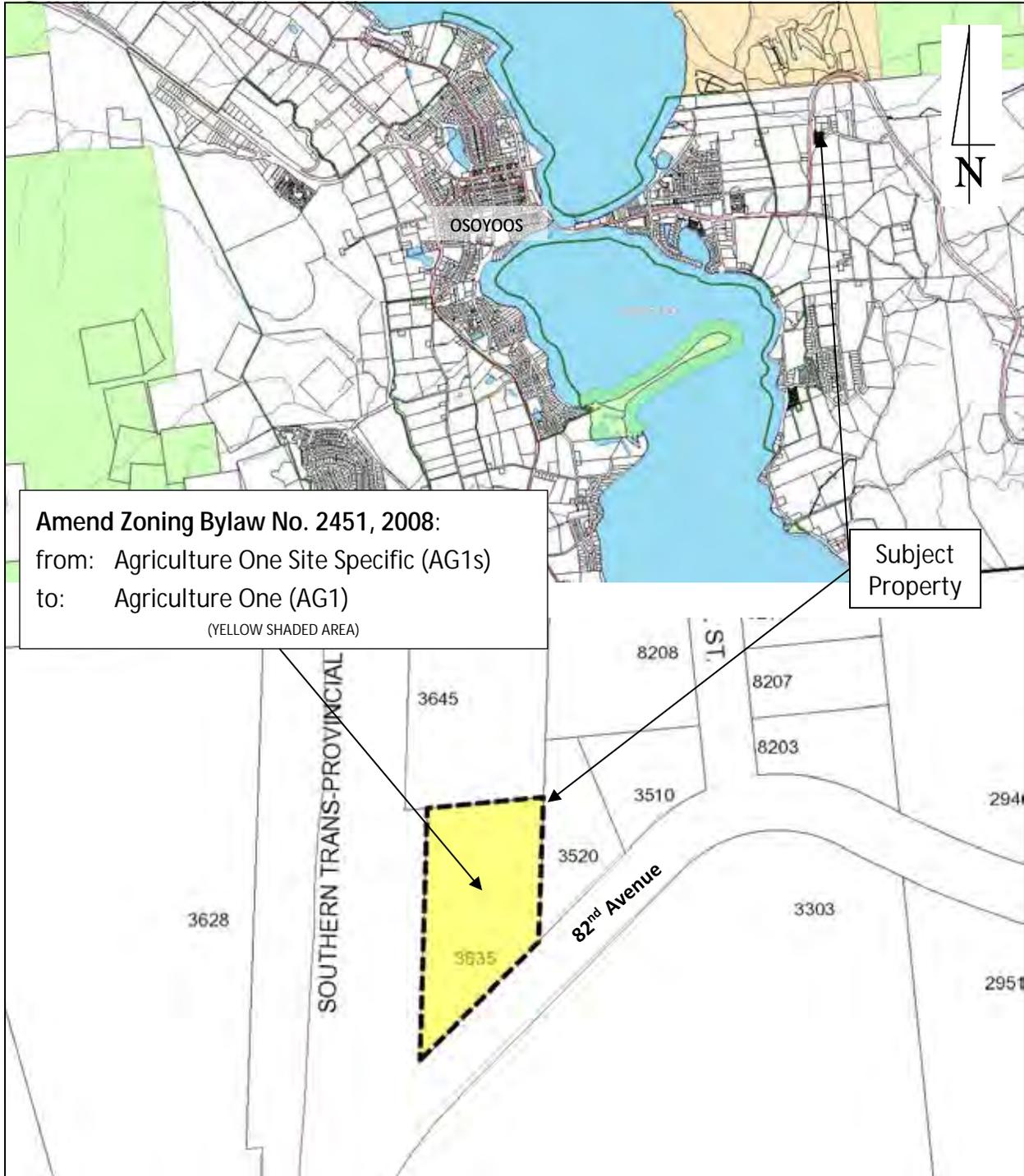
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Schedule 'X-8'



Regional District of Okanagan-Similkameen

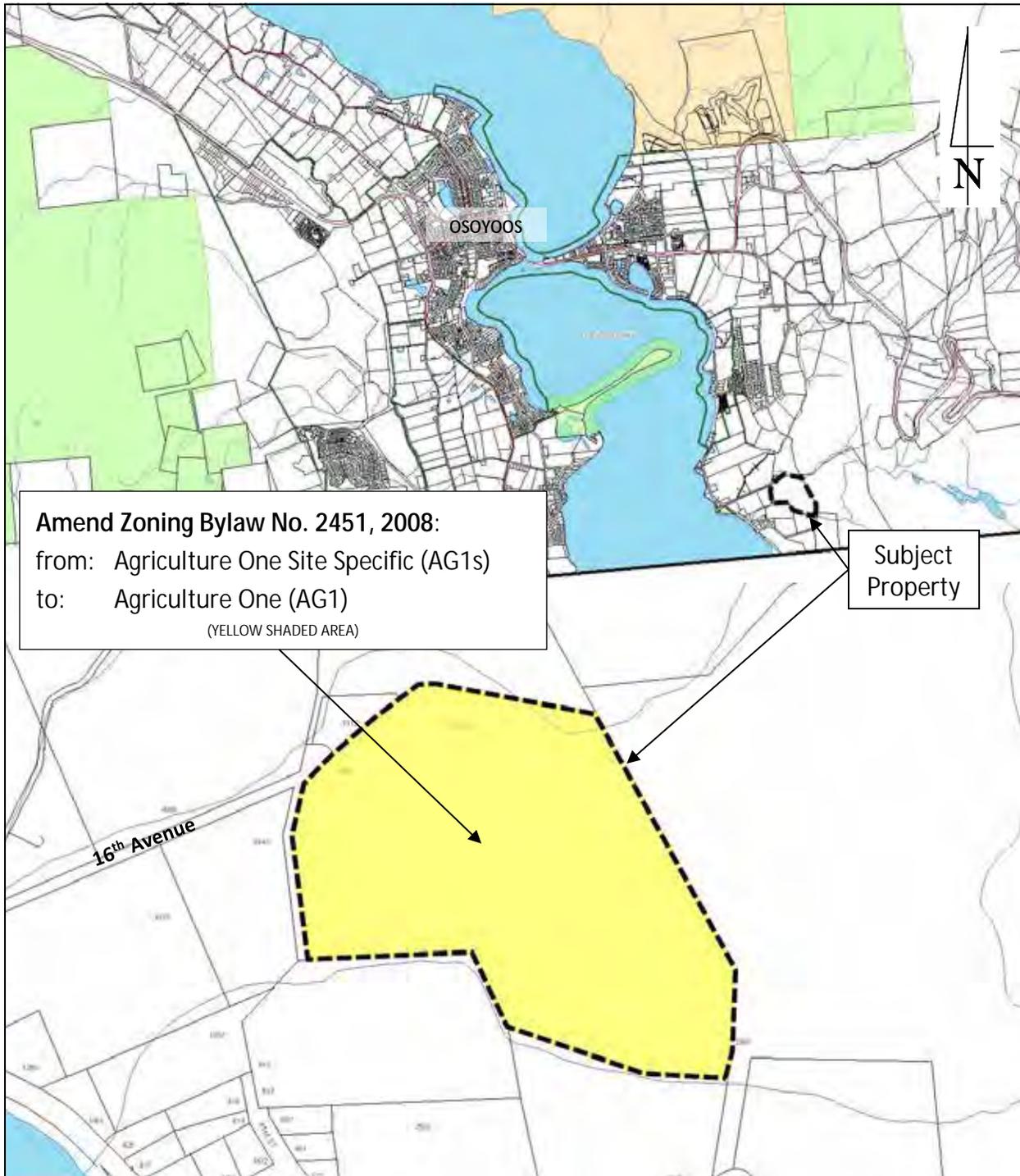
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Schedule 'X-9'



Regional District of Okanagan-Similkameen

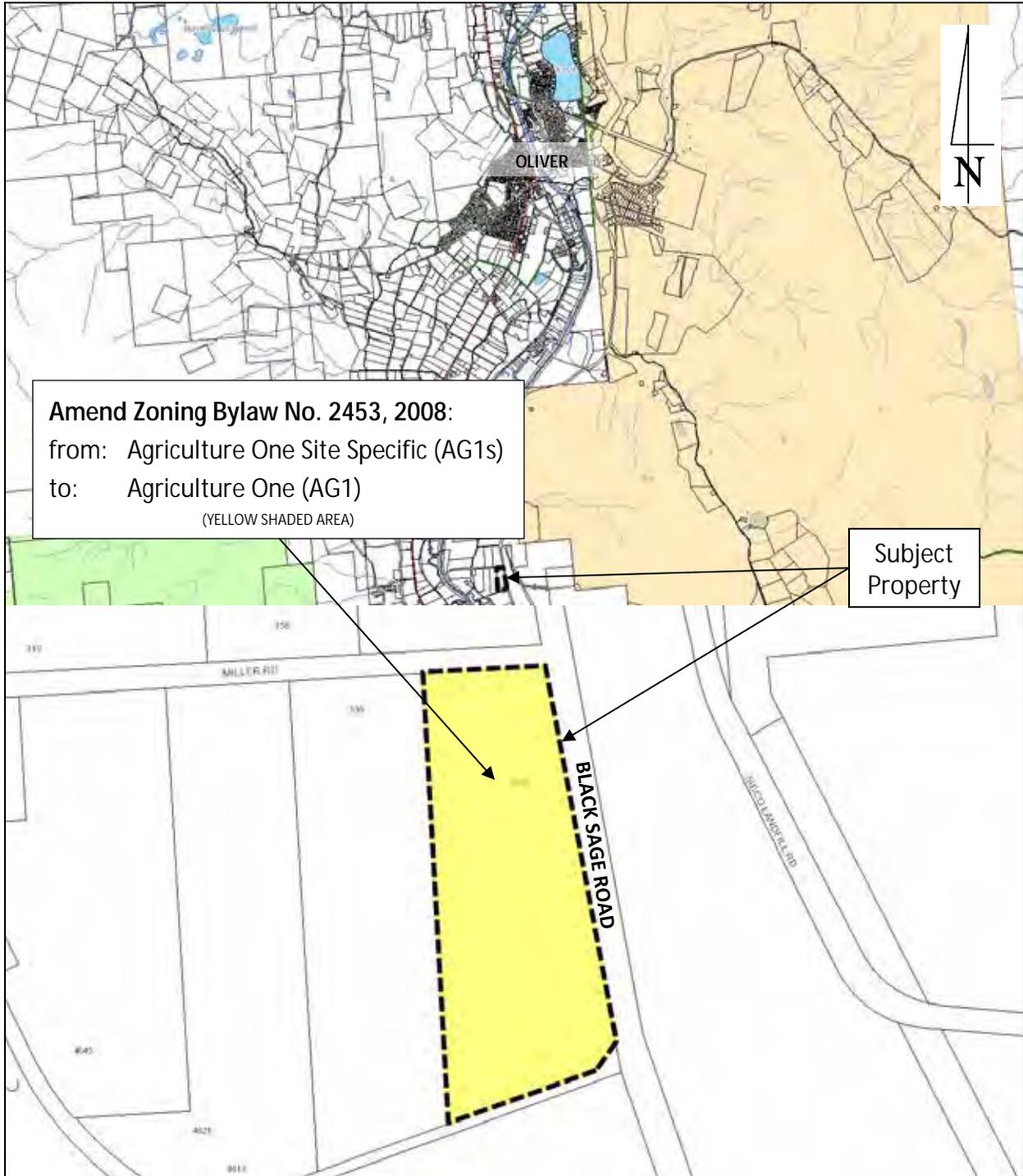
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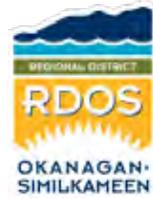
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Schedule 'X-10'



Regional District of Okanagan-Similkameen

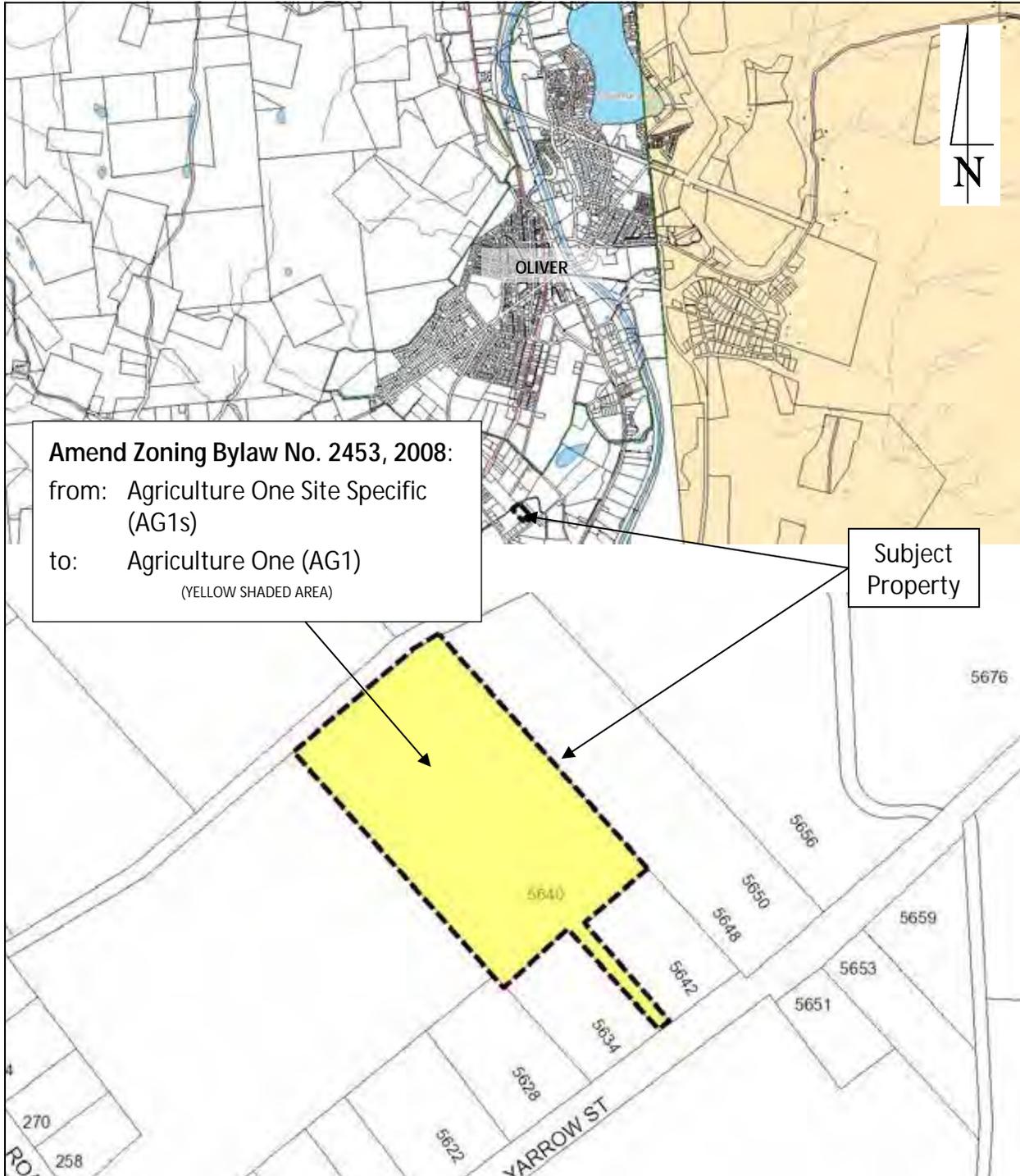
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Schedule 'X-11'



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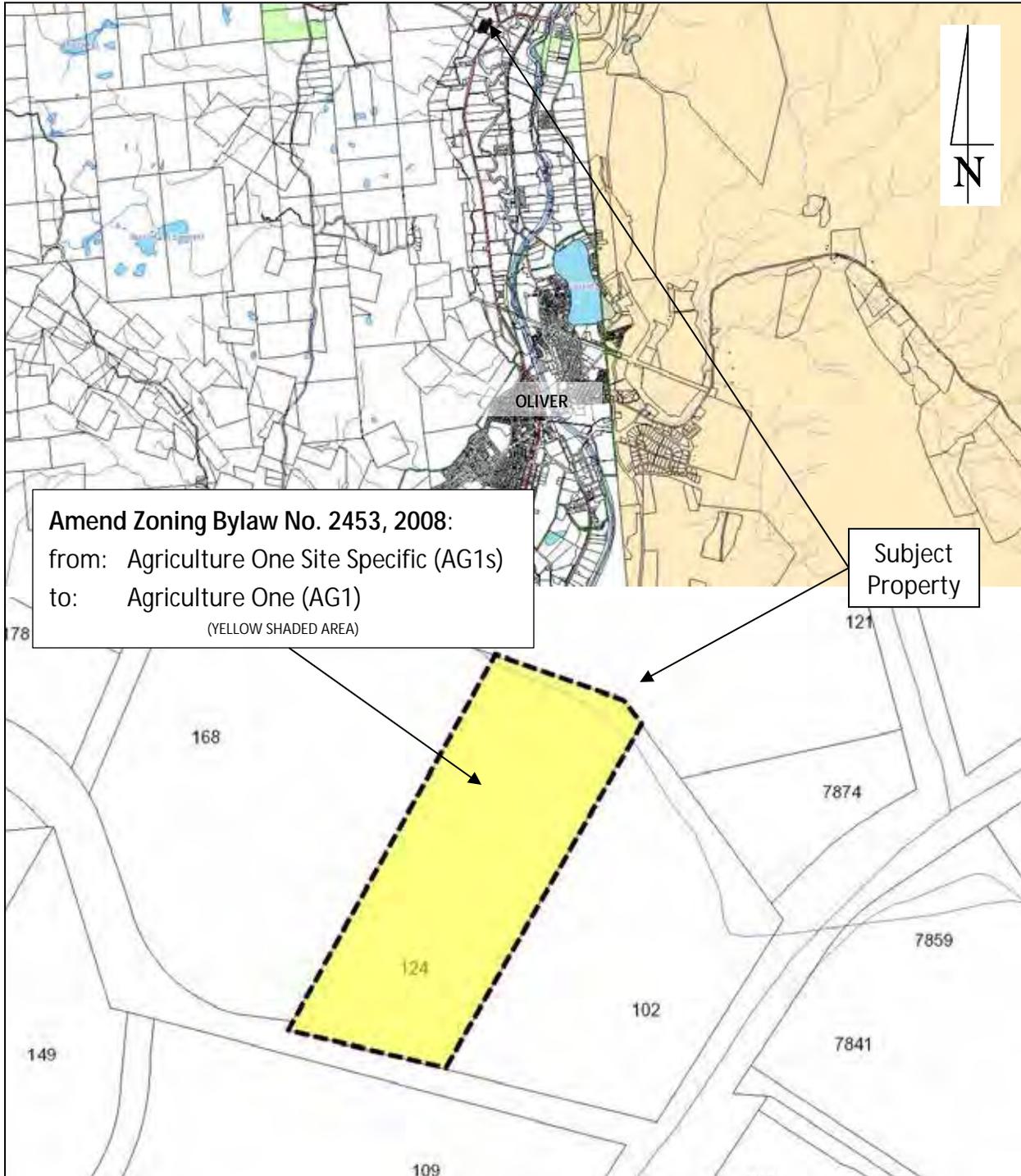
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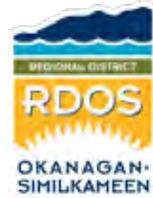
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Schedule 'X-12'



Regional District of Okanagan-Similkameen

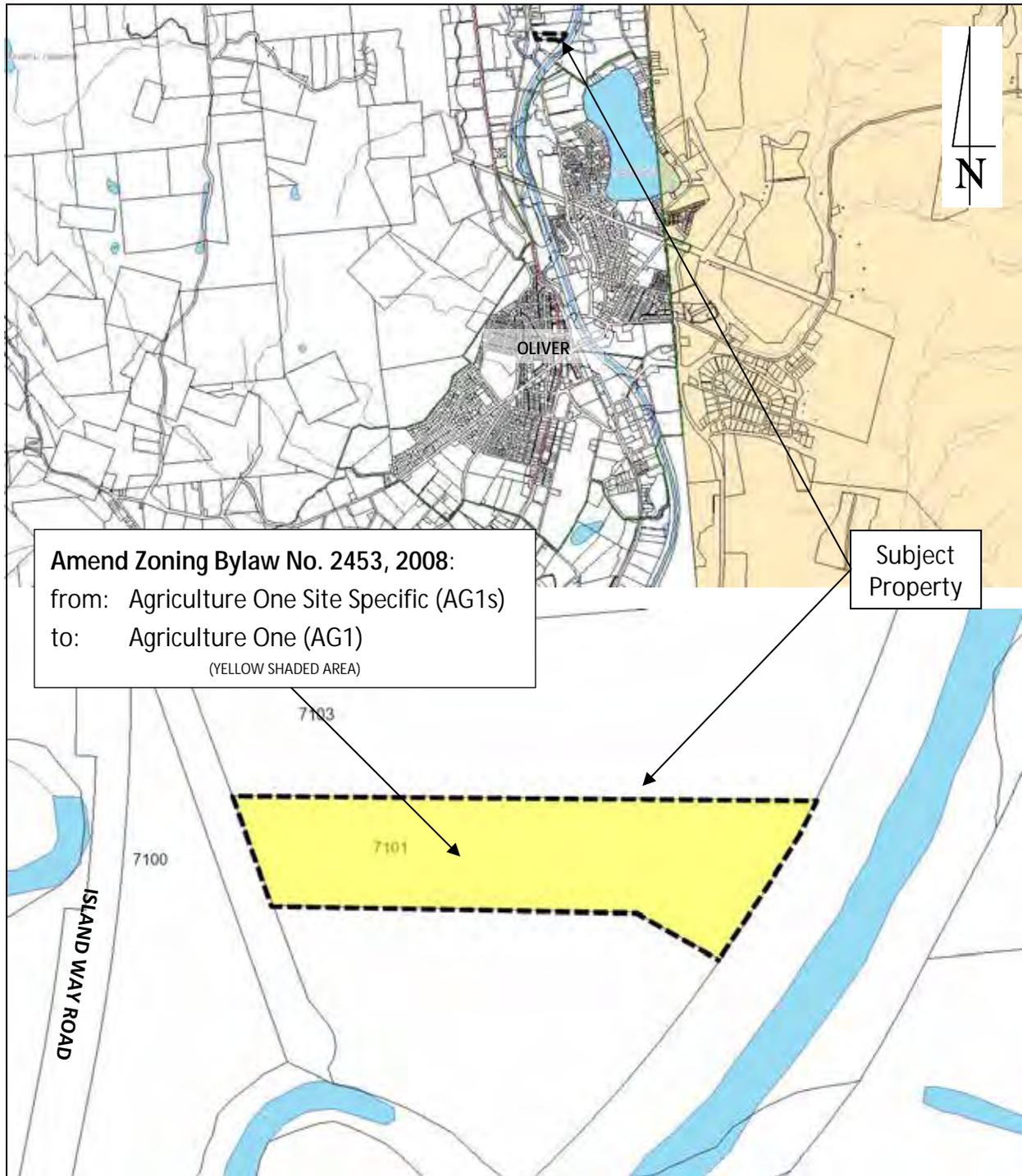
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Schedule 'X-13'



Regional District of Okanagan-Similkameen

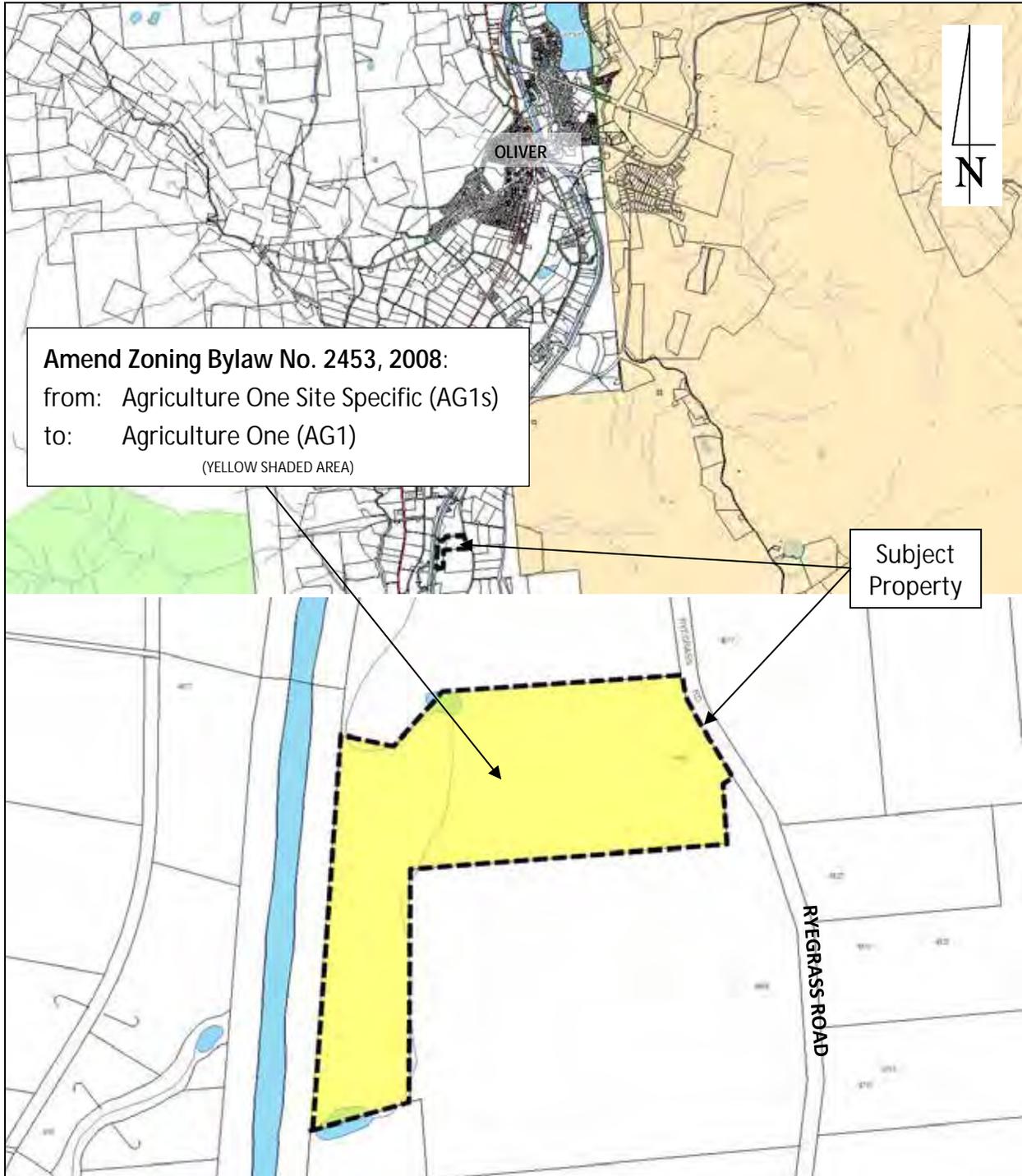
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Schedule 'X-14'



Regional District of Okanagan-Similkameen

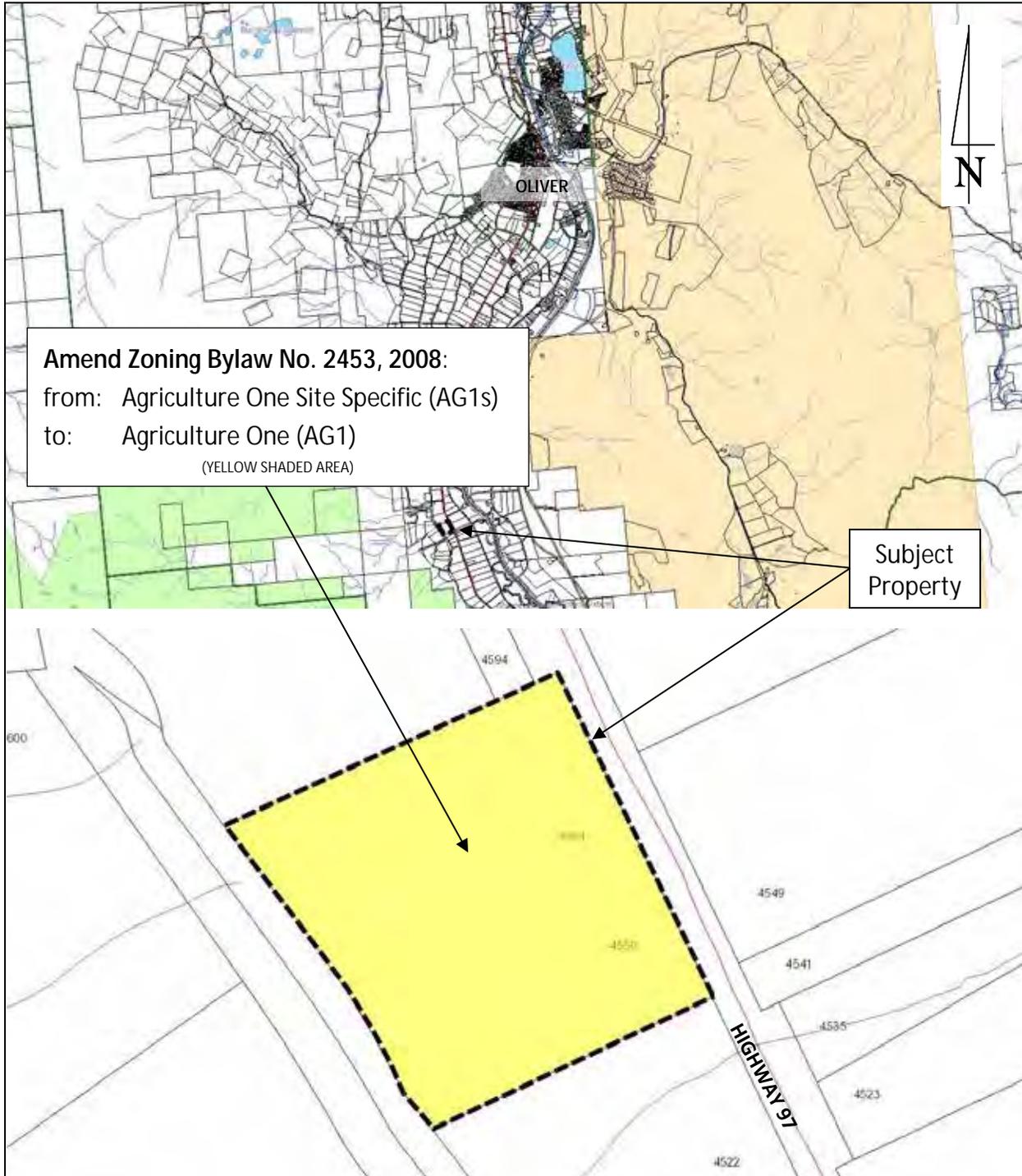
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Schedule 'X-15'



Regional District of Okanagan-Similkameen

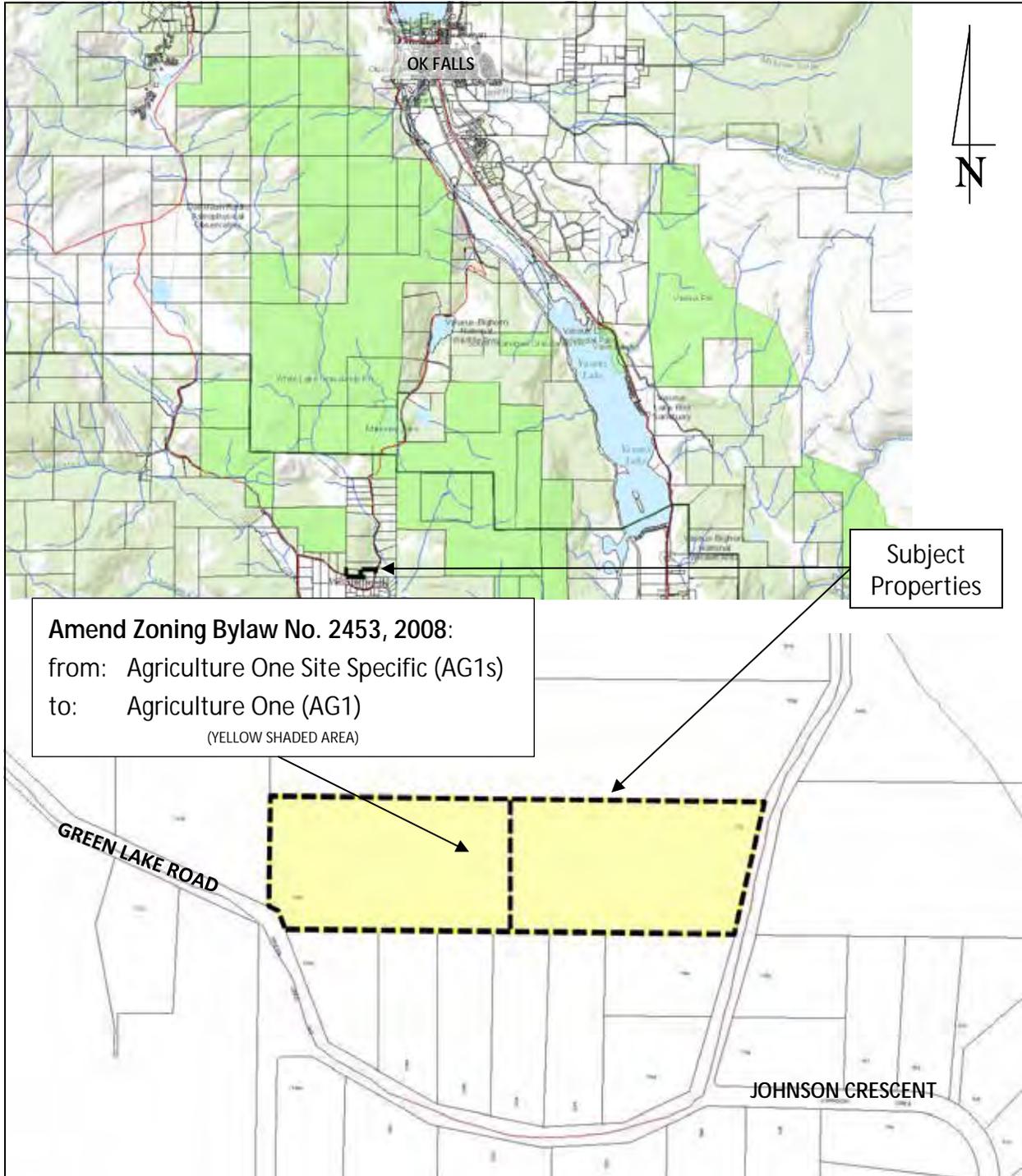
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Schedule 'X-15a'



