



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, July 20, 2017

RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

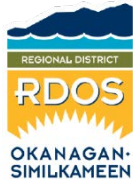
9:00 am	-	9:15 am	Public Hearing: Electoral Area "C" Official Community Plan (OCP) Bylaw Amendment - Protection of Farming Development Permit Area [Page 2]
9:15 am	-	10:00 am	Planning and Development Committee [Page 3]
10:00 am	-	10:15 am	Community Services Committee [Page 67]
10:15 am	-	11:30 am	Corporate Services Committee [Page 72]
11:30 am	-	12:00 pm	Canada 150 Grant Announcement [Page 138]
12:00 pm	-	12:30 pm	Lunch
12:30 pm	-	1:00 pm	Protective Services Committee [Page 140]
1:00 pm	-	2:00 pm	Environment and Infrastructure Committee [Page 142]
2:00 pm	-	3:30 pm	RDOS Board [Page 166]

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of 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
October 19, 2017	RDOS Board/OSRHD Board/Committee Meetings



NOTICE OF PUBLIC HEARING

Electoral Area "C" Official Community Plan Bylaw Amendment
Protection of Farming Development Permit Area

Date: Thursday, July 20, 2017
Time: 9:00 A.M.
Location: RDOS, Board Room, 101 Martin Street, Penticton

PURPOSE: To update the Protection of Farming Development Permit (PFDP) Area designation guidelines and mapping.

- *Amendment Bylaw No. 2452.17, 2017:* proposes to repeal and replace Section 17.4 (Protection of Farming Development Permit Area) and Schedule 'E' (Protection of Farming Development Permit Area Map) of the Electoral Area "C" Official Community Plan (OCP) Bylaw No. 2452, 2008.

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 → Current Applications & Decisions → Electoral Area "C")

Anyone who considers themselves affected by the proposed bylaw amendments can present written information or speak at the public hearing. All correspondence received for the public hearing will be made public and should be addressed to: Public Hearing Bylaw No.2452.17, c/o Regional District of Okanagan-Similkameen at 101 Martin Street, Penticton, BC, V2A 5J9. 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

Planning and Development Committee

Thursday, July 20, 2017

9:15 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning and Development Committee Meeting of July 20, 2017 be adopted.

B. Q2 ACTIVITY REPORT – For Information Only [Page 5]

C. REVIEW OF ZONING REGULATIONS – DOMINION RADIO ASTROPHYSICAL OBSERVATORY (DRAO) [Page 14]

1. Bylaw No. 2777, 2017 – Annotated Version [Page 21]
2. Responses Received [Page 30]

RECOMMENDATION 2

THAT the Regional District proceed with Bylaw No. 2777, being a bylaw of the Regional District to amend the Electoral Area “C” Official Community Plan and Zoning Bylaws and Electoral Area “D-1” Zoning Bylaw to update land use provisions in the DRAO radio frequency interference (RFI) area; and more specifically:

- increase the minimum parcel size requirement for subdivision in the RFI Area from 20.0 ha to 60.0 ha;
 - limit the number of accessory dwellings permitted on parcels in the RFI Area to one (1); and
 - revise the general regulations pertaining to “home occupation” and “home industry” uses occurring in the RFI Area in order to exclude the repair of small engines and repair or assembly of electronic devices.
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D. COMMERCIAL TOURIST ZONE REVIEW AND CONSOLIDATION – For Information Only [Page 36]

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

E. UPDATE OF CAMPSITE BYLAW NO. 713, 1982 – For Information Only [Page 47]**1. Campground Regulations Bylaw No. 2779, 2017 - Draft [Page 49]**

This report relates to a proposed repeal and replacement of the Regional District's Campsite Bylaw No. 713, 1982, with a new a Campground Regulations Bylaw No. 2779 in order to ensure consistency with a proposed new Commercial Campground (CT2) Zone to be applied to the Okanagan Electoral Area zoning bylaws.

F. ADJOURNMENT

TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Second Quarter Activity Report – For Information Only

1.0 DEVELOPMENT SERVICES DEPARTMENT

1.1 PLANNING

Q2 Activities (April-June)

- Adoption of the Environmentally Sensitive Development Permit (ESDP) Area Update in the Electoral Areas "A", "C", "D", "E" and "F" Official Community Plan Bylaws has been completed.
- Electoral Area "F" Official Community Plan Review is ongoing with the establishment and involvement of a citizen's advisory body, open houses hosted on June 13 and 14, and distribution of a newsletter.
- Completion of the "State of the Basin Report" (2016), an interregional initiative conducted between the three Okanagan Regional Districts to develop a monitoring and evaluation framework to track progress on economic, ecological and social matters.
- Ongoing work on Okanagan Falls Town Centre Plan (Phase 3) by consultants, including planned open house and draft plan presentation for September 2017.
- The following reports were prepared for consideration by the Planning and Development Committee:
 - Ø Development Procedures Bylaw Update (Public Hearings);
 - Ø AG Zone Update (accessory dwellings, honeybees and Protection of Farming DP);
 - Ø Retaining Walls and Height Definition Update;
 - Ø Hillside Steep Slope Development Permit Update;
 - Ø Update of Regulations related to Dominion Radio Astrophysical Observatory;
 - Ø Regulation of Metal Storage ("Shipping") Containers; and
 - Ø Industrial Zone consolidation review.
- The following reports were prepared for consideration by the Board:
 - Ø 7 Joint Official Community Plan Bylaw & Zoning Bylaw Amendments*;
 - Ø 8 Zoning Bylaw Amendments*;
 - Ø 1 Discharge/Termination of a Land Use Contract*;
 - Ø 3 Development Procedures Bylaw Amendments*;

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- Ø 9 Development Variance Permits;
 - Ø 2 Floodplain Exemption; and
 - Ø 1 Regional Context Statement (Town of Osoyoos).

* may include multiple readings of same amendment bylaw(s)

- 20 Development Permits (i.e. Hillside Steep Slope, Industrial, Watercourse, etc.) were issued under delegated authority.
- 4 referrals from the Province regarding proposed use of Crown land were responded to.
- 12 Advisory Planning Commission (APC) Meetings were scheduled.
- 7 Public Information Meetings for Bylaw Amendments or Temporary Use Permits were scheduled.
- 6 Public Hearings were scheduled.
- Provision of planning services to the Town of Oliver, including:
 - Ø 5 Official Community Plan Bylaw & Zoning Bylaw Amendments;
 - Ø 1 Industrial Development Permit;
 - Ø 2 Subdivision referrals; and
 - Ø 1 Strata conversion.
- Provision of planning services to the Village of Keremeos, including:
 - Ø 2 Development Variance Permits; and
 - Ø 1 Manufactured Home Park (MHP) Permit.
- Climate Action Plan – completion of the CARIP report for 2016 and draft work plan for Climate Action for 2017-2018.
- A total of 4 Liquor License referrals for Lounge and Special Event Area Applications:
 - § Burrowing Owl Vineyards
 - § Nichol Vineyards
 - § Oliver Twist Winery
 - § Corcelettes Estate Winery

Planned Activities for Q3 – 2017 (July-September)

- On-going processing of land use applications and queries;
- Continue work on the Electoral Area “F” Official Community Plan Bylaw Review;
- Monitor implementation of new ESDP Area Guidelines and permit scheme;
- Prepare Draft Okanagan Falls Town Centre Plan and schedule public engagement meeting for September;
- Review of Tourist Commercial and Commercial Zones and Campground Bylaw (Zoning Bylaw Update);

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- Early Termination of Land Use Contracts (Electoral Area "C");
 - Implementation of AG Zone Updates;
 - Prepare RFP for an Employment Lands Study; and
 - Continue to provide planning services to the Town of Oliver and Village of Keremeos.

1.2 BUILDING INSPECTIONS

- Permit activity remains higher than 2016.
- To the end of June we have issued 273 permits , compared to 239 permits issued during the same time period in 2016.
- Kennedy Lake inspections are ongoing. After the June 30, 2017 deadline for completion of work for the majority of structures, 110 permits remain outstanding at varying degrees of completeness. 104 permits have been closed. Review is currently underway to identify the non-compliant structures and determine the number of demolitions which will occur late in the 3rd quarter or early in the 4th quarter. Structures which have had no permits, no inspections or little or no progress will be the focus of this round of demolitions. 10 to 20 demolitions are anticipated.
- Kaizen is targeted to be completed for Building permit processing in Q4.
- See Attachment No. 2 for the summary of issued Building Permits for the 2017 2nd quarter.

1.3 BYLAW ENFORCEMENT

Activity Highlights:

- **Q2 Enforcement Activity**
 - Ø 28 files opened
 - Ø 26 files closed
 - Ø 64 Active files
 - Ø Initiated presentation of Dog Control Bylaw to the Recreation Commissions;
 - Ø Animal Control Bylaw presented to Similkameen Recreation Commission;
 - Ø Processing of Untidy and Unsightly Property file in Coalmont for legal review ongoing;
 - Ø Reviewed Bylaw Enforcement Officer contract - will be completing RFP of this contract in Q3.
- **Enforcement Activity Planned for Q3, 2017**
 - Ø Processing older files is ongoing
 - Ø Input outstanding ticket information into ticket tracking
 - Ø Rescind and replace dated bylaws to recognize Animal Shelter facilities
 - Ø Initiate RFP process for Bylaw Enforcement Services and Animal Control Services

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- Ø Complete presentations of the draft Dog Control Bylaw to remaining Recreation Commissions.
 - Ø Continue with adoption process for Dog Control Bylaw.

1.4 SUBDIVISION

Q2 Activities:

· **Subdivision Referrals**

- Ø 9 referrals received for 2017 to date
- Ø 43 referrals ongoing and pending applicants' action

· **Ongoing Major Subdivisions:**

- Ø Twin Lakes Golf Resort
 - § OCP and Zoning amendment submitted for a 50 unit building strata development.
 - § Reviewing infrastructure requirements.
- Ø Naramata Benchlands, Phase 2, Outlook
 - § 42 strata lots
 - § Almost ready to submit to the Approving Officer
 - § Naramata Benchlands, Phase 3
 - § Developer has applied for a zoning amendment to increase density
- Ø Kettle Ridge - Phase 2
 - § 19 fee simple lots nearing registration
 - § Almost ready to submit to the Approving Officer
- Ø Kettle Ridge - Phase 3
 - § 31 fee simple lots, development under construction, review of subdivision on-going
- Ø Reflection Point
 - § Phase 2 – proposed bareland strata – pending developer
- Ø St Andrews - Phase 4 - 25 strata lots
 - § Reviewing subdivision documents for the Provincial Approving Officer to decide to change from a PLNA to a PLA
- **Other Projects:**
 - Ø Fire Flow Responsibility and Authorities
 - § In discussions with Okanagan Falls Irrigation District
 - Ø Service Area Petitions
 - § Gallagher Lake water and sewer
 - Ø Planning development application referrals
 - Ø Gallagher Lake: Area Plan and water and sanitary service areas

Ø (Subdivision) Works and Services Bylaw

§ Pending consultant's agreement

Planned Activities for Q3:

Ongoing or Planned:

Ø Major Subdivisions

§ Twin Lakes Golf Resort

§ Reflection Point, Phase 2

§ Kettle Ridge, Phase 3

§ St Andrews, Phase 4

§ Willow Beach (proposed zoning and subdivision)