Regional District of Okanagan-Similkameen

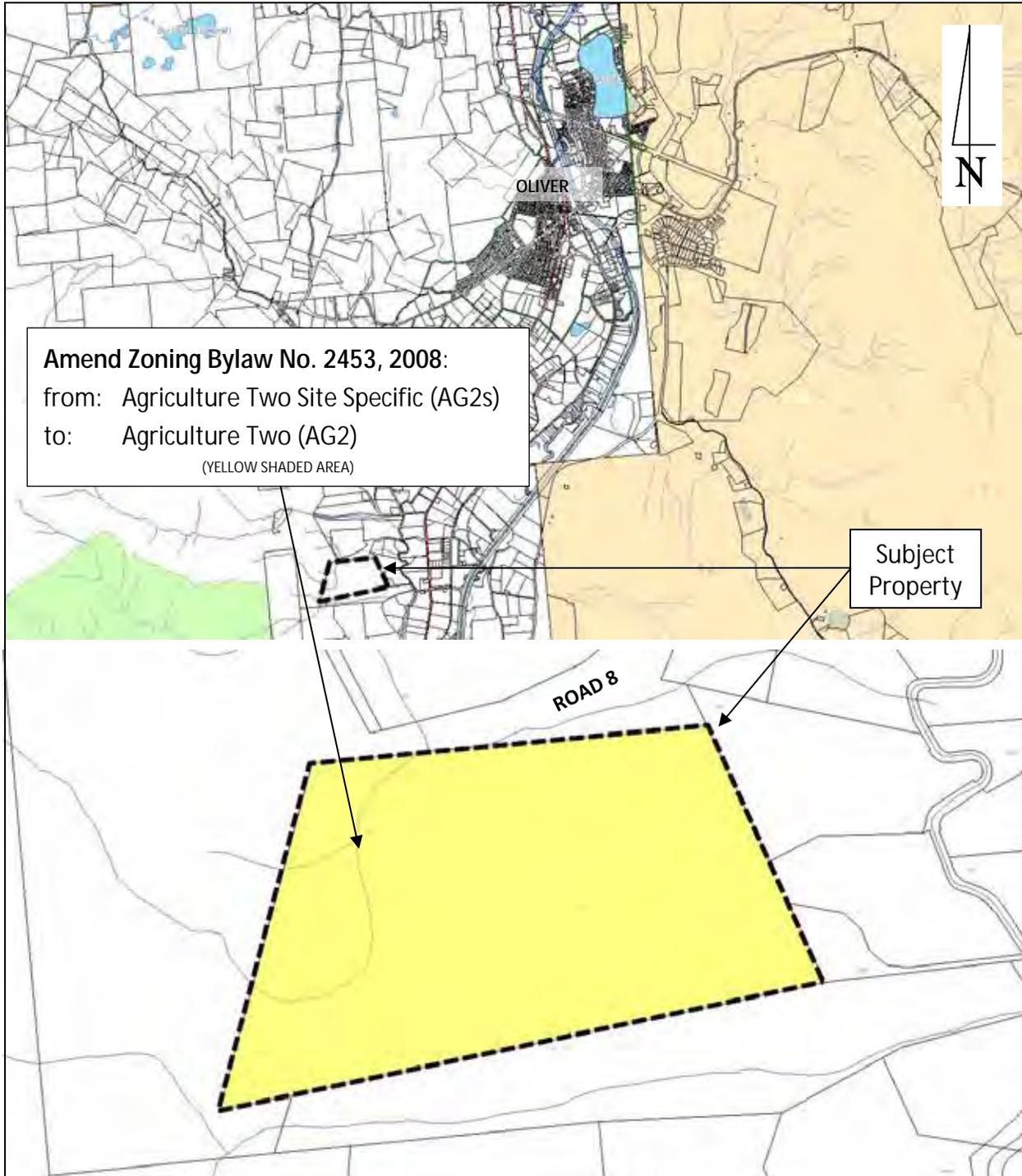
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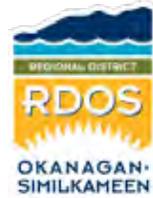
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Schedule 'X-16'



Regional District of Okanagan-Similkameen

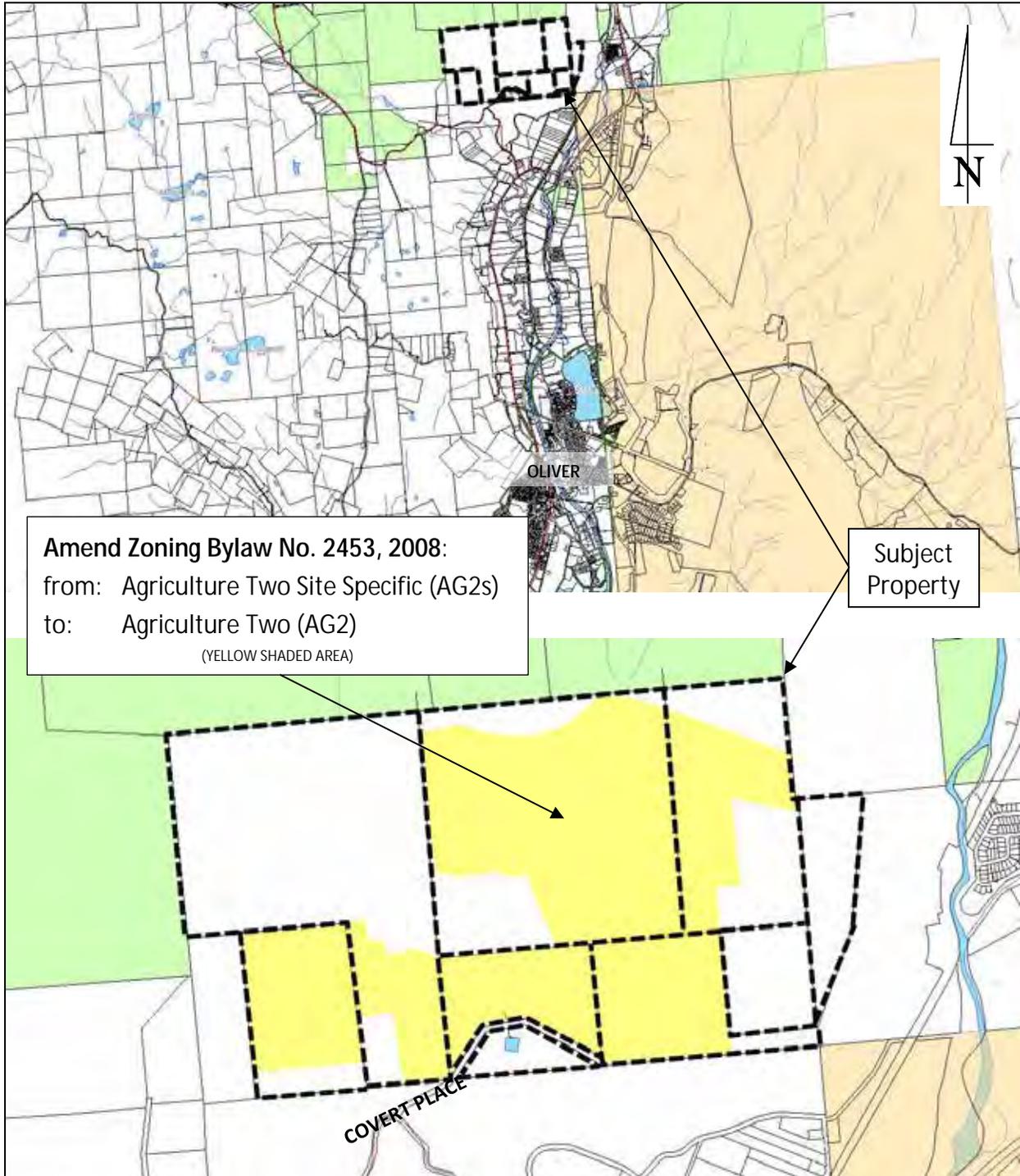
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Schedule 'X-17'



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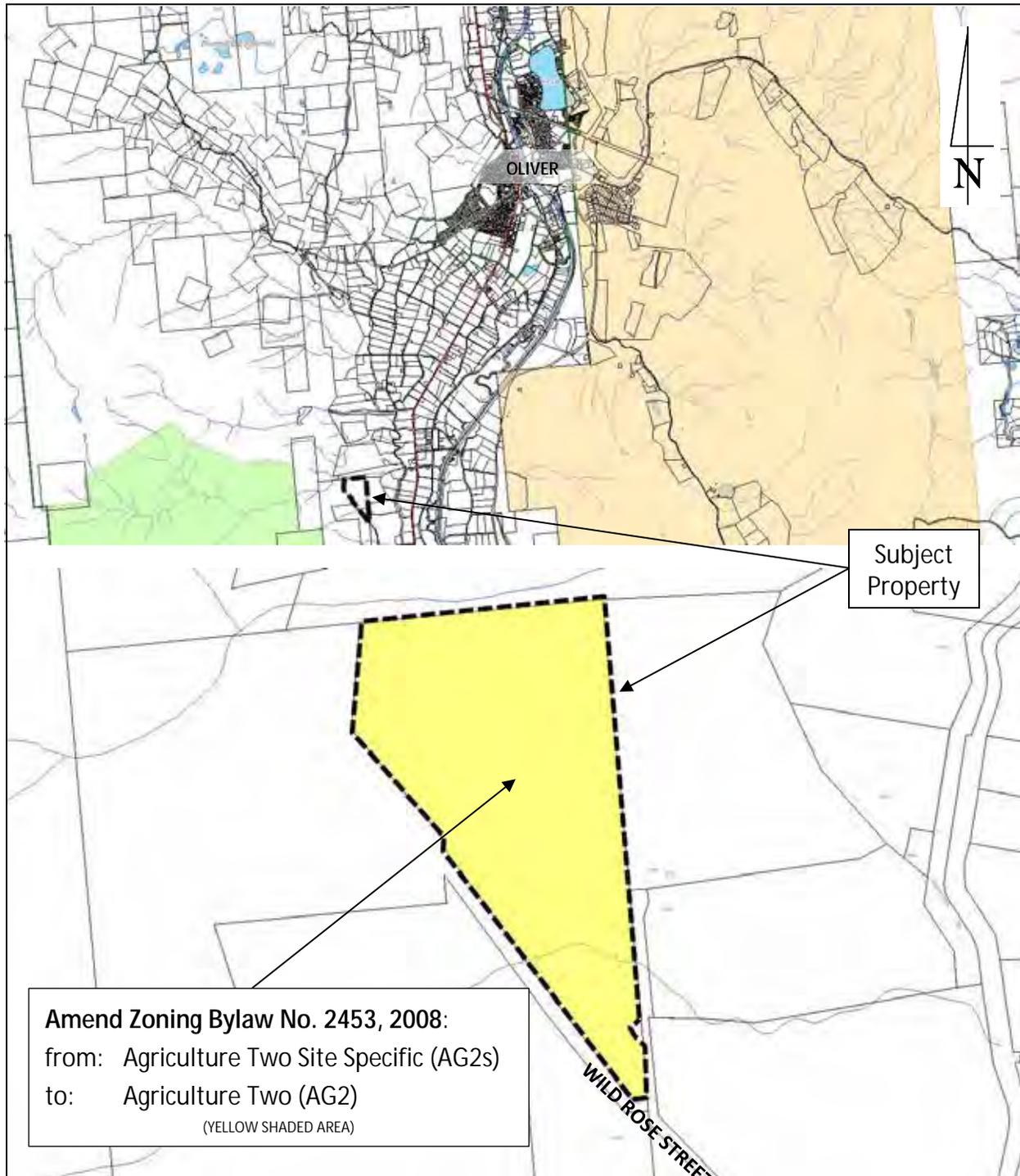
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Schedule 'X-18'



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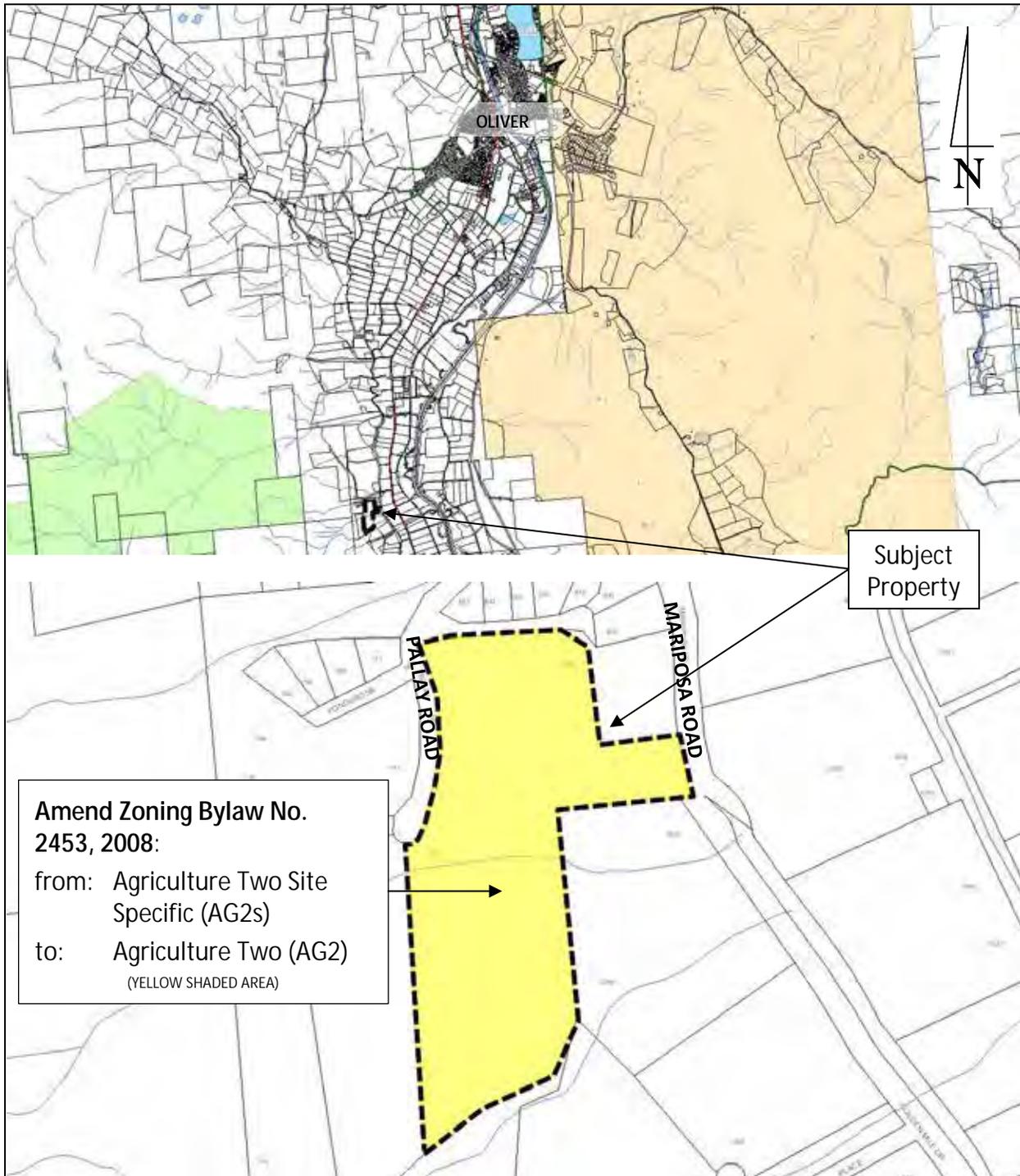
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Schedule 'X-19'



Regional District of Okanagan-Similkameen

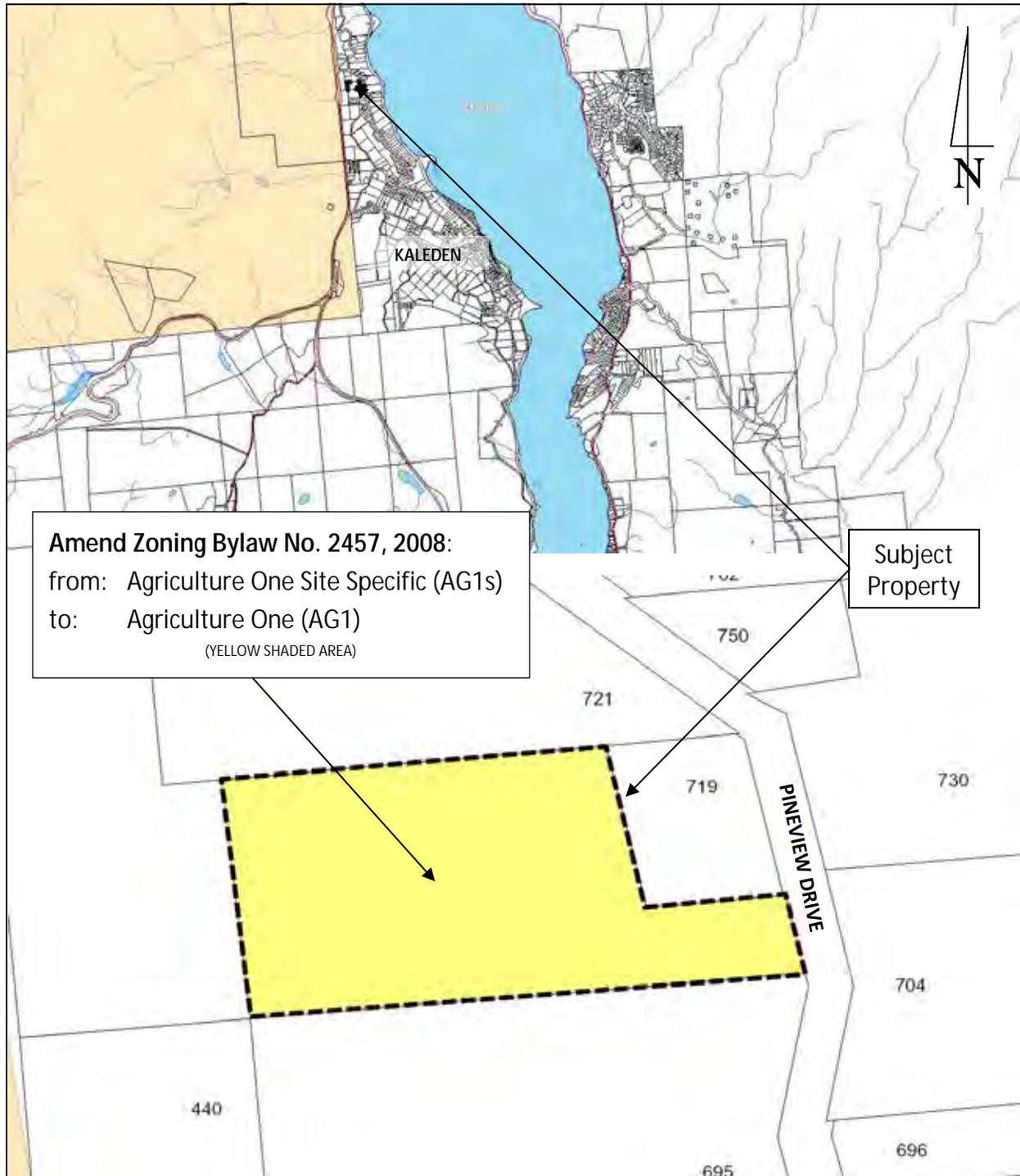
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Schedule 'X-20'



Regional District of Okanagan-Similkameen

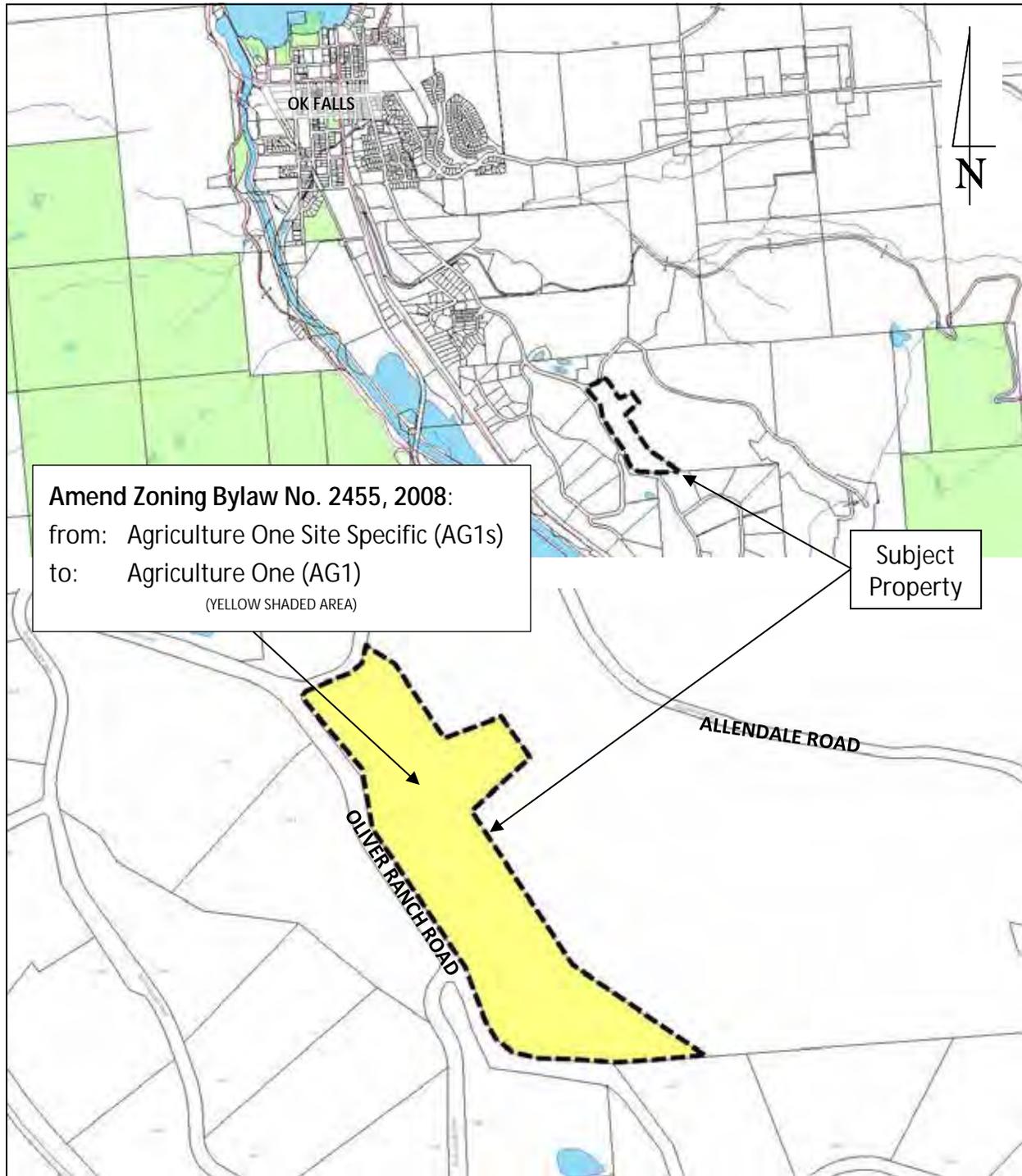
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Schedule 'X-21'



Regional District of Okanagan-Similkameen

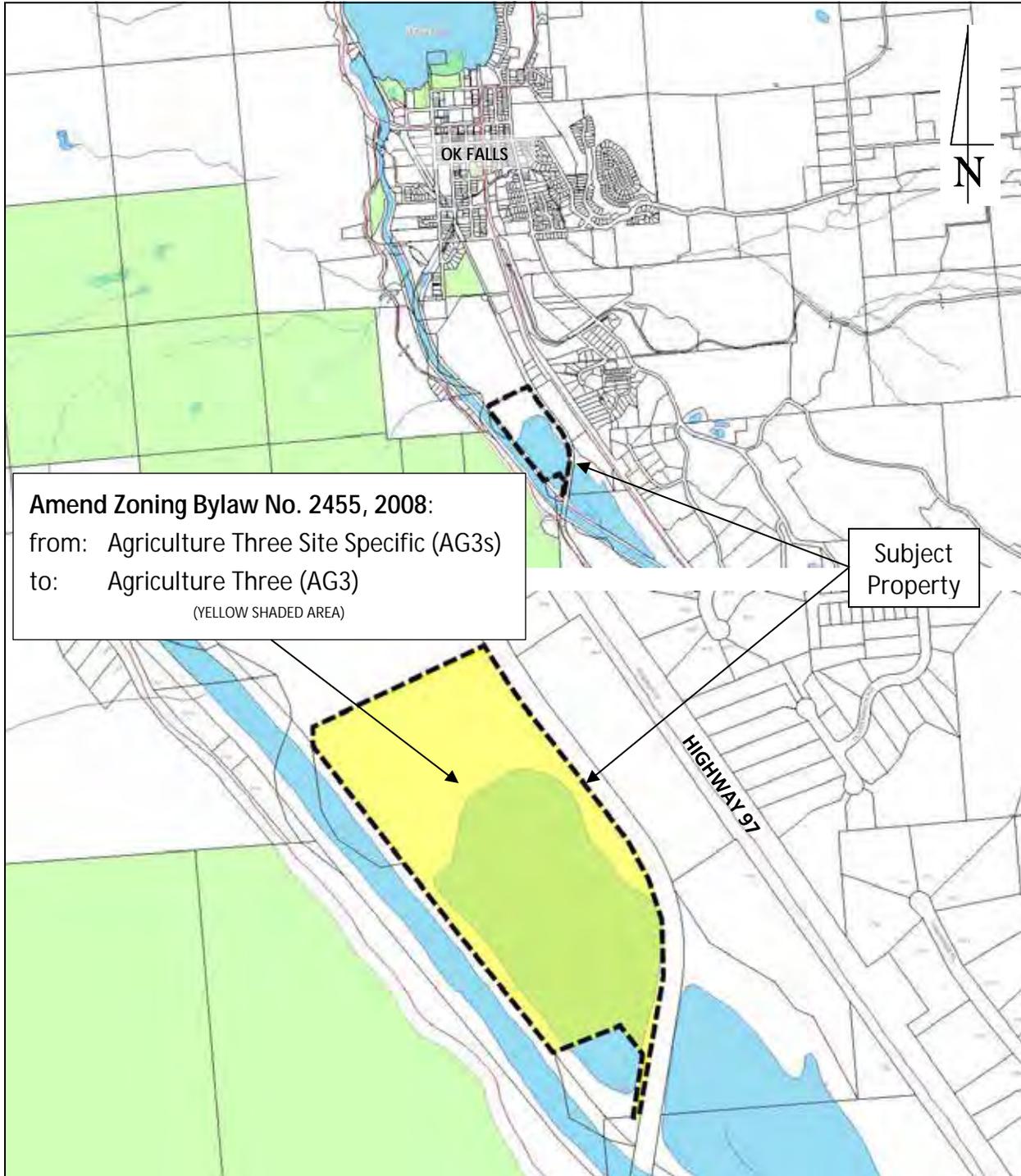
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Schedule 'X-22'



Regional District of Okanagan-Similkameen

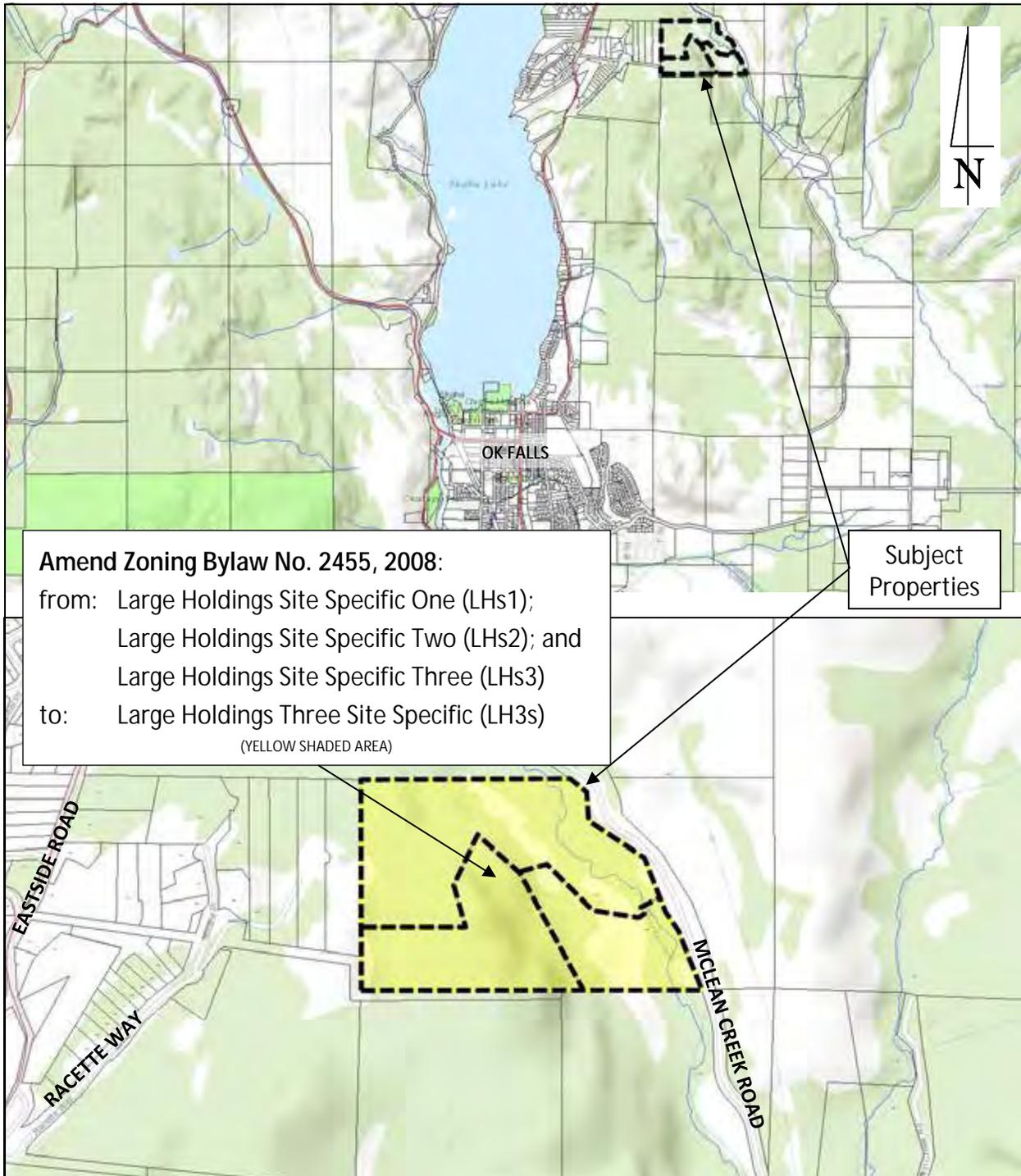
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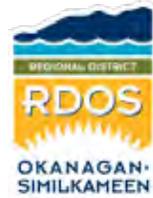
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Schedule 'X-22a'



Regional District of Okanagan-Similkameen

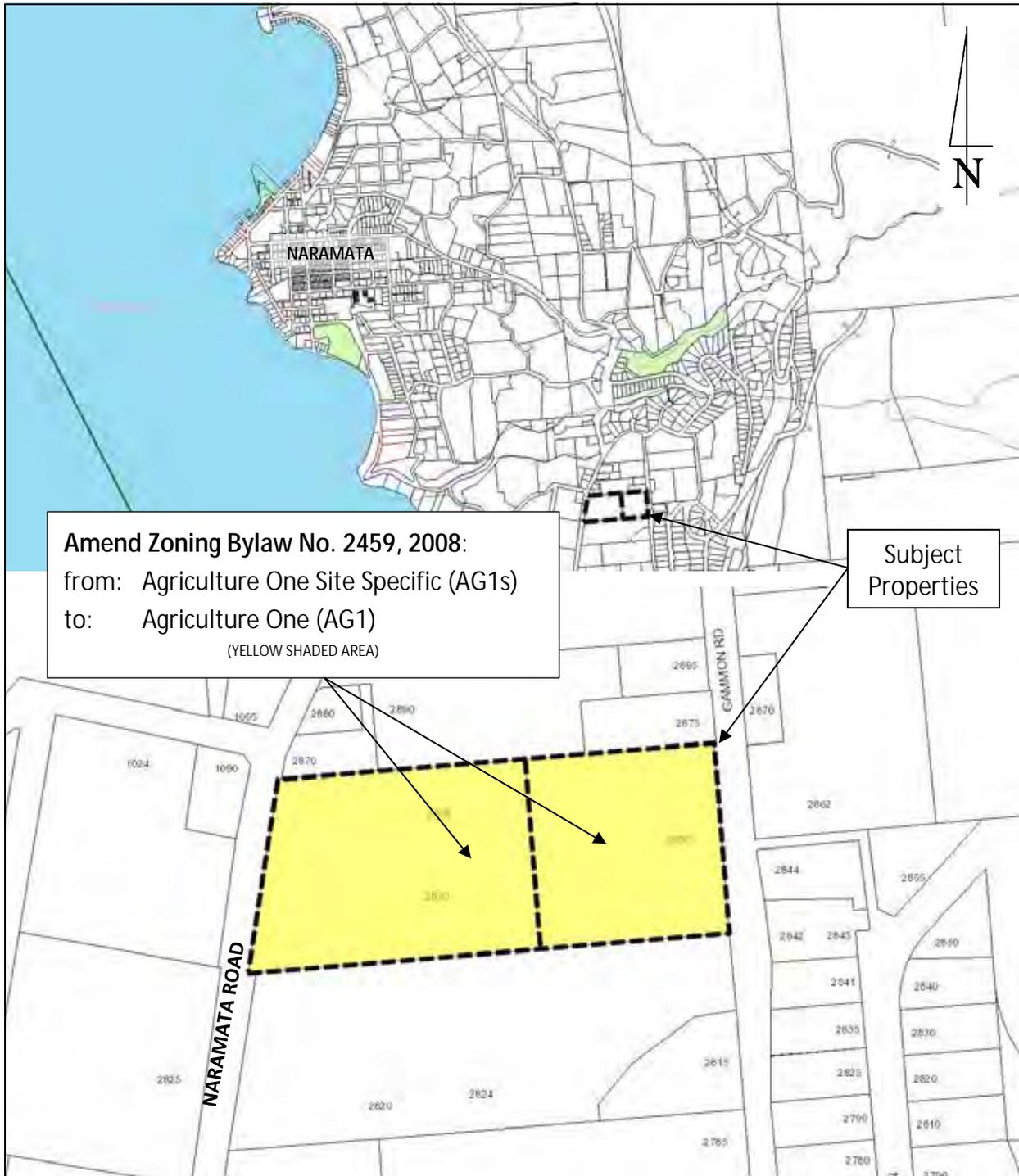
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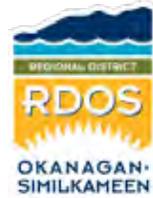
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Schedule 'X-23'



Regional District of Okanagan-Similkameen

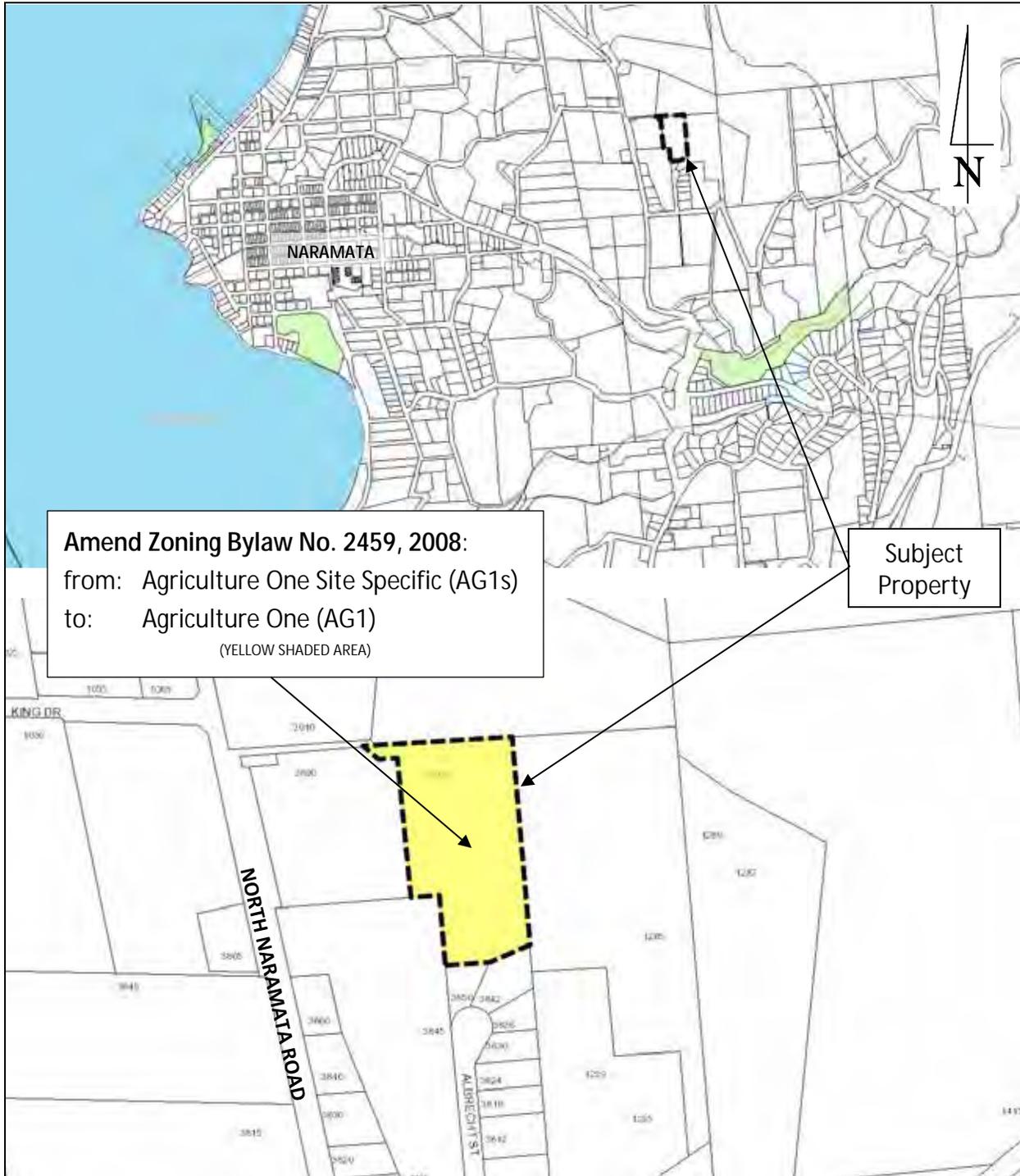
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Schedule 'X-24'