Ø Naramata DCC and Capital Plan


Ø Gallagher Lake Area

§ Petitions for sewer and water service area

§ Gallagher Lake Village, Phase 3

Ø (Subdivision) Works and Services Bylaw review

Respectfully Submitted,



Brad Dollevoet, Development Services Manager

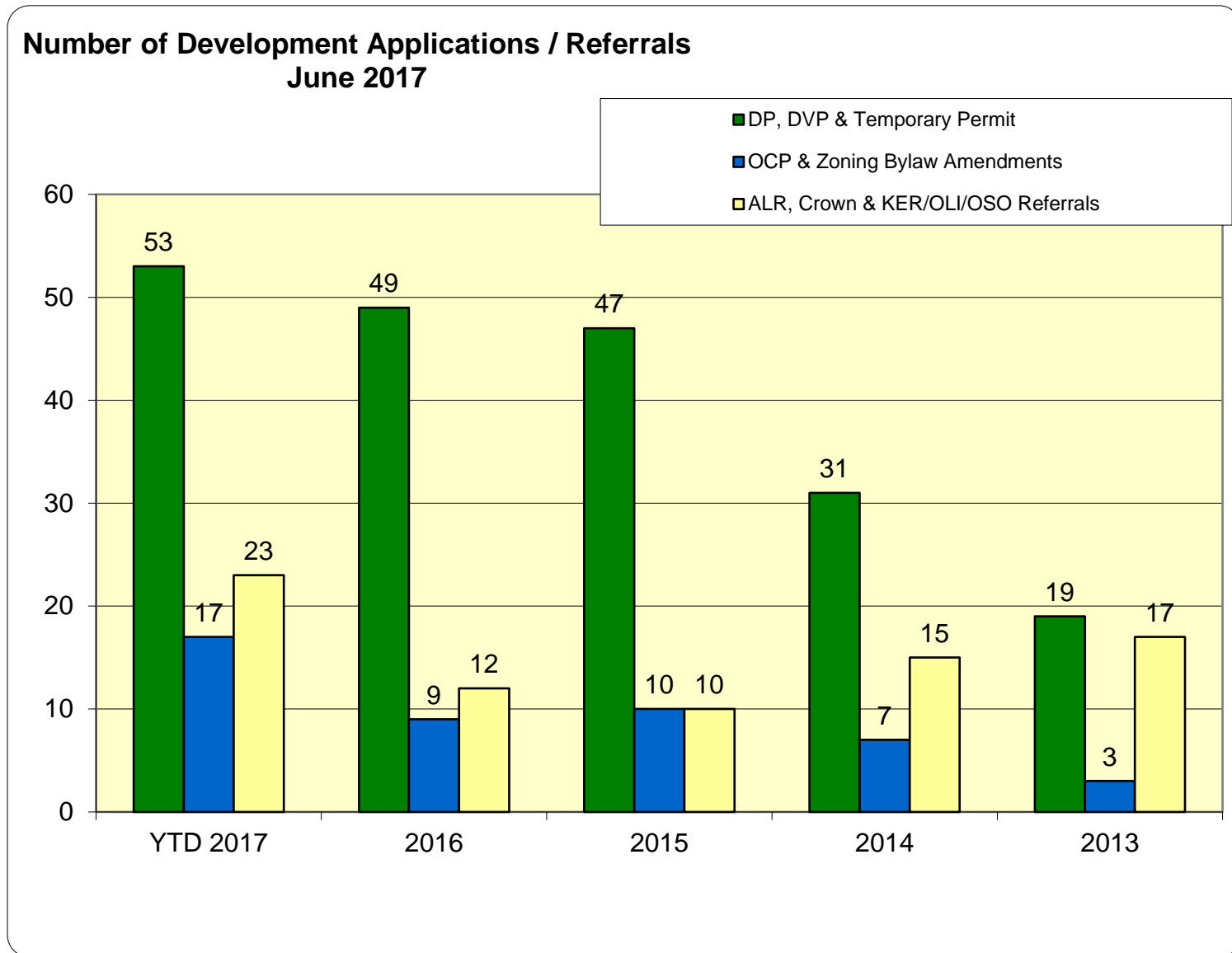
Attachments: No. 1 – Number of Development Applications / Referrals (YTD – March)
No. 2 – Summary of Building Permits (YTD – March)

Attachment No. 1 - Number of Development Applications / Referrals

Number of Development Applications / Referrals June 2017 Year to Date

	A	B	C	D	E	F	G	H	Month Total	YTD 2017	2016	2015	2014	2013
Develop Permit & DVP	2			3	2			3	10					
Temp. Industr/Strata			1		1				2					
DP, DVP & Temporary Permit									12	53	49	47	31	19
Zoning			2	1					3					
OCP/ZONING									0					
OCP & Zoning Bylaw Amendments									3	17	9	10	7	3
ALR				1					1					
Crown Land	2							1	3					
KER/OLI/OSO									0					
ALR, Crown & KER/OLI/OSO Referrals									4	23	12	10	15	17

Attachment No. 1 - Number of Development Applications / Referrals



Attachment No. 2 – Summary of Building Permits Issued to Date, 2017

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
SUMMARY OF BUILDING PERMITS FOR THE MONTH OF JUNE 2017

NUMBER OF PERMITS ISSUED

DESCRIPTION	A	C	D	E	F	H	TOTAL	2017	2016
RENEWAL/DEFICIENCY			1	1			2	18	17
S.F.D.	1		3	3	1	3	11	46	41
MOBILE/MANU HOMES		3				1	4	20	11
CABINS/REC SEMI-DETACHED, DUPLEX, MULTI						1	1	1	11
DEMOLITION / MOVE	1	2					3	15	14
ACCESSORY USES ADDITIONS / REPAIRS /	2	4	3	4	1	2	16	60	69
PLUMBING	1	2	9	1	2	5	20	66	54
COMMERCIAL		1		1			2	20	13
INDUSTRIAL FARM BUILDING EXEMPTION			1				1	1	1
INSTITUTIONAL							0	0	1
SOLID FUEL APPLIANCE			25				25	26	3
MONTHLY TOTAL	7	14	43	10	4	12	90	288	245
YEAR TO DATE 2017	37	62	101	25	19	44	288		
SAME MONTH 2016	8	8	15	7	4	19	61		
YEAR TO DATE 2016	25	34	68	36	19	63	245		

DOLLAR VALUE OF PERMITS

DESCRIPTION	A	C	D	E	F	H	TOTAL	TOTAL YEAR
RENEWAL/DEFICIENCY			\$10,000	\$25,000			\$35,000	\$791,450
S.F.D.	\$417,900		\$851,380	\$773,065	\$411,825	\$845,915	\$3,300,085	\$13,513,253
MOBILE/MANU HOMES		\$467,910				\$124,740	\$592,650	\$3,452,411
CABINS/REC SEMI-DETACHED, DUPLEX, MULTI						\$40,320	\$40,320	\$40,320
DEMOLITION / MOVE	\$1,000	\$2,000					\$3,000	\$15,000
ACCESSORY USES ADDITIONS / REPAIRS /	\$37,080	\$85,850	\$106,705	\$71,800	\$17,920	\$53,060	\$372,415	\$1,656,978
PLUMBING	\$10,000	\$21,660	\$218,600	\$14,700	\$120,240	\$79,780	\$464,980	\$2,846,659
COMMERCIAL		\$450,000		\$67,800			\$517,800	\$33,296,043
INDUSTRIAL FARM BUILDING EXEMPTION			\$100,000				\$100,000	\$100,000
INSTITUTIONAL								not valued / no revenue
SOLID FUEL APPLIANCE			\$25,000				\$25,000	\$26,000
MONTHLY TOTAL	\$465,980	\$1,027,420	\$1,311,685	\$952,365	\$549,985	\$1,143,815	\$5,451,250	\$55,738,113
YEAR TO DATE 2017	\$3,763,236	\$36,619,421	\$7,991,813	\$2,081,480	\$2,259,428	\$3,022,735	\$55,738,113	
SAME MONTH 2016	\$352,775	\$1,447,340	\$6,753,615	\$405,105	\$83,130	\$733,035	\$9,775,000	
YEAR TO DATE 2016	\$1,834,197	\$5,419,895	\$12,475,126	\$2,628,873	\$1,050,322	\$3,406,825	\$26,815,238	

BUILDING INSPECTION REVENUE

MONTH	2011	2012	2013	2014	2015	2016	2017
JANUARY	\$17,959.62	\$16,098.23	\$15,847.48	\$8,965.60	\$17,905.98	\$38,090.55	\$39,602.01
FEBRUARY	\$18,531.97	\$14,200.42	\$18,055.76	\$25,842.00	\$19,575.32	\$29,419.02	\$44,897.41
MARCH	\$26,221.83	\$38,322.59	\$28,007.02	\$30,397.81	\$32,251.07	\$41,406.24	\$62,053.58
APRIL	\$31,870.85	\$18,059.44	\$20,973.73	\$28,055.24	\$47,883.66	\$15,209.80	\$35,550.35
MAY	\$42,136.91	\$30,849.83	\$43,054.17	\$47,678.54	\$34,819.01	\$88,336.89	\$335,459.36
JUNE	\$46,768.25	\$44,166.92	\$42,069.21	\$78,964.49	\$62,473.80	\$105,215.54	\$66,954.09
JULY	\$39,690.56	\$57,024.83	\$46,889.56	\$48,610.54	\$93,218.43	\$70,891.24	
AUGUST	\$37,792.51	\$58,020.08	\$35,669.63	\$41,182.51	\$59,620.80	\$73,568.01	
SEPTEMBER	\$40,835.92	\$24,513.20	\$24,607.81	\$68,044.72	\$121,384.59	\$102,226.37	
OCTOBER	\$27,711.60	\$34,125.76	\$28,791.57	\$36,694.11	\$39,069.81	\$44,894.56	
NOVEMBER	\$23,710.90	\$29,782.64	\$25,620.64	\$40,766.83	\$58,845.97	\$32,663.33	
DECEMBER	\$41,386.71	\$33,035.38	\$16,484.32	\$39,792.14	\$40,132.41	\$29,147.95	
TOTAL	\$394,617.63	\$398,199.32	\$346,070.90	\$494,994.53	\$627,180.85	\$671,069.50	\$584,516.80

TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Review of Zoning Regulations — Dominion Radio Astrophysical Observatory (DRAO)

Administrative Recommendation:

THAT the Regional District proceed with Bylaw No. 2777, being a bylaw of the Regional District to amend the Electoral Area “C” Official Community Plan and Zoning Bylaws and Electoral Area “D-1” Zoning Bylaw to update land use provisions in the DRAO radio frequency interference (RFI) area; and more specifically:

- increase the minimum parcel size requirement for subdivision in the RFI Area from 20.0 ha to 60.0 ha;
 - limit the number of accessory dwellings permitted on parcels in the RFI Area to one (1); and
 - revise the general regulations pertaining to “home occupation” and “home industry” uses occurring in the RFI Area in order to exclude the repair of small engines and repair or assembly of electronic devices.
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Purpose:

- introduce updated mapping to the Electoral Area “C” OCP & Zoning Bylaws and Electoral Area “D-1” Zoning Bylaw based on the mapping introduced into the Electoral Area “D-1” OCP Bylaw;
- introduce new objectives and policy statements related to DRAO to the Electoral Area “C” OCP Bylaw based on those introduced into the Electoral Area “D-1” OCP Bylaw; and
- introduce revised general regulations to the Electoral Area “C” and “D-1” Zoning Bylaws that remove unlawful delegations of Board authority.

Background:

At its meeting of December 15, 2016, the Regional District Board adopted the Electoral Area “D-1” Official Community Plan (OCP) Bylaw No. 2683, 2016.

This bylaw included a new and more comprehensive set of objectives and policies related to the DRAO at White Lake, including a new Schedule (‘C’) which presents updated mapping showing the extent of the RFI Area that affects the operation of the observatory.

Conversely, the Electoral Area “D-1” Zoning Bylaw, which gives effect to some of these policies — such as the requirement that new subdivisions within the RFI Area not be less than 20.0 ha in area — continues to rely on “High Risk Electromagnetic Interference Area” mapping produced at the time of the previous Electoral Area “D-1” OCP and Zoning Bylaw Review completed in the 1990s.

Similarly, within Electoral Area “C” the OCP Bylaw is relying on the same outdated mapping, while the Zoning Bylaw is silent on the Observatory despite significant RFI Areas occurring within the electoral area.

In addition, a number of the general regulations governing development within the RFI Area and contained within the Electoral Area “D-1” Zoning Bylaw represent an unlawful delegation of Board authority.

At its meeting of June 1, 2017, the Planning and Development (P&D) Committee resolved to defer consideration of Amendment Bylaw No. 2777 to its meeting of July 20, 2017.

Referrals:

On June 12, 2017, Administration referred Draft Amendment Bylaw No. 2777 to those agencies listed at Attachment No. 1.

Agency comments have been received from DRAO, the Agricultural Land Commission (ALC), the Interior Health Authority (IHA) and the Ministry of Forests, Lands and Natural Resource Operations (MLFNRO) Ecosystems Section and these are included at Attachment No. 4.

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.

At its meeting of July 11, 2017, the Electoral Area “D” APC recommended that the proposed amendments be supported, as are the comments from DRAO regarding:

Analysis:

The Regional District has historically supported the continued operation of DRAO and its protection from increased electromagnetic interference. This position would be enhanced by application of a consistent set of policies, mapping and zoning regulations related to the operation of the Observatory in the Electoral Area “C” and “D-1” land use bylaws.

Unlawful Delegation of Board Authority

An unlawful delegation of statutory authority occurs when a local government attempts to delegate a power that the *Local Government Act* states is a power that shall *only* be exercised by the local government.

At present, the Electoral Area “D-1” Zoning Bylaw contains delegations to DRAO granting the Observatory the ability to approve development that the Act otherwise assigns to the Board. This is largely in relation to the prescriptive list of residential activities contained at Section 7.27 of the zoning bylaw that might result in electromagnetic interference (i.e. restricting the use of fluorescent lights, lamp dimmers, shortwave radios or microwaves).

Bylaw 2777 proposes that Section 7.27 of the Electoral Area “D-1” Zoning Bylaw be amended in accordance with Attachment No. 2 to this report, and that these revised provisions be applied to the Electoral Area “C” Zoning Bylaw.

Minimum Parcel Size for Subdivision in the RFI Area

At present, the Regional District requires that the subdivision of land within the RFI Area not result in parcels less than 20.0 ha in area irrespective of whether the zoning of a parcel permits a lesser parcel size. Yet, the three most common zones in the RFI Area, being the Resource Area (RA), Crown

Research Area (CRA) and Agriculture Three (AG3) zones, already specify a minimum parcel size of 20.0 ha.

In light of the proposed revisions to Section 7.27 of the Electoral Area “D-1” Zoning Bylaw (outlined above), the Board may wish to consider increasing the restriction on subdivision in the RFI Area (i.e. to 50.0 or 60.0 ha).

In their referral comments, DRAO has advised that “RFI is generated by human occupation and use of land. Thus, lower density of human activity results in lower risk of RFI” and that they would be supportive of increasing minimum parcel sizes for subdivision in the RFI Area to 50.0 or 60.0 ha.

Administration also notes that comments received from the Agricultural Land Commission (ALC) favour increasing minimum parcel sizes requirements for lands in the Agricultural Land Reserve (ALR) to 60.0 ha but that this is for reasons unrelated to the operation of the Observatory.

The impact of increasing the minimum parcel size requirement in the RFI Area to 50.0 ha or 60.0 ha will largely fall on those privately held parcels zoned RA. These parcels represent approximately 50% of the RA zoned land in the RFI Area (with the other 50% being Crown land) and comprise hillside, the suitability of which for subdivision, even at 20 ha parcels, is unclear.

The impact of such an increase on lands zoned AG3 and CRA seem slight given the former largely exist within the ALR and seem unlikely to be approved for subdivision by the ALC (based upon their referral comments), while the latter are held by the federal government in relation to its operation of the Observatory.

Accessory residential uses and dwellings in the RFI Area

A further methodology to minimize the impact of human activity in the RFI Area would be to restrict the number of accessory dwellings permitted on a parcel in the RFI Area (to either one or none per parcel) and restricting home industry and home occupation uses from being able to undertake the “repair of small engines, and repair or assembly of electronic devices or components with a potential for RFI.”

At present, the Electoral Area “C” Zoning Bylaw permits upwards of four (4) accessory dwellings on parcels zoned RA, LH, AG1 & AG2 greater than 16.0 ha in area, while the Electoral Area “D-1” Zoning Bylaw permits upwards of 4 accessory dwellings on parcels zoned AG1 and AG3 greater than 16.0 ha in area.

A majority of the zones found in the RFI Area also allow “home occupation” as an accessory use, which includes “electronic instrument repair”, while a number of other zones also permit “home industry” as an accessory use, which includes “small-scale ... repair of small engines, electronic, electrical ... and similar products.”

DRAO has recommended that consideration be given to limiting the number of accessory dwellings permitted on parcels in the RFI Area to no more than one (1) and that the general regulations for “home industry” and “home occupation” be amended to exclude the repair of small engines and repair or assembly of electronic devices on parcels in the RFI Area.

Land Use Contract No. LU-6-D (St. Andrews)

The Board is asked to be aware that these proposed changes will not affect the Land Use Contract which applies to the St. Andrews area and will continue to be in effect until 2024 (subject to an early termination or voluntary discharge).

B. Bal

- Attachments:
- No. 1 — Agency Referral List
 - No. 2 — Current & Proposed General Regulations for DRAO
 - No. 3 — Current High Risk Electromagnetic Interference Area & Proposed Radio Frequency Interference Area
 - No. 4 — Agency Referral Comments
 - No. 5 — Draft Amendment Bylaw No. 2777 (version 2017-06-01)

Attachment No. 1 – Agency Referral List

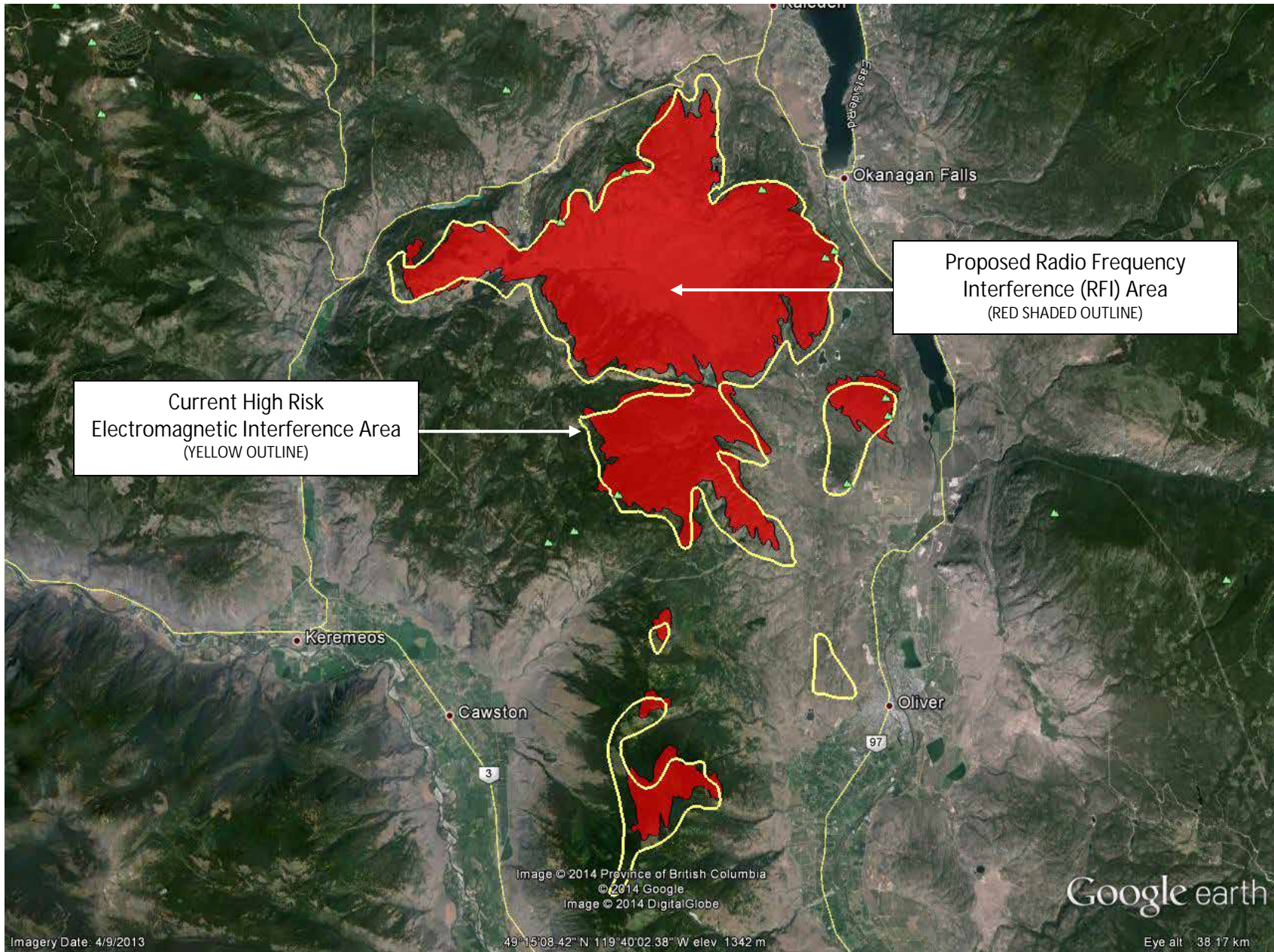
Referrals have been sent to the following agencies as highlighted with a **p**, regarding Amendment Bylaw No. 2777:

p	Agricultural Land Commission (ALC)	o	Fortis
p	Interior Health Authority (IHA)	o	City of Penticton
p	Ministry of Agriculture	o	District of Summerland
o	Ministry of Energy & Mines	o	Town of Oliver
o	Ministry of Community, Sport and Cultural Development	o	Town of Osoyoos
p	Ministry of Environment	o	Town of Princeton
p	Ministry of Forest, Lands & Natural Resource Operations	o	Village of Keremeos
o	Ministry of Jobs, Tourism and Innovation	p	Okanagan Nation Alliance (ONA)
p	Ministry of Transportation and Infrastructure	p	Penticton Indian Band (PIB)
o	Integrated Land Management Bureau	p	Osoyoos Indian Band (OIB)
p	BC Parks	p	Upper Similkameen Indian Bands (USIB)
p	School District #53 (Okanagan Similkameen)	p	Lower Similkameen Indian Bands (LSIB)
o	School District #58 (Nicola Similkameen)	o	Environment Canada
p	School District #67 (Okanagan Skaha)	o	Fisheries and Oceans Canada
o	Central Okanagan Regional District	o	Archaeology Branch
o	Kootenay Boundary Regional District	p	Dominion Radio Astrophysical Observatory
o	Thompson Nicola Regional District	o	Canadian Wildlife Services
o	Fraser Valley Regional District		

Attachment No. 2 — Current & Proposed General Regulations for DRAO

Current	Proposed
<p>.1 Land within the following is designated as “High Risk Electromagnetic Interference Area”:</p> <ul style="list-style-type: none"> a) directly within the line-of-sight of the existing Dominion Radio Astrophysical Observatory telescopes; b) within 61.0 metres of Section (a); c) within 2.5 km of the astrophysical observatory facility, as determined by the Dominion Radio Astrophysical Observatory; and d) as depicted on Diagram 1. <p>.2 The minimum parcel size for subdivision within any zone within the High Risk Electromagnetic Interference Area is 20 ha.</p> <p>.3 No person will construct, reconstruct, move or extend any building or structure which would increase the level of electromagnetic interference from:</p> <ul style="list-style-type: none"> a) electrical motors and generators; b) fluorescent lights - including neon, mercury vapour, and other gas discharge lamps; c) SCR type lamp dimmers and controllers; d) shortwave radios; e) transmitters and electrical utility above ground wiring; f) electrical machinery and equipment which is operated by means of a spark or ignition system; and g) ultrasonic appliances <p>unless the person receives approval from the Dominion Radio Astrophysical Observatory that the proposed development will not effect the observatory.</p> <p>.4 The Dominion Radio Astrophysical Observatory may require a restrictive covenant to be registered against the subject lands to limit the potential for electromagnetic interference. This covenant may be required prior to obtaining a building permit and must advise future purchasers of the High Risk Electromagnetic Interference Area requirements.</p>	<p>The lands shown hatched on Schedule ‘3’ are designated as a “Radio Frequency Interference Area” and include lands:</p> <ul style="list-style-type: none"> a) directly within the line-of-sight of the existing Dominion Radio Astrophysical Observatory telescopes; b) within 61.0 metres of Section (a); and c) within 2.5 km of the astrophysical observatory facility.

Attachment No. 3 – Current High Risk Electromagnetic Interference Area & Proposed Radio Frequency Interference Area



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2777, 2017

**A Bylaw to amend the Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008,
Electoral Area “C” Zoning Bylaw No. 2453, 2008, and
Electoral Area “D” Zoning Bylaw No. 2457, 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 “Dominion Radio Astrophysical Observatory Official Community Plan and Zoning Amendment Bylaw No. 2777, 2017.”
2. The “Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008” is amended by:
 - i) deleting Section 11.2.4 under Section 11.0 (Administrative, Cultural and Institutional).
 - ii) deleting Section 11.2.9 under Section 11.0 (Administrative, Cultural and Institutional).
 - iii) deleting Map 3 (High Risk Electromagnetic Interference Areas) under Section 11.0 (Administrative, Cultural and Institutional).
 - iv) adding a new Section 11.4 (Dominion Radio Astrophysical Observatory) under Section 11.0 (Administrative, Cultural and Institutional) to read as follows:

11.4 Dominion Radio Astrophysical Observatory

The Dominion Radio Astrophysical Observatory (DRAO) is the only research facility of its kind in Canada, and provides a significant contribution to the local economy and ongoing contributions to national and international research initiatives.

The Regional District acknowledges the critical scientific and economic importance of DRAO, and recognizes its sensitivity to Radio Frequency Interference (RFI) that may result from development and human activity outside of DRAO property but within the RFI area.