Regional District of Okanagan-Similkameen

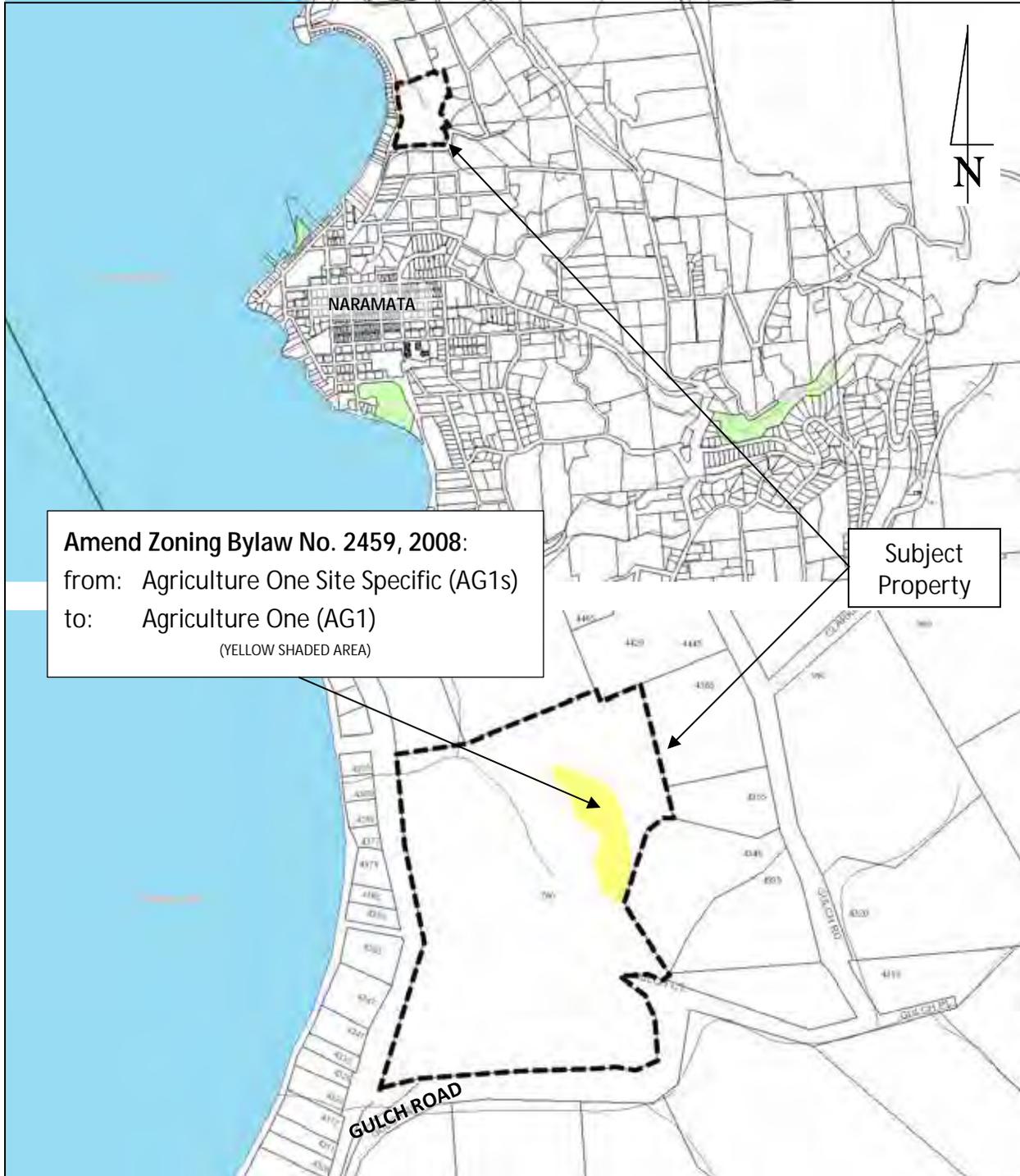
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Project No: X2014.085-ZONE

Schedule 'X-25'



Regional District of Okanagan-Similkameen

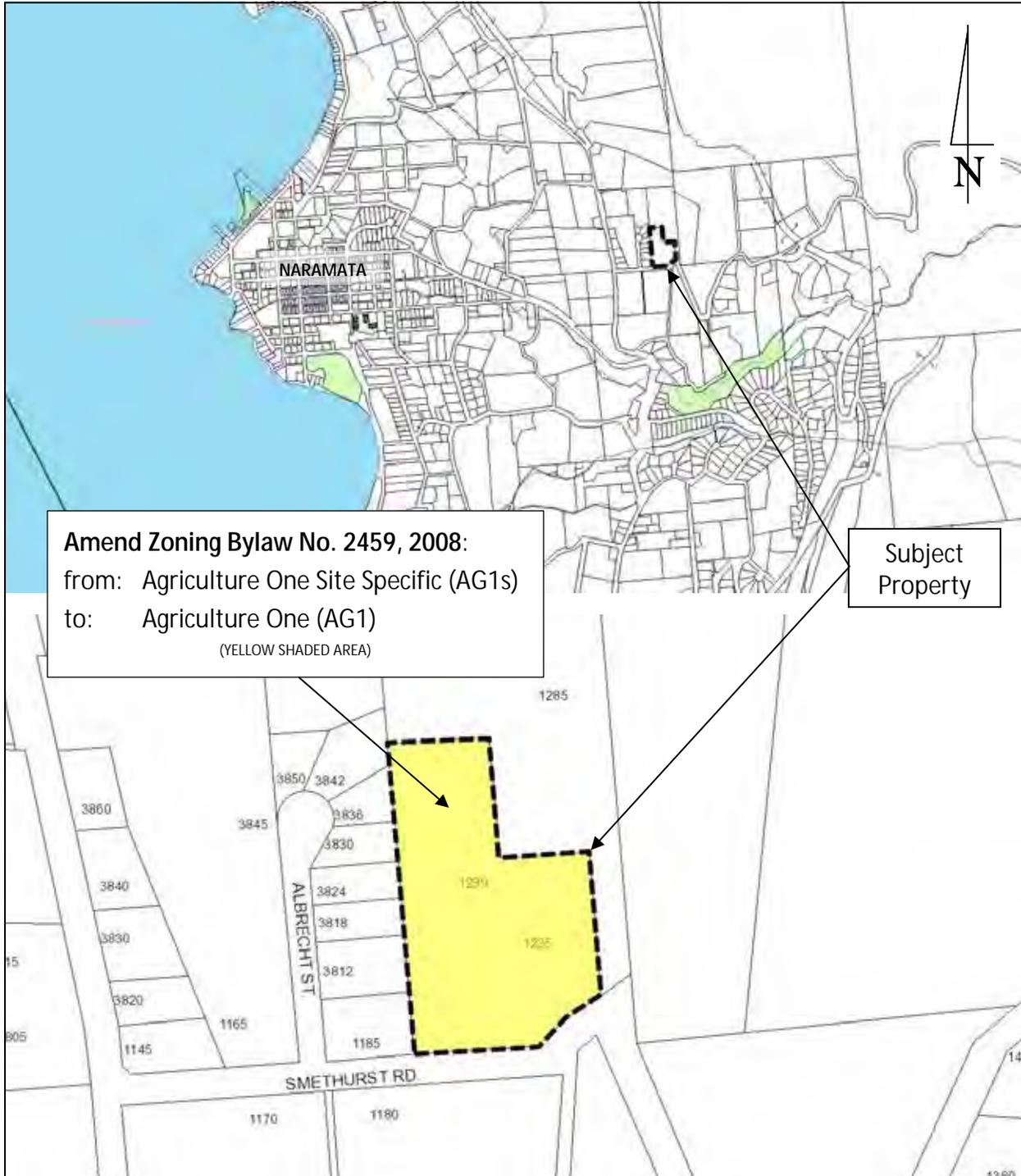
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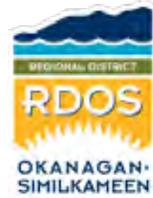
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Schedule 'X-26'



Regional District of Okanagan-Similkameen

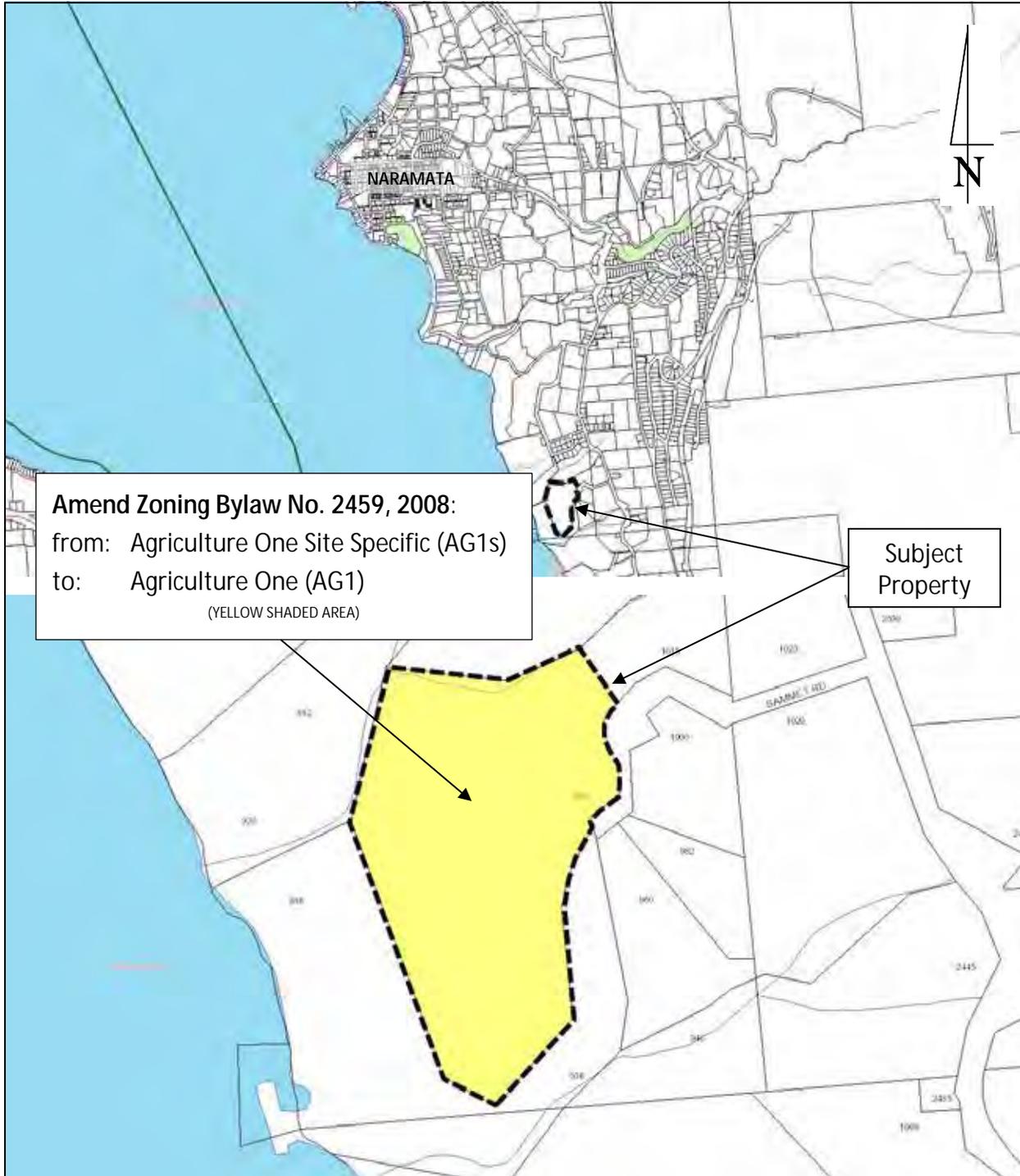
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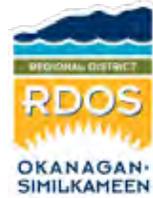
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Schedule 'X-27'



Regional District of Okanagan-Similkameen

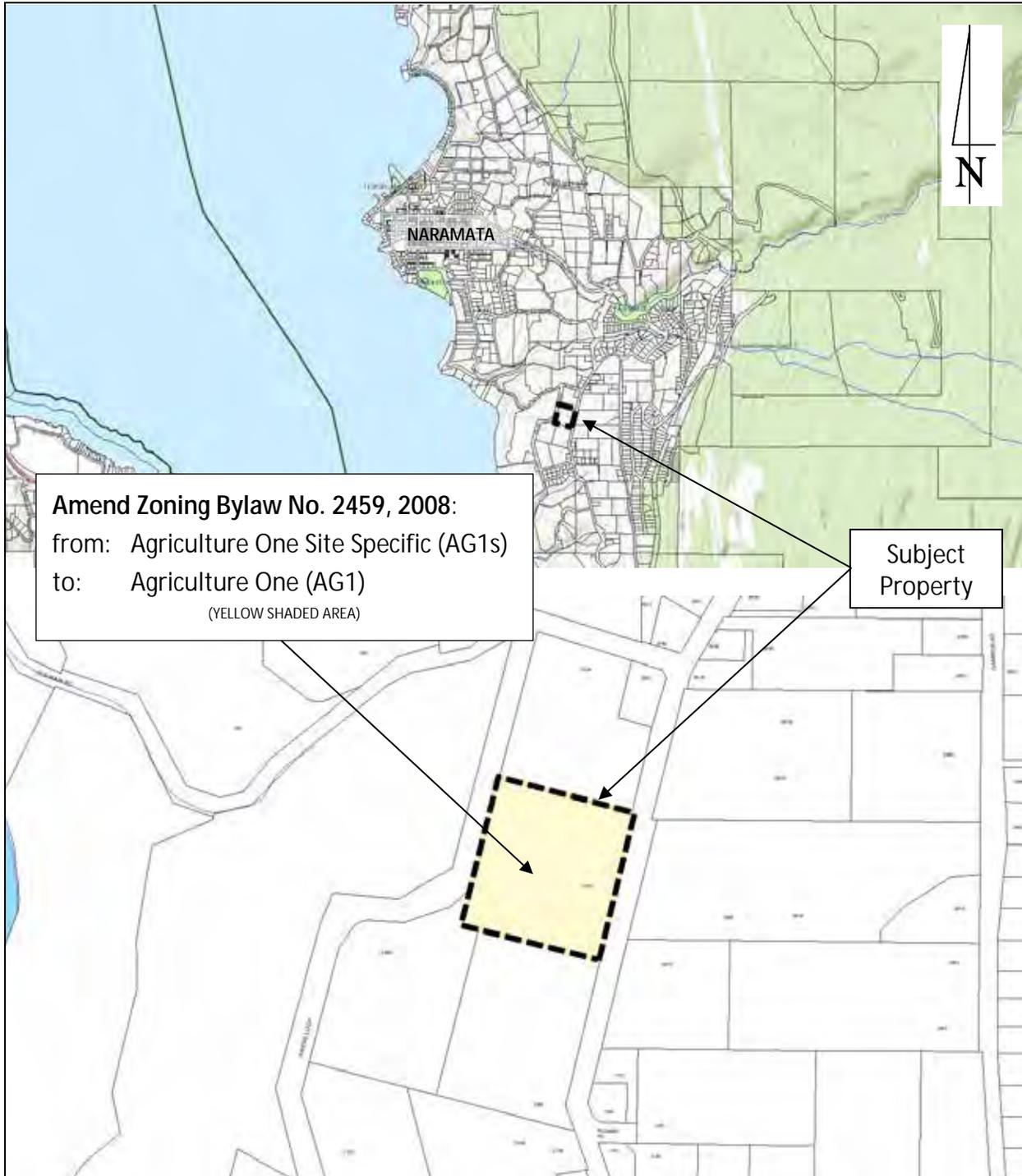
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Project No: X2014.085-ZONE

Schedule 'X-28a'



Regional District of Okanagan-Similkameen

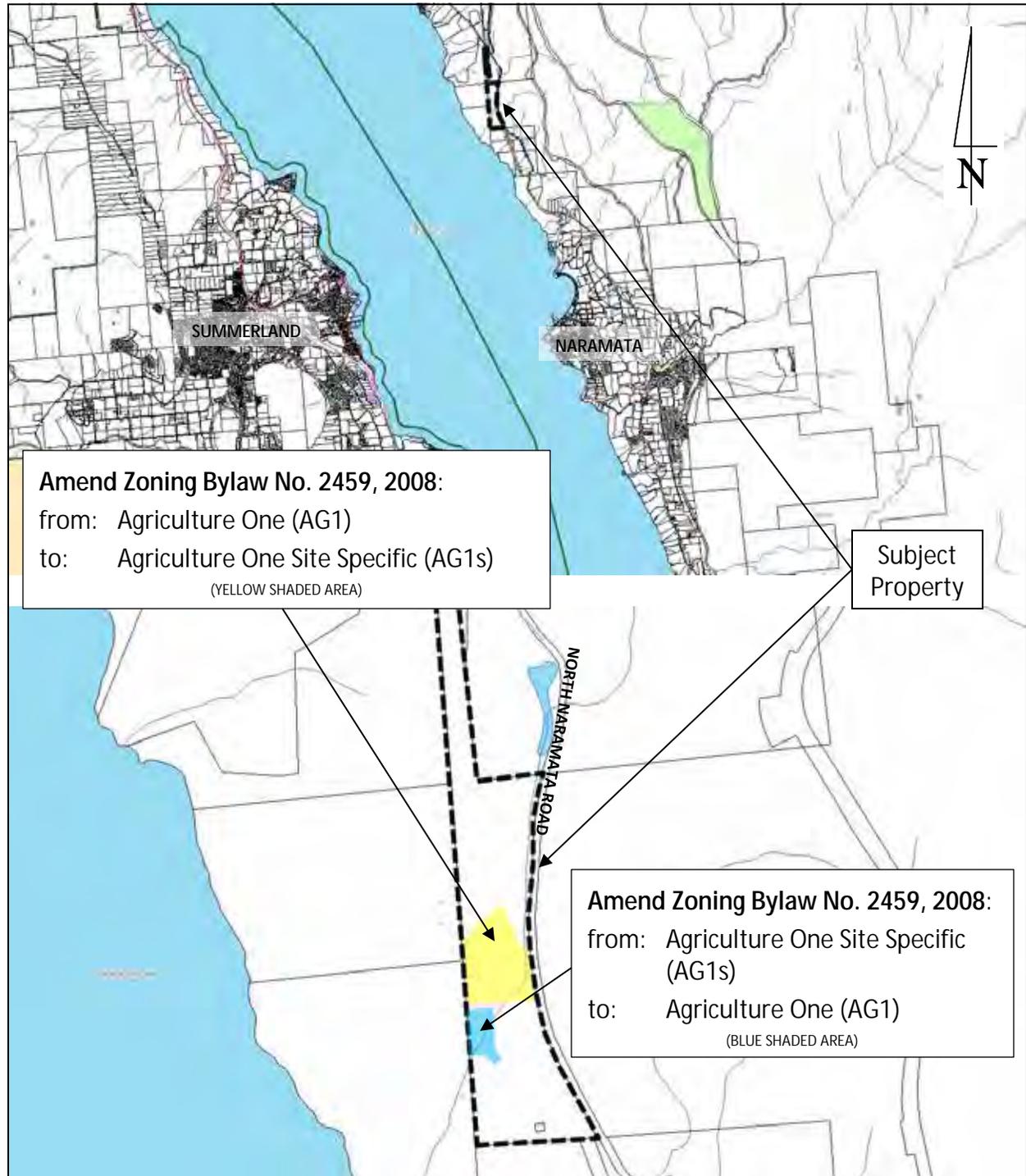
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-29'



Regional District of Okanagan-Similkameen

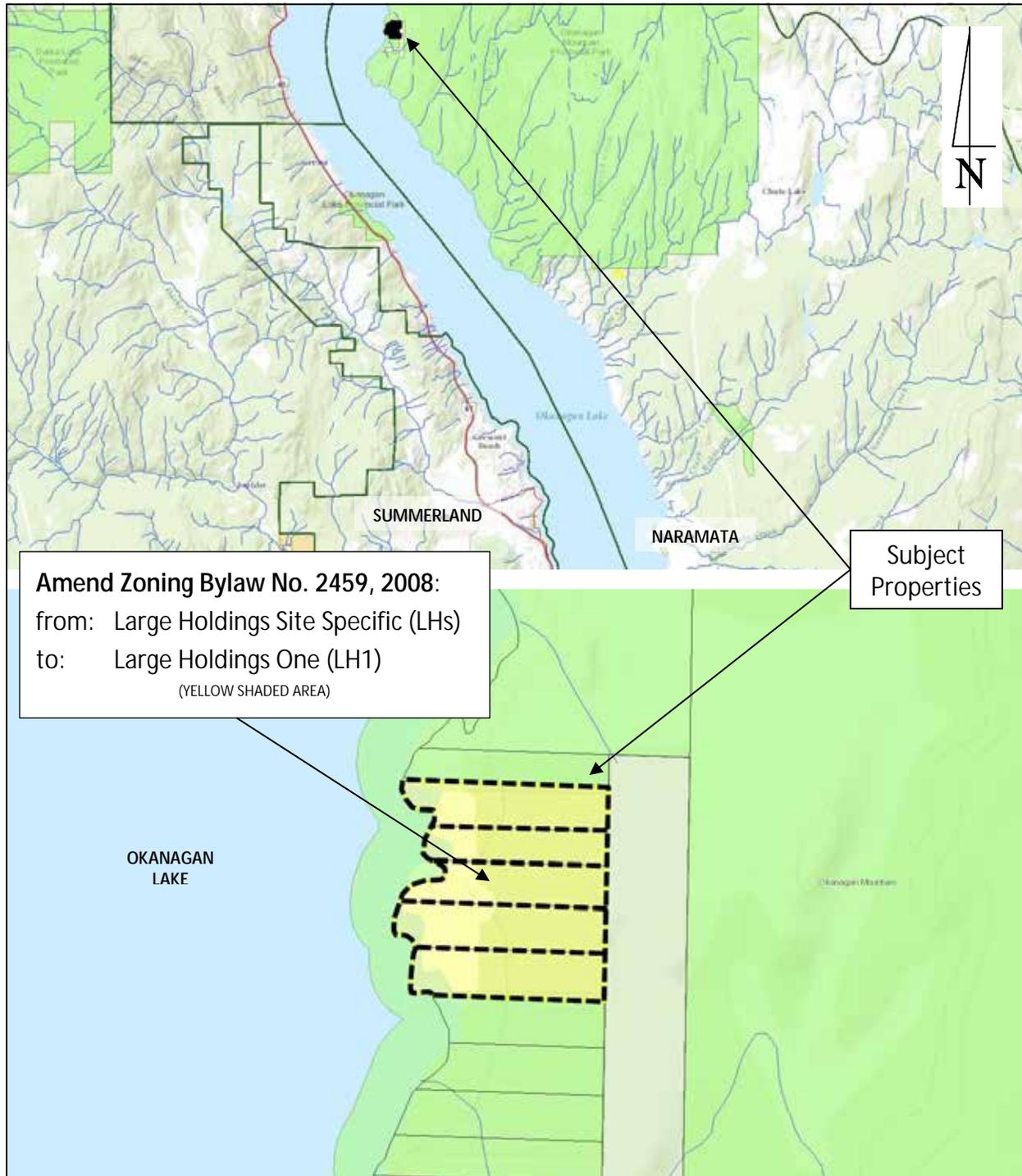
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-29a'



Regional District of Okanagan-Similkameen

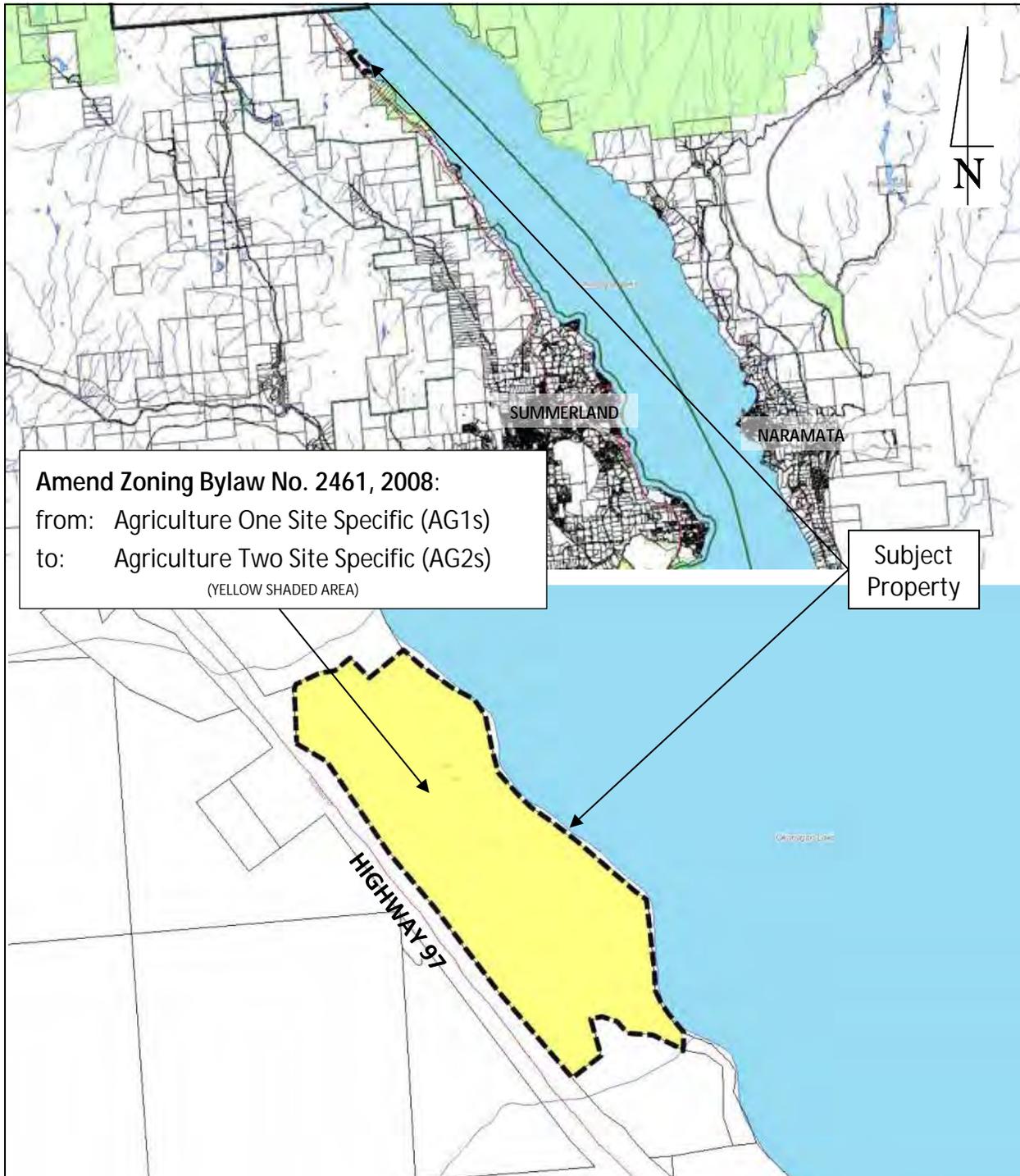
101 Martin St, Penticton, BC, V2A-5J9
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Amendment Bylaw No. 2728, 2017

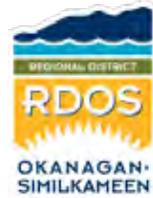
Project No: X2014.085-ZONE

Schedule 'X-30'



Regional District of Okanagan-Similkameen

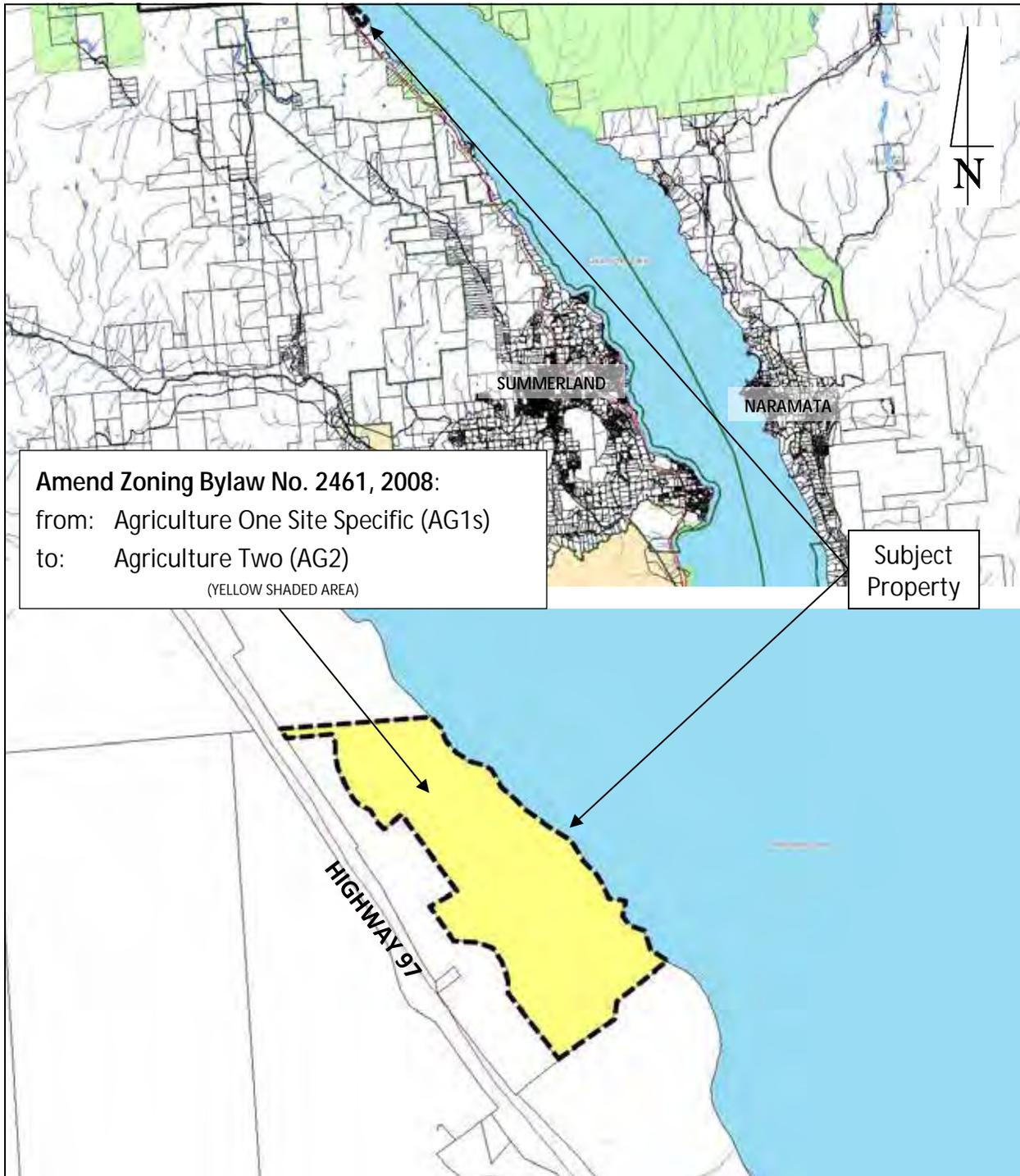
101 Martin St, Penticton, BC, V2A-5J9
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-31'



REPRESENTATIONS: (DISTRIBUTED AT Planning and Development Committee July 21, 2016)

- MINISTRY COMMENTS
- APC MINUTES
- FEEDBACK FORMS FROM OPEN HOSUES

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:	Shalva 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

Please return this Comment Sheet by April 15, 2016

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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 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 lose more residents to new rules and additional changes.

Shawn Eshleman

Feel free to give us your contact information (but this is not required).

Name:	Shawn Eshleman
Address:	Forsyth Drive Husula Highlands
Phone:	
Email Address:	

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Regional District of Okanagan Similkameen

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101 Martin Street,
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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

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)

OPPOSED - SEE ATTACHED SHEET FOR MY REASONS

Feel free to give us your contact information (but this is not required).

Name:	THOMAS NOLET
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

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5

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



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

Please return this Comment Sheet by April 15, 2016

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Update of Agriculture Zone & Regulations Feedback Form



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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
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Update of Agriculture Zone & Regulations

Feedback Form



2016-04-15 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 herd 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 house 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

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)

PROPOSED RDO'S LIVESTOCK BYLAWS

THE NATIONAL FARM ANIMAL CARE COUNCIL CODE OF PRACTICE for the care and handling of Equines states that horses "live 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 WESTBROOK 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



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 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



www.rdosimilkameen.bc.ca

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 HORSE 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



1-800-663-3777

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 (Weststock) on properties less than 14ha (1 acre)

* I strongly request that from 4 - 8 da two (2) horses & Weststock be allowed in particular where this is ^{excessive} the historic situation

I support having Weststock setbacks 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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RECEIVED
Regional District

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11-11-2015 15:00
Penticton BC V2A 5J9

Eva Durance
1120 Jonathn Drive
Penticton, BC
V2A 8Z6

RECEIVED
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



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)

O P P O S E - S E E A T T A C H E D S H E E T F O R M Y R E A S O N S

Feel free to give us your contact information (but this is not required).

Name:	GERALD PUSIARDINS
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

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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.

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

A handwritten signature in black ink, appearing to be 'H. K. P.', written over a horizontal line.

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

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: Cheryl E. Della

Signed By: Cheryl Hanna

Agency: HANDED PARAGATED DISTRICT

Title: Financial/Corporate Administrator

Date: June 15/17

Livestock
BL# 278



OSOYOOS INDIAN BAND

1155, SEN*POK*CHIN BOULEVARD, OLIVER BC, V0H 1T8
PHONE: (250) 498-3444 ~ FAX: (250) 498-6577

June-22-17

Referral ID: BYLAW X2014.086-ZONE

RTS #: 1040

Date: May-15-17

Reference#: R-77-000837

Regional District of Okanagan-Similkameen

101 Martin ST.

Penticton, BC V2A 5J9

RE: 60 (sixty) day extension

Thank you for the above application that was received on May-15-17.

This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, the Osoyoos Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

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

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

We appreciate your co-operation.

lilmlmt

Yvonne Weinert

Lands Manager

Per:

Chief Clarence Louie

Osoyoos Indian Band

cc:



June 13, 2017

File: 58000-20/2017049
Your File: X2014.086-ZONE

Regional District of Okanagan-Similkameen
101 Martin Street,
Penticton, B.C. V2A 5J9

Attention: Christopher Garrish, Planning Supervisor

Re: Bylaw referral for Update of Agricultural Regulations Amendment Bylaw No. 2728

The Ecosystems Section of the Ministry of Forests, Lands and Natural Resource Operations (FLNR) has reviewed the referral information provided and conducted a cursory review of the bylaw amendments. Two cornerstone documents guide our input to this referral: 1) *Green Bylaws Toolkit for Conserving Sensitive Ecosystems and Green Infrastructure*ⁱ, and 2) *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia*ⁱⁱ. We provide the following comments for consideration.

The proposed amendment removes existing sections that specify 30.0m “riparian assessment areas” for residential, commercial and/or industrial uses (e.g., section 2.xvi, pg. 4). As you are aware, the *Riparian Areas Regulation* applies to all non-farming activities on land designated or zoned for agriculture. Our expectation is that the application of the *Riparian Areas Regulation* to the zones included in this amendment is effected through other bylaws (e.g., a watercourse or other environmentally sensitive development permit area).

More generally, we further recommend that sensitive ecosystems, including but not limited to riparian areas and wetlands, are adequately considered in development proposals through the designation of environmentally sensitive development permit areas. The application of development permit areas to agricultural land, including the zones identified in this amendment, is possible providing agricultural use is not effectively prohibitedⁱⁱⁱ. This can be achieved through exemptions for responsible normal agricultural practices in accordance with the Farm Practice in BC Reference Guide^{iv} and the Farm Practices Protection Act^v.

To ensure you are following the best community planning objectives related to the environment follow the advice outlined in Section 2 of *Develop with Care Guidelines*^{vi}. If you need further assistance understanding the *Develop with Care* document please do not hesitate to contact me.

Please contact the undersigned at Amy.Nixon@gov.bc.ca or 250-490-8246 if you have further questions.

Sincerely,



Amy Nixon
Ecosystems Biologist

AN/cl

ⁱ <http://www.greenbylaws.ca/>

ⁱⁱ <http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare/>

ⁱⁱⁱ http://www.alc.gov.bc.ca/assets/alc/assets/library/land-use-planning/alr_and_community_planning_guidelines.pdf

^{iv} <http://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/strengthening-farming/farm-practices-in-bc-reference-guide>

^v For example wording, refer to page 186 of the Green Bylaws Toolkit (2016).

http://www.greenbylaws.ca/documents/GreenBylawsToolkit_2016.pdf

^{vi} <http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare/index.html>



File No.: 0280-30

June 13, 2017

Christopher Garrish MA, MSS, MCIP, RPP, Planning Supervisor
Regional District of Okanagan-Similkameen
101 Martin Street,
Penticton, BC
V2A 5J9

Dear Christopher Garrish:

Re: Zoning Bylaw No. 2728

Thank you for forwarding a draft copy of Bylaw No. 2728 to the Ministry of Agriculture. We appreciate the opportunity to review and provide comments on bylaws affecting the Agricultural Land Reserve (ALR). The following comments are provided by Ministry staff with respect to consistency with the *Local Government Act* (LGA) and the Ministry's Guide for Bylaw Development in Farming Areas (the Guide).

The setbacks and most provisions of the bylaw appear to be appropriate and consistent with the Guide. However, we do offer comments in the following areas, for the Regional District's consideration:

New definition of "small livestock"

- Ministry staff have concerns that distinguishing between types of livestock may not be consistent with s. 555 of the LGA, and in any case we do not support this distinction given that it is used in s.7.23 of the bylaw (and repeated throughout) to restrict certain types of livestock that may be kept on ALR properties.

Multiple zones for agriculture:

- Ministry staff have noted that there are multiple zones that permit agriculture, which differ largely in terms of minimum parcel size and the other permitted uses. The Guide recommends that local governments have a single zone for agriculture for all ALR lands, in order to provide consistency for industry and to reflect the understanding that agriculture is the priority use for these parcels.

Maximum number of dwellings:

- Ministry staff have concerns with the dwelling tables in sections 10.2.5 (and repeated throughout) *Maximum Number of Dwellings Permitted per Parcel*, as additional dwellings on farms increase the value of land and lead to subdivision pressure, all of which make it difficult for new farmers or those expanding their operations to access farmland. Please note that the Agricultural Land Commission (ALC) requires additional homes beyond one single family dwelling to be approved only if necessary for farm help. The experience of the Ministry is that farming technology has advanced to an extent where very few farms have an operational need

for farm help to live on site. The farm income threshold required for “farm” assessment is an inadequate measure of the need for additional residences for farm help. We recommend following the ALC’s advice to limit the maximum number of accessory dwellings to one (1) and only on parcels greater than 3.5 ha.

Limits on number of livestock

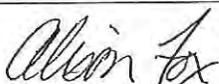
- Ministry staff do not support limits on the number of livestock on ALR parcels. The limits noted in the proposed bylaw have the potential to be quite restrictive to new farmers or those wishing to expand their operations, and in some cases may be contrary to s.555 of the LGA.

Maximum Parcel Coverage

- Maximum parcel coverage should be a minimum of 35% for farm buildings and 75% for greenhouses on all parcels greater than 2500m². Less than this has the potential to restrict expansion of certain sectors of the agriculture industry. If the regional district would like to restrict parcel coverage of residential uses in the ALR, Ministry staff would be supportive of that.

We hope you find the above information useful for providing direction as to how to support and strengthen agriculture within your jurisdiction. If you have any questions, please feel free to contact us.

Sincerely,

	
Anne Skinner, P.Ag. Regional Agrologist BC Ministry of Agriculture Anne.Skinner@gov.bc.ca (250) 861-7272	Alison Fox, P.Ag. Land Use Agrologist BC Ministry of Agriculture Alison.Fox@gov.bc.ca (604) 556-3106

pc: Selena Basi, Director, Strengthening Farming Program
Martin Collins, Director of Policy and Planning, ALC

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

2728

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.

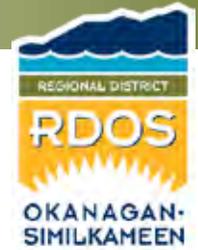
If you have any questions about the above comments, please contact the undersigned at 604-660-2554 or by e-mail (martin.collins@gov.bc.ca)

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Martin Collins, Director of Policy and Planning



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 2017

RE: State of Basin Report (2016)

Administrative Recommendation:

THAT the Regional District Board endorse the “State of the Basin Report 2016” regarding the Okanagan Valley Interregional Monitoring and Evaluation Framework.

Purpose:

To present the results of an interregional initiative conducted between the North Okanagan Regional District (RDNO), Central Okanagan Regional District (RDCO) and the Regional District of Okanagan-Similkameen (RDOS) regarding the development of a monitoring and evaluation framework intended to track progress on economic, ecological and social matters which are important to the Okanagan Valley.

Reference:

- *Local Government Act*
- Regional Growth Strategy, Bylaw No. 2770, 2017

Business Plan Objective:

This project is not an objective included in the RDOS 2017 Business Plan; however, it is seen to be part of the ongoing implementation of the South Okanagan Regional Growth Strategy (RGS) Bylaw.

Ongoing monitoring and evaluation for continuing valley wide projects may require additional resources for the 2018 and future budgets.

Background:

The Okanagan Valley is home to a diversity of ecosystems, communities, and political jurisdictions. At the same time, there are a number of valley-wide systems (ecological, economic and social) that link these diverse places together. Developing a cohesive picture of changes across the Okanagan is increasingly important for coordinating decision-making and planning initiatives to address common sustainability challenges.

This valley wide initiative was developed by the RDNO through the implementation and monitoring of their RGS. Part of the funding received included a second phase that involved a collaborative approach with RDCO and RDOS to develop an interregional framework of indicators on issues pertinent to the Okanagan Valley as a whole.

Preparation of the State of the Basin report was made possible with funding assistance provided by the Real Estate Foundation of BC and the OBWB. The partners also acknowledge and appreciate the professional consulting services provided by EcoPlan International Inc and assistance provided by the

South Okanagan Similkameen Conservation Program, the Okanagan Collaborative Conservation Program, the Interior Health Authority, and numerous other agencies and individuals who contributed their time and expertise to this project.

The Regional Board of Directors for the North Okanagan RD endorsed the “State of the Basin” (2016) report at its June 7, 2017 meeting.

Analysis:

Overview:

The final framework has 36 indicators monitoring performance across the following 9 planning Policy Areas:

- Urban containment & Rural Protection
- Agriculture
- Water Stewardship
- Environment & Natural lands
- Economic Development
- Transportation & infrastructure
- Housing
- Climate Change & Greenhouse Gas Emissions
- Community Health and Wellbeing

As this is the first concerted effort to establish a uniform series of measures applicable across the three Okanagan regional districts, several indicators are populated with ‘baseline’ data representing a single point in time. Over time, as data for each indicator is gathered year to year, baselines will be replaced with comparable data and trends will be revealed.

With the exception of 2016 population data, the most recent Census data available was from 2011. Given that the release of 2016 Census data is occurring periodically until late 2017, consideration should be given to updating the State of the Basin Report in 2018. Looking ahead, the next comprehensive update of the State of Basin Report should be initiated in 2022-23 in order to access 2021 Census data.

It should be noted that there are data limitations for obtaining information only for the South Okanagan that required using data for the entire RDOS. This difference is seen in the Report with notation for each indicator either as ‘South OK’ or as ‘RDOS’.

The State of Basin Report reveals areas where the three Okanagan regional districts are doing well, identifies areas that would benefit from additional attention, and identifies trends, commonalities, and distinctions which characterize the North, Central and South Okanagan regions.

Key Findings:

The results should not be interpreted as a ‘scorecard’ of performance. Each regional district is impacted by a multitude of variables, many of which are beyond local government control. As indicated by the data in the State of the Basin Report, in general the Okanagan as a whole is doing well in aspects of:

- Agriculture-Farm income is up in all 3 Okanagan regional districts and profitability has increased in 2 out of 3 regional districts (RDNO and RDCO);
- Water Stewardship – 2 out of 3 regional districts are below the Okanagan’s average water consumption level (RDNO, RDCO);

- Economic Development – Since 2012, building permit values and the number of businesses with employees have been on the rise in all 3 regional districts;
- Transportation – use of public transit is up in all 3 regional districts;
- Housing Diversity – there is a gradual shift towards construction of more multi-family housing types which provide an alternative to single family houses that are often more expensive and land demanding;

Challenges remain however in areas such as:

- Employment – employment growth (number of jobs) slowed or declined in all 3 regional districts in recent years;
- Housing Affordability – in all 3 regional districts, the percentage of households spending 30% or more of their income on housing increased between 2006 – 2011;
- Community Health and Wellbeing – whereas self-reported physical activity levels are up, several other health and wellbeing indicators reveal less positive results;
- Natural Environment – whereas quality data exists in the “biodiversity Conservation Strategy for the Okanagan Region” (OCCP and SOSCP), the biodiversity rankings represent only a single point in time as the mapping has not been updated since its preparation;
- Air Quality – in 2 out of 3 regional districts (RDNO & RDCO) levels for airborne particulate matter known as PM_{2.5} have increased in recent years. In addition, the one air quality monitoring station in the RDOS is no longer operational leading to a complete absence of air quality data for the South Okanagan since 2013.

Alternative:

THAT the Regional District Board not endorse the “State of the Basin Report 2016”.

Respectfully submitted

Endorsed by:

Endorsed by:

E. Riechert

CG

B. Dollevoet

E. Riechert, Planner

C. Garrish, Planning Supervisor

B. Dollevoet, Dev. Services Manager

Attachments: State of the Basin Report (2016)

STATE OF THE BASIN REPORT 2016

OKANAGAN VALLEY INTERREGIONAL MONITORING AND EVALUATION FRAMEWORK
Regional Districts of North Okanagan, Central Okanagan, and Okanagan-Similkameen

May 5, 2017





CONTENTS

EXECUTIVE SUMMARY	2
INTRODUCTION	3
INDICATOR FRAMEWORK AT A GLANCE	4
CONTEXT.....	6
POLICY AREA 1 URBAN CONTAINMENT & RURAL PROTECTION	10
POLICY AREA 2 AGRICULTURE	12
POLICY AREA 3 WATER STEWARDSHIP	15
POLICY AREA 4 ENVIRONMENT & NATURAL LANDS	27
POLICY AREA 5 ECONOMIC DEVELOPMENT	31
POLICY AREA 6 TRANSPORTATION & INFRASTRUCTURE	34
POLICY AREA 7 HOUSING	37
POLICY AREA 8 CLIMATE CHANGE & GREENHOUSE GAS EMISSIONS.....	40
POLICY AREA 9 COMMUNITY HEALTH & WELLBEING.....	43
POLICY AREA 10 GOVERNANCE & SHARED SERVICES.....	47
CONCLUSION.....	52

EXECUTIVE SUMMARY

The **State of the Basin Report** is the product of an inter-regional initiative to develop a monitoring and evaluation framework intended to track progress on matters which are important to the Okanagan Valley as a whole. Partners in this initiative include the Regional Districts of North Okanagan (RDNO), Central Okanagan (RDCO), and Okanagan-Similkameen (RDOS).

The monitoring and evaluation framework addresses the following Policy Areas:

- 1) ***Urban Containment & Rural Protection***
- 2) ***Agriculture***
- 3) ***Water Stewardship***
- 4) ***Environment & Natural Lands***
- 5) ***Economic Development***
- 6) ***Transportation & Infrastructure***
- 7) ***Housing***
- 8) ***Climate Change & Greenhouse Gas Emissions***
- 9) ***Community Health and Wellbeing***
- 10) ***Governance & Shared Services***

The 36 indicators represented in this report are supported by data from a variety of sources to identify trends, commonalities, and distinctions evident between the three Okanagan regional districts. The results reveal both successes and policy areas that may benefit from additional attention.

As this is the first concerted effort to establish a uniform series of measures applicable across the three Okanagan regional districts, several indicators are populated with 'baseline' data representing a single point in time. Over time, as data for each indicator is gathered year to year, baselines will be replaced with comparable data and trends will be revealed.

The "Indicator Framework at a Glance" lists all indicators represented in the **State of the Basin Report** and uses symbols to identify how well each regional district is doing in relation to various Policy Areas.

Each Policy Area addressed in this report presents the indicators and data using graphics and tables for ease of reference. Given the myriad of factors influencing a regional district's performance in any given Policy Area, this report does not speculate or suggest rationale behind the data presented. The results presented in the State of the Basin Report should not be interpreted as a 'scorecard' of performance as each Regional District is impacted by a multitude of variables, many of which are beyond local government control. However the results are intended to help guide local government decision-makers as they consider priorities for further attention in their communities.

Preparation of the **State of the Basin Report** was made possible with funding assistance provided by the Real Estate Foundation of British Columbia and the Okanagan Basin Water Board. The partners also acknowledge and appreciate the professional consulting services provided by EcoPlan International Inc. and assistance provided by the South Okanagan Similkameen Conservation Program, the Okanagan Collaborative Conservation Program, the Interior Health Authority, and numerous other agencies and individuals who contributed their time and expertise to this project.

INTRODUCTION

ABOUT THIS PROJECT

The Okanagan Valley is home to a diversity of ecosystems, communities, and political jurisdictions. At the same time, there are a number of valley-wide systems (ecological, economic, and social) that link these diverse places together. With development pressure growing across the valley and new stresses resulting from climate change, alterations to these systems could have major implications for economic, ecological, and social goals. Developing a cohesive picture of changes across the Okanagan is increasingly important for coordinating decision-making and planning initiatives to address common sustainability challenges.

With support from the Real Estate Foundation of British Columbia, the Okanagan Basin Water Board, the Regional Districts of North Okanagan (RDNO), Central Okanagan (RDCO) and Okanagan-Similkameen (RDOS) developed a framework for monitoring change across the entire Okanagan Valley. While an ambitious project—with no direct precedents in B.C. or Canada—participants recognized the significant potential benefits in supporting a more collaborative approach to sustainability challenges that traverse the entire Okanagan Valley.

Monitoring has long been recognized as a best practice in the field of planning. By exploring the development of transferable frameworks for monitoring changes at the regional and interregional level, this project may also provide other districts and areas with the tools to more easily incorporate this critical element of planning into their work.

The final framework has 36 indicators monitoring performance across the following 9 planning Policy Areas:

- Urban Containment & Rural Protection
- Agriculture
- Water Stewardship
- Environment & Natural Lands
- Economic Development
- Transportation & Infrastructure
- Housing
- Climate Change & Greenhouse Gas Emissions (GHGs)
- Community Health and Wellbeing

For each indicator, data was collected for each regional district wherever possible, with the exception of the RDOS, where data collection was focused on the study area for the South Okanagan Regional Growth Strategy.

The scope of the South Okanagan RGS includes Electoral Areas A,C,D,E,F and the municipalities of Osoyoos, Oliver, Penticton, and Summerland. However, data limitations often required collecting data for the entire RDOS.

Data was analyzed to establish baselines and, where possible, identify trends. Results have been assembled as part of this State of the Basin report. It is expected data will be collected on an ongoing basis and the State of the Basin report will be updated on a five-year cycle. More details about the process for developing indicators can be found in the Okanagan State of the Basin Indicator Project: Process Summary Report, which will be available from the Regional District of North Okanagan or online at rdno.ca. This Process Summary Report provides information on the approach and process taken in developing the State of the Basin Report, as well as project challenges and recommendations.

With the exception of 2016 population data, the most recent Census data available for this Monitoring & Evaluation framework was from 2011. Given that the release of 2016 Canada Census data is occurring periodically until late 2017, consideration should be given to updating the State of the Basin Report in 2018. Looking ahead, the next comprehensive update of the State of the Basin Report should be initiated in 2022-23 in order to access 2021 Census data

Without the use of indicators, Policy Area 10 - Governance and Shared Services provides an overview of the many, and diverse, collaborative efforts currently undertaken by multiple local governments and other partners throughout the Okanagan Valley.

This project was made possible by generous funding support of the Real Estate Foundation of B.C. and both monetary and in-kind support from the Okanagan Basin Water Board (OBWB), RDNO, RDCO, and RDOS. Extensive input was also received from representatives of the OBWB, Okanagan Collaborative Conservation Program, the South Okanagan Similkameen Conservation Program, the Central Okanagan Economic Development Commission, and the Interior Health Authority.

It is hoped that the collaborative process by which this work was conducted will be maintained in the future and will encourage continued cooperation between local and regional governments across the Okanagan Valley.

INDICATOR FRAMEWORK AT A GLANCE

The intent of the "Indicator Framework at a Glance" table is to provide a quick overview of the report. To fully understand what each indicator represents we recommend that the reader reviews the more detailed data found in the body of the report.

↑ = increase
 ↓ = decrease
 = = little or no change
■ = change in desired direction
■ = change in undesired direction
■ = neutral

INDICATOR	HOW ARE WE DOING?		
	RDNO	RDCO	RDOS, SOUTH OK
POLICY AREA 1: URBAN CONTAINMENT & RURAL PROTECTION			
1.1 Change in percent of new housing located inside designated areas	↑	=	↓
1.2 Hectares of OCP revisions and amendments from rural to more urban designations	↓	Baseline	Baseline
POLICY AREA 2: AGRICULTURE			
2.1 Percent change in Agricultural Land Reserve annually and cumulatively	↑	↓	↓
2.2 Percent of total land base that is actively farmed	Baseline	Baseline	Baseline
2.3 Agriculture farm receipts: total value of gross farm receipts	↑	↑	↑
2.4 Profitability (% gross margin) for all agriculture	↑	↑	↓
POLICY AREA 3: WATER STEWARDSHIP			
3.1 Water consumption per connection	Baseline	Baseline	Baseline
3.2 Water consumption per use	Baseline	Baseline	Baseline
3.3 Unaccounted for water	Baseline	Baseline	Baseline
3.4 Percentage of observational wells that show declining levels	↓	↓	↑
3.5 Total number of water systems registered with health authority per jurisdiction	↑	↑	↑
3.6 Annual days on advisories per regional district	↑	↓	↑
POLICY AREA 4: ENVIRONMENT & NATURAL LANDS			
4.1 Hectares with conservation rankings 'very high' and 'high' (context indicator)	Baseline	Baseline	Baseline
4.2 Percentage and hectares of private land in conservation rankings 'very high' and 'high' covered by DPA	Baseline	Baseline	Baseline
4.3 Number of surveyed parcels by size intersecting with land categorized with conservation rankings 'very high' and/or 'high'	Baseline	Baseline	Baseline
4.4 Municipal solid waste disposed per capita	↓	↑	↑
4.5 Percent of disturbed Okanagan Lake shoreline	Okanagan Lake ↑		

INDICATOR	HOW ARE WE DOING?		
	RDNO	RDCO	RDOS, SOUTH OK
POLICY AREA 5: ECONOMIC DEVELOPMENT			
5.1 Median household income relative to provincial median	=	↑	↓
5.2 Percent change in growth in employment	↓	↑	↓
5.3 Percent growth in number of businesses with employees	↑	↑	↑
5.4 Total value of building permits issued for residential, commercial, industrial and institutional	↑	↑	↓
POLICY AREA 6: TRANSPORTATION & INFRASTRUCTURE			
6.1 Share of commute by mode	↑	↓	↓
6.2 Total metres of active transportation facilities (sidewalks and bike lanes)	<i>Baseline</i>	<i>Baseline</i>	<i>Data unavailable</i>
6.3 Annual total ridership per region	↑	↑	↑
6.4 Annual total ridership on select interregional routes	Interregional ↑		
POLICY AREA 7: HOUSING			
7.1 Percentage of owner and renter households spending 30% or more of gross income on housing	↑	↑	↑
7.2 Average home prices relative to provincial average	↓	↓	↓
7.3 Number of new homes by structural type	↑	↑	↑
POLICY AREA 8: CLIMATE CHANGE & GREENHOUSE GAS EMISSIONS			
8.1 Percent change in non-transportation GHG (CO ₂) emissions from 2007 levels	↓	↓	↑
8.2 Average emissions per dwelling unit	↓	↓	↑
8.3 Number of drought response plans in place within the basin	<i>Baseline</i>	<i>Baseline</i>	<i>Baseline</i>
POLICY AREA 9: COMMUNITY HEALTH & WELLBEING			
9.1 Crime rates	↑	=	↑
9.2 Body mass index: Self-reported as “overweight” or “obese”	Okanagan ↑		
9.3 Stress levels	Okanagan ↑		
9.4 Physical activity levels	Okanagan ↑		
9.5 Air quality: Annual average of daily mean PM _{2.5} Levels	↑	↓	↑

CONTEXT

Changes to population size and composition can support changes in policy areas such as the urban containment, the economy, and community health and wellbeing. These population changes are tracked as “context” since there are no preferred directions of change. In other words, changes in either direction to these indicators are not considered good or bad, desirable or undesirable.



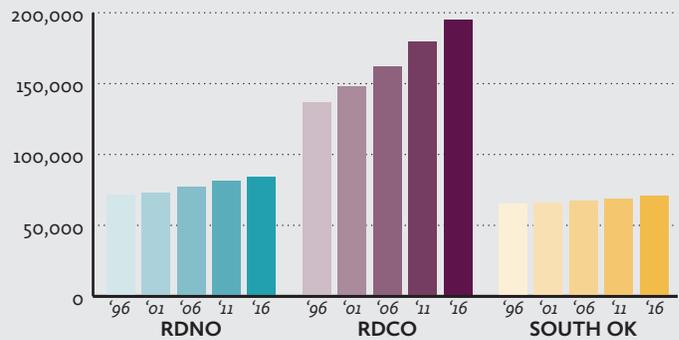
C1 TOTAL POPULATION BY REGION

RDNO: ↑ *Increased.* Population increased from 81,237 in 2011 to 84,354 in 2016.

RDCO: ↑ *Increased.* Population increased from 179,839 in 2011 to 194,882 in 2016.

SOUTH OK: ↑ *Increased.* Population increased from 68,852 in 2011 to 70,595 in 2016.

TOTAL POPULATION BY REGION



Source: Census 1996, 2001, 2006, 2011, 2016.

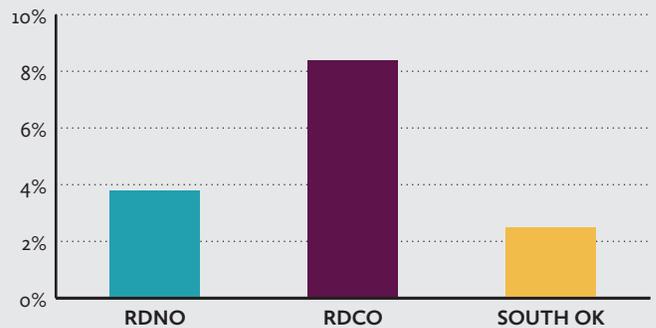
C2 PERCENTAGE POPULATION GROWTH OVER 5-YEAR PERIOD

RDNO: ↑ *Increased.* Population grew by 3.8% between 2011 - 2016.

RDCO: ↑ *Increased.* Population grew by 8.4% between 2011 - 2016.

SOUTH OK: ↑ *Increased.* Population grew by 2.5% between 2011 - 2016.

PERCENTAGE POPULATION GROWTH, 2011-2016



Source: Census 2011, 2016.

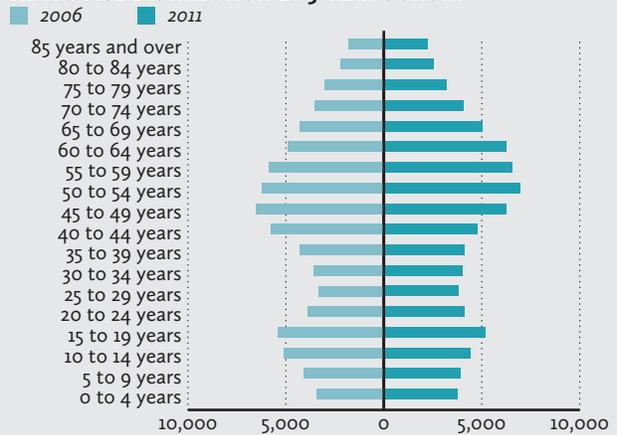
C3 POPULATION AGE DISTRIBUTION

RDNO: The population of the RDNO is aging, but with the largest proportion of residents still 10-15 years from retirement (45 to 64 years of age).

RDCO: The RDCO also has a sizeable cohort nearing retirement, but with a larger proportion of people aged 20 - 39.

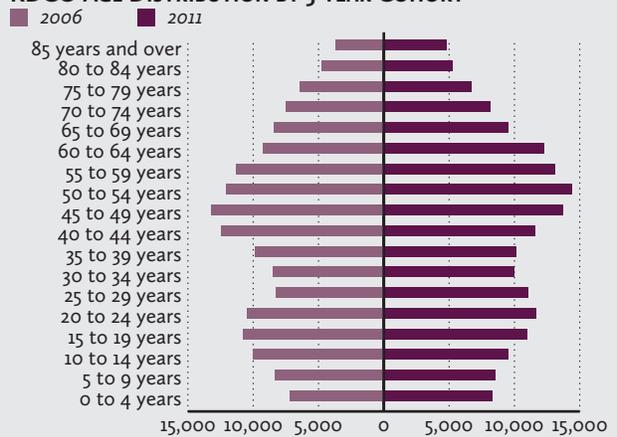
SOUTH OK: The population of the South Okanagan is aging, with youth (5-19), and older working- age adults (35- 50) a decreasing proportion of the population.

RDNO AGE DISTRIBUTION BY 5-YEAR COHORT



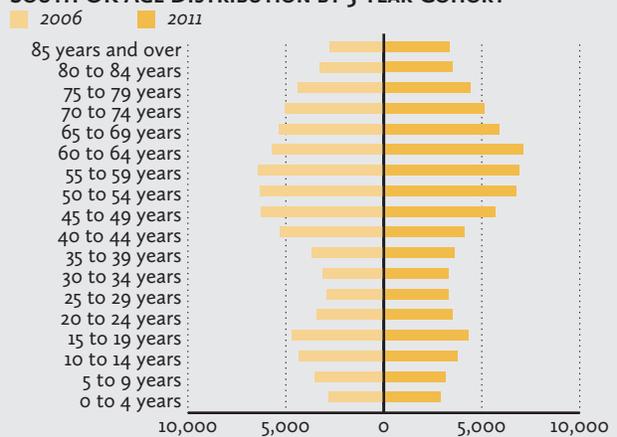
Source: Census 2006, 2011.

RDCO AGE DISTRIBUTION BY 5-YEAR COHORT



Source: Census 2006, 2011.

SOUTH OK AGE DISTRIBUTION BY 5-YEAR COHORT



Source: Census 2006, 2011.

C4 PERCENT OF FIRMS WITH EMPLOYEES BY INDUSTRY SECTOR (NAICS)¹

Examining the percentage of firms with employees by industry provides information on the composition of the economy and the top industry sectors for each region.

RDNO: From 2006 to 2011, agriculture dropped from 9% to 7.5% of all businesses in the RDNO, moving from the sector with the 4th largest number of businesses to the 6th.

RDCO: In the RDCO, the top five sectors with the largest number of businesses in 2011 is the same as it was in 2006, but the difference between them decreased. For example, “Construction” decreased from 17.8% to 16.9% of all businesses over the time period, and “Other Services” increased from 6.7% to 9.2%.

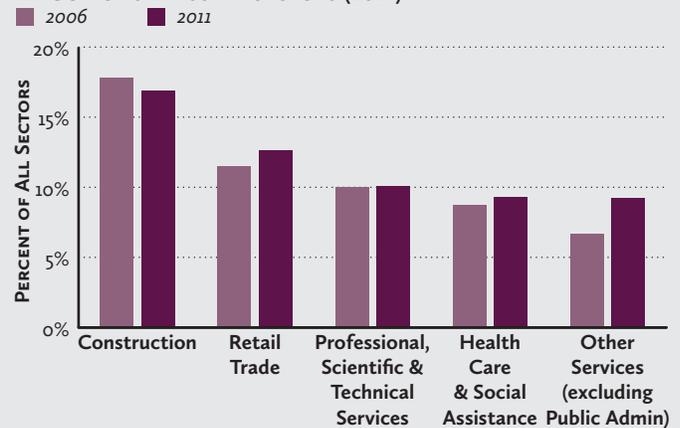
RDOS: Unlike the other regions, construction was not the most dominant sector in the RDOS in 2011; there were more businesses in agriculture (13.9%) than in any other sector. This represents an increase of 1.6% from 2006 when agricultural businesses were the second most numerous. In fact, all of the top five sectors have increased their share of total businesses during the time, suggesting a concentration of the economy in fewer areas.

RDNO TOP 5 INDUSTRY SECTORS (2011)



Source: BC Stats, Location Counts 2011.

RDCO TOP 5 INDUSTRY SECTORS (2011)



Source: BC Stats, Location Counts 2011.

RDOS TOP 5 INDUSTRY SECTORS (2011)



Source: BC Stats, Location Counts 2011.

¹ North American Industry Classification System



POLICY AREA 1

URBAN CONTAINMENT & RURAL PROTECTION

Urban containment and rural protection refers to the principle of encouraging new development to occur within serviced areas of our communities. There are multiple, interrelated benefits to upholding the principle of urban containment and rural protection, including:

- Reducing reliance on automobiles by encouraging the majority of population growth in core areas, within proximity to work, shopping, services and amenities.*
- Enhancing the viability of public transit as the number of potential riders along transit routes increases.*
- More efficient use of existing infrastructure and longer timeframes before extensions to roads, sewers and water lines become necessary.*

Efforts to contain urban areas and protect rural areas will also help conserve agricultural lands and natural areas and help make the region a desirable place to live.



1.1 CHANGE IN PERCENT OF NEW HOUSING LOCATED INSIDE DESIGNATED AREAS

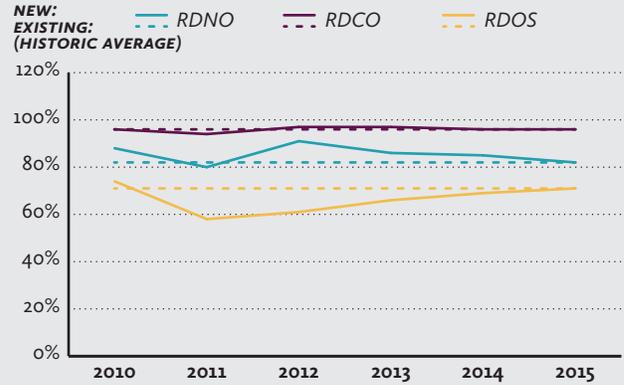
Part of managing growth and protecting rural and natural land from encroachment is directing new development to preferred locations. This indicator uses the number of building permits for new dwelling units each year to show where residential growth is occurring and whether or not growth is happening in designated areas. As designated growth areas have not been established equally across all three regions, incorporated municipal boundaries are being used here as provisional “designated areas”. To measure progress, the proportion of new building permits inside designated areas is compared to the proportion of the existing housing as of 2011 (i.e. the historic average).

RDNO: ↑ **Increased.** From 2011 - 2015, approximately 84% of residential building permits were for housing inside designated areas, which is higher than the historic average, at 82%. However, the trend in recent years shows this number decreasing – in 2015 only 82% of new residential building permits were for locations within designated areas.

RDCO: = **Stable.** In 2011 and 2015, approximately 96% of residential building permits were for housing inside designated areas, which is the same as the historic average. This percentage remained relatively stable during that period.

RDOS: ↓ **Decreased.** Compared to the historic average (69%), the percentage of residential permits issued inside designated areas is somewhat lower, at 66%. However, this number has steadily increased over the past five years reaching 71% in 2015.

% OF HOUSING LOCATED INSIDE DESIGNATED AREAS (NEW HOUSING VS EXISTING HOUSING STOCK)



Source: BC Stats Building Permits 2010-2015, Census/National Household Survey 2011.

1.2 HECTARES OF LAND REDESIGNATED THROUGH OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT FROM RURAL TO MORE URBAN DESIGNATIONS (DEFINED BY EACH RD)

OCP amendments that change rural land to more urban designations represent urban encroachment and potentially a loss of agricultural and natural lands. In tracking the hectares (ha) of land that are changed through such amendments, regional districts will be able to monitor trends in the redesignation of rural land, important for containing sprawl and protecting rural and urban lifestyles.

RDNO: ↓ **Decreased.** Between 2011 - 2015, only 17.71 ha were changed to more urban OCP designations. This is compared to 177.9 ha between 2006 – 2010.

RDCO: **Baseline.** Between 2011- 2015, 24.3 ha were changed from rural to more urban OCP designations. 2.41 ha were changed from urban to more rural designations, leading to a total change of 21.89 ha of land.

SOUTH OK: **Baseline.** Between 2011- 2015, 21.64 ha were changed from rural to more urban designations in the South OK.

2011-2015	RDNO	RDCO	SOUTH OK
Rural land removed	-17.71 ha	-24.3 ha	-21.64 ha
Rural land added	0 ha	+2.41 ha	0 ha
Total change	-17.71 ha	-21.89 ha	-21.64 ha

Source: Regional District OCP applications, 2006-2010 & 2011-2015.



POLICY AREA 2

AGRICULTURE

Agriculture is an important component of the economy within all three Regional Districts. The agricultural sector provides jobs, opportunities to access locally grown foods and products, along with many other economic benefits. A healthy, resilient and sustainable agricultural sector also supports the regional food system.

2.1 PERCENT CHANGE IN AGRICULTURAL LAND RESERVE OVER 5-YEAR PERIOD

Conserving agricultural land is key to sustaining the agricultural sector and protecting the regional food system. Given the pressures of development, maintaining the net area of the Agricultural Land Reserve (ALR) can be seen as a victory in the conservation of agricultural lands. Calculations here use the base year of 2011.

RDNO: ↑ *Increased.* The 26-hectare increase in ALR land between 2011 and 2016 represents a small change (+0.04%) of total ALR land in the region.

RDCO: ↓ *Decreased.* The 116-hectare decrease in ALR land between 2011 and 2016 represents a small change (-0.43%) of total ALR land in the region.

SOUTH OK: ↓ *Decreased.* The 107.7-hectare decrease in ALR land between 2011 and 2016 represents a small change (-0.25%) of total ALR land in the region.

	RDNO	RDCO	SOUTH OK
Total ALR land (2016)	68,897 ha	27,162 ha	43,837 ha
Change in ALR land 2011-2016	+25.84 ha +0.04%	-116.4 ha -0.43%	-107.7 ha -0.25%

Source: Agricultural Land Commission.

2.2: PERCENT OF TOTAL LAND BASE THAT IS ACTIVELY FARMED

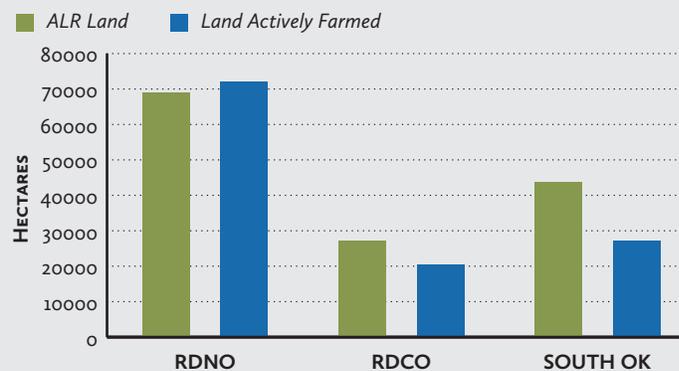
Ensuring that land with the potential to be farmed is in production is important to both regional food security and furthering regional economic opportunities. Actively farming agricultural land is also the best way to protect it against encroachment from development.

RDNO: Baseline. In 2016, 72,133 ha, or 9.60% of the total area of the RDNO (751,258 ha) was actively farmed. This is especially impressive as it is more than 5,000 ha more than the total amount of ALR land in the region.¹

RDCO: Baseline. In 2016, 20,259 ha, or 6.45% of the total area of the RDCO (314,261 ha) was actively farmed.

SOUTH OK: Baseline. In 2016, 27,217 ha, or 8.23% of the total area of the South Okanagan (330,831 ha in the Regional Growth Strategy area) was actively farmed.

TOTAL ALR LAND COMPARED TO ACTIVELY FARMED LAND, 2016



Source: BC Assessment, 2016.

¹ It is important to note that there is agriculturally designated land outside of the ALR.