The degree to which development may interfere with Observatory activities is, in part, a function of distance and whether the development lies within lines-of sight

Commented [CG1]: Proposed to move this objective into new Section devoted to DRAO.

Commented [CG2]: Proposed to move this policy into new Section devoted to DRAO.

Commented [CG3]: Proposed to replace this Map with a new Schedule 'E' to the OCP Bylaw incorporating updated mapping for the RFI Area around DRAO.

Commented [CG4]: New Section introducing wording from Electoral Area “D-1” OCP regarding DRAO to the Electoral Area “C” OCP Bylaw.

of radio-telescope equipment. Schedule 'E' (Dominion Radio Astrophysical Observatory RFI Area) identifies the approximate areas that are:

- directly within the lines-of-sight of existing telescopes or potentially within the lines-of-sight of any future telescopes;
- within 61.0 metres vertically of such lines-of-sight; and
- within 2.5 km of the Observatory.

Development within the area identified in Schedule 'E' (Dominion Radio Astrophysical Observatory RFI Area) could significantly interfere with the research activities conducted at DRAO. While the impact of RFI generated by human activity within 61 metres vertically of the lines-of-sight of existing telescopes; it is nevertheless important to minimize the levels of RFI or risks of potential RFI.

The Regional District will work with DRAO with respect to any development proposed in the area identified in Schedule 'E' to avoid RFI risk.

11.4.1 Objectives

- .1 Minimize the levels of Radio Frequency Interference (RFI) on DRAO from existing development.
- .2 Prevent and/or minimize additional RFI from potential new development.

11.4.2 Policies

The Regional Board:

- .1 Generally will not support future rezoning or subdivision applications that will create additional development or intensify development within the area illustrated on Schedule 'E' (Dominion Radio Astrophysical Observatory RFI Area).
- .2 Encourages the Federal Government to purchase undeveloped lands that could present a potential significant risk of RFI wherever feasible and appropriate.
- .3 Will continue supporting and working with DRAO to:
 - a) help inform current and prospective residents about their properties being located within, or near, an RFI area as illustrated on Schedule 'E' (Dominion Radio Astrophysical Observatory RFI Area);
 - b) inform current and prospective owners about RFI impacts on this major scientific facility; and
 - c) educate current and prospective residents on how to prevent and minimize uses with a RFI impact.

- v) adding a new Schedule 'E' (Dominion Radio Astrophysical Observatory Radio Frequency Interference Area) as shown on the attached Schedule 'A' (which forms part of this bylaw).

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

- i) replacing Section 7.27 (Astrophysical Observatory Electromagnetic Interference) under Section 7.0 (General Regulations) in its entirety with the following:

7.27 Dominion Radio Astrophysical Observatory Radio Frequency Interference Area

The lands shown hatched on Schedule '3' are designated as a "Radio Frequency Interference Area" and include lands:

- a) directly within the line-of-sight of the existing Dominion Radio Astrophysical Observatory telescopes;
- b) within 61.0 metres of Section 7.27(a); and
- c) within 2.5 km of the astrophysical observatory facility.

- ii) replacing Section 10.2.3 (Minimum Parcel Size) under Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2.3 Minimum Parcel Size:

- a) 4.0 ha;
- b) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw; or
- c) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

- iii) replacing Section 10.3.3 (Minimum Parcel Size) under Section 10.3 (Agriculture Two Zone) in its entirety with the following:

10.3.3 Minimum Parcel Size:

- a) 10.0 ha;
- b) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw; or
- c) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

- iv) replacing Section 10.4.3 (Minimum Parcel Size) under Section 10.4 (Large Holdings One Zone) in its entirety with the following:

Commented [CG5]: Proposes to simplify Section 7.27 by removing those sections which deal with an authorised delegation of Board authority (i.e. sub-section 7.27.3 currently states "unless the person receives approval from the Dominion Radio Astrophysical Observatory ...").

It is further proposed to transfer the 20.0 ha minimum parcel size for subdivision to those zones affected by the RFI Area.

Commented [CG6]: New provisions. Designed to ensure consistency with the Electoral Area "D-1" Zoning Bylaw and how it treats the subdivision of parcels within the RFI Area.

Commented [CG7]: New provisions. Designed to ensure consistency with the Electoral Area "D-1" Zoning Bylaw and how it treats the subdivision of parcels within the RFI Area.

10.4.3 Minimum Parcel Size:

- a) 4.0 ha; or
 - b) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.
- v) replacing Section 15.2.3 (Minimum Parcel Size) under Section 15.2 (Parks and Recreation Zone) in its entirety with the following:

15.2.3 Minimum Parcel Size:

- a) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.
- vi) adding a new Schedule '3' (Dominion Radio Astrophysical Observatory Radio Frequency Interference Area) as shown on the attached Schedule 'B' (which forms part of this bylaw).

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

- i) replacing Section 7.26 (Astrophysical Observatory Electromagnetic Interference) under Section 7.0 (General Regulations) in its entirety with the following:

7.26 Dominion Radio Astrophysical Observatory Radio Frequency Interference Area

The lands shown hatched on Schedule '3' are designated as a "Radio Frequency Interference Area" and include lands:

- a) directly within the line-of-sight of the existing Dominion Radio Astrophysical Observatory telescopes;
- b) within 61.0 metres of Section 7.26(a); and
- c) within 2.5 km of the astrophysical observatory facility.

- ii) replacing Section 10.2.3 (Minimum Parcel Size) under Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2.3 Minimum Parcel Size:

- a) 4.0 ha;
- b) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw; or
- c) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

Commented [CG8]: New provisions. Designed to ensure consistency with the Electoral Area "D-1" Zoning Bylaw and how it treats the subdivision of parcels within the RFI Area.

Commented [CG9]: New provisions. Designed to ensure consistency with the Electoral Area "D-1" Zoning Bylaw and how it treats the subdivision of parcels within the RFI Area.

Commented [CG10]: Proposes to update and transfer RFI Area from Schedule '1' to its own stand-alone Schedule.

Commented [CG11]: Proposed to introduce these provisions to the Electoral Area "C" Zoning Bylaw to ensure consistency with the proposed regulations to be applied in Electoral Area "D-1".

Commented [CG12]: Currently comprised at Section 7.27 of the Zoning Bylaw. Proposed to move this minimum parcel size requirement into all zones within DRAO's RFI Area.

- iii) replacing Section 10.4.3 (Minimum Parcel Size) under Section 10.4 (Large Holdings One Zone) in its entirety with the following:

10.4.3 Minimum Parcel Size:

- a) 4.0 ha; or
- b) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.

Commented [CG13]: Currently comprised at Section 7.27 of the Zoning Bylaw. Proposed to move this minimum parcel size requirement into all zones within DRAO's RFI Area.

- iv) replacing Section 10.5.3 (Minimum Parcel Size) under Section 10.5 (Large Holdings Two Zone) in its entirety with the following:

10.5.3 Minimum Parcel Size:

- a) 8.0 ha; or
- b) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.

Commented [CG14]: Currently comprised at Section 7.27 of the Zoning Bylaw. Proposed to move this minimum parcel size requirement into all zones within DRAO's RFI Area.

- v) replacing Section 10.6.3 (Minimum Parcel Size) under Section 10.6 (Small Holdings Two Zone) in its entirety with the following:

10.6.3 Minimum Parcel Size:

- a) 2.0 ha; or
- b) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.

Commented [CG15]: Currently comprised at Section 7.27 of the Zoning Bylaw. Proposed to move this minimum parcel size requirement into all zones within DRAO's RFI Area.

- vi) replacing Section 10.7.3 (Minimum Parcel Size) under Section 10.7 (Small Holdings Three Zone) in its entirety with the following:

10.7.3 Minimum Parcel Size:

- a) 1.0 ha; or
- b) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.

Commented [CG16]: Currently comprised at Section 7.27 of the Zoning Bylaw. Proposed to move this minimum parcel size requirement into all zones within DRAO's RFI Area.

- vii) replacing Section 11.1.3 (Minimum Parcel Size) under Section 11.1 (Residential Single Family One Zone) in its entirety with the following:

11.1.3 Minimum Parcel Size:

- a) 500 m², subject to servicing requirements; or
- b) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.

Commented [CG17]: Currently comprised at Section 7.27 of the Zoning Bylaw. Proposed to move this minimum parcel size requirement into all zones within DRAO's RFI Area.

- viii) replacing Section 11.2.3 (Minimum Parcel Size) under Section 11.2 (Residential Single Family Two Zone) in its entirety with the following:

11.2.3 Minimum Parcel Size:

- a) 500 m², subject to servicing requirements; or
- b) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.

Commented [CG18]: Currently comprised at Section 7.27 of the Zoning Bylaw. Proposed to move this minimum parcel size requirement into all zones within DRAO's RFI Area.

- ix) replacing Section 15.2.3 (Minimum Parcel Size) under Section 15.2 (Parks and Recreation Zone) in its entirety with the following:

15.2.3 Minimum Parcel Size:

- a) 20.0 ha when a parcel is situated within the "Radio Frequency Interference Area" as shown on Schedule '3' to this bylaw.

Commented [CG19]: New provisions. Designed to ensure consistency with the Electoral Area "D-1" Zoning Bylaw and how it treats the subdivision of parcels within the RFI Area.

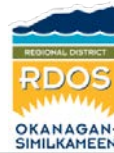
- x) adding a new Schedule '3' (Dominion Radio Astrophysical Observatory Radio Frequency Interference Area) as shown on the attached Schedule 'C' (which forms part of this bylaw).

Commented [CG20]: Proposes to introduce the RFI Area as a Schedule to the Electoral Area "C" Zoning Bylaw. Map will be consistent with that proposed for the Electoral Area "D-1" Zoning Bylaw.

DRAFT

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2777, 2017

Project No: X2017.072-ZONE

Schedule 'A'

Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008
[Schedule 'E' \(Dominion Radio Astrophysical Observatory Radio Frequency Interference Area\)](#)

DRAFT

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2777, 2017

Project No: X2017.072-ZONE

Schedule 'B'

Electoral Area "C" Zoning Bylaw No. 2453, 2008

[Schedule '3' \(Dominion Radio Astrophysical Observatory Radio Frequency Interference Area\)](#)

DRAFT

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2777, 2017

Project No: X2017.072-ZONE

Schedule 'C'

Electoral Area "D" Zoning Bylaw No. 2457, 2008

[Schedule '3' \(Dominion Radio Astrophysical Observatory Radio Frequency Interference Area\)](#)

DRAFT



June 27, 2017

File: Dominion Radio Astrophysical Observatory
White Lake, RDOS

Christopher Garrish, Planning Supervisor
Regional District of Okanagan-Similkameen
101 Martin Street,
Penticton, B.C., V2A 5J9

Dear Mr. Garrish:

Re: Bylaw 2777 for Dominion Radio Astrophysical Observatory (DRAO), White Lake, RDOS

Thank you for sending the referral for the above-mentioned Bylaw 2777 to our Healthy Built Environment (HBE) team. Upon review of the Bylaw intentions (updated mapping, new objectives and policy statements, revised general regulations), and weblink provided, the following comments are offered.

Mapping describes a yellow boundary identified as "Current High Risk Electromagnetic Interference Area" surrounding a red-shaded "Proposed Radio Frequency Interference (RFI) Area". Described is that new subdivisions must not be less than 20 ha in area within this RFI area. Years ago while visiting the DRAO site I recall information signs educating people to avoid using equipment such as chainsaws and ATV's with ignition systems that can potentially disrupt the radio frequency interpretation work underway at DRAO. Had I not personally known of this sensitivity, I may be inclined to think that the area within the yellow boundary is of high electromagnetic frequency (EMF) risk for people. An amendment to the language to clearly identify the purpose of the yellow boundary and red-shaded areas is recommended.

Further to the above, it is my understanding that the main purpose of DRAO is to receive and decipher incoming signals rather than broadcast, but I do not know the specifics of the operations. As Industry Canada is not included on the agency referral list, I suggest that this referral be sent to Mike Amyotte, Manager Spectrum Operations, Industry Canada Mike.Amyotte@ic.gc.ca in the Kelowna office for his input.

Sincerely,

Greg Baytalan
Specialist Environmental Health Officer

cc. Mike Amyott, Manager Spectrum Operations, Industry Canada

Bus: (250) 469-7070 ext. 12273
Fax: (250) 868-7760
Greg.Baytalan@interiorhealth.ca
www.interiorhealth.ca

POPULATION HEALTH
505 Doyle Ave.
Kelowna, BC, V1Y 0C5

DRAO COMMENTS ON DRAFT BYLAW AND ADMIN REPORT JUNE 2017

COMMENTS: DRAFT BYLAW 2777

The following comments and suggestions regarding wording of draft Bylaw 2777, 2017 are keyed to the draft which you referred to us on June 9, 2017.

SECTION 2

S.11.4 Dominion Radio Astrophysical Observatory

- Para 1. We appreciate your noting both the nationally unique function and requirements of the Observatory.
- Para 2. The sentence could be modified to read “outside of DRAO lands (property of the National Research Council of Canada and associated land reserves established by BC for Observatory purposes) but within the designated RFI area described below”.
- Para 3. Revise text to read “the degree to which any development . . . whether such development . . . ”
- Para 4. The second sentence is missing a closing statement. The third sentence statement could use either “necessary, essential or critical” rather than important.
- Para 5. DRAO supports the RDOS commitment to jointly review development proposals to avoid RFI risk.

S.11.4.2 Policies

1. The term “generally” continues to present concern as it is indefinite. A preferred alternative is a reference such as “Consistent with the objectives and policies respecting DRAO presented in the AREA D-1 OCP, will not support any future rezoning”, etc.

3. Will continue supporting . . . DRAO staff.

3 a) near a designated RFI area as shown on Schedule E.

3 c) minimize uses with a risk of a RFI impact

SECTION 3, AREA C ZONING BYLAW

- i. The replacement language for S. 7.27 is supported as is the CG5 reference to applying a 20ha minimum parcel size for subdivision to zones affected by the RFI area.
- ii. Again the references to a 20.0 minimum parcel size (ref. 10.2.3) (ref. 10.3.3) (ref.10.4.3) and (ref. 15.2.3) are supported.

SECTION 4/AREA D ZONING BYLAW

- i. The replacement language for 7.26 proposed meets your goal of consistency with Area D-1 provisions. DRAO is supportive of this.
- ii. DRAO supports the intent of a consistent 20ha minimum parcel size within the RFI area under Sections (10.4.3) (10.5.3) (10.6.3) (10.7.3) (11.1.3) (11.2.3) and (15.2.3) as proposed.

Adding the RFI area map as a consistent Schedule for Areas C, D and D-1 is supported.

COMMENTS: JUNE 1, 2017 ADMINISTRATIVE REPORT, REVIEW OF ZONING REGULATIONS, DRAO

BACKGROUND STATEMENT

This statement is a good summary assessment of the situation and proposed direction.

ANALYSIS

DRAO supports RDOS efforts to ensure consistency of DRAO-related policies across Electoral Areas including:

- Objective and Policy statements related to DRAO being based on those in the Area D-1 OCP;
- updated mapping; and
- revised general regulations to remove a current unlawful delegation of RDOS authority to DRAO officials.

Your reference to the overly prescriptive list of electrical equipment and devices, primarily related to residential use, which could result in radio frequency interference with the Observatory warrants special attention as noted below.

DRAO is fully supportive of the RDOS intention to pursue more substantive approaches including consideration of:

- restricting new subdivision in the RFI area to 50 or 60ha, and
- limiting residential density within the RFI area by restricting development of accessory dwellings on a parcel.

RFI is generated by human occupation and use of land. Thus, lower density of human activity results in lower risk of RFI.

Of the two options presented, (reducing accessory dwelling densities to one per parcel or no accessory dwellings) DRAO would prefer the latter as it would lower RFI risk.

DRAO would also suggest consideration, by RDOS, of similar appropriate regulatory provisions respecting those home industries and home occupations entailing repair of small engines, and repair or assembly of electronic devices or components with a potential for RFI. We would be pleased to review such provisions in collaboration with the RDOS.

Finally, we generally support the reference to the Land Use Contract (LUC) applicable to the St. Andrews area and its continuation to 2024 subject to early termination or voluntary discharge. However, in any future submission on this topic, DRAO believes that specific reference should be made to the St. Andrews LUC containing special provisions including:

- Restricting installation and use of electrical equipment/devices that could cause RFI . . . and suppression to reduce the emission of it “to levels acceptable to the Observatory”.
- An obligation of the (St. Andrews) Developer to a) alert all buyers or occupiers of land of the RFI suppression requirement, and b) remove or suppress an (RFI) interfering device.
- Construing the LUC agreement as “running with the land” and requiring it to be registered by the Regional District in the Land Registry Office.

These are all DRAO-specific conditions of development which are beyond the scope of zoning authority. However, they are within the scope of Provincial legislation, either Order or Statute, which can be tailored to meet the unique and ongoing requirements of RFI protection for DRAO.

The Area D-1 OCP (adopted December, 2016) presents RDOS support for “eventual termination of the 1973 Land Use Contract and its replacement with appropriate designation, zoning and other measures. These include including supporting DRAO in securing an enduring legal basis for RFI protection and management” (S.7.4.1). DRAO strongly endorses that policy.

It is the intention of DRAO to pursue “such other measures” to complement the OCP Objectives and Policies and the proposed updates to the Zoning Bylaws for Areas C and D-1.

DRAO appreciates the opportunity to comment and would be pleased to meet with you as necessary to assist in moving this forward.

Lauri Feindell

From: Collins, Martin J ALC:EX <Martin.Collins@gov.bc.ca>
Sent: June 13, 2017 4:11 PM
To: Planning
Subject: Bylaw #2777

Chris

This to advise that the ALC has the following comments on Bylaw #2777.

- 1) A 20 ha minimum lot size for Proposed "Radio Frequency Interference Area" RFIA (which is largely contiguous with ALR areas) is not adequate for typical agricultural activities - dry land grazing activities - in the ALR in this area.
- 2) The ALC has refused 20 ha subdivision applications in this area
- 3) The ALC suggests that the minimum lot size for the RFIA of 60 ha, which is typical of some of the larger property sizes.

If you have any questions, please contact the undersigned

Regards

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





Your File #: X2017.072-
ZONE DRAO
eDAS File #: 2017-03915
Date: June 15, 2017

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

Attention: Lauri Feindell

Re: **Proposed Text Amendment Bylaw 2777, 2017 for:**
Dominion Radio Astrophysical Observatory

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

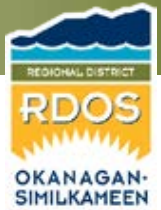
If you have any questions please feel free to call Rob Bitte at (250) 490-2280.

Yours truly,

Rob Bitte
District Development Technician

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 490-8200 Fax: (250) 490-2231

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Commercial Tourist Zone Review and Consolidation – For Information Only

Purpose:

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

Background:

At its meeting of October 16, 2008, the Board considered an [Administrative Report](#) proposing the creation of a single Electoral Area Zoning Bylaw and directed staff to investigate the preparation of such a bylaw. The 2017 Business Plan includes a direction to ensure “all existing bylaws and policies are kept in a current and useful form ...”

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

Analysis:

At present, there are six (6) different Commercial Tourist Zones, as well as a variety of site specific zonings that could be reduced to a core of three (3) main zones, being: Commercial Tourist (CT1), Commercial Campground (CT2) and Commercial Golf Course (CT3):

ZONE DISTRICT	APPROXIMATE NUMBER OF PARCELS						
	Area “A”	Area “C”	Area “D-1”	Area “D-2”	Area “E”	Area “F”	TOTAL
CT1	9	11	2	17	7	1	47
CT2	0	0	0	0	0	1	1
CT3	0	0	0	0	0	1	1
CT4	0	6	2	5	0	0	13
CT5	0	0	0	0	0	1	1
CT6	0	0	1	0	0	0	1

For reference purposes, tables are included at Attachment Nos. 1-4 showing the proposed transition of these zones as well as how existing zones compare to the proposed new zones.

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

Proposed Commercial Tourist (CT1) Zone:

The intent of the Commercial Tourist (CT1) Zone is generally to provide opportunities for visitor accommodation, entertainment and accessory services. At present, each of the Okanagan Electoral Area Zoning Bylaws includes a CT1 Zone.

It is proposed to update the CT1 Zone in order to focus on the provision of “tourist accommodation” (a new use that will incorporate hotels, motels, hostels, etc.) indoor and outdoor recreational facilities (another new use that incorporates bowling alleys, theatres, concert halls, etc.), eating and drinking establishments and outdoor markets.

While a majority of the current CT1 Zones already allow for such uses, the update will result in the elimination of “campground” (as this is to be the focus of the proposed CT2 Zone – see below), as well as non-traditional tourist uses such as “service station” (Area “F”), “taxidermy” (Area “C”) and “libraries” (Area “C”) as permitted uses.

In addition to the aforementioned new uses, it is further proposed to standardise minimum parcel size requirements for subdivision (1,000 m²), parcel width (25% of depth), setbacks, building height (12.0 metres) and parcel coverage (40%).

Proposed Commercial Campground (CT2) Zone:

The intent of the Commercial Campground (CT2) Zone is to provide opportunities for campground accommodation and accessory services. At present, each of the Okanagan Electoral Area Zoning Bylaws, with the exception of Electoral Area “E”, includes a version of this zone.

Accordingly, Administration is proposing to introduce a new CT2 Zone that will focus on the provision of “campground” accommodation and accessory uses such as “eating and drinking establishments”, convenience (retail) stores and indoor recreational opportunities.

While a majority of the existing “campground” zones already allow these uses, the new CT2 Zone will clarify that “campground” is the only principal permitted use and that other uses, such as retail or restaurants are accessory to this use.

In addition, Administration is proposing to amend the definition of “campground” and introduce new regulations in order to allow for the use of tourist “cabins”, as was previously approved at the Gallagher Lake Resort (formerly Gallagher Lake KOA) in 2015.

The Board is also asked to be aware that, at present, there is no consistency across bylaws regarding the land area required to operate a campground or the maximum density of campsites permitted. The following table shows the requirements by Electoral Area, including the Regional District’s Campsite Bylaw No. 713, 1982:

	Area “A”	Area “C”	Area “D-1”	Area “D-2”	Area “E”	Area “F”	Bylaw 713
Min. Area	2.0 ha	[use 713]	0.8 ha	[use 713]	2.0 ha	1.0 ha	0.2 ha
Max Density	75/ha	[use 713]	30/unit	[use 713]	75/ha	30/ha	85/ha

Given the Board’s most recent pronouncement on these issues are encapsulated within the Electoral Area “A” (2004) and “E” (2006) Zoning Bylaws, Administration is proposing that the new CT2 Zone apply a 2.0 ha area requirement for campgrounds and limit the number of campsites to a maximum of 75/ha.

In order to avoid any conflict between bylaws, Administration is also proposing that the Campsite Bylaw No. 713, 1982, be repealed and replaced with a new campground bylaw that will focus

primarily on servicing issues. The replacement of Bylaw No. 713 will be the subject of a separate report to the Board.

Proposed Commercial Golf Course (CT3) Zone:

The intent of the Commercial Golf Course (CT3) Zone is to provide opportunities for golfing related recreational opportunities and accessory services (i.e. restaurant).

Accordingly, Administration is proposing to introduce a new CT3 Zone that will focus on the provision of "golf courses" and accessory uses.

The issue of how to deal with golf courses is one that has beset the Regional District since it began to introduce the current generation of zoning bylaws at the time of the Electoral Area "C" OCP and Zoning Bylaw Review in 2002.

At that time, a Resource Area Site Specific (RAs) Zone was applied to the Fairview Golf Course in order to ensure it remained compliant with the Zoning Bylaw. This differed, however, from the zoning applied to Twin Lakes, Pinehills and the Sage Mesa (now WOW) golf courses, and has yet to be reconciled.

Administration is recommending that this be resolved through the application of the CT3 Zone (see Attachment No. 4) to all golf courses in the Okanagan Electoral Areas.

OCP Bylaws – Commercial Tourist (CT) designation:

In recognition of the limited commercial range of the CT Zones and extensive land requirements of uses allowed in some of these zones (i.e. campgrounds and golf courses), Administration is proposing to apply the CT designation, as introduced into the new Electoral Area "D-1" OCP Bylaw, to the other Electoral Areas.

The CT designation will generally be applied to lands currently zoned Commercial Tourist and will further ensure consistency policies and objectives for commercial tourist uses across Electoral Areas.

Consultation / Non-conforming land uses:

In undertaking this review, Administration became aware of a number of properties currently zoned tourist commercial that are not currently being used for such purposes.

As part of the consultation for these amendments, Administration is proposing to contact the owners of such properties and offer an opportunity to have their zoning amended to reflect current land uses (i.e. residential).