2.3 AGRICULTURAL FARM RECEIPTS: TOTAL VALUE OF GROSS FARM RECEIPTS

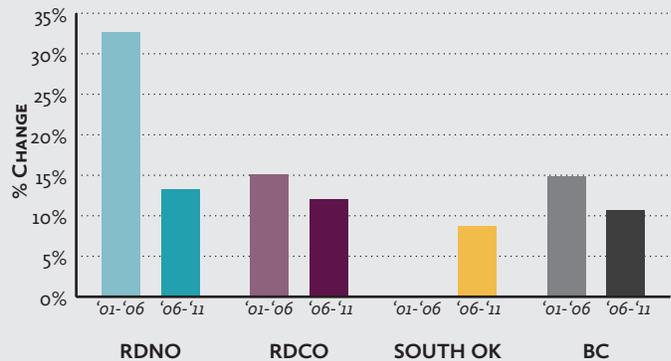
The total value of gross farm receipts indicates, in a general sense, the size of the agricultural economy. Farm receipts represent the income received from the sale of agricultural commodities as well as direct payments made to support or subsidize the agriculture sector. This indicator uses data from the Census of Agriculture to provide a picture of how agriculture is growing or shrinking within the Regional Districts. Between 2006 - 2011, all regions saw growth in the total value of farm receipts.

RDNO: ↑ **Increased.** The total value of farm receipts increased by about 13% (\$15 million) between 2006 - 2011, from \$111,383,177 to \$126,150,927. This percent change is slightly higher than the province as a whole, which was 11% from 2006 - 2011.

RDCO: ↑ **Increased.** The total value of farm receipts in the RDCO increased over \$10 million between 2006 - 2011, to \$96,546,394, an increase of about 12%. Again, this is slightly higher than the province's 11% increase during this time.

SOUTH OK: ↑ **Increased.** Between 2006 - 2011, the total value of farm receipts increased over \$8 million to \$104,444,684 in the South OK. This represents an increase of about 8.7%.

% CHANGE IN TOTAL GROSS VALUE OF FARM RECEIPTS²



Source: Statistics Canada, Census of Agriculture 2001 - 2011.

2.4 PROFITABILITY (% GROSS MARGIN) FOR ALL AGRICULTURE

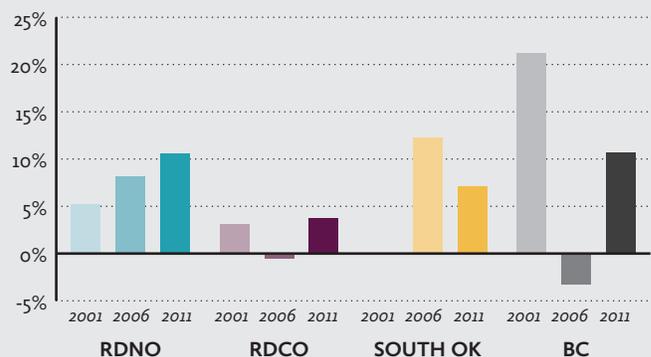
Gross margin is the percentage dollar value remaining after subtracting total operating expenses from total gross farm receipts for all agriculture in a region. It is a means of comparing profitability across regions.

RDNO: ↑ **Increased.** The gross margin increased about 2.5%, from 8.2% to 10.6%, between 2006 - 2011, growing from \$9,148,511 to \$13,393,056. This is in comparison to a provincial increase of 14%, moving from -3.3% to 10.7%.

RDCO: ↑ **Increased.** The gross margin for all agriculture rose 4% between 2006 - 2011, from -0.5% to 3.7% (-\$419,576 to \$3,590,582). However, this increase is less than the provincial increase which grew from -3.3% to 10.7% from 2006 - 2011.

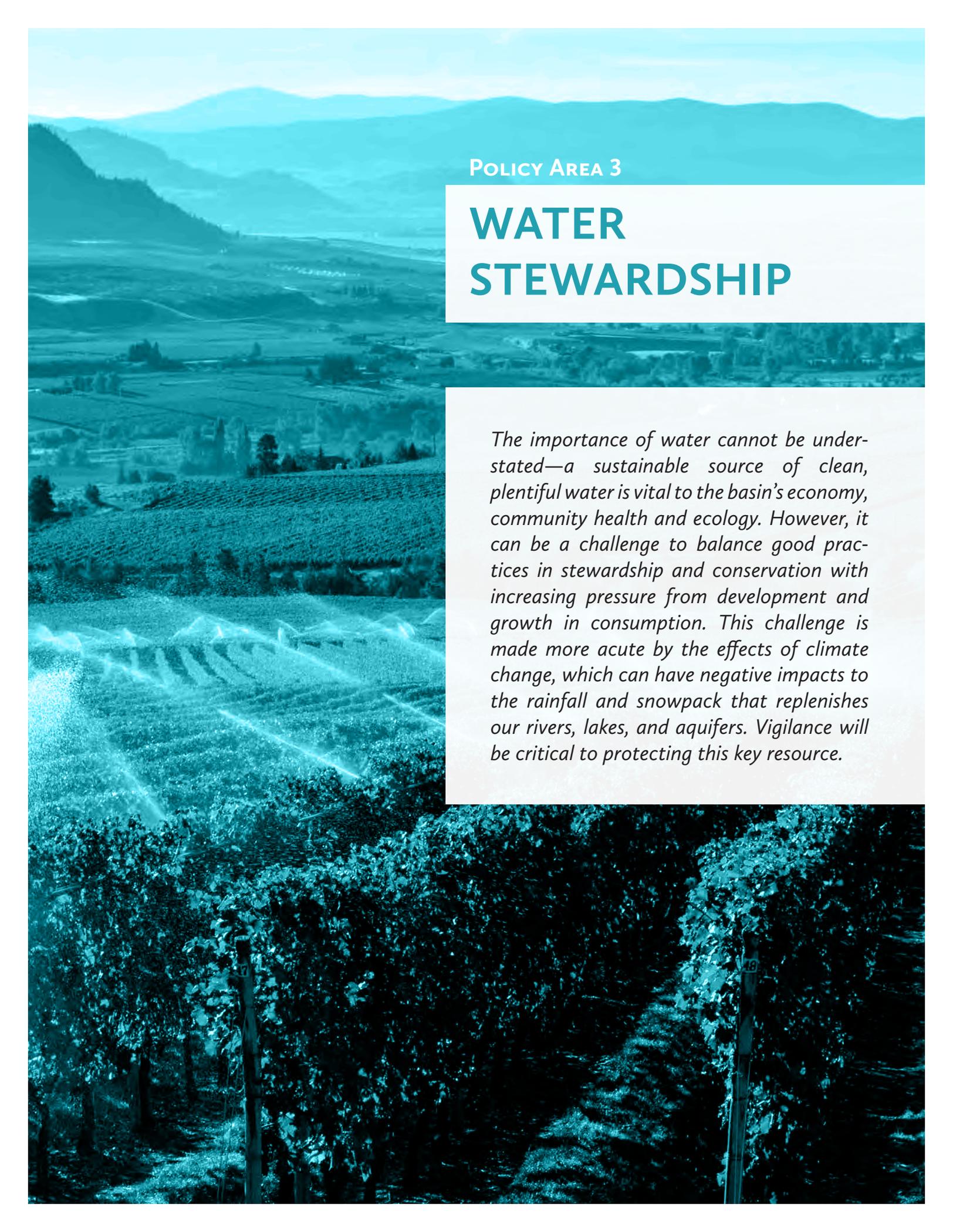
SOUTH OK: ↓ **Decreased.** The gross margin decreased between 2006 - 2011, down from 12.3% to 7.1% (\$11,857,673 to \$7,450,574).

GROSS MARGIN FOR ALL AGRICULTURE



Source: Statistics Canada, Census of Agriculture 2001 - 2011.

² Total Gross Farm Receipts data not available for the South Okanagan in 2001, therefore percent change between 2001- 2006 could not be calculated.



POLICY AREA 3

WATER STEWARDSHIP

The importance of water cannot be understated—a sustainable source of clean, plentiful water is vital to the basin’s economy, community health and ecology. However, it can be a challenge to balance good practices in stewardship and conservation with increasing pressure from development and growth in consumption. This challenge is made more acute by the effects of climate change, which can have negative impacts to the rainfall and snowpack that replenishes our rivers, lakes, and aquifers. Vigilance will be critical to protecting this key resource.

Within each regional district, there are many large and small utilities providing water to its users. The water suppliers listed below provided data for this policy area and the listed indicators.

WATER SUPPLIERS WHO SUPPLIED DATA FOR INDICATORS 3.1 – 3.3

Y = data supplied

SUPPLIER	INDICATOR 3.1 Water Consumption per Connection	INDICATOR 3.2 Water Consumption per Use	INDICATOR 3.3 ¹ Unaccounted for Water
RDNO			
GVW	Y	Y	Y
Lumby	Y	Y	
Armstrong ²	Y	Y	
Enderby	Y		
Silver Star Mtn	Y		
Grindrod	Y		
Mabel Lake	Y		
Steele Springs	Y		
Lansdowne	Y		
Highland Park	Y		
Stardel	Y		
Larkin	Y	Y	
Eagle Rock	Y	Y	
RDCO			
Kelowna	Y	Y	Y
West Kelowna	Y	Y	Y
Lake Country	Y	Y	Y
Peachland	Y	Y	Y
BMID	Y		Y
RWW	Y	Y	Y
GEID	Y	Y	Y
SEKID	Y	Y	Y
RDCO ³	Y	Y	
SOUTH OK			
Penticton	Y	Y	Y
Summerland	Y	Y	
Osoyoos	Y		
Oliver	Y	Y	
West Bench	Y	Y	
Faulder	Y		
Naramata	Y	Y	
Sage Mesa	Y	Y	

1 Though data is only available for unaccounted for water for GVW in the RDNO and Penticton for the South OK, these utilities represent a large percentage of connection in their respective regional districts (79% of connections in the RDNO and 41% of connections in the South OK).

2 Unaccounted for water was reported by Armstrong as "low". Because they didn't provide a specific percentage, this information was not used in calculating the percentage of unaccounted for water in the RDNO.

3 Various small utilities administered by RDCO.

WATER SUPPLIER ACRONYMS

GVW	Greater Vernon Water
RWW	Rutland Waterworks District
BMID	Black Mountain Irrigation District
GEID	Glenmore Ellison Improvement District
SEKID	South East Kelowna Irrigation District
RDNO	Regional District of North Okanagan
RDCO	Regional District of Central Okanagan
SOUTH OK	South Okanagan

A NOTE ON DATA COLLECTION

All regional districts implemented a new water survey in 2016 to provide information for many of the indicators within this policy area. Due to its recent implementation, comprehensive historical data is not available for most utilities (prior to 2015). As a result, the data provided will serve as a baseline for years to come.



3.1 WATER CONSUMPTION PER CONNECTION

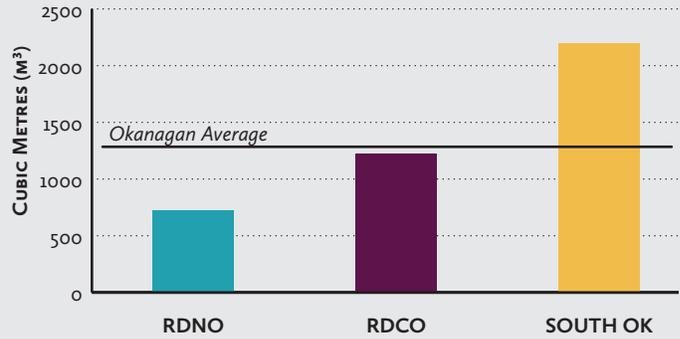
This indicator is useful in determining long terms trends in water consumption; it is based on water suppliers reporting total water consumption and number of connections for all water user types (residential, agricultural, and other). This data should be read in the context of precipitation, for example, 2015 was considered a drought year. At this time, it is not possible to reliably determine the population within each water system service area therefore data on 'per capita water consumption' is not currently available.

RDNO: Baseline. In 2015 in the RDNO, average water consumption per connection was 723m³ with a total of 30,581 connections and 22,123,062m³ of water consumed. The RDNO's average was below the Okanagan's average annual consumption per connection of 1284m³.

RDCO: Baseline. In 2015 in the RDCO, average water consumption per connection was 1,221m³ with a total of 58,322 connections and 71,199,717m³ of water consumed. The RDCO's average was below the Okanagan's average annual consumption per connection of 1284 m³.

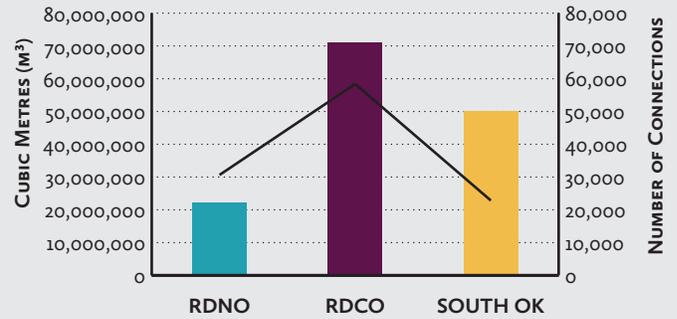
SOUTH OK: Baseline. In 2015 in the South OK, average water consumption per connection was 2,201m³ with a total of 22,780 connections and 50,132,402m³ of water consumed. The South OK's average was above the Okanagan's average annual consumption of 1284 m³.

ANNUAL WATER CONSUMPTION PER CONNECTION



Source: Water Supplier Correspondence, 2016-2017.

TOTAL CONNECTIONS (LINE) AND ANNUAL WATER CONSUMPTION (BARS)



Source: Water Supplier Correspondence, 2016-2017.

WATER CONSUMPTION DATA

SUPPLIER	VOLUME (m ³)	CONNECTIONS	AVERAGE m ³ PER CONNECTION
RDNO			
GVW	19,139,107	24,500	781
Lumby	309,769	773	401
Armstrong	1,164,673	2,013	579
Enderby	623,185	1,707	365
Silver Star Mtn	129,376	744	174
Grindrod	32,274	57	566
Mabel Lake	65,000	382	170
Steele Springs	39,694	53	749
Lansdowne	71,024	84	846
Highland Park	22,910	37	619
Stardel	5,634	11	512
Larkin	133,471	127	1051
Eagle Rock	386,945	93	4161
Total	22,123,062	30,581	723
RDCO			
Kelowna	13,582,000	16,178	840
West Kelowna	10,987,200	10,846	1013
Lake Country	9,621,594	4,010	2399
Peachland	1,359,374	2,101	647
BMID ⁴	13,100,000	9,392	1395
RWW	3,446,671	3,922	879
GEID	7,510,000	8,767	857
SEKID	11,364,693	2,220	5119
RDCO	228,185	886	258
Total	71,199,717	58,322	1221
SOUTH OK			
Penticton	10,612,000	9,413	1127
Summerland	10,452,428	5,085	2056
Osoyoos	9,905,964	3,357	2951
Oliver	16,722,829	3,148	5312
West Bench	402,308	352	1143
Faulder	37,177	76	489
Naramata	1,737,846	1,102	1577
Sage Mesa	261,850	247	1060
Total	50,132,402	22,780	2201

⁴ BMID 2015 water consumption as given in BMID annual report

3.2 WATER CONSUMPTION USE

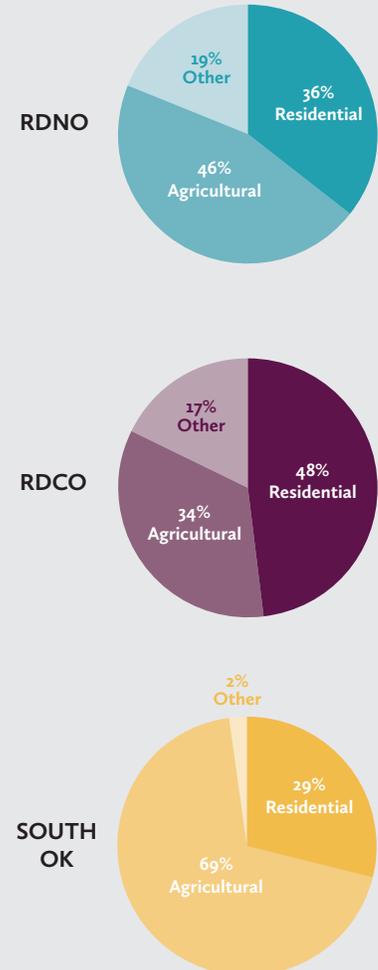
In looking at water consumption by land-use types, this indicator illustrates the consumption patterns of different types of water users, including residential, agricultural and other (industrial, commercial, institutional and other).

RDNO: *Baseline.* In 2015, 46% of recorded water in the RDNO was consumed by agricultural uses. This was followed by residential uses at 36% and other uses at 19%.

RDCO: *Baseline.* In 2015, 48% of recorded water in the RDCO was consumed by residential uses, followed by 34% consumed by agricultural uses and 17% consumed by other uses.

SOUTH OK: *Baseline.* In 2015, 69% of recorded water in the South OK was consumed by agricultural uses, 29% was consumed by residential uses and 2% consumed by other uses.

2015 WATER CONSUMPTION PER USE



Source: Water Supplier Correspondence, 2016-2017.

WATER CONSUMPTION DATA PER USE TYPE (M³)

	RESIDENTIAL	AGRICULTURAL	OTHER	TOTAL
RDNO				
GVW	4,594,081	7,420,927	2,212,052	14,227,060
Lumby	263,304		46,465	309,769
Armstrong	850,979		313,694	1,164,673
Larkin	64,357	13,108	56,006	133,471
Eagle Rock	10,684		376,261	386,945
Percent of Total	36%	46%	19%	100%
Total	5,783,405	7,434,035	3,004,478	16,221,918
RDCO ⁵				
Kelowna	8,595,000		4,987,000	13,582,000
West Kelowna	9,037,250	1,949,950		10,987,200
Lake Country	4,329,717	5,291,877		9,621,594
Peachland	936,567	226,775	196,031	1,359,373
RWW	3,102,004		344,667	3,446,671
GEID		2,897,000	4,613,600	7,510,600
SEKID	1,704,704	9,659,989		11,364,693
RDCO	228,185			228,185
Percent of Total	48%	34%	17%	100%
Total	27,933,427	20,025,591	10,141,298	58,100,316
SOUTH OK				
Penticton ⁶	6,987,000	3,625,000		10,612,000
Summerland ⁷	5,283,902	5,168,526		10,452,428
Osoyoos	2,240,806	7,665,158		9,905,964
Oliver	1,815,619	23,403,231	710,414	25,929,264
West Bench	104,978	284,843	12,487	402,308
Naramata	611,601	926,293	199,952	1,737,846
Sage Mesa	201,437		60,413	261,850
Percent of Total	29%	69%	2%	100%
Total	17,245,343	41,073,051	983,266	59,301,660

⁵ This indicator does not include BMID. GEID "Other" is comprised of Residential and ICI (industrial/commercial/institutional). West Kelowna "Residential" is comprised of Residential and ICI.

⁶ Penticton identified consumption for residential & agricultural uses.

⁷ Summerland "Residential" is comprised of Residential and ICI (industrial/commercial/institutional).

3.3 UNACCOUNTED FOR WATER

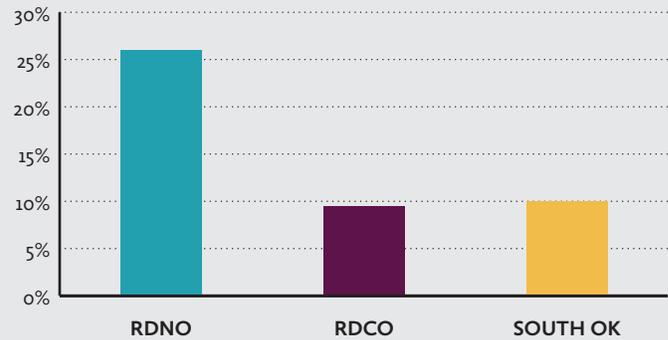
Unaccounted for water accounts for leakage and theft, legitimate authorized unmetered uses such as firefighting⁸ and water main flushing, and any other water losses between a distribution centre and the final user's meter. In some areas, this number can be quite high. A trend in unaccounted for water consumption is helpful in identifying which utilities may need infrastructure improvements or changes to data collection practices, which could lead to cost savings and water conservation. Data for this indicator has been compiled from three different sources dated between 2015 – 2017. See sources for more details.

RDNO. Baseline. 26% of RDNO's water was unaccounted for. This percentage is based on data available for the Greater Vernon Water District, representing 79% of the water connections in the RDNO.

RDCO. Baseline. The averaged percentage of water unaccounted for in the RDCO was 9.5%. The water suppliers providing data for this percentage represent 98% of water connections in the RDCO.

SOUTH OK. Baseline. 10% of the South OK's water was unaccounted for. This percentage is based on data available for Penticton, representing 41% of connections in the South OK.

PERCENT OF UNACCOUNTED FOR WATER (AVERAGED) (M³)



Sources: Water Supplier Survey, October 2016, OBWB; Greater Vernon Water Annual Report, 2015; and Water Supplier Correspondence, 2016 – 17.

⁸ Fire hydrants do not have meters as they impede water flow.

UNACCOUNTED FOR WATER DATA

SUPPLIER	UNACCOUNTED FOR WATER (AVERAGED)	# OF CONNECTIONS	% OF REGIONAL WATER CONNECTIONS REPRESENTED
RDNO			
GVW	26%	24,500	79%
Lumby	unknown	773	
Armstrong	low	2,013	7%
Enderby	unknown	1,707	
Silver Star Mtn	unknown	774	
Grindrod	unknown	57	
Mabel Lake	unknown	382	
Steele Springs	unknown	53	
Lansdowne	unknown	84	
Highland Park	unknown	37	
Stardel	unknown	11	
Larkin	unknown	127	
Eagle Rock	unknown	93	
Stepney	unknown	50	
Grandview	unknown	103	
Whitevale	unknown	93	
Gunter Ellison	unknown	11	
Total	26%	30,868	86%
RDCO			
Kelowna	10%	16,178	29%
West Kelowna	19.5%	10,846	19%
Lake Country	3.5%	4,010	7%
Peachland	15-24% (20%)	2,101	4%
BMID	7.2%	9,392	17%
RWW	8%	3,922	7%
GEID	2-3% (2.5)	6,871	12%
SEKID	5-6% (5.5%)	2,220	4%
RDCO ⁹	unknown	914	
Total	9.5%	56,454	98%
SOUTH OK			
Penticton	10%	9,413	41%
Summerland	unknown	5,085	
Osoyoos	unknown	3,357	
Oliver	unknown	3,148	
RDOS ¹⁰	unknown	2,045	
Total	10%	23,048	41%

⁹ Various small utilities administered by RDCO

¹⁰ Various small utilities administered by RDOS

3.4 PERCENTAGE OF OBSERVATION WELLS THAT SHOW DECLINING LEVELS

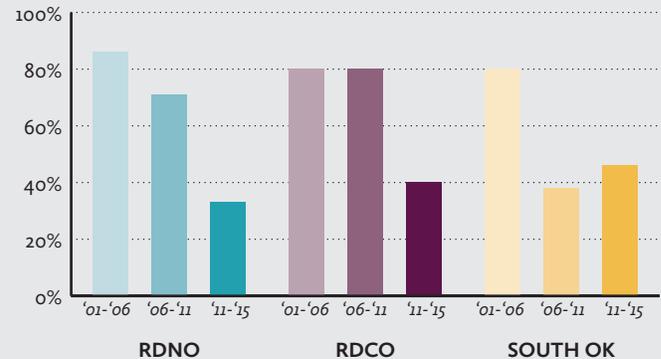
Groundwater is an important source for many water utilities and private groundwater well users. Monitoring observation wells can show when aquifer levels are dropping, indicating the need to restrict or regulate the use of groundwater in a given area, and the long-term need to explore other water source options. It is to be noted that water levels in groundwater wells are correlated with rainfall and water usage. Groundwater levels may rise during periods of snow melt and wet weather and correspondingly decline during dry spells and in relation to the amount of water being pumped from wells.

RDNO¹¹: ↓ **Decreased.** The percent of observation wells that showed declining levels dropped significantly from 2006 - 2011 to 2011 - 2015. 71% of observation wells showed declining levels between 2006 - 2011 while 33% of observation wells showed declining levels between 2011 - 2015. The average change in groundwater levels also changed during this time frame, from -0.76 metres to 0.38 metres.

RDCO: ↓ **Decreased.** Between 2006 - 2011 and 2011 - 2015, the percentage of observation wells that showed declining levels decreased in the RDCO from 80% between 2006 - 2011 to 40% between 2011 - 2015. During this time, average change in groundwater levels moved from -0.71 metres (2006 - 2011) to -0.16 metres (2011 - 2015).

SOUTH OK¹²: ↑ **Increased.** The percentage of observation wells that showed declining levels increased between 2006 - 2011 and 2011 - 2015, from 38% to 46%. The average change in groundwater levels changed from -0.21 metres between 2006- 2011 to -1.25 between 2011- 2015.

% OF OBSERVATIONS WELLS THAT SHOW DECLINING LEVELS



Source: British Columbia Groundwater Observation Well Network, 2001-2016.

¹¹ The number of observation wells has increased in the RDNO in recent years which influences the total percentages and average change. More wells increase the odds of having more wells reporting declining levels.

¹² The number of observation wells has increased in the South Okanagan in recent years which influences the total percentages and average change. More wells increase the odds of having more wells reporting declining levels.

OBSERVATION WELL LEVELS DATA

	FIVE YEAR CHANGE (METRES)		
	2001 TO 2006	2006 TO 2011	2011 TO 2015
RDNO			
Vernon no.311	-0.33	-0.24	1.12
Silverstar no.47	-0.22	0.17	0.23
Armstrong no.117	-0.29	0.12	-0.21
Spallumcheen no.409			0.88
Armstrong no.384			-0.25
Lumby no.294	0.20	-0.16	0.22
Armstrong no.180	-3.07	-0.55	1.24
Enderby no.122	-0.58	-2.28	-0.07
Armstrong no.118	-0.34	-2.35	0.21
% of Observation wells that show declining levels	86%	71%	33%
Average change in groundwater level (metres)	-0.66	-0.76	0.38
RDCO¹³			
Kelowna (Mculloch and KLO) no.262	-1.49	-0.62	-1.66
Rutland no.236	-3.13	-1.57	-0.95
Winfield (Jim Bailey Rd) no.356	0.74	-1.10	0.96
Oyama (Trehitt Rd) no.162	-0.29	0.12	0.44
Oyama (Sawmill Rd) no.172	-0.02	-0.38	0.40
% of Observation wells that show declining levels	80%	80%	40%
Average change in groundwater level (metres)	-0.84	-0.71	-0.16
SOUTH OK¹⁴			
Osoyoos (Wren Place) no.096	0.07	-0.21	0.19
Osoyoos (Bullmoose Rd) no.401			-0.33
Osoyoos (Anarchist Mountain Summit) no.402			-0.17
Osoyoos (160th Ave & Hwy 97) no.101	-0.22	-2.07	-0.70
Oliver (87th St.) no.332	-0.56	-0.40	0.54
Oliver (101 St & 338 Ave) no.405			0.23
Oliver (Tuc-El-Nuit Rd) no.407			-0.08
Willowbrook/Meyers Flats (Meyers Rd.) no.282	-1.53	1.30	2.73
Twin Lakes (Eastview Rd) no.404			1.48
Twin Lakes (Twin Lakes Rd) no.403			1.73
Summerland (Hwy 97 & Thornber St.) no.154	-0.03	-0.11	-0.06
Summerland (Bathville Rd.) no.366		-1.25	3.12
Penticton Creek Watershed no.387			-24.88
% of Observation wells that show declining levels	80%	38%	46%
Average change in groundwater level (metres)	-0.46	-0.21	-1.25

¹³ The following RDCO wells were not measured until more recently (between 2012-2014) therefore it was not possible to calculate five-year change: West Kelowna – 411, SE Kelowna (Bemrose Rd) – 413, Joe Rich (Goudie Rd) – 410, Kelowna (Black Rd) – 442.

¹⁴ Mt. Kobau -264 and Summerland (Upper Trout Creek) - 412 were not measured until 2013 therefore it was not possible to calculate five-year change.

3.5 TOTAL NUMBER OF WATER SYSTEMS¹⁵ REGISTERED WITH HEALTH AUTHORITY PER JURISDICTION

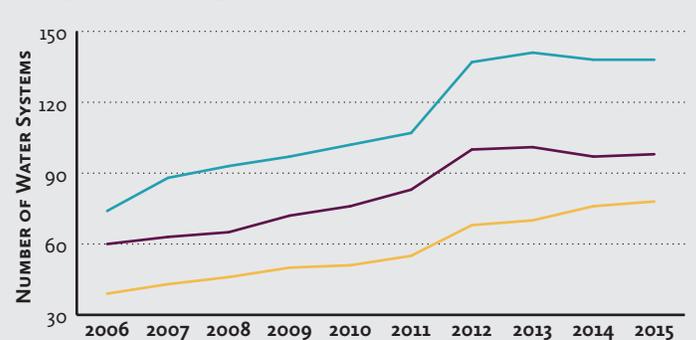
While much of the drinking water in the valley is provided through large water utilities, many small and private water systems also exist. Small and private water systems typically have less resources to conduct system improvement, less sophisticated reservoir, filtering and monitoring systems and a higher number of water quality advisories. The Drinking Water Protection Act outlines general requirements for water suppliers, and the Drinking Water Protection Regulation sets out some more specific requirements. Private water utilities have a responsibility to provide safe, clean water under the Water Utility Act and the Utilities Commission Act. A notable increase in the number of registered water systems occurred in all three regional districts in 2011-2012. While the basis for this increase has not been determined, it may, in part, be due to an increase in the number of existing systems becoming registered as well as an increase in the actual number of water systems. Ideally, the tracking of water systems should indicate whether the systems are new or recently registered existing water systems. As this distinction is not available at this time, it is debatable whether an increase in the number of registered water systems is a positive or negative indicator. Given the challenges faced by small water systems in particular, an increasing number of water systems could be interpreted as a negative indicator. On the other hand, if the increase is due, in part, to a greater number of existing systems becoming registered, that could be considered positive given the standards of professionalism and accountability required of registered water systems.

RDNO: ↑ **Increased.** The total number of water systems in the RDNO increased from 2010 – 2015, from 102 systems in 2010 to 138 systems in 2015. However, the number of water systems reached a high in 2013 at 141 water systems, and has decreased slightly since.

RDCO: ↑ **Increased.** The total number of water systems in the RDCO has increased since 2010 by about 22 registered water systems, increasing from 76 to 98. Much like the RDNO, the number of registered water systems reached a high in 2013 and has since decreased slightly.

SOUTH OK: ↑ **Increased.** Registered water systems have steadily increased in the South Okanagan, growing from 51 water systems in 2010 to 78 water systems in 2015.

NUMBER OF WATER SYSTEMS REGISTERED WITH HEALTH AUTHORITY



Source: Health Authority, 2006-2015; Interior Health, 2006-2015.

3.6 ANNUAL DAYS ON ADVISORIES REPORTED BY REGISTERED WATER SYSTEMS

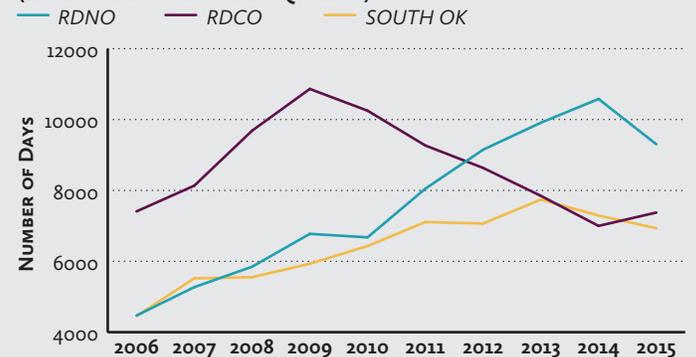
As one of the ways to measure safe and healthy drinking water, this indicator tracks the number of boil water and water quality advisories issued by water utilities in a year. These advisories indicate that there is a health risk determined to be in the drinking water or that there is a level of risk associated with consuming the drinking water¹⁶, thus negatively impacting water system users. In future years, data may be available to report on annual people-days on advisories. People-days is a measure that accounts for the length of an advisory (in days) and the number of people it covers. For example, a five-day advisory for an area with 1000 people, would equate to 5000 people-days.

RDNO: ↑ **Increased.** Of the 138 registered systems in the RDNO in 2015, 82 reported a total of 9303 advisory days. As a result, the number of advisory days increased from 2010 – 2015 by 2627, growing from 6676 days in 2010. However, advisories decreased from 2014 to 2015.

RDCO: ↓ **Decreased.** Of the 98 registered systems in the RDCO in 2015, 62 reported a total of 7376 advisory days. This is 2874 less than the 10,250 advisory days reported in 2010.

SOUTH OK¹⁷: ↑ **Increased.** Of the 78 registered systems in the South Okanagan in 2015, 54 reported a total of 6934 advisory days. This is an increase from the number of water advisories days in 2010, which was 6431.

TOTAL NUMBER OF DAYS ON ADVISORIES ANNUALLY (BOIL WATER AND WATER QUALITY)

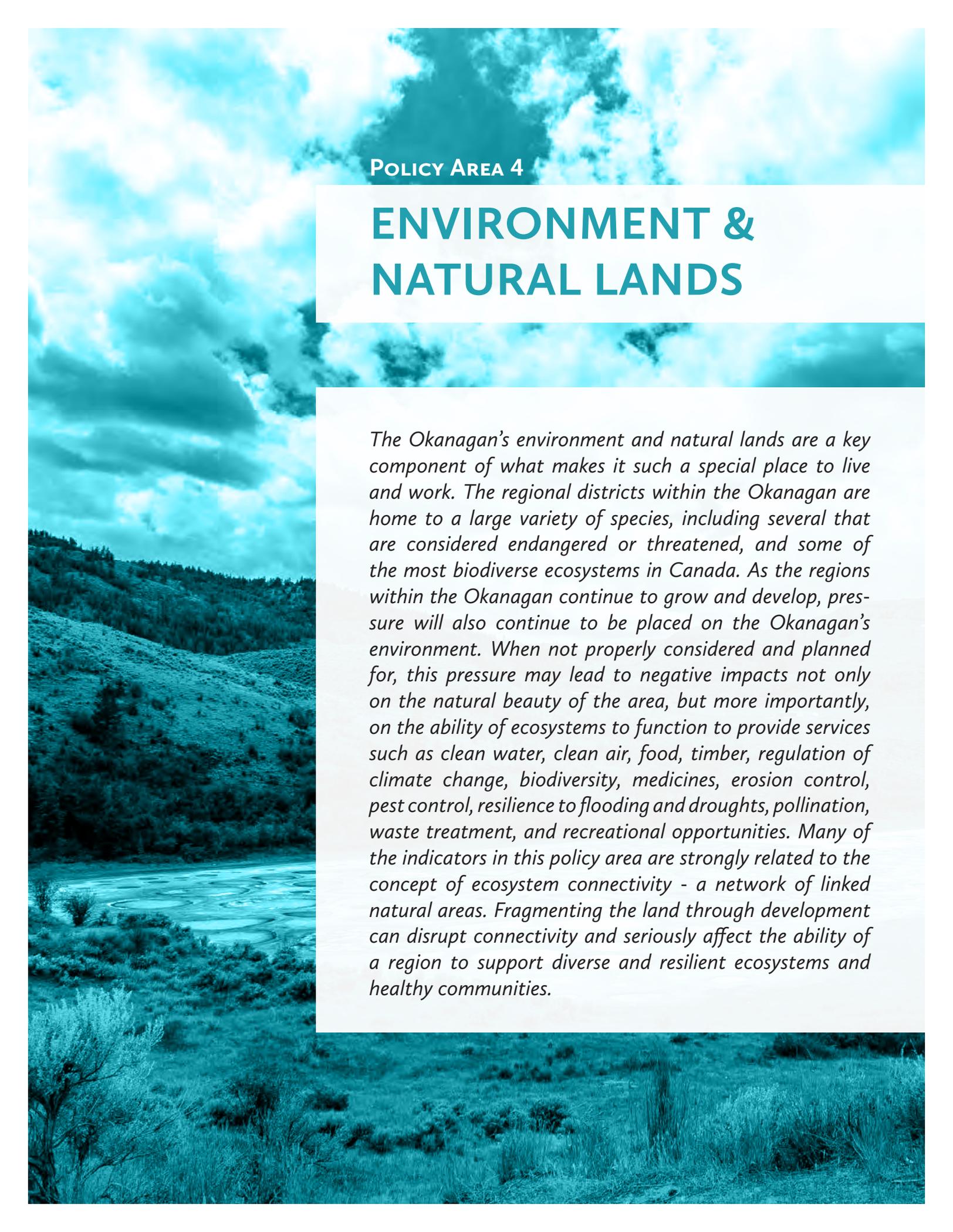


Source: BC Health Authority, 2006-2015.

¹⁵ The Drinking Water Protection Act defines a water supply system as any domestic water system other than those that serve only one single-family residence (or other facilities specifically excluded by regulation).

¹⁶ Interior Health, Drinking Water- Notifications and Sampling Results. <https://www.interiorhealth.ca/YourEnvironment/DrinkingWater/Pages/AdvisoriesNotifications.aspx>

¹⁷ "People days on advisories" will generally increase as larger utilities take over smaller systems. For example, when the RDOS acquires a water system, they overlay their own vigilant monitoring and sampling protocols. Often, this results in samples that exceed IHA thresholds and advisories are issued until the issue is rectified.



POLICY AREA 4

ENVIRONMENT & NATURAL LANDS

The Okanagan's environment and natural lands are a key component of what makes it such a special place to live and work. The regional districts within the Okanagan are home to a large variety of species, including several that are considered endangered or threatened, and some of the most biodiverse ecosystems in Canada. As the regions within the Okanagan continue to grow and develop, pressure will also continue to be placed on the Okanagan's environment. When not properly considered and planned for, this pressure may lead to negative impacts not only on the natural beauty of the area, but more importantly, on the ability of ecosystems to function to provide services such as clean water, clean air, food, timber, regulation of climate change, biodiversity, medicines, erosion control, pest control, resilience to flooding and droughts, pollination, waste treatment, and recreational opportunities. Many of the indicators in this policy area are strongly related to the concept of ecosystem connectivity - a network of linked natural areas. Fragmenting the land through development can disrupt connectivity and seriously affect the ability of a region to support diverse and resilient ecosystems and healthy communities.

4.1 HECTARES WITH CONSERVATION RANKINGS 'VERY HIGH' AND 'HIGH' (CONTEXT INDICATOR)

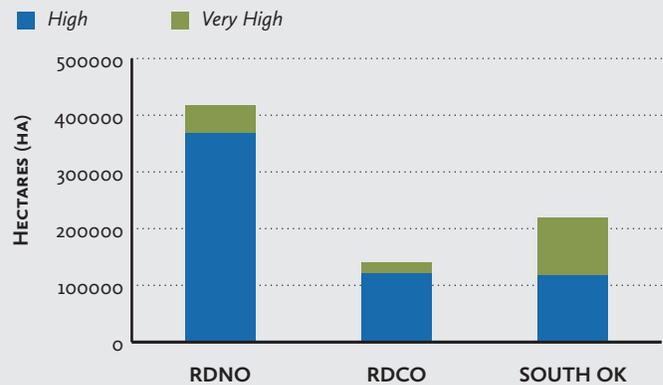
Conservation rankings provide information on which ecosystems are the most important for conservation. Conservation rankings were generated and mapped for the Okanagan Biodiversity Strategy prepared by the South Okanagan Similkameen Conservation Program and Okanagan Collaborative Conservation Program. These rankings are based on data from Terrestrial Ecosystem Mapping (TEM), Sensitive Ecosystems Inventory (SEI), and Vegetation Resource Inventory (VRI), as well as other biophysical criteria. Ecosystems were classified into four conservation rankings: low, moderate, high and very high, indicating their relative importance to conservation.¹ This indicator provides data on the hectares of land ranked as 'high' or 'very high' importance and will be used as a baseline to determine if development pressures affect these areas.

RDNO: Baseline. In 2016, a total of 416,959 ha of land in the RDNO had a conservation ranking of 'very high' or 'high'. About 88% of this total was ranked 'high' (368,209 ha) while about 12% (48,750 ha) was ranked 'very high.'

RDCO: Baseline. In 2016, the RDCO had a total of 140,647 ha of land with a conservation ranking of 'very high' or 'high'. About 87% of this total was ranked 'high' (121,748 ha) while about 13% (18,899 ha) was ranked 'very high.'

SOUTH OK: Baseline. In 2016, the South Okanagan had a total of 220,318 ha of land with a conservation ranking of 'very high' or 'high'. About 53% of this total was ranked 'high' (116,998 ha) while about 47% (103,320 ha) was ranked 'very high.'

2016 HECTARES OF CONSERVATION RANKING 'VERY HIGH' & 'HIGH'



Sources: A Biodiversity Conservation Analysis Summary for the Okanagan Region, 2013; Keeping Nature in our Future: Volume 1 - A Biodiversity Conservation Analysis for the South Okanagan-Similkameen Region, 2011

4.2 PERCENTAGE AND HECTARES OF PRIVATE LAND IN CONSERVATION RANKINGS 'VERY HIGH' AND 'HIGH' COVERED BY DPA

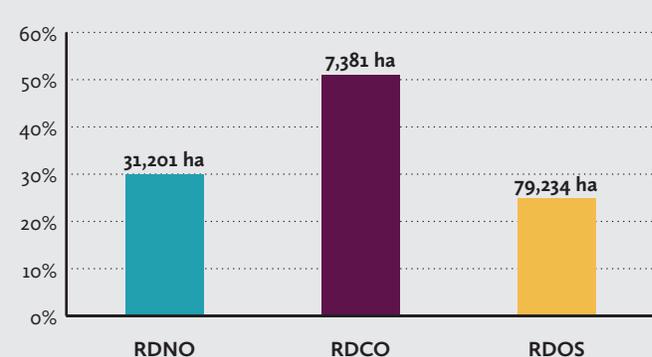
Development permit areas (DPA) provide guidelines for how proposed development can address objectives related to supporting the protection of the natural environment, ecosystems and biodiversity. This indicator tracks the amount of high quality habitat (i.e., land with Conservation Rankings of 'Very High' and 'High') in private land that is managed by an environmental DPA.

RDNO: Baseline. In 2016, 30% or 31,201 ha of private land in conservation rankings 'very high' and 'high' were covered by a DPA.

RDCO: Baseline. In 2016 in the RDCO, 51% or 7,381 ha of land with conservation rankings of 'very high' and 'high' were covered by DPAs.

RDOS: Baseline. In 2016, 79,234 ha or 25% of land in the RDOS with conservation rankings of 'very high' and 'high' were covered by DPAs.

PERCENTAGE AND HECTARES OF PRIVATE LAND IN CONSERVATION RANKINGS 'VERY HIGH' AND 'HIGH' COVERED BY A DPA



Source: Regional District Geographic Information System (GIS) Departments.

¹ Biodiversity Conservation Strategy for the Okanagan Region: Summary, 2014.

4.3 NUMBER OF SURVEYED PARCELS BY SIZE INTERSECTING WITH LAND CATEGORIZED WITH CONSERVATION RANKINGS ‘VERY HIGH’ AND/OR ‘HIGH’

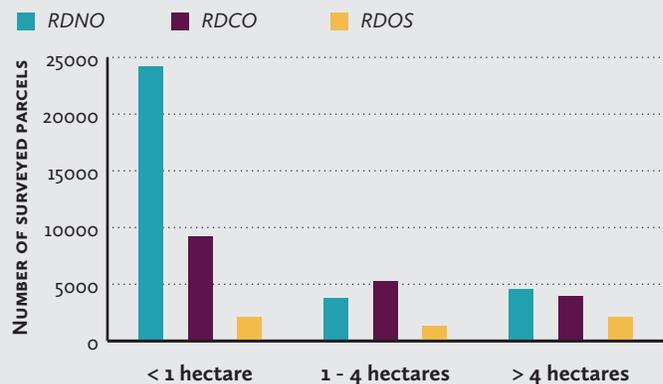
The number of surveyed parcels within land categorized with conservation rankings ‘very high’ and/or ‘high’ is representative of the fragmentation of quality habitat. The smaller the parcels and the higher the number of parcels, the more likely it is that there is disruption to the habitat of native plants and animals. Habitat fragmentation is a main contributor to the decline of biodiversity and connectivity between remaining habitats. As habitats are reduced in size and become increasingly isolated, the ongoing viability of ecosystems is affected. Unsurveyed Crown Land is not included in this data.

RDNO: Baseline. In 2016, there were a total of 32,565 surveyed parcels intersecting with land categorized with conservation rankings ‘very high’ and ‘high’. When separated by parcel size, the largest proportion of surveyed parcels were less than 1 ha, totaling 24,224.²

RDCO: Baseline. In 2016, the RDCO had a total of 18,338 surveyed parcels intersecting with land with conservation rankings of ‘very high’ and ‘high’. Of these 18,338, the majority (9187) were less than 1 ha in size.

RDOS: Baseline. In the RDOS in 2016, there were 5,609 surveyed parcels intersecting with land categorized with conservation rankings ‘very high’ and ‘high’. When categorized by parcel size, there was a relatively even distribution, with 2,128 lots less than 1 ha, 1,349 lots between 1 and 4 ha and 2,132 lots more than 4 ha. This indicator does not include data from RDOS municipalities.

NUMBER OF SURVEYED PARCELS BY SIZE INTERSECTING WITH LAND CATEGORIZED AS CONSERVATION RANKINGS ‘VERY HIGH’ & ‘HIGH’ IN 2016



Source: Regional District Geographic Information System (GIS) Departments.

4.4 MUNICIPAL SOLID WASTE DISPOSED PER CAPITA

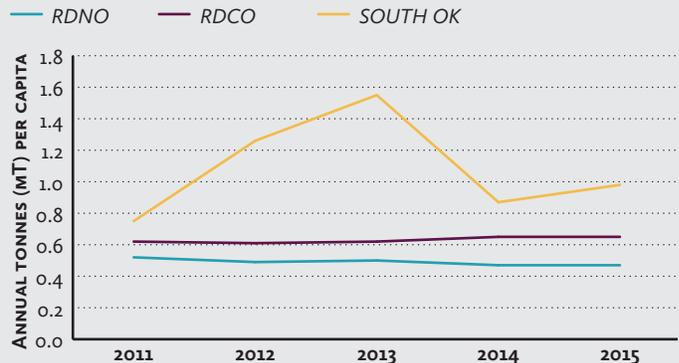
Solid waste is a concern to the environment for several reasons. The amount of land available for storing disposed waste is a limited resource and waste often contains pollutants that have a negative impact on land, water and air. Through monitoring the amount of municipal waste disposed of per capita, regional districts will be able to track whether or not they are making progress on waste reduction. For the purposes of this report ‘solid waste’ does not include materials diverted from the landfill through recycling and composting programs.

RDNO: ↓ Decreased. Between 2011 and 2015, municipal solid waste disposed of per capita decreased in the RDNO from 0.52mT to 0.47mT.

RDCO: ↑ Increased. In the RDCO, the amount of municipal solid waste per capita increased from 0.62mT to 0.65mT.

SOUTH OK: ↑ Increased. Between 2011 and 2015, annual tonnes of waste per capita increased in the South OK, moving from 0.75mT to 0.98mT per capita. However, the amount of waste per capita reached a high in 2013, at 1.55 mT per capita and has since decreased.

MUNICIPAL SOLID WASTE TO LANDFILL PER CAPITA, PER YEAR, AFTER DIVERSION



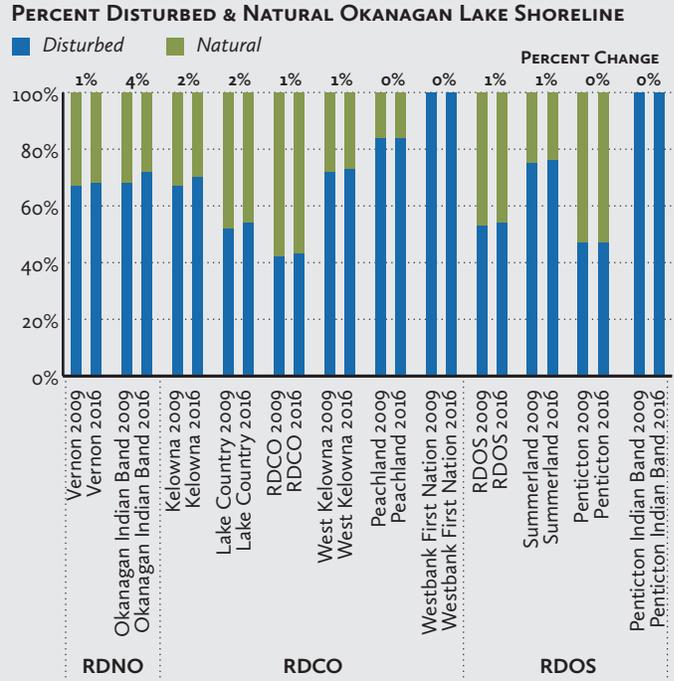
Source: Regional District Waste Management Reporting, 2011-2015.

² 85% of parcels <1ha in High/Very High ranked areas are within municipalities while only 15% are in the Electoral Areas.

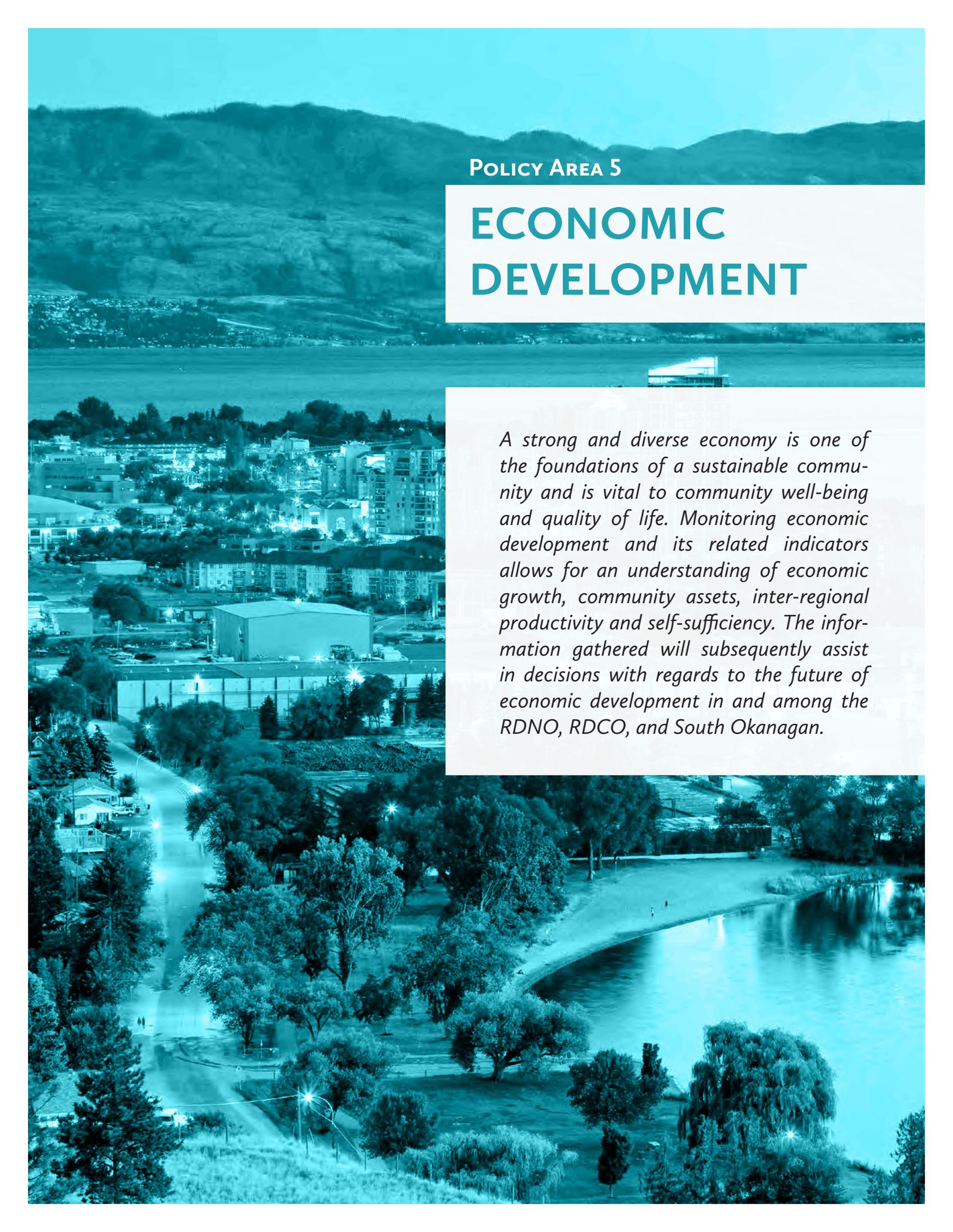
4.5 PERCENT OF DISTURBED OKANAGAN LAKE SHORELINE

The foreshore of Okanagan Lake is an important area for fish and other wildlife species, and development in this area can be very disruptive to habitat and its species. The figure to the right compares the percentage of natural and disturbed shoreline within various jurisdictions along the lake as determined through Foreshore Inventory Mapping (FIM) undertaken in 2009 and 2016. Though a single digit percentage change does not seem like a lot, this rate of shoreline transition from natural to disturbed is significant especially when projected over the longer term. For example, if we take the Okanagan Lake as a whole, and not per individual segment, 1% of the lake's 290 km length equates to almost 3 km of shoreline. The Okanagan Lake Foreshore Inventory and Mapping Update 2016 was in DRAFT form at the time of writing this State of the Basin Report. The reader is encouraged to review the final foreshore inventory mapping when it becomes available

OKANAGAN LAKE: ↑ *Increased.* Of the 12 jurisdictions along the lake which are shown in the graph, 8 saw an increase in the percentage of disturbed Okanagan Lake shoreline between 2009 – 2016. 4 communities saw no change in the percentage of disturbed and natural Okanagan Lake shoreline during this time period.



Source: Schleppe, J. and R. Plewes, 2017, Okanagan Lake Foreshore Inventory and Mapping Update 2016 (Draft), Ecoscape Environmental Consultants Ltd. Prepared for the Regional District Central Okanagan, 2017.

An aerial night photograph of a city and a lake. The city lights are visible in the middle ground, and the lake is in the foreground. Mountains are visible in the background under a dark sky. The entire image has a blue color cast.

POLICY AREA 5

ECONOMIC DEVELOPMENT

A strong and diverse economy is one of the foundations of a sustainable community and is vital to community well-being and quality of life. Monitoring economic development and its related indicators allows for an understanding of economic growth, community assets, inter-regional productivity and self-sufficiency. The information gathered will subsequently assist in decisions with regards to the future of economic development in and among the RDNO, RDCO, and South Okanagan.

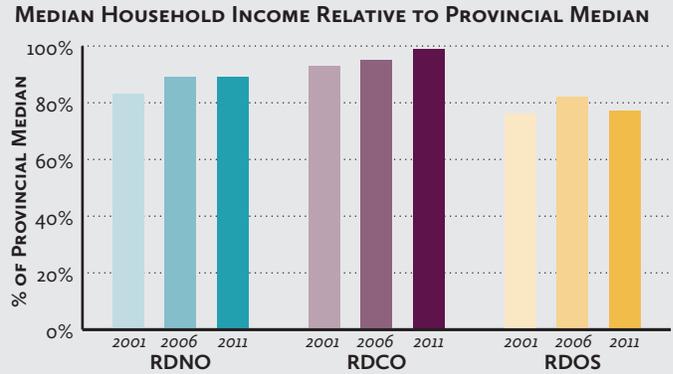
5.1 MEDIAN HOUSEHOLD INCOME RELATIVE TO PROVINCIAL MEDIAN

Median household income provides important information on the relative prosperity of each region. This indicator provides a percentage of median household income for each area relative to the provincial median.

RDNO: → *Stable.* Median income increased from \$46,948 in 2006 to \$53,647 in 2011 but remained stable relative to the provincial median at 89%.

RDCO: ↑ *Increased.* Median income increased from \$50,308 to \$59,456 between 2006 - 2011, and also increased relative to the provincial median, from 95% to 99%.

RDOS: ↓ *Decreased.* Median income increased from \$43,035 in 2006 to \$46,157 in 2011, however relative to the province median income, it decreased from 82% to 77%.



Source: Census 2001, 2006; National Household Survey 2011.

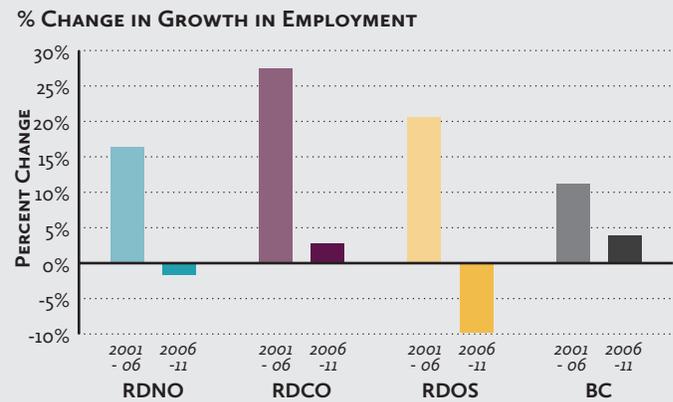
5.2 PERCENT CHANGE IN GROWTH IN EMPLOYMENT

The percentage of overall growth in employment is used as a proxy for overall economic growth.

RDNO: ↓ *Decreased.* While there was overall growth in employment from 2001 to 2011, the latter five years showed a decrease in employment growth by 1.6% (a loss of 580 jobs).

RDCO: ↑ *Increased.* There has been a significant increase in employment, with much of this increase happening between 2001 and 2006. Between 2006 and 2011, employment grew by 2.7% (2345 jobs).

RDOS: ↓ *Decreased.* Despite an overall increase in employment from 2001 to 2011, the latter five years saw a decrease of 9.7% (a loss of 3605 jobs).



Source: Census 2001, 2006; National Household Survey 2011.

¹ South Okanagan data could not be calculated, as data from the National Household Survey (2011) was suppressed for Areas A,C,E, and Oliver. Data for the Regional District of Okanagan-Similkameen was used in its place.

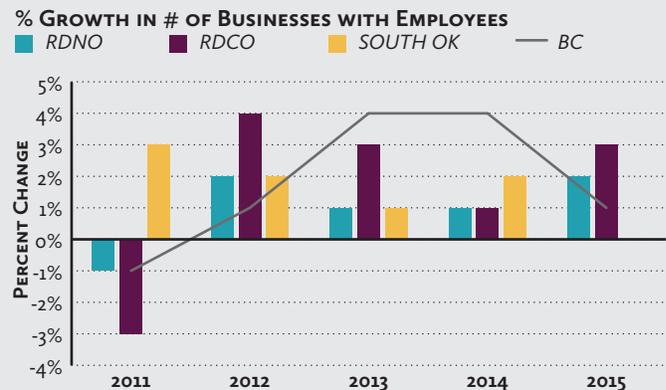
5.3 PERCENT GROWTH IN NUMBER OF BUSINESSES WITH EMPLOYEES

Growth in number of businesses with employees is an indicator of economic activity and employment opportunity within the Regional Districts.

RDNO: ↑ *Increased.* Between 2010 and 2015, the number of businesses with employees grew by 5%, equivalent to 154 businesses.

RDCO: ↑ *Increased.* Between 2010 and 2015, the number of businesses with employees grew by 7%, an increase in 562 businesses.

SOUTH OK: ↑ *Increased.* Between 2010 and 2015, there was an 8% increase in business with employees (241 businesses).



Represents the percent change from previous year. Change for South OK in 2015 was 0%. Source: BC Stats, Business Counts and Employment by Industry 2010-2015.

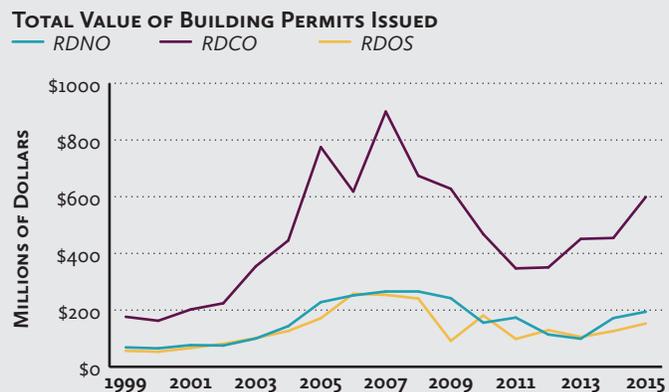
5.4 TOTAL VALUE OF BUILDING PERMITS ISSUED FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL

Measuring the total value of building permits provides insight into development investment, as well as which types of development are growing and shrinking.

RDNO: ↑ *Increased.* Building permits values increased between 2010 - 2015, growing from \$155,497,000 in 2010 to \$194,176,000 in 2015, though values are still below the region's 2008 high of around \$266,000,000.

RDCO: ↑ *Increased.* Building permit values increased significantly between 2011 - 2015 to nearly \$600,000,000 (73%) following a decline in value between 2007 - 2010. However, the 2015 values are still below the region's 2007 high of a little over \$900,000,000.

RDOS: ↓ *Decreased.* Building permit values decreased in the RDOS between 2010 - 2015, from \$181,031,000 to \$152,749,000. The region has not again reached its 2006 high of around \$257,500,000. The decline in building permit values following the recession is a trend similar amongst the regions as well as the province. However, unlike the province as a whole, all regions have not again reached or exceeded its highest building permit value.



Total value of building permits issued for residential, commercial, industrial and institutional. Source: BC Stats, Building Permits, Housing Starts and Sales 1999- 2015.

POLICY AREA 6

TRANSPORTATION & INFRASTRUCTURE

Transportation options link homes, places of work, places of recreation, community services and commercial activity. Understanding how residents use different methods of transportation is important to understanding infrastructure needs and progress on environmental goals. A high dependence on automobiles results in higher greenhouse gas emissions, large infrastructural investments, and reduced equity.



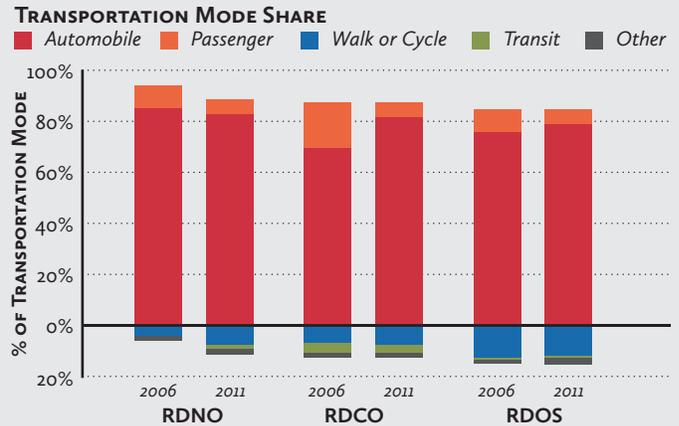
6.1 SHARE OF COMMUTE BY MODE

Mode share indicates the share of the regional districts' travel to and from work by different types of transportation. It is generally desirable to decrease the share of automobile travel¹, and increase transit ridership, walking and cycling, as these are more sustainable modes of travel. Understanding mode share also supports an understanding of the regional districts' infrastructure needs.

RDNO: **↑ Increased.** The overall share of more sustainable, environmentally- friendly modes of transport, including carpooling, walking, and transit, increased between 2006-2011. The share of automobile travel (as a driver), decreased from 85% to 82.5%.

RDCO: **↓ Decreased.** Mode share of commuters travelling as automobile passengers decreased substantially in the RDCO between 2006 - 2011, from 17.6% to 5.5% of overall transportation. This was mirrored by an increase in single-occupancy automobile commuters.

RDOS: **↓ Decreased.** The share of automobile passengers decreased in the RDOS, from 9.3% in 2006 to 5.8% in 2011. This was mirrored by an increase in single-occupancy automobile commuters.



Source: Census 2006; National Household Survey 2011.

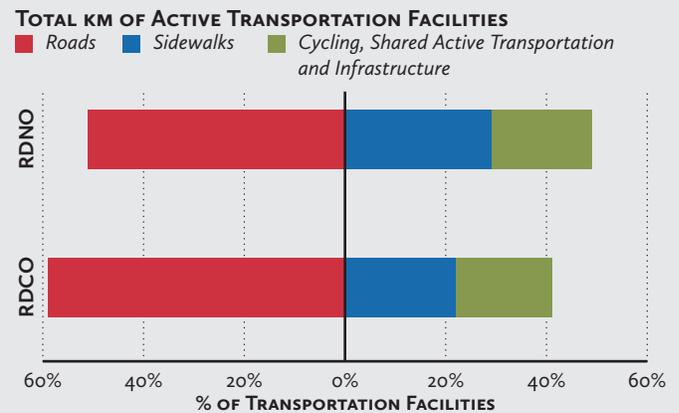
6.2 TOTAL KILOMETRES OF ACTIVE TRANSPORTATION FACILITIES

Supplying facilities for active transportation, such as sidewalks and bike lanes, supports the use of these modes of transportation above other, less-sustainable methods. Active transportation also supports the health of the region's residents and provides recreational opportunities, such as the Okanagan Rail Trail and Kettle Valley Railway Trail.

RDNO: Baseline. In 2015, the RDNO had a total of 602 km of active transportation facilities. 51% (304km) of these facilities were roads, 29% (174km) were sidewalks and 20% (123km) were on-road bike lanes and shared use pathways.

RDCO: Baseline. In 2016, the RDCO had a total of 2262 km of active transportation facilities. Roads without highways made up 59% (1338km) of this 2262km, while 22% (506 km) was sidewalks and 19% (418km) was cycling and shared active transportation infrastructure.

RDOS: Data unavailable.



Source: Municipal GIS Departments; City of Vernon 25 Year Master Transportation Plan, 2015.
*Note on RDNO data: Data only available for the City of Vernon and the Village of Lumby.

1 Commutes by automobile include both those as drivers and those as passengers.
2 Data was not available for the South Okanagan area.

6.3 ANNUAL TOTAL RIDERSHIP PER REGION

Total annual ridership counts the number of conventional rides (not health connection, attendant/ escort, or wheelchair rides) on BC Transit bus routes.³

RDNO: ↑ **Increased.** Total ridership increased by 26,782 rides overall between 2010 - 2015 (+5.6%).

RDCO: ↑ **Increased.** Total increased by 156,953 rides overall between 2010 - 2015 (+3.2%).

SOUTH OK: ↑ **Increased.** Total ridership increased by 37,014 rides overall between 2010 - 2015 (+8.2%).

	RDNO	RDCO	SOUTH OK
Total ridership (2015)	501,824	5,088,061	488,609
Change since 2010	+26,782 rides +5.6%	+156,953 rides +3.2%	+37,014 rides +8.2%

Source: BC Transit.

6.4 ANNUAL TOTAL RIDERSHIP ON SELECT INTERREGIONAL ROUTES

Currently, two BCTransit routes offer inter-regional bus service in the Okanagan. The UBCO Connector (Route 90) offers weekday bus service between downtown Vernon in the North Okanagan and the UBC Okanagan campus located in the Central Okanagan. The Osoyoos - Kelowna bus (Route 3) currently offers one round trip per week from the south Okanagan and provides service as far north as the Kelowna International Airport located approximately 14 km north of downtown Kelowna.

INTERREGIONAL: ↑ **Increased.** Total ridership on the UBCO Connector in 2015 was up 4,718 rides over the previous year, though still down approximately 1,000 rides since its high in 2013. BC Transit reports that there are approximately 30 rides per month on Route 3 - Osoyoos to Kelowna.⁴

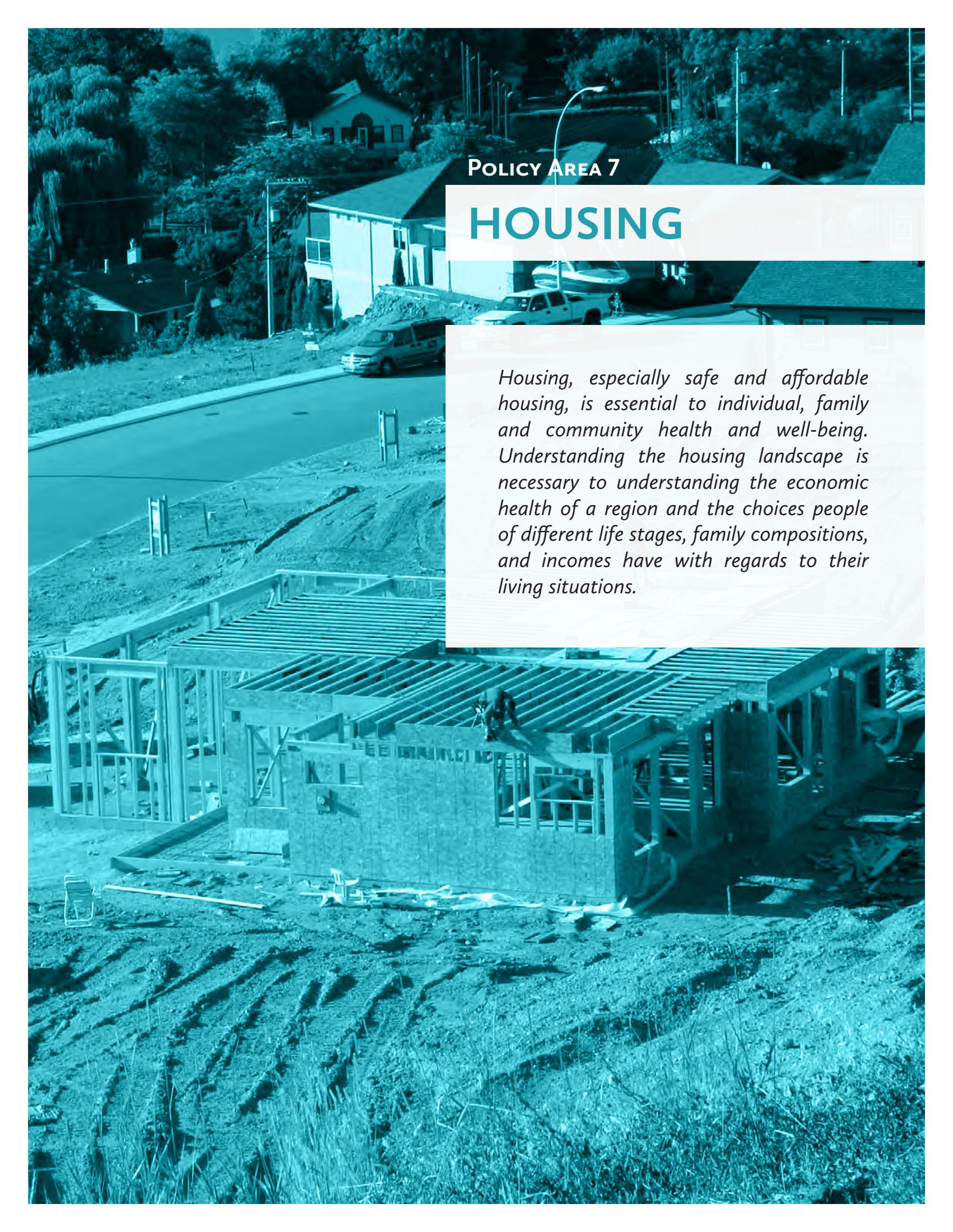
NORTH OKANAGAN - UBCO CONNECTOR TOTAL ANNUAL RIDERSHIP



Source: BC Transit.

³ Population increase has not been accounted for when considering total ridership per region.

⁴ M. Boyd, BCTransit Planning Manager, pers. comm. March 29, 2017.



POLICY AREA 7

HOUSING

Housing, especially safe and affordable housing, is essential to individual, family and community health and well-being. Understanding the housing landscape is necessary to understanding the economic health of a region and the choices people of different life stages, family compositions, and incomes have with regards to their living situations.

7.1 PERCENTAGE OF OWNER AND RENTER HOUSEHOLDS SPENDING 30% OR MORE OF GROSS INCOME ON HOUSING

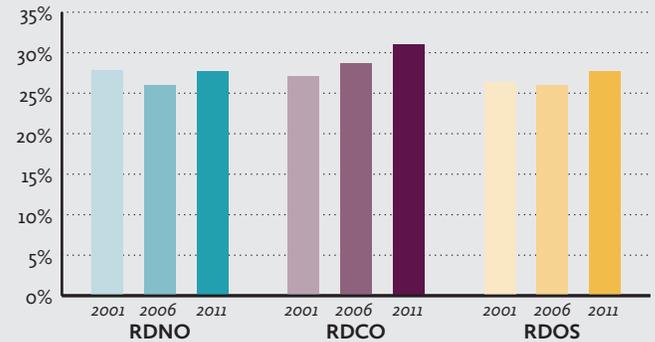
Spending 30% or more of gross income on housing is a commonly used definition of “unaffordability.” For renters, this percentage includes rent along with payments for electricity, fuel, water and municipal services. For owners, this includes mortgage payments, property taxes, condominium fees as well as municipal services.¹

RDNO: ↑ **Increased.** Between 2006 – 2011, the percentage of households spending 30% or more of household income on gross/rent major payments in the RDNO increased from 26% to 27.7%. When owner households and rental households are considered separately, the percentage of rental households spending 30% or more of gross income on housing is greater and increased more significantly, from 44.8% to 50.8% compared to owner households, which increased from 20.1% to 20.7%. However, renters make up a smaller proportion of all households (about 24% in 2006 and 23% in 2011).