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Development Services Manager

Attachments: No. 1 — Commercial Tourist Zone Transition Matrix
No. 2 — CT1 Zone Comparison
No. 3 — CT2 Zone Comparison
No. 4 — CT3 Zone Comparison

Attachment No. 1 – Commercial Tourist Zone Transition Matrix

ELECTORAL AREA	EXISTING ZONE	PROPOSED ZONE	COMMENTS
"A"	Tourist Commercial One (CT1)	Commercial Tourist (CT1)	
"A"		Commercial Campground (CT2)	Proposed to apply CT2 Zone to existing campgrounds
"C"	Tourist Commercial One (CT1)	Commercial Tourist (CT1)	
"C"	Tourist Commercial Four (Campground) (CT4)	Commercial Campground (CT2)	
"C"	Resource Area Site Specific (RAs)*	Commercial Golf Course (CT3)	RAs currently applies to Fairview Golf Course.
"D-1"	Tourist Commercial One (CT1)	Commercial Tourist (CT1)	
"D-1"	Tourist Commercial Four (Campground) (CT4)	Commercial Campground (CT2)	
"D-1"	Tourist Commercial Six (CT6)	Commercial Golf Course (CT3)	CT6 currently applies to Twin Lakes Golf Course.
"D-2"	Tourist Commercial One (CT1)	Commercial Tourist (CT1)	
"D-2"	Tourist Commercial Four (Campground) (CT4)	Commercial Campground (CT2)	
"E"	Tourist Commercial One (CT1)	Commercial Tourist (CT1)	
"F"	Tourist Commercial One (CT1)	Commercial Tourist (CT1)	
"F"	Tourist Commercial Five (CT5)		Proposed to consolidate CT5 into a CT1s Zone.
"F"	Tourist Commercial Two Limited (CT2)	Commercial Campground (CT2)	Current CT2 Zone is a "campground" zone. Applies to 1 property.
"F"	Tourist Commercial Three Limited (CT3)		Current CT3 Zone is a "campground" zone. Applies to 1 property.
"F"	Resource Area (RA)*	Commercial Golf Course (CT3)	RA currently applies to Pineview Golf Course.
"F"	Small Holdings Five (SH5)*		SH5 currently applies to WOW Golf Course.

* Proposed change would only apply to one property so zoned, not all properties with that particular zoning.

Attachment No. 2 – CT1 Zone Comparison

ELECTORAL AREA "A"	ELECTORAL AREA "C"	ELECTORAL AREA "D-1"	ELECTORAL AREA "D-2"	ELECTORAL AREA "E"	ELECTORAL AREA "F"	PROPOSED CT1 ZONE
Principal Uses: amusement establishments, indoor and outdoor; campgrounds; eating and drinking establishment; motels; recreation services, indoor and outdoor; resorts; retail, outdoor, sales area not to exceed 200 m ² ; retail stores, general, not to exceed 250 m ² in gross floor area;	Principal Uses: amusement establishments, indoor and outdoor; eating and drinking establishment; motels; recreation services, indoor and outdoor; resorts; retail, outdoor, sales area not to exceed 200 m ² ; retail stores, general, not to exceed 200 m ² in gross floor area; libraries, museums, art galleries; taxidermy;	Principal Uses: campgrounds; eating and drinking establishment; hotel; motels; recreational vehicle park; resorts;	Principal Uses: campgrounds; eating and drinking establishment; hotel; motels; outdoor market; recreation, amusement and cultural facilities; resorts; retail sales, convenience;	Principal Uses: amusement establishments, indoor and outdoor; campgrounds; eating and drinking establishment; motels; recreation services, indoor and outdoor; resorts; retail, outdoor, sales area not to exceed 200 m ² ; retail stores, general, not to exceed 250 m ² in gross floor area;	Principal Uses: eating and drinking establishment; motels; retail sales, convenience; service station;	Principal Uses: eating and drinking establishment; indoor recreational facilities; outdoor recreational facilities; outdoor market; tourist accommodation;
Accessory Uses: one accessory dwelling; offices; accessory buildings and structures.	Accessory Uses: one accessory dwelling; campground (to motel or resort); recreation equipment sales, service, rentals and indoor repairs in conjunction with a motel or resort use; accessory buildings and structures.	Accessory Uses: one accessory dwelling; home occupation; recreation equipment sales, service, rentals and indoor repairs in conjunction with a motel or resort use; accessory buildings and structures.	Accessory Uses: one accessory dwelling; bed and breakfast home occupation; recreation equipment sales, service, rentals and indoor repairs in conjunction with a motel or resort use; accessory buildings and structures.	Accessory Uses: one accessory dwelling; offices; accessory buildings and structures.	Accessory Uses: one accessory dwelling; home occupation; accessory buildings and structures.	Accessory Uses: one accessory dwelling; office; personal service establishment; retail store, general, not to exceed 250 m ² in gross floor area; accessory buildings and structures.
Minimum Parcel Size: 2,020 m ²	Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 505 m ²	Minimum Parcel Size: 505 m ²	Minimum Parcel Size: 1,000 m ²
Minimum Parcel Width: 15.0 metres	Minimum Parcel Width: 18.0 metres	Minimum Parcel Width: 18.0 metres	Minimum Parcel Width: Not less than 25% of parcel depth	Minimum Parcel Width: Not less than 25% of parcel depth	Minimum Parcel Width: Not less than 25% of parcel depth	Minimum Parcel Width: Not less than 25% of parcel depth
Minimum Setbacks: <u>Principal buildings:</u>	Minimum Setbacks: <u>All buildings:</u>	Minimum Setbacks: <u>All buildings:</u>	Minimum Setbacks: <u>All buildings:</u>	Minimum Setbacks: <u>Principal buildings:</u>	Minimum Setbacks: <u>Principal buildings:</u>	Minimum Setbacks: <u>All buildings:</u>

ELECTORAL AREA “A”		ELECTORAL AREA “C”		ELECTORAL AREA “D-1”		ELECTORAL AREA “D-2”		ELECTORAL AREA “E”		ELECTORAL AREA “F”		PROPOSED CT1 ZONE	
Front:	7.5 metres	Front:	7.5 metres	Front:	7.5 metres	Front:	7.5 metres	Front:	7.5 metres	Front:	7.5 metres	Front:	7.5 metres
Rear:	7.5 metres	Rear:	7.5 metres	Rear:	1.5 metres	Rear:	1.5 metres	Rear:	7.5 metres	Rear:	7.5 metres	Rear:	7.5 metres
Interior side:	4.5 metres	Interior side:	3.0 metres	Interior side:	1.5 metres	Interior side:	1.5 metres	Interior side:	3.0 metres	Interior side:	1.5 metres	Interior side:	1.5 metres
Exterior side:	4.5 metres	Exterior side:	4.5 metres	Exterior side:	4.5 metres	Exterior side:	4.5 metres	Exterior side:	4.5 metres	Exterior side:	4.5 metres	Exterior side:	4.5 metres
												<u>Accessory buildings:</u>	
												Front: 7.5 metres	
												Rear: 1.5 metres	
												Interior side: 1.5 metres	
												Exterior side: 4.5 metres	
Maximum Height: 12.0 metres		Maximum Height: 12.0 metres		Maximum Height: 10.0 metres		Maximum Height: 7.0 metres within 100 metres of the high water mark of Skaha Lake; or 10.0 metres anywhere else		Maximum Height: 10.0 metres		Maximum Height: 15.0 metres (principal) 4.5 metres (accessory) 10.0 metres (dwelling)		Maximum Height: 12.0 metres * * proposed to maintain Skaha Lake exception in Area “D-2”	
Maximum Parcel Coverage: 35%		Maximum Parcel Coverage: 35%		Maximum Parcel Coverage: 35%		Maximum Parcel Coverage: 35%		Maximum Parcel Coverage: 35%		Maximum Parcel Coverage: 35%		Maximum Parcel Coverage: 35%	

Attachment No. 3 – CT2 Zone Comparison

ELECTORAL AREA "A" (CT1)	ELECTORAL AREA "C" (CT4)	ELECTORAL AREA "D-1" (CT4)	ELECTORAL AREA "D-2" (CT4)	ELECTORAL AREA "F" (CT2)	ELECTORAL AREA "F" (CT3)	PROPOSED CT2 ZONE
Principal Uses: amusement establishments, indoor and outdoor; campgrounds; eating and drinking establishment; motels; recreation services, indoor and outdoor; resorts; retail, outdoor, sales area not to exceed 200 m ² ; retail stores, general, not to exceed 250 m ² in gross floor area;	Principal Uses: campground;	Principal Uses: campground; eating and drinking establishment; recreational vehicle park;	Principal Uses: campground; eating and drinking establishment;	campground; eating and drinking establishment; motels; retail stores, convenience;	campground; eating and drinking establishment; motels; retail stores, convenience; service station;	Principal Uses: campground;
Accessory Uses: one accessory dwelling; offices; accessory buildings and structures.	Accessory Uses: one accessory dwelling; amusement establishment, indoor & outdoor; eating and drinking establishment; home occupation; recreation services, indoor & outdoor; retail stores, general, not to exceed 200 m ² gross floor area; accessory buildings and structures.	Accessory Uses: one accessory dwelling; home occupation; recreation equipment sales and rental, accessory to a campground, and recreational vehicle park; retail stores, convenience; accessory buildings and structures.	Accessory Uses: one accessory dwelling; bed and breakfast; home occupation; offices; recreation areas auxiliary to campgrounds; retail stores, convenience; accessory buildings and structures.	Accessory Uses: one accessory dwelling; home occupation; accessory buildings and structures.	Accessory Uses: one accessory dwelling; home occupation; accessory buildings and structures.	Accessory Uses: one accessory dwelling; eating and drinking establishment; indoor recreational facilities; retail stores, convenience, not to exceed 250 m ² gross floor area; accessory buildings and structures.
Minimum Parcel Size: 2,020 m ²	Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 505 m ²	Minimum Parcel Size: 4,000 m ²	Minimum Parcel Size: 2.0 ha
Minimum Parcel Width: 15.0 metres	Minimum Parcel Width: 30.0 metres	Minimum Parcel Width: 30.0 metres	Minimum Parcel Width: Not less than 25% of parcel depth	Minimum Parcel Width: Not less than 25% of parcel depth	Minimum Parcel Width: Not less than 25% of parcel depth	Minimum Parcel Width: Not less than 25% of parcel depth
Minimum Setbacks:	Minimum Setbacks:	Minimum Setbacks:	Minimum Setbacks:	Minimum Setbacks:	Minimum Setbacks:	Minimum Setbacks:

ELECTORAL AREA "A" (CT1)	ELECTORAL AREA "C" (CT4)	ELECTORAL AREA "D-1" (CT4)	ELECTORAL AREA "D-2" (CT4)	ELECTORAL AREA "F" (CT2)	ELECTORAL AREA "F" (CT3)	PROPOSED CT2 ZONE
<u>Principal buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres	<u>Principal buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres	<u>Principal buildings:</u> Front: 7.6 metres Rear: 7.5 metres Interior side: 4.5 metres Exterior side: 7.6 metres	<u>Principal buildings:</u> Front: 7.6 metres Rear: 4.6 metres Interior side: 4.6 metres Exterior side: 7.6 metres	<u>Principal buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres	<u>Principal buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres	<u>Buildings and Structures:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres
Maximum Height: 12.0 metres	Maximum Height: 10.0 metres	Maximum Height: 10.0 metres	Maximum Height: 8.5 metres	Maximum Height: 15.0 metres (principal) 4.5 metres (accessory) 10.0 metres (dwelling)	Maximum Height: 15.0 metres (principal) 4.5 metres (accessory) 10.0 metres (dwelling)	Maximum Height: 10.0 metres (principal) 5.0 metres (cabins)
Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 20%	Maximum Parcel Coverage: 20%	Maximum Parcel Coverage: 20%	Maximum Parcel Coverage: 25%	Maximum Parcel Coverage: 30%	Maximum Parcel Coverage: 20%
						General Regulations: the minimum land area required to operate a campground shall be 2.0 ha; the maximum number of campground units per hectare shall not exceed 75; not more than 25% of all campground units within a campground shall be used for the placement of cabins; a cabin may not have a gross floor area exceeding 30.0 m ² including additions such as covered patios and covered or uncovered decks; and all provisions in the Campground Regulations Bylaw No. 2779, 2017, as amended from time to time that have not been specified in this particular bylaw shall be met.