RDCO: ↑ **Increased.** Between 2006 – 2011, the percentage of households spending 30% or more of household income on gross/rent major payments in the RDCO increased from 28.7% to 31%. When considered separately, owner households spending 30% or more of gross income on housing increased by about 2% from 22.8% to 24.7%, while renters increased by about 3%, from 47.7% to 50.4%.

RDOS: ↑ **Increased.** Between 2006 – 2011, the percentage of households spending 30% or more of household income on gross/rent major payments in the RDOS increased from 26% to 27.7%. When considered separately, rental households spending 30% or more of gross income on housing increased more, from 46.8% to 52.3% while owner households increased from 19.1% to 19.7%. Like the other regional districts, rental households in the RDOS make up a small proportion of all households compared to owner households – about 25% of all households in both 2006 and in 2011.

PERCENTAGE OF RENTER AND OWNER HOUSEHOLDS SPENDING 30% OR MORE OF GROSS INCOME ON HOUSING



Source: Canada Housing and Mortgage Corporation, Housing in Canada Online, 2001-2011.

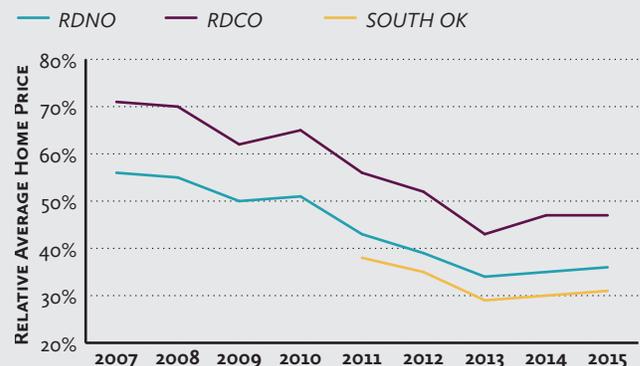
7.2 AVERAGE HOME PRICES RELATIVE TO PROVINCIAL AVERAGE

Monitoring average home prices is important for observing trends in the housing market; when compared to the provincial average cost of home, it is also an indicator of relative housing affordability. The relative price is calculated by dividing the average home price of a regional district by the provincial average, producing a percentage. For example, in 2015 the average price of a home in the RDNO was \$386,451, 36% of the provincial average from the same year (\$1,084,276).

RDNO: ↓ **Decreased.** Like the RDCO, the average home price relative to the provincial average has decreased since 2010, from 51% to 36%. The average price of homes rose by about \$7,000 during this time to \$386,451 in 2015.

RDCO: ↓ **Decreased.** The average home price in the RDCO as a ratio of the provincial average has declined overall between 2010 and 2015, from 65% to 47%, seeing a small increase since 2013. However, the average price itself has risen in the RDCO by about \$30,000 in this same time frame, to \$511,073.

SOUTH OK: ↓ **Decreased.** Showing a similar trend to the RDCO and RDNO, average home prices as a ratio of the provincial average have decreased between 2011 and 2015 in the South Okanagan, from 38% to 31%. In dollars, the average home price in the South Okanagan increased by roughly \$17,000, to \$337,871 in 2015.



*No data available for South Okanagan prior to 2011.

Sources: Okanagan Mainline Real Estate Board, December Statistics, 2007-2015 (RDNO and RDCO statistics); South Okanagan Real Estate Board, 2011-2015 (South OK statistics). Canadian Mortgage and Housing Corporation, Housing Market Information

¹ Canada Housing and Mortgage Corporation, Housing in Canada Online.

² When data for the South Okanagan could not be collected, data for the RDOS was used in its place.

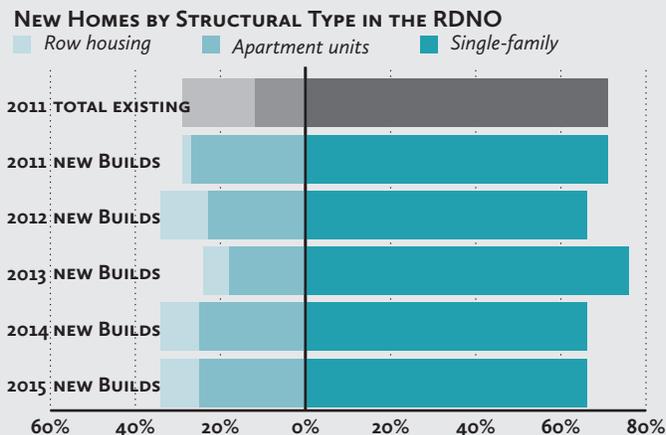
7.3 DIVERSITY OF HOUSING: NUMBER OF NEW HOMES BY STRUCTURAL TYPE

The number of new homes and the mix of its structural type is indicative of whether or not there is enough diversity in housing stock to meet a variety of housing needs. To measure the diversity of housing stock, this indicator compares the composition of existing housing stock in 2011 to the composition of new builds in subsequent years.

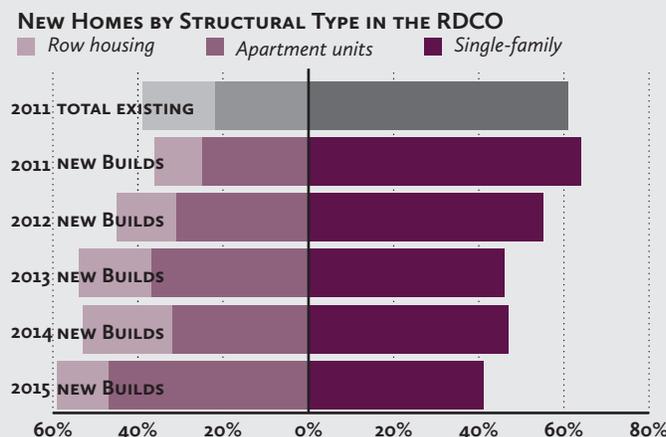
RDNO: ↑ *Increased.* There was a small increase in the diversity of housing stock in the RDNO between 2011 - 2015. In 2011, 71% of the 33,740 existing homes were single-family homes. Since 2011 the percentage of single-family homes has generally decreased and in 2015 single-family homes were about 66% of the 343 new builds, with apartment units making up about 25% of new builds.

RDCO: ↑ *Increased.* Diversity in the RDCO's housing stock has increased between 2011 and 2015. In 2011, single-family homes were roughly 60% of the 74,945 existing homes. Since 2011, the number of new single-family homes built has decreased, with a greater number of apartment units being built; approximately 40% of the 1181 new builds were single family homes.

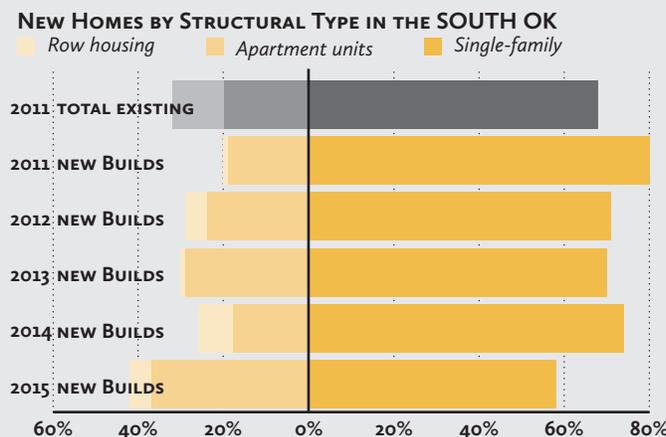
SOUTH OK: ↑ *Increased.* In 2011, single-family homes accounted for about 68% of the 32 960 existing homes. Since 2011, the composition of new builds has shown a greater diversity in housing stock, and in 2015, single-family homes were about 58% of the 386 new homes built. In 2015, apartment units made up about 37% of new builds, compared to only 20% of existing homes in 2011.



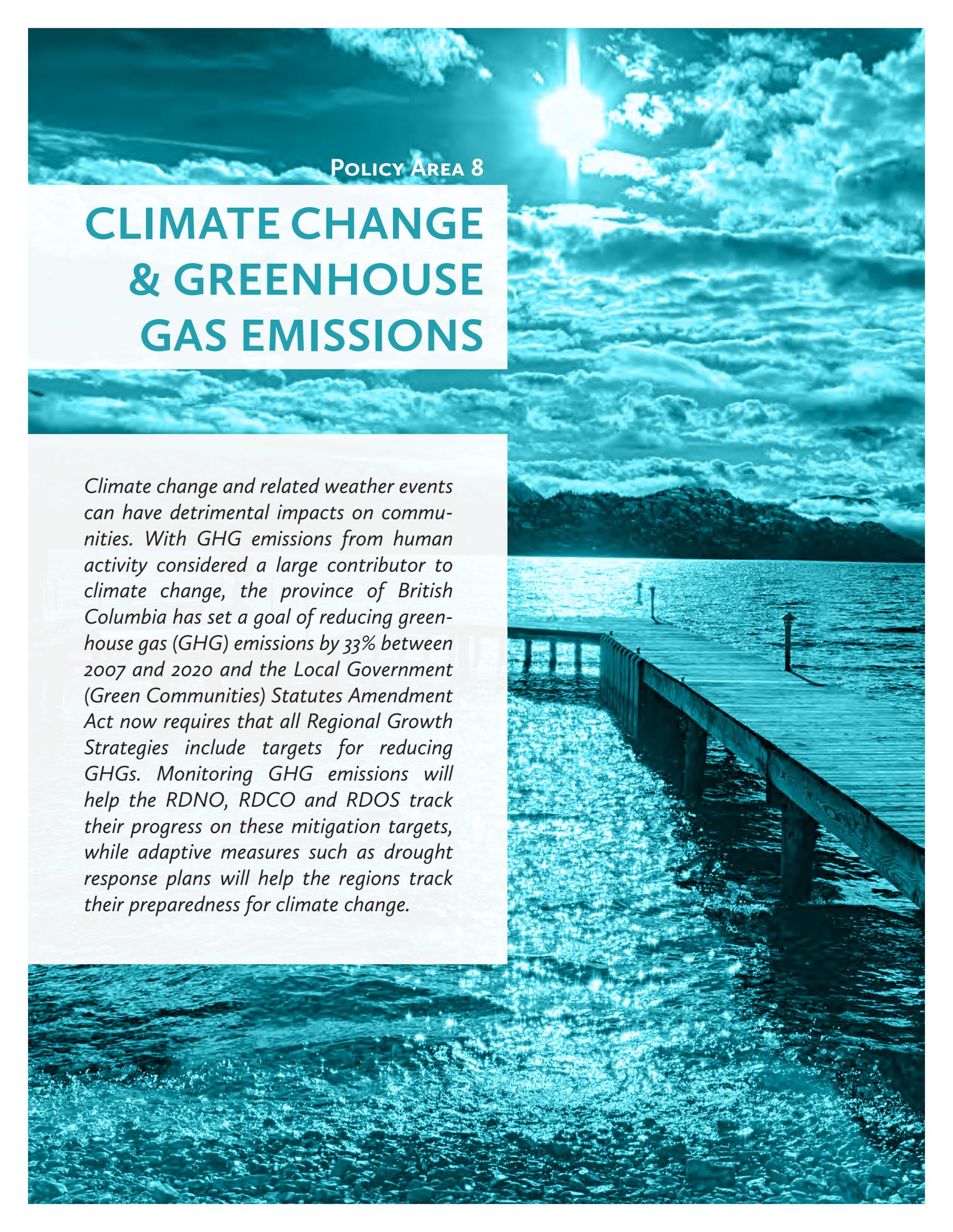
Source: BC Stats, Building Permits, Housing Starts and Sales 2011-2015; Statistics Canada, Census 2011.



Source: BC Stats, Building Permits, Housing Starts and Sales 2011-2015; Statistics Canada, Census 2011.



Source: BC Stats, Building Permits, Housing Starts and Sales 2011-2015; Statistics Canada, Census 2011.



POLICY AREA 8

CLIMATE CHANGE & GREENHOUSE GAS EMISSIONS

Climate change and related weather events can have detrimental impacts on communities. With GHG emissions from human activity considered a large contributor to climate change, the province of British Columbia has set a goal of reducing greenhouse gas (GHG) emissions by 33% between 2007 and 2020 and the Local Government (Green Communities) Statutes Amendment Act now requires that all Regional Growth Strategies include targets for reducing GHGs. Monitoring GHG emissions will help the RDNO, RDCO and RDOS track their progress on these mitigation targets, while adaptive measures such as drought response plans will help the regions track their preparedness for climate change.

8.1 PERCENT CHANGE IN NON-TRANSPORTATION GHG (CO₂) EMISSIONS FROM 2007 LEVELS

Measuring carbon dioxide (CO₂), the most common GHG, is an important indicator for measuring the influence of human activity on climate change and whether or not the regions are contributing to an overall reduction in emissions.

RDNO: ↓ **Decreased.** Between 2007 -2012, GHG emissions in the RDNO decreased by 15%, about 60,000 tonnes of emissions. During this time, energy use also decreased, but only by about 2%, or 173,000 GJ of energy.

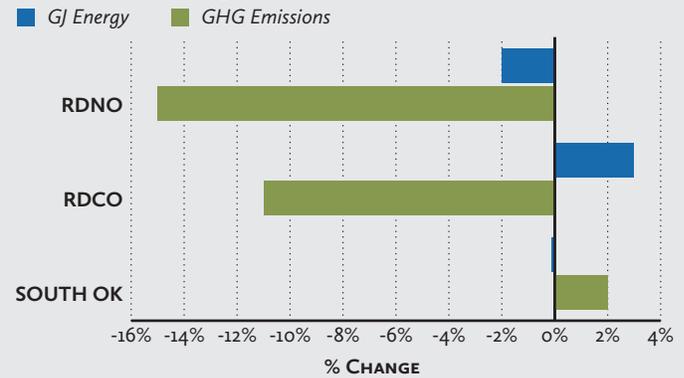
RDCO: ↓ **Decreased.** Between 2007 - 2012 in the RDCO, GHG emissions decreased by about 11%, which is the equivalent of about 63,000 tonnes of emissions. During this time, energy use increased by about 3% or 450,000 GJ of energy.

SOUTH OK: ↑ **Increased.** GHG emissions in the South Okanagan increased slightly between 2007-2012 by about 2% or 9,500 tonnes of emissions. In this time frame, energy use remained relatively stable, decreasing by about 0.1% or 15,000 GJ of energy.

* Note on South OK data: South Okanagan data includes data from unincorporated areas in the Okanagan Similkameen.

** Data does not include transportation data due to a limited sample size of real odometer readings in regional districts outside of Metro Vancouver and the Fraser Valley.

PERCENT CHANGE IN NON-TRANSPORTATION ENERGY AND GHG EMISSIONS 2007-2012



Source: Province of British Columbia, Community Energy and Emissions Inventory, 2007 - 2012.

8.2 AVERAGE EMISSIONS PER DWELLING UNIT

Measuring average CO₂ emissions per dwelling unit provides insight into the relative efficiency of the housing stock over time. It can also provide some additional detail on what sources are contributing to overall CO₂ emitted in our communities.

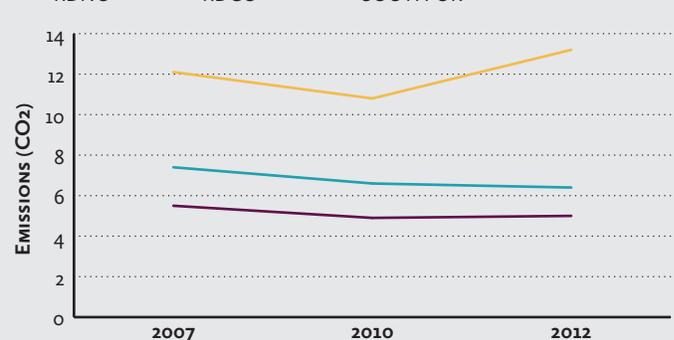
RDNO: ↓ **Decreased.** Average emissions per dwelling unit decreased in the RDNO from 2007 - 2012, moving from 7.4 to 6.4 tonnes of emissions per dwelling unit.

RDCO: ↓ **Decreased.** In the RDCO, average emissions per dwelling unit decreased by 0.5 tonnes of emissions between 2007 - 2012, moving from 5.5 to 5 tonnes of emissions per household.

SOUTH OK: ↑ **Increased.** Average emissions per dwelling unit increased in the RDOS, moving from 12.1 tonnes of emissions in 2007 to 13.2 tonnes of emissions per household in 2012. This overall increase was following a decrease in average emissions per dwelling unit between 2007 - 2010.

* Note on South OK data: South Okanagan data includes data from unincorporated areas in the Okanagan Similkameen.

AVERAGE GHG (CO₂) EMISSIONS PER DWELLING UNIT



Source: Province of British Columbia, Community Energy and Emissions Inventory, 2007 - 2012.

8.3 NUMBER OF DROUGHT RESPONSE PLANS IN PLACE WITHIN THE BASIN

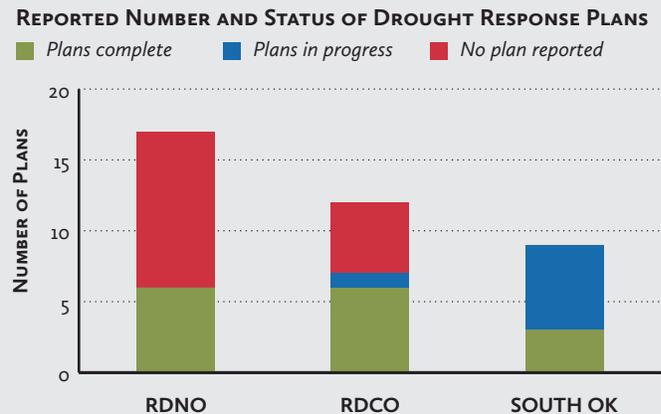
Drought Response plans indicate the level of preparedness for extreme weather events related to climate change, as well as general climate change adaptation in the Okanagan. These plans contain triggers for water conservation measures and protocols for communication methods within a community, as well as externally. The more coordinated regional drought response plans become, the more resilient the Okanagan will be to climate change. This indicator tracked the number of drought response plans in place and in progress.

RDNO: Baseline. Out of the 17 water utilities who provided data, six reported that they have drought response plans at the time of data collection in 2016 while 11 utilities did not report having drought response plans.

RDCO: Baseline. Out of 12 water utilities who participated in data collection in the RDCO, 6 utilities reported having drought response plans complete, five did not report a drought response plan and one reported a drought response plan was in progress.

SOUTH OK: Baseline. Of the nine utilities who provided data in Policy Area 3, three reported having drought response plans in place while six utilities reported that a drought response plan was “in the works.”

Drought response plans reported as ‘complete’ by Okanagan water suppliers may vary in scope and comprehensiveness. Information which may be of assistance to water suppliers and individuals seeking to improve their drought preparedness, including key considerations for developing a comprehensive drought response plan, is available through the BC Ministry of Environment and from OBWB. Developing a comprehensive drought response plan can help water suppliers to lessen the impacts of drought and build resilience into their systems.



Source: Regional Water Surveys, 2016.

A person in winter gear is snowboarding down a snowy mountain slope. The background is filled with evergreen trees covered in snow. The entire image has a blue color cast.

POLICY AREA 9

COMMUNITY HEALTH & WELLBEING

Community health and wellbeing is the result of a variety of social, economic and political factors and forces. Information on community health and wellbeing provides direction as to what is needed in the community to improve quality of life. Measuring health, and having an accurate portrayal of community wellbeing, is important for regional and inter-regional priorities, along with implementing community programming and initiatives that address health and wellness needs.

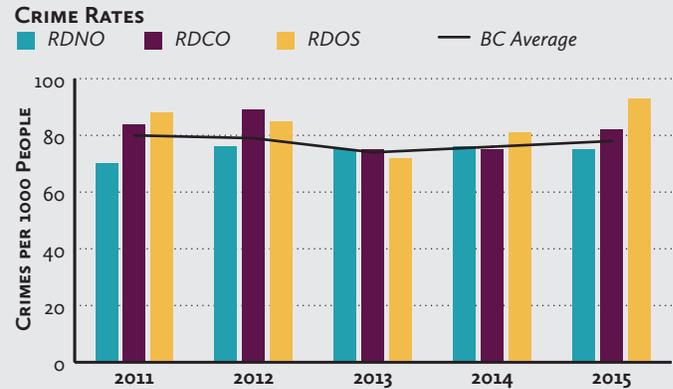
9.1 CRIME RATES

Crime rates, by providing information on the number of criminal offences that have occurred in a community, are an indication of general community safety. The frequency of crimes is likely to cause stress and unease in a community, influence feelings of safety and in turn, health and wellbeing.

RDNO: ↑ **Increased.** From 2011 to 2015, crime rates hovered around 75 crimes per 1000 people, with a low of 70 crimes per 1000 people in 2011. In this time period, the RDNO's crime rates were either similar to, or below the provincial crime rates (80 crimes per 1000 people in 2011 and 78 crimes per 1000 people in 2015).

RDCO: → **Stable.** From 2011 to 2015, crimes rates per 1000 people slightly decreased from 84 to 82. However, the rate fluctuated a fair amount between a high of 89 in 2012 and a low of 75 in 2013/2014. With the exception of 2014, the RDCO's crime rates remained above provincial crime rates during this time.

RDOS: ↑ **Increased.** From 2011 to 2015, crime rates per 1000 people increased from 88 in 2011 to a five-year high of 93 in 2015. During this time, the RDOS's crime rates remained above provincial crime rates with the exception of 2013, with a difference in crime rates ranging from 5-15 crimes per 1000 people.



Source: B.C. Policing Jurisdiction Crime Trends, 2005 – 2014.
Data from B.C. Policing Jurisdiction Crime Trends are only available up to 2014.

INDICATORS 9.2 - 9.4 use data from the Canadian Community Health Survey which collects data by Health Regions. These indicators use data from the Okanagan Health Service Delivery Area, as defined in 2013, which includes:

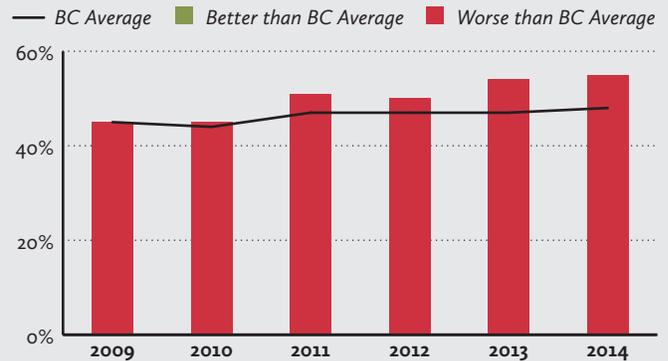
- Osoyoos (Town)
- Keremeos (Village)
- Oliver (Town)
- Okanagan-Similkameen A (Regional district electoral area)
- Princeton (Town)
- Okanagan-Similkameen B (Regional district electoral area)
- Okanagan-Similkameen C (Regional district electoral area)
- Summerland (District municipality)
- Penticton (City)
- Okanagan-Similkameen D (Regional district electoral area)
- Okanagan-Similkameen E (Regional district electoral area)
- Okanagan-Similkameen F (Regional district electoral area)
- Okanagan-Similkameen G (Regional district electoral area)
- Okanagan-Similkameen H (Regional district electoral area)
- Lower Similkameen 2 (Indian reserve)
- Osoyoos 1 (Indian reserve)
- Penticton 1 (Indian reserve)
- Chopaka 7 & 8 (Indian reserve)
- Blind Creek 6 (Indian reserve)
- Chuchuwayha 2 (Indian reserve)
- Alexis 9 (Indian reserve)
- Ashnola 10 (Indian reserve)
- Kelowna (City)
- Central Okanagan (Regional district electoral area)
- Lake Country (District municipality)
- Peachland (District municipality)
- Central Okanagan J (Regional district electoral area)
- Duck Lake 7 (Indian reserve)
- Tsinstikeptum 9 (Indian reserve)
- Tsinstikeptum 10 (Indian reserve)
- Lumby (Village)
- Coldstream (District municipality)
- Vernon (City)
- North Okanagan B (Regional district electoral area)
- North Okanagan C (Regional district electoral area)
- North Okanagan D (Regional district electoral area)
- North Okanagan E (Regional district electoral area)
- Spallumcheen (District municipality)
- Armstrong (City)
- Enderby (City)
- North Okanagan F (Regional district electoral area)
- Okanagan (Part) 1 (Indian reserve)
- Enderby 2 (Indian reserve)
- Priest's Valley 6 (Indian reserve)
- Harris 3 (Indian reserve)
- Salmon River 1 (Indian reserve)

9.2 BODY MASS INDEX: SELF-REPORTED AS “OVERWEIGHT” OR “OBESE”

Body mass index (BMI) is a measure of body fat based on the self-reported height and weight of an individual and can be used to determine whether an individual may be considered overweight or obese. These classifications are relevant to indicating general health as being overweight or obese has been found to be associated with an increased risk for negative health effects.

OKANAGAN: ↑ *Increased.* With some fluctuation, since 2009 the number of adults reporting as “overweight” or “obese” has increased from 45.2% to 54.9%. In general, percentages have increased more steeply in the Okanagan as compared to BC as a whole, which increased from 45.1% in 2009 to 48% in 2014. By 2014, self-reported obesity rates among adults in the Okanagan is 7% higher than the provincial average.

ADULT OBESITY RATES, OKANAGAN RELATIVE TO BC



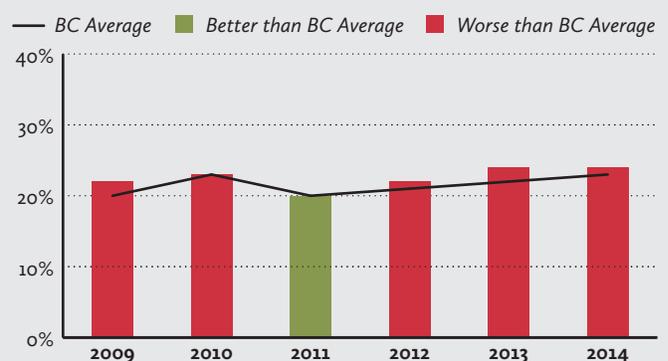
Source: Statistics Canada, Canadian Community Health Survey 2003-2014.

9.3 STRESS LEVELS

Stress is an important measure of community health and wellbeing because of the many negative health and life consequences associated with high levels of stress. Statistics Canada reports that heart disease, stroke and high blood pressure are just some of the associated negative health impacts of stress, along with the over-consumption of alcohol and poorer healthy-eating habits.¹

OKANAGAN: ↑ *Increased.* Despite a decrease between 2010 and 2011, those reporting their life stress as “quite a lot” has increased slightly overall between 2009 and 2014, from 22% to 24%. Other than 2011, the Okanagan has had a slightly higher percentage of those reporting high stress levels as compared to the Province as a whole during this time period.

% INDIVIDUALS REPORTING STRESS LEVEL AS “QUITE A LOT”, OKANAGAN RELATIVE TO BC



Source: Statistics Canada, Canadian Community Health Survey 2003-2014.

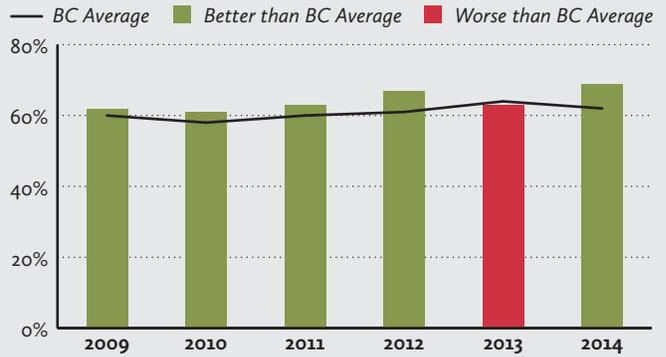
¹ Statistics Canada. 2001. “Stress and well-being.” Health Reports. Vol. 12, no. 3.

9.4 PHYSICAL ACTIVITY LEVELS

There is a great deal of research that supports the link between increased physical activity and health, and many benefits have been reported, including but not limited to, a reduced risk of cardiovascular disease, diabetes, obesity and high blood pressure. As a result, this indicator considers self-reported physical activity level during leisure time as an indicator of general health and well-being.

OKANAGAN: ↑ **Increased.** The percentage of those reporting that they are moderately-active or active in their leisure time has increased since 2009, from approximately 62% to 69%. The overall trend in reported physical activity was the same for BC, though at a slower rate. Physical activity levels among Okanagan individuals appears to be increasing more quickly than in the province at large.

MODERATELY ACTIVE/ACTIVE INDIVIDUALS, OKANAGAN RELATIVE TO BC



Source: Statistics Canada, Canadian Community Health Survey 2003-2014.

9.5 AIR QUALITY: ANNUAL AVERAGE OF DAILY MEAN PM_{2.5} LEVELS

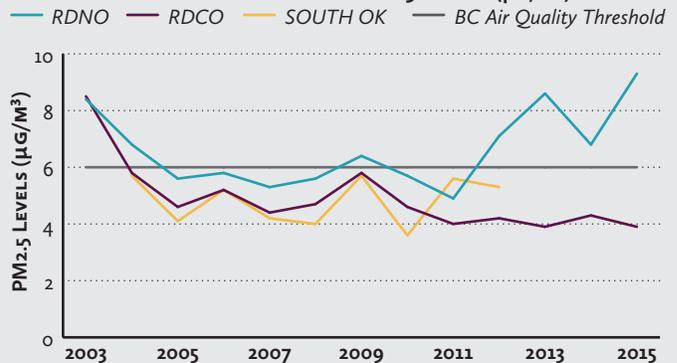
PM_{2.5} is particulate matter measuring 2.5 microns or smaller in diameter; it is a component of smog and a form of air pollution that has adverse impacts on human health. As a result, it is an important measure of air quality. The Provincial Air Quality threshold is set at 6 micrograms/m³ and serves the purpose of a “voluntary target to guide airshed planning efforts and encourage communities to maintain good air quality in the face of economic growth and development”.² It is important to note that variables such as proximity of the measuring station to roads may influence readings. For example, the RDNO station in Vernon is located near a main downtown intersection including a provincial highway.

RDNO: ↑ **Increased.** Measured at the Vernon Science Centre, levels of PM_{2.5} increased between 2010 and 2015 in the RDNO from 5.7 to 9.3 micrograms/m³ in 2010. Since 2012, PM_{2.5} levels have remained above the Provincial Air Quality threshold by up to 3.3 micrograms/m³.

RDCO: ↓ **Decreased.** Measurements taken at Kelowna College Station show that PM_{2.5} levels have decreased slightly between 2010 and 2015, from 4.6 to 3.9 micrograms/m³. These levels are well below the Provincial Air Quality Threshold of 6 by up to 2.1 micrograms/m³.

SOUTH OK: ↑ **Increased.** Measured at the Osoyoos Canada Customs, there is no data for PM_{2.5} levels from 2013-2015 as this air quality monitoring station is no longer operational. Considering data available between 2010 and 2012, PM_{2.5} levels have increased from 3.6 micrograms/m³ to 5.3 micrograms/m³. Despite this increase, PM_{2.5} levels for the South Okanagan remained below the Provincial Air Quality Threshold.

ANNUAL AVERAGE OF DAILY MEAN PM_{2.5} LEVELS (µG/M³)



No data is available for the South Okanagan for 2003 and 2013-2015. Source: BC Air Data Archive Website 2003-2015.

2 New Ambient Air Quality Criteria for PM_{2.5}: <http://www.bcairquality.ca/regulatory/pm25-objective.html>

the **POLICY AREA 10**

GOVERNANCE & SHARED SERVICES



REGIONAL DISTRICTS AND THEIR WORK

Regional districts have three basic roles:

1. *they are the local government for Electoral Areas;*
2. *they provide a political and administrative framework for their member municipalities and Electoral Areas to collaborate in the provision of services; and*
3. *they are responsible for providing important regional services to, and undertaking initiatives on behalf of, their entire region.*

Regional districts provide a broad range of services which may vary according to local circumstances and preferences. Interests and objectives often extend across jurisdictional boundaries and in this regard partnerships may be established between local governments, senior levels of government, First Nations, and/or non-governmental organizations. Economic and administrative efficiencies stand to be gained through inter-agency cooperation.

The three Okanagan regional districts: RDNO, RDCO, and RDOS, collaborate both financially and administratively, with each other and with other agencies, to provide important services, implement planning initiatives, and to undertake projects with an inter-regional scope, interest, or influence.

The following list identifies some of the many collaborative efforts and partnerships in which the Okanagan regional districts play a key role.

- Okanagan Basin Water Board
- Okanagan Regional Library
- Sterile Insect Release Program
- Starling Control Program
- Okanagan Valley Goose Management Program
- Okanagan – BC Agriculture & Climate Change Regional Adaptation Strategies
- Regional Transit
- Okanagan Rail Trail
- Kettle Valley Railway Trail
- BC Product Stewardship Council
- South Okanagan Similkameen Conservation Program
- The Okanagan & Similkameen Invasive Species Society
- Okanagan Collaborative Conservation Program

The **OBWB** was instituted in 1970 as a collaboration of the three Okanagan regional districts to provide leadership on water issues spanning the valley. Governed by a Board of Directors, including representatives from the three Okanagan regional districts, the jurisdiction of OBWB is defined by the borders of the Okanagan watershed, or basin which is almost 200 km long, 8,000 km² in area and stretches from the City of Armstrong to the US border. On an annual basis, the three Okanagan regional districts collectively contribute over three million dollars which OBWB applies towards water research, wastewater infrastructure funding, milfoil control, promoting water stewardship, and sharing resources in the form of grants or funding partnerships with local governments, other agencies, researchers, or universities.¹

Established in 1936, the **Okanagan Regional Library (ORL)** serves over 370,000 people across through 29 branches.² The three Okanagan regional districts, the Columbia Shuswap Regional District, the Penticton Indian Band, and Westbank First Nation each contribute funding to the ORL. While property taxes contribute 86% of the ORL's funding, other sources of revenue include grants, and 'Friends of the Library' fundraising efforts. In return, the ORL offers much more than books and has changed with advances in technology and evolving community expectations. In 2015, the ORL recorded almost three million library visits and over three million materials were circulated. Over 115,000 people attended adult and children's programs, over 361,000 eMagazines, eBooks, and eAudiobooks were borrowed or downloaded, and over 341,000 hours of free Wi-Fi was used. The ORL strives to maximize accessibility by providing materials in various formats and borrowing options, making meeting room and exam writing space available, and providing educational opportunities and programs for all ages.

The **Sterile Insect Release Program** serves all or portions of the three Okanagan regional districts and the Columbia Shuswap Regional District.³ Sterile Insect Release (SIR) is an environmentally friendly approach to managing the codling moth population. The codling moth was accidentally introduced into British Columbia from Europe in the early 1900s. Soon after its arrival, the moth began to inflict extensive damage in apple and pear orchards. The moth's ability to build resistance to even the most toxic pesticides limited the effectiveness of chemical spray treatments. Sterile insect technology works by pairing sterile male insects with wild female insects so that the females are unable to produce viable offspring. The release of sterile codling moths began in 1994 in the South

¹ www.obwb.ca

² www.orl.bc.ca

³ www.oksir.org



Okanagan, and in the Central and North Okanagan in 2002. The total annual cost of the SIR program is slightly more than \$3 million with funding for the program split between local property taxpayers (60%) and commercial apple and pear growers (40%). In 2015 the SIR parcel tax rate was \$139.26 per acre of planted host trees. All urban properties, regardless if they have host trees, paid an average of \$10.00 per year. The program's state-of-the-art rearing facility in Osoyoos has an annual production capacity of 780 million sterile codling moths, and the program is a major seasonal employer for the region.

The **Starling Control Program** aims to reduce the number of starlings, which are considered to be an invasive species. Starlings displace native birds from cavity nesting sites and bird houses, and their nests and droppings can create considerable mess should the birds gain entry to the attic spaces or ventilation openings of buildings. In winter, starlings consume tonnes of livestock feed, contaminate the feed and water with their droppings, and may also transfer disease among livestock operations. In summer, starlings feed on berries, tree fruits and grapes causing damage in the Okanagan Similkameen conservatively estimated at over \$4 million annually.⁴ A pilot project aimed at reducing starling populations began in 2003. Various agricultural commodity organizations, environmental funding programs and regional districts funded this project and the BC Fruit Growers' Association provided administrative support. The three Okanagan regional districts provide funding for the Starling Control

Program which includes a research component that investigates starling population dynamics aimed at improving starling control measures.