Attachment No. 4 – CT3 Zone Comparison

ELECTORAL AREA "C" FAIRVIEW - RAs	ELECTORAL AREA "D-1" TWIN LAKES - CT6	ELECTORAL AREA "F" PINEHILLS - RA	ELECTORAL AREA "F" WOW - SH5	PROPOSED CT3 ZONE
Principal Uses: open land recreation (golf course);	Principal Uses: golf course;	agriculture; packing, processing, storage and retail sales of farm and off-farm products; campground; cemetery; equestrian centre; forestry; golf course; government airport; guest ranch; guide camp; natural resource extraction; open land recreation; place of worship; Regional District sanitary landfill; single detached dwelling or mobile home; veterinary establishment;	agriculture; open land recreation (golf course), on parcels greater than 2.0 ha in area; single detached dwelling;	Principal Uses: golf course;
Accessory Uses: one accessory dwelling; accessory buildings and structures.	Accessory Uses: one accessory dwelling; accessory buildings and structures.	Accessory Uses: one accessory dwelling; bed and breakfast; docks; home industry; home occupations; kennels; accessory buildings and structures.	Accessory Uses: bed and breakfast; docks; home occupations; accessory buildings and structures.	Accessory Uses: one accessory dwelling; accessory buildings and structures.
Minimum Parcel Size: 20 ha	Minimum Parcel Size: 20 ha	Minimum Parcel Size: 12 ha	Minimum Parcel Size: 2,020 m ²	Minimum Parcel Size: 20 ha
Minimum Parcel Width:	Minimum Parcel Width:	Minimum Parcel Width:	Minimum Parcel Width:	Minimum Parcel Width:

ELECTORAL AREA "C" FAIRVIEW - RAs	ELECTORAL AREA "D-1" TWIN LAKES - CT6	ELECTORAL AREA "F" PINEHILLS - RA	ELECTORAL AREA "F" WOW - SH5	PROPOSED CT3 ZONE
Not less than 25% of parcel depth	Not less than 25% of parcel depth	N/A	Not less than 25% of parcel depth	Not less than 25% of parcel depth
Minimum Setbacks: <u>Principal buildings:</u> Front: 10.0 metres Rear: 9.0 metres Interior side: 4.5 metres Exterior side: 4.5 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 9.0 metres Rear: 9.0 metres Interior side: 3.0 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 9.0 metres Rear: 3.0 metres Interior side: 3.0 metres Exterior side: 4.5 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres
Maximum Height: 10.0 metres	Maximum Height: 15.0 metres (principal) 4.5 metres (accessory)	Maximum Height: 10.0 metres	Maximum Height: 8.0 metres	Maximum Height: 15.0 metres (principal) 4.5 metres (accessory)
Maximum Parcel Coverage: 10%	Maximum Parcel Coverage: 5%	Maximum Parcel Coverage: 5%	Maximum Parcel Coverage: 30%	Maximum Parcel Coverage: 5%

TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Update of Campsite Bylaw No. 713, 1982 – For Information Only

Purpose:

This report relates to a proposed repeal and replacement of the Regional District's Campsite Bylaw No. 713, 1982, with a new a Campground Regulations Bylaw No. 2779 in order to ensure consistency with a proposed new Commercial Campground (CT2) Zone to be applied to the Okanagan Electoral Area zoning bylaws.

Background:

At its meeting of July 19, 1982, the Regional District Board adopted a Campsite and Mobile Home Park Bylaw (No. 713) for the purposes of regulating the development of these uses within Electoral Areas 'A', 'C', 'D', 'E', 'F' and 'H'.

It is understood that this Bylaw was based upon a template provided to local governments throughout the province by the then Department of Municipal Affairs in the late 1970s.

Since Bylaw No. 713 was adopted, the only comprehensive review that it has been subjected to was in 2012 when all those provisions related to the development of manufactured home parks were removed from the bylaw and incorporated within the Manufactured Home Park Regulations Bylaw No. 2597, 2012. As a result, those provisions that remain within Bylaw No. 713 have not been reviewed in the intervening 35 years.

As the Regional District has continued to update the zoning applied to campgrounds, a number of inconsistencies have arisen between Bylaw No. 713 and the Electoral Area zoning bylaws.

In light of the proposed updating and revision of the Tourist Commercial zones, Administration views this as an opportune time to replace Bylaw No. 713 with a new bylaw that generally focuses on the servicing requirements to be applied to new campgrounds.

Analysis:

Administration considers the benefits of replacing the current Campsite Bylaw with a new Campground Regulations Bylaw will be:

- updated definitions to be consistent with those used by the Regional District in other, more modern bylaws (i.e. zoning, fees and charges, bylaw enforcement, etc.);
 - updated application requirements and processing procedures consistent with those found in the Development Procedures Bylaw and Manufactured Home Park Regulations Bylaw;
 - the removal of provisions otherwise contained in the Electoral Area zoning bylaws (i.e. permitted uses, density, site area requirements, setbacks, etc.); and
-

-
- modernised infrastructure and servicing requirements (i.e. roadways, access and parking, water systems, sewage disposal systems and storm water drainage); and
 - the removal of requirements that the Regional District does not impose on other providers of tourists accommodation (i.e. requirement to establish rates for each camping space, to record the “vehicle, licence identification, colour, make, type and year” of guests vehicles, etc.).

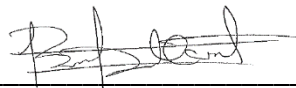
For reference purposes, a draft version of Campground Regulations Bylaw No. 2779 is attached to this report.

Should the Board be supportive of the replacement of Bylaw No. 713, Administration is proposing that consideration of the Campground Regulations Bylaw No. 2779 follow the proposed amendments to the Tourist Commercial zones.

Respectfully submitted:



C. Garrish, Planning Supervisor



B. Dollevoet, Development Services Manager

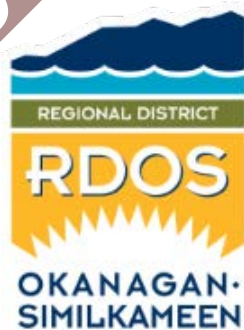
Attachments: No. 1 — [Campsite Bylaw No. 713, 1982](#) [hyperlink]

No. 2 — Draft Campground Regulations Bylaw No. 2779

CAMPGROUND

Bylaw No. 2779, 2017 – Regional District of Okanagan-Similkameen

REGULATIONS BYLAW



Regional District of Okanagan-Similkameen Campground Regulations Bylaw No. 2779, 2017

TABLE OF CONTENTS

	Page
1.0 INTERPRETATION AND ADMINISTRATION	4
1.1 Title	4
1.2 Application	4
1.3 Transition	4
1.4 Definitions	4
1.5 Interpretation	5
1.6 Prohibitions	5
1.7 Exclusions	5
1.8 Administration	6
2.0 APPLICATION AND PERMIT	7
2.1 Application Requirements	7
2.2 Processing Procedure	8
3.0 APPLICATION FEES	12
3.1 Application Fees	12
3.2 Refund of Application Fees	12
4.0 REGULATIONS & STANDARDS	13
4.1 Parcel Area Requirements	13
4.2 Campsite Space	13
4.3 Maximum Number of Recreational Vehicles per Campsite Space	13
4.4 Maximum Campsite Density	13
4.5 Washroom Facilities	13
4.6 Laundry Facilities	14
4.7 Garbage Disposal	14
4.8 Screening and Landscaping	15
4.9 Amenity Area	15
4.10 Roads	15
4.11 Access	16
4.12 Vehicle Parking	16
4.13 Water Supply	16
4.14 Sewage Treatment and Disposal Systems	16
4.15 Storm Water Drainage	17

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
CAMPGROUND REGULATIONS BYLAW NO. 2779, 2017

A Bylaw to regulate campgrounds
under Section 298 of the *Local Government Act*.

WHEREAS the *Local Government Act* enables regulations that apply to the construction and layout of campgrounds and the provision of facilities therein;

NOW THEREFORE the Regional Board of the Regional District of Okanagan-Similkameen in open meeting assembled HEREBY ENACTS AS FOLLOWS:

DRAFT

1.0 INTERPRETATION AND ADMINISTRATION

1.1 Title

This bylaw may be cited for all purposes as the “Regional District of Okanagan-Similkameen Campground Regulations Bylaw No. 2779, 2017”.

1.2 Application

This bylaw shall apply to Electoral Areas “A”, “C”, “D”, “E”, “F” and “H” of the Regional District of Okanagan-Similkameen.

1.3 Transition

The processing of any application made prior to the date of adoption of this bylaw shall be continued and dealt with by the Board in accordance with the provisions of this bylaw.

1.4 Definitions

In this bylaw:

“**Board**” means the board of directors for the Regional District of Okanagan-Similkameen;

“**Campsite**” means an area in a campground used or intended to be used, leased or rented for seasonal occupancy of tents, recreational vehicles or tourist cabins;

“**Campground**” means a parcel of land occupied and maintained for temporary accommodation (maximum 30 days) of the traveling public in tents, tourist cabins or recreation vehicles which are licensed for the current year and have been brought to the site by the traveler. May include an office as part of the permitted use but does not include hotels, manufactured homes, manufactured home parks or motels;

“**Chief Administrative Officer**” or “**CAO**” means the person appointed by the Regional Board as CAO and any person who, from time to time, is the deputy CAO or is appointed by the Regional Board to act in the capacity of the CAO in the CAO’s absence;

“**Development Services**” means the Regional District’s Department of Development Services;

“**FCL**” means flood construction level;

“**Fees and Charges Bylaw**” means the Regional District’s Fees and Charges Bylaw;

“**Inspector**” means the CAO or authorised designate appointed to administer this Bylaw;

“Medical Health Officer” means the Medical Health Officer appointed under the *Health Act*;

“Owner” means the registered owner’s listed on the State of Title of the subject property; or a person authorised in writing as the owner’s agent;

“Permit Application” means an application for a Campground Permit;

“recreational vehicle” means a vehicle designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, camper trailers, pick-up coaches, motorized campers, motorized homes, park model trailers and other similar vehicles, which provide temporary recreational accommodation for the traveling public;

“Secretary” means the Deputy Corporate Officer, or equivalent, of the Regional District, or his or her deputy;

“tourist cabin” is the use of land for a detached building containing a maximum of one sleeping unit used exclusively for tourist accommodation for the temporary accommodation of the traveling public, and may include cooking facilities and washroom facilities;

“Zoning Bylaw” means a Zoning Bylaw or Land Use Bylaw adopted by the Regional District.

1.5 Interpretation

- .1 A reference in this bylaw to any enactment of British Columbia is a reference to the enactment as amended, revised, consolidated or replaced from time to time, and a reference to any bylaw of the Regional District is a reference to the bylaw as amended, revised, consolidated or replaced from time to time.

1.6 Prohibitions

- .1 No person shall locate, establish, construct, alter, extend, expand, subdivide, or operate a Campground in contravention of this Bylaw.

1.7 Exclusions

- .1 No persons shall be compelled to upgrade existing Campgrounds to the standards of this Bylaw but any upgrading shall not lessen the compliance with this Bylaw and expansion shall meet Bylaw provisions.

1.8 Administration

- .1 The Manager of Development Services, Regional District Building Inspectors, and such other officers, employees or agents designated from time to time by the Regional Board to act in the place of the Manager and Inspectors, subject to applicable enactments, are authorized at all reasonable times to enter on any property that is subject to regulation under this Bylaw, to ascertain whether the regulations, prohibitions or requirements under this Bylaw are being observed.
- .2 A person shall not prevent or obstruct, or attempt to prevent or obstruct, a person, an officer or an employee authorised under section 1.8.1 from entering property to ascertain whether regulations, prohibitions or requirements of this Bylaw are being met or observed.
- .3 Each person who violates any of the provisions of this Bylaw commits an offence and is liable on summary conviction to a fine not exceeding \$10,000.00 and the costs of prosecution.
- .4 Each day's continuance of an offence under this bylaw constitutes a new and distinct offence.
- .5 If any section, subsection, sentence, clause or phrase of this Bylaw is, for any reason, held to be invalid by decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid will not affect the validity of the remaining portions of this Bylaw.

2.0 APPLICATION AND PERMIT

This information is meant as a general guide only and is not regarded as the right to development approval if the steps indicated are followed.

2.1 Application Requirements

.1 Authorisation

- (a) An application for a Campground Permit shall be made to the Chief Administrative Officer in writing and on the appropriate form, and shall be:
 - (i) made by the owner(s) of the subject property or by a person authorized by all property owner(s);
 - (ii) if a numbered company holds the property, a corporate search shall accompany the application illustrating the company directors. The signatory on the application form shall be a company director;
 - (iii) made on the appropriate form designated by the CAO; and
 - (iv) accompanied by the appropriate application fee outlined in the Fees and Charges Bylaw.

.2 Proposal Summary

- (a) An outline of the development proposed, including demonstration of substantial compliance with the current zoning bylaw.