The Okanagan Valley is coping with a serious goose management issue. The current non-migratory goose population are the descendants of geese that were transplanted to the area decades ago. Over the years goose populations have increased and they are fouling parks and contaminating lakes to such an extent that they pose a risk to human health and negatively impact tourism and recreation. In 1995 communities and stakeholders formed the **Okanagan Valley Goose Management Committee** to implement a coordinated approach to goose management throughout the valley. A key component of the goose management strategy is egg addling, a procedure which involves shaking eggs or coating them with corn oil to make them non-viable. Once addled, eggs are returned to the nest however they will not hatch. Adult geese are not harmed in this process and continue with their regular life cycle. In 2016, partners contributing to this program included the Regional Districts of Central Okanagan and Okanagan-Similkameen, Westbank First Nation, the communities of Vernon, Kelowna, Lake Country, West Kelowna, Peachland, Penticton, Summerland, Oliver, Osoyoos, Naramata, Okanagan Falls, as well as the Glenmore-Ellison Improvement District and Western Canada Turfgrass Association.

⁴ www.grapegrowers.bc.ca

The **Okanagan - BC Agriculture and Climate Change Regional Adaptation Strategies** began with a province wide assessment of the potential impacts of climate change on agricultural production in 2011-2012. The assessment revealed that the diverse characteristics of BC's geography and climate necessitated a regional approach to developing adaptation strategies. Since 2012, projects focussing on local impacts, priorities, and strategies intended to better prepare the agricultural sector to cope with the challenges of climate change have been completed in Delta, Peace River, Cowichan Valley and most recently in the Cariboo, Fraser Valley and the Okanagan.⁵ The Okanagan adaptation strategy was a collaborative effort between the three Okanagan regional districts, senior government agencies, agricultural organizations, and producer participants who volunteered their time and expertise. The regional district partners contributed staff time and expertise and funded a series of workshops. The resulting plan offers specific actions tailored to suit the regional context both with respect to potential climate change impacts and local capacity and resources. The highest priority impacts affecting agriculture in the Okanagan were determined to be:

- warmer, drier summer conditions;
- changing pest populations, i.e. insects, disease, weeds, and invasive species;
- extreme precipitation events; and
- heightened wildfire risk.

The strategy identifies short-term implementation tasks, key participants, timeframes, and cost estimates.

In BC, **Regional Transit** services are funded by local governments and BC Transit under a cost-sharing arrangement based primarily on ridership. Decisions on fares, routes, and service levels are made by the service partners with information and planning provided by BC Transit.⁶ The Vernon Regional Transit System is cost-shared between RDNO, its member municipalities, and BC Transit. This system operates an inter-regional route which moves people between Vernon, in the North Okanagan, and the University of British Columbia - Okanagan campus located in the Central Okanagan community of Kelowna. This transit route also stops at the Kelowna International Airport and within the District of Lake Country. The South Okanagan Transit System provides bus service within the Town of Osoyoos, located in the Okanagan-Similkameen Regional District near the US border, and offers inter-regional service linking Osoyoos to points as far north as the Kelowna International Airport. This service is funded by the Town of Osoyoos, RDOS, the Interior Health Authority and BC Transit. The Okanagan-Similkameen

Transit System provides bus service within RDOS linking the communities of Naramata, Okanagan Falls, and Penticton with funding shared by RDOS and BC Transit.

In 2013, Kelowna Pacific Railway went into receivership and discontinued service on the section of CN rail line extending from Kelowna to Coldstream. Almost immediately, interested citizens rallied and encouraged the province and local governments to acquire the decommissioned rail corridor, now known as the **Okanagan Rail Trail**. With financial support from the province, the local governments ultimately purchased the former CN land and in doing so they made a long-term commitment to secure the corridor as a multi-modal regional transportation route, including use of the corridor as a recreational trail. Passing through the jurisdictions of RDNO, Coldstream, Lake Country, Kelowna, and the Okanagan Indian Band, all jurisdictions are working together to design and build the trail. Community-based fundraising is underway to support construction of the trail which will be suitable for people of all ages and abilities to walk, run or cycle. The level 48.5 km route has the potential to become a world class recreational pathway with over 24 km adjacent to lakeshores, creeks, and unique natural areas.⁷

In the south Okanagan, an inter-regional trail has been developed along extensive portions of the decommissioned **Kettle Valley Railway (KVR)**. Beginning in the early 20th century, the KVR provided both freight and passenger rail service through the southern interior of British Columbia. The core portion of the KVR began in Hope, where it connected to the CPR mainline, and passed through Princeton, Penticton, and Beaverdell to its terminus in Midway. Spur lines branched off the core portion to Merritt and Spences Bridge and linked Osoyoos, Oliver and Okanagan Falls with Penticton. High track maintenance costs, declines in the mining and forestry industry, and a shift towards truck transportation contributed to the demise of the KVR. Rail service from Midway to Penticton ended in 1973 and the final segment of the railway was abandoned in 1990. The rails have been removed and the KVR has become a popular recreation corridor, forming part of the Trans-Canada Trail system. The province of BC has jurisdiction over the KVR corridor which passes through multiple local government jurisdictions including the RDOS, RDCO, the Kootenay Boundary Regional District, and several municipalities.⁸

The RDOS Board actively supports the maintenance and enhancement of trails in the region through the Regional Trails Program. In this regard, the province and RDOS have entered into a partnership agreement for management

⁵ www.bcagclimateaction.ca

⁶ www.bctransit.com

⁷ www.okanaganrailtrail.ca

⁸ wikipedia.org/wiki/Kettle_Valley_Railway



and maintenance of the KVR trail. In addition to the 200 kilometers of the rail trail presently maintained by the RDOS, the Regional District Board has endorsed an application to the province to take on maintenance and improvements of the KVR South Spur trail between Penticton and Osoyoos.⁹

The **British Columbia Product Stewardship Council** (BCPSC) is a coalition of regional districts, provincial agencies, and trade organizations that promotes extended product stewardship in BC. Extended product stewardship (EPR) is an environmental management strategy guided by the principle that whoever designs, produces, sells, or uses a product takes responsibility for minimizing that product's environmental impact. Costs are absorbed by producers and consumers, not taxpayers, often through a deposit or levy that's charged at the time of product purchase. The BCPSC was established in 2001 and currently serves 27 of BC's 28 regional districts including the three Okanagan regional districts. Local governments may provide facilities or operational services for products to be collected or processed. They inform the public of the stewardship program, and may regulate or impose bans on the landfilling of particular products, when appropriate.¹⁰

In 2009, the **South Okanagan Similkameen Conservation Program** (SOSCP) together with RDOS and other partners, initiated an assessment of the status of biodiversity, including recommendations to help maintain biodiversity, in the RDOS.¹¹ The South Okanagan Regional

Growth Strategy, adopted in 2010, further supported the need for a regional biodiversity strategy. Building on the work of the SOSCP and following a similar methodology, the **Okanagan Collaborative Conservation Program** (OCCP)¹² began an analysis of biodiversity for the Central and North Okanagan Regional Districts in 2011. The OCCP and SOSCP then worked collaboratively to establish the biodiversity conservation strategy for the entire Okanagan Region. Both the SOSCP and OCCP are working towards the implementation of the biodiversity strategies and all three Okanagan regional districts support these biodiversity projects, along with many other partners, foundations, and agencies.

The **Okanagan and Similkameen Invasive Species Society** (OASISS) has been actively participating in prevention, detection, and management of invasive plants in the Okanagan-Similkameen since 1996. OASISS cooperates with multiple stakeholders, including the Okanagan-Similkameen and Central Okanagan regional districts, to target invasive plant species and quell their proliferation, to engage in public education and outreach initiatives, and to undertake stewardship programs that involve hands-on action. Part of the success of OASISS over the past 20 years has been attributed to its cooperative and collaborative partnerships with neighbouring jurisdictions, including Washington State. Prevention and education are considered priority management activities.¹³

⁹ Pers. comm., Justin Shuttleworth, RDOS Parks & Facilities Coordinator, 17.02.06

¹⁰ www.bcproductstewardship.org

¹¹ *Keeping Nature in our Future, A Biodiversity Conservation Strategy for the Okanagan Region*, Okanagan Collaborative Conservation Program and South Okanagan Similkameen Conservation Program, 2014

¹² www.okcp.ca

¹³ www.oasiss.ca

CONCLUSION

The **State of the Basin Report** is the outcome of a collaborative effort undertaken by the three Okanagan regional districts together with invaluable participation from various agencies, organizations, and individuals.

The framework of indicators established in this report represent policy areas generally consistent with the North, Central, and South Okanagan Regional Growth Strategies. The purpose of this initiative was to provide consistent measures by which the three Okanagan regional districts could evaluate their progress towards achieving the goals of their Regional Growth Strategies. As the results reveal both successes and challenges, the report will assist Okanagan local governments to identify policy areas requiring attention and to set priorities for action.

The results presented in the **State of the Basin Report** should not be interpreted as a 'scorecard' of performance. Each Okanagan regional district is impacted by a multitude of variables many of which are beyond local government control. In general, the Okanagan as a whole is doing well in aspects of agriculture, water stewardship, active transportation, and housing diversity, while challenges remain in areas such as economic development, housing affordability, community health and wellbeing and impacts on the natural environment and air quality.

As a tool to guide decision-making, this report has immediate value to local governments throughout the Okanagan Valley. However it is not intended to remain static and its value over the longer term can only be maintained if the indicator data is collected and reported on an ongoing basis for future iterations of this report. Consideration should be given to updating the

State of the Basin Report in 2018 to incorporate the 2016 Census data once it has been fully released. Looking ahead, given the timing of the release of Canada Census statistics, consideration should be given to initiating the next comprehensive update of the **State of the Basin Report** in 2022-23 in order to access 2021 Census data.

As a key component of the project team, EcoPlan International Inc. provided consultant services which helped to guide process, define the indicators, gather data, and produce the graphics and final document. Funding assistance from the Real Estate Foundation of British Columbia and the Okanagan Basin Water Board helped to make this project possible.

The **State of the Basin Report** should be shared with local governments, service agencies, community organizations, and the public for information and for consideration within future planning processes.



SOUTH OKANAGAN-SIMILKAMEEN
CONSERVATION PROGRAM

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: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 2017

RE: Award of Contract-Naramata Water System Rehabilitation Project: Naramata Road and Side Roads RDOS-17-PW-37

Administrative Recommendation:

THAT the Board of Directors receive tender evaluation report for award of the “Naramata Water System Rehabilitation: Naramata Road and Side Roads Bid Review (RDOS-17-PW-37)” tender from Ecora Engineering & Resource Group Ltd.; and,

THAT the Regional District award the “Naramata Water System Rehabilitation: Naramata Road and Side Roads RDOS-17-PW-37” project to Grizzly Excavating Ltd. up to the amount of \$3,633,951.15 *plus applicable taxes*; and,

THAT the Regional District approve a contingency for the construction of \$363,400.

Purpose:

To hire a qualified contractor to construct the watermain upgrades for Naramata Road and Side Roads (Hyde Road, Littlejohn Road, Sammet Road and McPhee Road), in Naramata. The associated work includes all that is required to bring the watermain into service.

Reference:

In accordance with the Purchasing and Sales Policy, the Regional District Board shall approve all purchases over \$50,000.

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 Regional District has been focusing on the replacement of the existing pipes before major failures occur. The replacement of the watermains on Naramata Road and Side Roads is one of the rehabilitation areas that has a high priority based on various factors, such as location, failure rate, and connection points in the system.

A Clean Water and Wastewater Fund (CWWF) grant was received in April 2017 for the replacement of several high priority watermain sections

The Regional District has divided to the Naramata Water System Rehabilitation Project into several sections broken down by area. The Naramata Road and Side Roads watermain replacement project is one of the areas within the entire grant project. This tender was the third of four tenders released for this project.

Analysis:

On May 24, 2017, the Regional District issued an Invitation to Tender for the Naramata Water System Rehabilitation Project- Naramata Road and Side Roads with the tender closing June 16, 2017. One (1) bid was received.

The following table provides the list of Contractors that submitted a bid for the project and their tender prices.

Contractor	Total Tendered Price
Grizzly Excavating Ltd.	\$ 3,363,951.15

The tender price submitted by Grizzly Excavating Ltd. is reasonable for the required work in the industry. We recommend that Grizzly Excavating Ltd. be retained to complete this work. The expected completion will be prior to the end of 2017.

Contingency Request:

A contingency of an additional \$363,400.00 is requested for the work. Based on our experience when working with projects of this size of scope, tight construction window and complexity we have found that it is common for unforeseen circumstances to 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 that the Naramata Water System received this spring.

Alternatives:

The Board may choose to not award this project at this time.

Communication Strategy:

Upon approval, a letter of award will be sent to Grizzly Excavating Ltd. notifying them of their successful tender.

Respectfully submitted:

Candace M. Pilling

C. Pilling, Engineering Technologist



June 16, 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
Naramata Road and Side Roads Bid Review (RDOS-17-PW-37)

Ecora Engineering and Resource Group Ltd. (Ecora) has reviewed the one (1) bid submission received for the Naramata Water System Rehabilitation Project – Naramata Road and Side Roads Tender which closed Friday June 16, 2017 at 10:00 am. The bid was 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;
- All item unit prices and amounts are appropriately accounted for;
- The Tenderer acknowledged Addendums #1, #2, #3 and #4; and
- The Tender is signed on page 3 as executed June 15, 2017.

A summary of the bid submitted by Grizzly Excavating Ltd. is provided below.

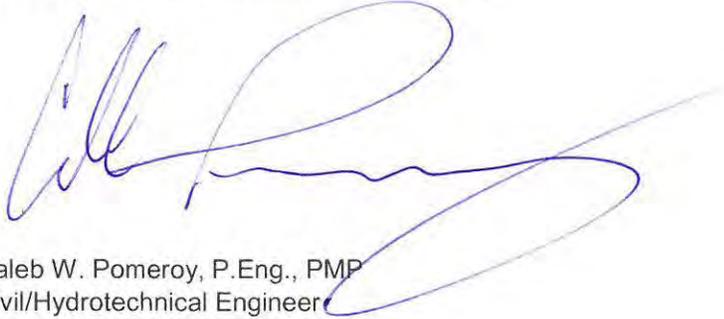
Naramata Road	\$2,435,625.00
Hyde Road	\$142,812.00
Littlejohn Road	\$151,239.55
Sammet Road	\$176,872.50
McPhee Road	\$342,329.30
Optional Items	\$212,027.50
Total Received Bid Price (+ GST)	\$3,633,951.15

Based on this Bid review, Ecora recommends that Grizzly Excavating Ltd. be awarded the contract for this project.



Sincerely

Ecora Engineering & Resource Group Ltd.



Caleb W. Pomeroy, P.Eng., PMP
Civil/Hyrotechnical 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: July 6, 2017

RE: Award of Contract-Naramata Water System Rehabilitation Project: Juniper Drive RDOS-17-PW-38

Administrative Recommendation:

THAT the Board of Directors receive tender evaluation report for award of the "Naramata Water System Rehabilitation: Juniper Drive Bid Review RDOS-17-PW-38" tender from Ecora Engineering & Resource Group Ltd.; and,

THAT the Regional District award the "Naramata Water System Rehabilitation: Juniper Drive RDOS-17-PW-38" project to H&M Excavating Ltd. up to the amount of \$249,368.70 *plus applicable taxes*; and,

THAT the Regional District approve a contingency for the construction of \$37,500.00.

Purpose:

To hire a qualified contractor to construct the watermain upgrades for Juniper Drive up to the reservoir, in Naramata. The associated work includes all that is required to bring the watermain into service.

Reference:

In accordance with the Purchasing and Sales Policy, the Regional District Board shall approve all purchases over \$50,000.

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 Regional District has been focusing on the replacement of the existing pipes before major failures occurred. The Regional District has divided the 2017 Naramata Water System Rehabilitation Project into several sections broken down by area.

In 2014, a portion of the watermain up to the Juniper Reservoir was replaced utilizing pipe bursting technology. The replacement of the remaining section up to the Juniper Reservoir on Juniper Drive was included as a high priority due to its location in the water system. If this section of watermain failed, over half of the water system would be out of service.

A Clean Water and Wastewater Fund (CWWF) grant was received in April 2017 for the replacement of several high priority watermain sections.

The Juniper Drive watermain section was the fourth tender completed for the CWWF grant project.

Analysis:

On June 8, 2017, the Regional District issued an Invitation to Tender for the Naramata Water System Rehabilitation Project- Juniper Drive with the tender closing June 16, 2017. Two (2) bids were received.

The following table provides the list of Contractors that submitted a bid for the project and their tender prices.

Contractor	Total Tendered Price
H&M Excavating Ltd.	\$ 249,368.70
Dig It Contracting Ltd.	\$ 569,178.33

The tender price submitted by H&M Excavating Ltd. is reasonable for the required work in the industry. We recommend that H&M Excavating Ltd. be retained to complete this work. The expected completion will be prior to the end of 2017.

Contingency Request:

A contingency of an additional \$37,500.00 is requested for the work. Based on our experience when working with projects of this size of scope, tight construction window and complexity we have found that it is common for unforeseen circumstances to 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 that the Naramata Water System received this spring.

Alternatives:

The Board may choose to not award this project at this time.

Communication Strategy:

Upon approval a letter of award will be sent to H&M Excavating Ltd. notifying them of their successful tender. A letter of decline will be sent to Dig It Contracting Ltd.

Respectfully submitted:

Candace M. Pilling

C. Pilling, Engineering Technologist



June 26, 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 – Juniper Drive Bid Review (RDOS-17-PW-38)

Ecora Engineering and Resource Group Ltd. (Ecora) has reviewed the two (2) bid submissions received for the Naramata Water System Rehabilitation Project – Juniper Drive Tender which closed Monday June 26, 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 Bonds were included as outlined in the Form of Tender 4.2;
- Both Tenderer's acknowledged Addendums #1, #2, #3 & #4; and
- All unit prices and amounts are appropriately account for.

Please find enclosed our comparison summary of the tenders received for the Naramata Water System Rehabilitation Project – Juniper Drive. A summary of the original bid prices are listed below.

H&M EXCAVATING LTD.

Received Bid Price (+ GST) \$249,368.70

DIG IT CONTRACTING LTD.

Received Bid Price (+ GST) \$569,178.33

Based on this bid review, Ecora recommends that H&M Excavating Ltd. be awarded the contract for this project.



Sincerely

Ecora Engineering & Resource Group Ltd.



Caleb W. Pomeroy, P.Eng., PMP
Civil/Hyrotechnical Engineer
Direct Line: 250.492.2227 x1022
caleb.pomeroy@ecora.ca

c: Liisa Bloomfield – RDOS

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Award of Contract-Olalla Water System Upgrades – Phase 2 RDOS-17-PW-30

Administrative Recommendation:

THAT the Board of Directors receive tender evaluation report for award of the “Olalla Water System Upgrades – Phase 2 RDOS-17-PW-30” tender from WSP Canada Inc.; and,

THAT the Regional District award the “Olalla Water System Upgrades – Phase 2 RDOS-17-PW-30” project to Cantex-Okanagan Construction Ltd. up to the amount of \$543,580 *plus applicable taxes*; and,

THAT the Regional District approve a contingency for the construction of \$53,200.

Purpose:

To hire a qualified contractor to construct the phase 2 watermain upgrades to the Olalla Water System. The work includes all that is required to bring the upgrades into Operation.

Reference:

In accordance with the Purchasing and Sales Policy, the Regional District Board shall approve all purchases over \$50,000.

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: Olalla Water System Upgrades

Reference:

In accordance with the Purchasing and Sales Policy, the Regional District Board shall approve all purchases over \$50,000.

Background:

The Olalla Water System is located 45 kilometers southwest of Penticton. It is a small system serving about 400 people with about 235 water connections. The distribution system has approximately 4 kilometers of water main, ranging in size from 50 mm to 150 mm diameter.

Portions of the water system have been replaced over the past few years. However there are several older watermains that are believed to have significant leaks within the Olalla Water System. In 2015 WSP Canada Inc. was retained to design the remaining upgrades for the Olalla Water System (all phases), supply cost estimates and provide tendering and construction services. In 2016, the Regional District proceeded with the construction of Phase 1 of the upgrades on Main Street from 1st Street to 5th Street and from 7th Street to 10th Street. During the 2016 Olalla Water System Upgrades –Phase 1 three very large water leaks were found and replaced/repared. The Olalla Water System Upgrades – Phase 2 project will replace the watermains on Main Street from 11th Street to 13th Street including the back alley and from 7th Street up to the reservoir.

In the fall of 2016, the Regional District applied for grant funding from the Clean Water and Wastewater Fund (CWWF) for the Olalla Water System Upgrades-Phase 2 watermain replacement project. The CWWF grant has a very short timeline requiring all the work for the funded projects be completed by March 31, 2018. In March 2017, the Regional District was notified that Olalla received the entire grant funding requested of which the Federal Government would cover 50% of the costs, the Provincial Government would cover 33% of the costs and the Naramata Water System would be required to cover 17% and all ineligible project costs. The total project funding is a maximum of \$599,750.

Analysis:

On June 6, 2017, the Regional District issued an Invitation to Tender for the Olalla Water System Upgrades – Phase 2 RDOS-17-PW-30 with the tender closing June 26, 2017. Two (2) bids were received.

The following table provides the list of Contractors that submitted a bid for the project and their tender prices.

Contractor	Total Tendered Price
Cantex-Okanagan Construction Ltd.	\$ 543,580.00
Cantex-Okanagan Construction Ltd.	\$ 585,155.56

The tender price submitted by Cantex-Okanagan Construction Ltd. is reasonable for the required work in the industry. We recommend that Cantex-Okanagan Construction Ltd. be retained to complete this work. The expected completion will be prior to the end of 2017.

Contingency Request:

A contingency of an additional \$53,200 is requested for the work. The plans and documentation for the existing older infrastructure within the Olalla Water System are not very detailed. Based on our experience we have found that it is common for unforeseen circumstances to arise with construction projects that are lacking in detail as there are many unknowns within the system. 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 Olalla Water System and under the Clean Water and Wastewater Fund grant that the Olalla Water System received this spring.

Alternatives:

The Board may choose to not award this project at this time.

Communication Strategy:

Upon approval a letter of award will be sent to Cantex-Okanagan Construction Ltd. notifying them of their successful tender. A letter of decline will be sent to Dig It Construction Ltd.

Respectfully submitted:

Candace M. Pilling

C. Pilling, Engineering Technologist



June 26, 2017

Project # 151-11290-00

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

Attention: Candace Pilling, ASCT

**Re: Reference RDOS-17-PW-30 Olalla Water System Upgrades Phase 2
Report on Tenders**

Tenders were invited for the above mentioned contract. Tenders closed on June 26, 2017 and two (2) tenders were received with tender prices as follows:

TENDERER	TENDER PRICE excl. GST
Cantex-Okanagan Construction Ltd.	\$ 543,580.00
Dig It Construcating Ltd.	\$ 585,155.56

The tenders were checked for errors and omissions and no adjustments are required. WSP understands the low bid with the Optional Work is within the RDOS's budget. Cantex-Okanagan Construction Ltd (Cantex) is the low bid contractor and satisfactorily completed Phase 1 in 2016. Cantex will sub-contract out most of the work with a significant portion going to BTN Excavation Ltd. Hourly rates from Cantex are higher than what we typically see from similar contractors.

Based on the above, there is no apparent reason not to award the tender to Cantex and it is so recommended.

WSP Canada Inc.
Suite 602, Landmark II
1708 Dolphin Avenue
Kelowna, BC, V1Y 9S4

Tel: 250-980-5500
Fax: 250-980-5511
www.wspgroup.com



If you have any questions or require additional information, please contact the undersigned.

Sincerely,
WSP Canada Inc.

A handwritten signature in blue ink, appearing to read 'Jared Bunch', written over a horizontal line.

Jared Bunch, P.Eng.
Project Lead/Senior Civil Engineer
Suite 602, Landmark II, 1708 Dolphin Avenue
Kelowna, BC V1Y 9S4
250-980-5500

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 2017

RE: Video Surveillance – Naramata Water Office and Naramata Fire Department

Administrative Recommendation:

THAT the Board of Directors approve the installation of one video surveillance camera on the front of the Naramata Water Office and one on the front of the Naramata Fire Department building.

Purpose:

To obtain approval from the Board for the installation of surveillance cameras in accordance with RDOS Policy

Reference:

RDOS Video Surveillance Policy

Freedom of Information and Protection of Privacy Act R.S.B.C. 1996, Chapter 165

Business Plan Objective:

KSD 1. Goal 1.1- to be an effective, fiscally responsible organization,

KSD 1 Goal 1.2 - to be a healthy and safe organization,

KSD 1 Goal 1.4- to embrace technology for service delivery, information and efficiencies, and

KSD 4 Goal 4.4- to develop a responsive, transparent, effective organization

Background:

The Regional District of Okanagan-Similkameen (RDOS) may use video surveillance systems on their buildings or properties to protect the security of its people, assets, and properties. Video surveillance systems that record images of individuals collect personal information and therefore are subject to the *Freedom of Information and Protection of Privacy Act*.

The RDOS Video Surveillance Policy was developed to ensure that the RDOS complies with the legislative requirements and outlines those areas for authorization, use and data management.

Analysis:

In accordance with the RDOS Video Surveillance policy, staff must report to the Board before introducing new video surveillance systems in any Regional District facilities, parks, or properties and demonstrate how video surveillance will clearly meet the criteria of the policy. The rationale is as follows:

- a. **Incident reports respecting vandalism, theft, property damage, and safety concerns** - there have been numerous break-ins and episodes of vandalism in the community annually. Examples such as graffiti on

the building, unauthorized garbage dumping, theft of vehicles in the community, equipment from worksites.

- b. **Safety or security measures currently in place or attempted before installing video surveillance** - The parking lots are well lit, warning signs at entrance to community advising of Citizen on Patrol program, locks are in place for all external vessels, such as recycling bins etc., the properties are monitored periodically by staff and as part of a seasonal patrol by a private security firm during the months when crime is most prevalent.
- c. **Safety or security problems that video surveillance is expected to resolve** - Better image quality will help identify persons of interest, license plate recognition should help identify vehicles of interest.
- d. **Areas and times of operation** - Cameras will be strategically mounted on the front exterior of the buildings and or parking lot lampposts (if RD owned). Coverage will span the front of the facility, including the roadway. Cameras will be motion activated.
- e. **Expected impact on personal privacy** - It is expected that personal privacy will be upheld and that the introduction of surveillance cameras will have a negligible impact due to the limited access to the surveillance information as prescribed in the RDOS Video Surveillance Policy. Signage will be prevalent, and will include contact information for the FOI Head, should the public require more information. Video will only be provided to RCMP in the event of an incident and will be limited to a specific time period in which the incident is believed to have taken place.
- f. **How the video surveillance will benefit the Regional District or is related to Regional District business** - The ability of the RDOS to use the information for incident investigations. It is expected that incidents of vandalism, theft and crime will be reduced, increased confidence in public safety.
- g. **How the benefits are expected to outweigh any privacy rights as a result of video surveillance** - The benefits are expected to outweigh the privacy concerns in various ways including improved public safety, a reduction in crime and vandalism, and a reduction in costs for the general public.

Alternatives:

1. THAT the Board of Directors approve the installation of video surveillance cameras on the front of the Naramata Water Office and the front of the Naramata Fire Department buildings.
2. THAT the Board of Directors decline the request to approve the installation of video surveillance cameras on the front of the Naramata Water Office and the front of the Naramata Fire Department buildings.
3. THAT the Board of Directors request that additional safety or security measures be attempted prior to the installation of video surveillance cameras on the front of the Naramata Water Office and the front of the Naramata Fire Department buildings

Financial Implications:

Preliminary quotes from two local security companies range from \$3,700 to \$4,500 for the installation and set up of two cameras, with resolution and quality sufficient for law enforcement purposes.

Communication Strategy:

In accordance with the RDOS Video Surveillance policy, signage, as follows, will be posted near the cameras.



Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Youth Participation at SILGA Convention

Administrative Recommendation:
For Information Only

Purpose:
To encourage Directors to nominate an eligible youth in their community who would benefit from attending the Union of BC Municipalities (UBCM) Convention in Vancouver, September 2017.

Reference:
SILGA Policy – Youth Travel Expenses

Business Plan Objective:

2.2 To foster dynamic, credible and effective community relationships

Analysis:
The Southern Interior Local Government Association (SILGA) Youth Travel Expenses Policy states that, in order to promote youth involvement and interest in local government, SILGA will pay for up to two youth to attend the UBCM convention. Local member boards and councils can nominate an individual from their community to attend, with the SILGA board choosing the representatives. The local board or council of the selected individual will mentor them during the week of the convention. Each youth will be requested to provide a written report to SILGA outlining their experiences and the impact the week had for them.

Members may nominate deserving youth until August 7, 2017. SILGA recommends that nominees be late highschool or university age. Nominees' names, contact information and a brief description as to why the individual would be a good candidate should be forwarded to Alison Slater, Executive Director, at yoursilga@gmail.com.

Respectfully submitted:

Endorsed by:

"Gillian Cramm"

"Christy Malden"

G. Cramm, Administrative Assistant

C. Malden, Manager of Legislative Services

POLICY MANUAL

Policy No. 8
Page No. 1 of 1

RE: YOUTH TRAVEL EXPENSES POLICY (August 31, 2016)

POLICY STATEMENT:

It is the policy of SILGA to reimburse up to 2 youth each year for the cost of travel, accommodation, meals and out of pocket expenses incurred to attend the UBCM convention.

POLICY BACKGROUND:

To promote youth involvement/interest in local government SILGA will pay for up to 2 youth to attend the UBCM convention until September 2018. Local member councils can nominate an individual from their community to attend, with SILGA board choosing the representatives. The local council of the selected individual(s) will mentor them during the week of the convention. The youth will be requested to provide a written report to SILGA outlining their experiences and the impact the week had for them.

SILGA will spend up to \$5,000/year for 3 years until September 2018 for a total of \$15,000. Receipts will be required.

POLICY DETAILS:

1. Transportation:
 - To pay compensation for air travel at the lowest available air fare; or
 - To pay compensation for the use of private vehicles at the rate equivalent to that paid by the Province of British Columbia¹, to a maximum of the lowest economy air fare.
 - Only the driver is entitled to reimbursement for car mileage; the driver must submit the names of the passengers with the expense account.

2. Accommodation (due to weather conditions/distance travelled/ other circumstances):
 - To pay compensation for hotel rooms at cost and with a receipt required; or
 - For private accommodation, in lieu of commercial accommodation, an allowance of \$30.00 per night may be claimed (no receipts required).

3. Other Expenses:
 - For all meetings and other authorized travel where required meals are not provided at the event, compensation for meals will be as follows:

Breakfast	\$15 including tips and tax
Lunch	\$25 including tips and tax
Dinner	\$35 including tips and tax

On the date of departure, travel must start before 7:00 am to claim breakfast; before 12:00 noon to claim lunch; and, on the date of return, travel must end after 6:00 pm to claim dinner.

- All other expenses occurred for hospitality expenses and other non-specified expenses shall be reimbursed at cost when receipts are provided, subject to Executive approval.
-

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 6, 2017
RE: Term Appointment of Animal Control Officer

Administrative Recommendation:

THAT the Regional District of Okanagan Similkameen Board rescind the appointment of Domenic Rampone as Animal Control Officer;

THAT the Regional District of Okanagan Similkameen rescind the appointment of Jason Hadland as Animal Control Officer;

THAT the Regional District of Okanagan Similkameen Board appoint Cliff Hooper as an Animal Control Officer for the Regional District of Okanagan Similkameen; and

THAT the Regional District of Okanagan Similkameen Board appoint Don Moore as an Animal Control Officer for the Regional District of Okanagan Similkameen.

Purpose:

To rescind appointments of persons no longer employed by K-9 Control, RDOS Animal Control Service Provider. To provide coverage for RDOS Animal Control Officer currently on a leave of absence.

Background:

Greg Ivens and Jason Hadland were appointed as an Animal Control Officer by the Regional District Board on January 15, 2015. As the intent of Mr. Hadland's appointment was to only provide holiday and illness relief to Greg Ivens, there were concerns with respect to response times for emergency situations such as dog bites or attacks. In response to this concern, K-9 Control hired a part time employee to step in for emergency relief and on March 5, 2015, the Regional District of Okanagan Similkameen Board appointed Mr. Rampone as an additional Animal Control Officer.

In late May, Greg Ivens is on a temporary leave of absence. Our current service provider has been experiencing difficulty in hiring experienced officers as there is currently a demand for them in the Okanagan. The Service provider has also provided written notification to terminate this agreement in 6 months and has affiliated with South Okanagan Security in the interim to fulfill the obligations of the Agreement with RDOS.

Analysis:

Mr. Hadland and Mr. Rampone are no longer employed with K-9 Control and, as such, their appointments should be rescinded.

Greg Ivens, the current Animal Control Officer, is currently on a leave of absence from his employment at K9 Control . The proprietor of K-9 Control has arranged with South Okanagan Security to provide an Officer to K-9 Control in the interim. The interim Officer, Cliff Hooper, and the back up officer, Don Moore, will be working under the direction of K-9 Control. Mr. Hooper has 31 years of security management experience enforcing regulations and training police dogs and airport security dogs in Colverdale through his company K-9 Security (not affiliated with K-9 Control). Don Moore provided Animal Control Services to the Town of Oliver for 12 years through his company South Okanagan Security.

Alternatives:

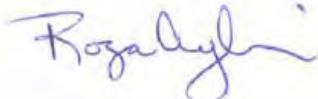
THAT the Regional District of Okanagan Similkameen Board not rescind the appointment of Domenic Rampone as Animal Control Officer;

THAT the Regional District of Okanagan Similkameen not rescind the appointment of Jason Hadland as Animal Control Officer;

THAT the Regional District of Okanagan Similkameen Board not appoint Cliff Hooper as an Animal Control Officer for the Regional District of Okanagan Similkameen; and

THAT the Regional District of Okanagan Similkameen Board not appoint Don Moore as an Animal Control Officer for the Regional District of Okanagan Similkameen.

Respectfully submitted:



R. Aylwin , Bylaw Enforcement Coordinator

Endorsed by:



B. Dollevoet, Development Services Manager

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 6, 2017

RE: Term Appointment of Bylaw Enforcement Officer

Administrative Recommendation:

THAT the Regional District rescind the appointment of Don Lowndes as Bylaw Enforcement Officer for the Regional District of Okanagan Similkameen; and

THAT the Regional District of Okanagan Similkameen Board appoint Cliff Hooper as a Bylaw Enforcement Officer to enforce regulatory bylaws for the Regional District of Okanagan Similkameen.

Purpose:

To rescind the appointment of Don Lowndes as Bylaw Enforcement Officer for the Regional District of Okanagan Similkameen. To appoint Cliff Hooper as Bylaw Enforcement Officer for enforcement of regulatory bylaws.

Background:

On August 18, 2016, the Regional District Board appointed Don Lowndes as Bylaw Enforcement Officer for the purposes of enforcing regulatory bylaws within the Regional District of Okanagan Similkameen. In consideration that Mr. Lowndes is no longer employed by South Okanagan Security, his appointment should be rescinded.

Cliff Hooper is currently the Operations Manager for South Okanagan Security and has extensive knowledge and experience enforcing regulatory bylaws with 31 years of security management experience in addition to experience training dogs for security purposes.

Analysis:

The Regional District currently has two officers appointed as Bylaw Enforcement Officers for the purpose of enforcing regulatory bylaws, Don Moore and Ken Stockman. Appointment of an additional officer will improve the service and provide additional resources for enforcement and provide for a quicker response time with no additional costs incurred to the Regional District.

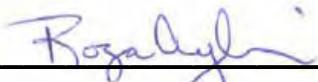
Alternatives:

THAT the Regional District of Okanagan Similkameen Board not rescind the appointment of Don Lowndes; and

THAT the Regional District of Okanagan Similkameen Board not appoint Cliff Hooper as a Bylaw Enforcement Officer to enforce regulatory bylaws for the Regional District of Okanagan Similkameen.

Respectfully submitted:

Endorsed by:



R. Aylwin, Bylaw Enforcement Coordinator



B. Dollevoet, Development Services Manager