.3 State of Title Certificate

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

.4 Development Plan (drawn to scale, in metric)

- (a) a development plan(s) of the proposed campground drawn to scale and showing dimensions, shall include the following (as applicable):
 - (i) north arrow and scale;
 - (ii) boundaries of property lines, rights-of-way, covenant areas and other easements;
 - (iii) location and dimensions of proposed structures (i.e. washroom and laundry facilities, garbage facilities) and setbacks (including projections and overhangs) to parcel lines, rights-of-way, and easements;
 - (iv) location, dimensions and area of proposed campsites;

- (v) location and dimensions of required buffer area, including the types of screening and landscaping to be applied;
 - (vi) location and dimensions of required amenity area;
 - (vii) location of existing and proposed access roads, driveways, vehicle parking spaces and pathways;
 - (viii) natural and finished grades of site (indicate source of grade data);
 - (ix) location of any physical or topographical constraints (e.g., watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, etc.);
 - (x) location of all existing and proposed utilities, including water system, sewage treatment and disposal systems and storm drain facilities, including sizes.
- (b) a project summary sheet outlining density and number of campsites.
- .5 Site Surveys
- (a) if a proposed development involves a variance to the siting or building envelope of an existing structure a current sketch plan, certified by a BC Land Surveyor, in metric, shall be required.

2.2 Processing Procedure

A Campground Permit application submitted in accordance with this bylaw will be processed as follows:

- .1 Upon receipt of an application accompanied by the required fees and attachments, Development Services staff will open a file and issue a fee receipt to the applicant.
- .2 Development Services staff will review the application to determine whether it is complete and, if incomplete, will request the required information from the applicant.
- .3 Development Services staff will evaluate the proposal for compliance with relevant Regional District bylaws and policies. Staff may conduct a site visit to view the property as part of the evaluation process.
- .4 Development Services staff will refer the application to all applicable Regional District departments, government ministries and agencies for comment. Development Services staff will also notify the relevant Area Director(s).
- .5 The referral agencies' comments will then be incorporated into a staff report to the CAO.
- .6 The staff report and draft Campground Permit will be provided to the CAO, or their delegate for review.
- .7 Where all relevant conditions have been satisfied (e.g. a letter of credit has been submitted for security), the CAO, or their delegate will issue the Campground Permit.

- .8 Development Services staff shall administer any further conditions of the Campground Permit as specified within each individual permit as required. Development Services staff may conduct inspections, on an as-required basis, to ensure that the terms of the Campground Permit are being satisfied

2.3 Form of Permits

- .1 The Chief Administrative Officer may designate the form of permits.

2.4 Form of Application Forms

- .1 The Chief Administrative Officer may designate the form of application forms and in so doing may prescribe different forms for different categories of applications based on the nature or complexity of the application.

2.5 Change of Ownership

- .1 If there is a change of ownership of a parcel of land that is the subject of an Amendment Application or a Permit Application, the Regional District will require an updated title certificate and written authorisation from the new owner prior to proceeding further with the application.

2.6 Lapse of Application

- .1 If Development Services staff determines that an application is incomplete, the applicant will be requested to provide the required information. If an applicant does not provide the required information within three (3) months of the request, the application and fee will be returned.
- .2 In the event that an application made pursuant to this bylaw is one (1) year old or older and has been inactive for a period of six (6) months the application will be deemed to be abandoned and will be closed.
- .3 If applicable, a refund will be paid to the applicant in accordance with Section 3.0 of this bylaw for proposals that have been deemed to have lapsed.
- .4 In order for an application that has lapsed under sub-sections 2.6.1 or 2.6.2 to proceed, a new application (including fee), will be required.

2.7 Renewal

- .1 A Campground Permit which has expired before construction begins may be renewed for a period of 6 months from the date of expiry provided a request for renewal is made in writing within 30 days of the expiry date, and a renewal fee is paid in accordance with the Regional District's Fees and Charges Bylaw. A permit may only be renewed one time.

2.8 Notice of Approval

- .1 Written notice of a permit approval shall be mailed or otherwise delivered to an applicant at the address provided on the application form within thirty (30) days immediately following the date of the decision.

2.9 Performance Security

- .1 Security required by permits shall be in the form of cash or an irrevocable letter of credit, effective for the term of the permit. Such irrevocable letter of credit shall be clean and unconditional, automatically renewing and redeemable at a local bank.
- .2 The amount of security may be calculated using:
 - (a) such methodologies as the CAO may prescribe from time to time; or
 - (b) an estimate or quote provided at an applicant's expense by a professional qualified to undertake or supervise the works for which the securities are required.
- .3 Where security is a condition of a permit,
 - (a) in the case of a condition in a permit respecting landscaping, the amount shall be 120% of the cost of the landscaping works, payable before the permit will be issued;
 - (b) in the case of an unsafe condition that might result from a contravention of a permit condition, the amount of security shall reflect the nature of the permit condition, the nature of the unsafe condition, and the cost to the Regional District of entering on the land, undertaking work to correct the unsafe condition, including the cost of repairing any damage to land and improvements that may have been caused by the unsafe condition or that may have occurred in connection with the repair work; and
 - (c) in the case of damage to the natural environment that might result from a contravention of a permit condition, the amount shall reflect the nature of the permit condition, the nature of the damage, and the cost to the Regional District of entering on the land, correcting the damage to the environment, and restoring or enhancing the natural environment to compensate for the damage that has been caused by the contravention of the permit condition.
- .4 In accordance with Section 502 of the *Local Government Act*, the amount of security required under Sections 2.9.3(b) or 2.9.3(c) shall be determined by the CAO using the following guidelines:
 - (a) the amount of security may be calculated using such methodologies as the CAO may prescribe from time to time; or

- (b) an estimate or quote provided at the applicant's expense by a professional qualified to undertake or supervise the works for which the securities are required. An estimate or quote under this subsection may be obtained by the applicant and submitted with the application.

DRAFT

3.0 APPLICATION FEES

3.1 Application Fees

- .1 At the time of application, the applicant shall pay to the Regional District an application fee in the amount as set out in the Fees and Charges Bylaw.
- .2 The fees prescribed in the Fees and Charges Bylaw apply to each parcel of land for which the application is made, as follows:
 - (a) if an application involves two or more contiguous parcels of land, they shall be treated as one proposal;
 - (b) if an application involves two or more parcels of land that are not contiguous, they will be treated as separate applications and the fee prescribed in the Fees and Charges Bylaw applies to each parcel of land for which the application is made.

3.2 Refund of Application Fees

- .1 If an application is incomplete or withdrawn prior to formal assessment by staff, 80% of the application fee shall be refunded.

4.0 REGULATIONS & STANDARDS

GENERAL LAYOUT STANDARDS

4.1 Parcel Area Requirements

- .1 The minimum area on which a campground use may be undertaken shall be specified in the applicable Electoral Area zoning bylaw.
- .2 Where more than one parcel of land is required to accommodate a proposed campground, a campground permit shall not be issued until:
 - a) the parcels are consolidated by plan of subdivision or by cancellation of interior parcel lines; or
 - b) a statutory covenant under Section 219 of the *Land Title Act* between the Regional District and the owner is registered in the Land Title Office against the titles of the parcels required for the campground, which would prevent the parcels from being sold or transferred separately.

4.2 Campsite Space

- .1 Each campsite within a campground shall:
 - a) be clearly distinguishable from adjacent campsites on a campground plan;
 - b) be accessible from the internal road system of the campground; and
 - c) not be directly accessible from a highway.

4.3 Maximum Number of Recreational Vehicles per Campsite Space

- .1 The maximum number of recreational vehicles permitted within a campsite space shall be one (1).

4.4 Maximum Campsite Density

- .1 The maximum campsite density in a campground shall be specified in the applicable Electoral Area zoning bylaw and shall be calculated on the total area of the parcel on which the campground is located.

ON-SITE FACILITIES

4.5 Washroom Facilities

- .1 Washroom facilities shall be provided in every campground, and:
- shall be located in a separate building or buildings;
 - shall be located a maximum of 150.0 metres from any camping space and a minimum of 4.5 metres from any camping space;
 - the quantity of toilets, urinals, wash basins and showers shall be provided in accordance with the following table:

Number of Camping Spaces	Toilets		Urinals	Washbasins		Showers	
	Male	Female	Female	Male	Female	Male	Female
1 – 15	1	1	1	1	1	1	1
16 – 30	1	2	1	2	2	1	1
31 – 45	2	2	1	3	3	1	1
46 – 60	2	3	2	3	3	2	2
61 – 80	3	4	2	4	4	2	2
81 - 100	3	4	2	4	4	3	3
101 - 130	4	5	3	5	5	4	4
131 – 150	5	6	3	5	5	5	5

4.6 Laundry Facilities

- .1 Laundry facilities shall be provided in every campground that contains more than 60 camping spaces in the following ratio:
- one (1) clothes washing machine for every 30 camping spaces; and
 - one (1) clothes dryer for every 30 camping spaces.

4.7 Garbage Disposal

- The owner of a campground shall dispose or arrange for disposal of garbage or refuse.
- If the owner of a campground establishes one or more garbage disposal areas within the campground for the collection of garbage and refuse, they shall:
 - provide fly-tight metal containers in ample number; and
 - maintain the containers so that they shall not become foul-smelling, unsightly, or a breeding place for flies.

LANDSCAPING AND AMENITY AREAS

4.8 Screening and Landscaping

- .1 Every campground shall have immediately within all its boundaries, a 4.5 metre wide buffer area comprising a landscape screen in the form of a hedge or other similar vegetation that will create a visual barrier about the campground within which the following are not permitted:
 - a) required recreation or amenity areas;
 - b) buildings or structures, except permitted signs and fences;
 - c) garbage disposal areas;
 - d) private sewage disposal system, other than the underground part of the system;
 - e) vehicle parking area(s).
- .2 Except where a hazard has been identified by a suitably qualified individual (e.g. arborist), no plant material may be removed nor may any substance of which land is composed be deposited or removed from a buffer area except as part of an approved landscaping plan.
- .3 The only roads permitted in a buffer area are those which cross it as close to right angles as practical and connect directly with the road system contained within the remainder of the manufactured home park. No road shall traverse a buffer area and give direct access from a public highway to a manufactured home park.

4.9 Amenity Area

- .1 A campground shall have open space for playground, park, sports, games and similar amenity areas to serve the campground in the amount of not less than 5% of the area of the campground.
- .2 The recreation areas shall not include buffer areas, parking areas, ancillary buildings, camping spaces, driveways, and storage areas.

ROADWAYS, ACCESS AND PARKING

4.10 Roads

- .1 Access to and from a campground shall have a minimum roadway width of 13.0 metres and a minimum hard surfaced or gravelled width of 6.7 metres. No parking shall be allowed on the access roadway.
- .2 All camping spaces, owner's or operator's residence, service buildings, as well as other facilities where access is required shall have access by an internal roadway system.
- .3 Roadways giving access to and from camping spaces shall have a minimum roadway width of 6.7 metres and a minimum hard surfaced or gravelled width of 4.3 metres.

- .4 Roadways in a campground shall be well drained, and maintained in such a manner as to render them free from dust at all times.
- .5 Dead end roadways and cul-de-sacs shall have a turning circle at the end with a radius of at least 12.0 metres.

4.11 Access

- .1 At least one highway access shall be provided to a campground containing eighty (80) or less camping spaces.
- .2 A second access from a public highway, separated by at least 50.0 metres from the first access shall be provided to each campground containing eighty-one (81) or more camping spaces.

4.12 Vehicle Parking

- .1 Within 30.0 metres of the campground entrance or office, there shall be provided customer's parking/holding area in an amount of 18.0 m² for each ten (10) camping spaces up to a maximum of 140.0 m² for the convenience and safety of the customers.

UTILITIES

4.13 Water Supply

- .1 The owner of the campground shall provide a potable water system in compliance with the *Drinking Water Protection Act*.

4.14 Sewage Treatment and Disposal Systems

- .1 The owner of the campground shall provide for the disposal of all wastewater to be discharged into a community sewer system or into a private sewerage system in compliance with the Sewerage System Regulation (*Public Health Act*) or *Municipal Wastewater Regulation* (Environmental Management Act).
- .2 The disposal of waste generated by recreational vehicles may be provided through connection to a wastewater system at individual campsites or centralized sewage disposal stations.
- .3 Recreational vehicle sewage disposal stations shall be located in an area apart from any roadway and out of which a recreational vehicle may be easily and conveniently moved.
- .4 Tourist cabins within a campground must be connected to a wastewater system for the disposal of sewage.

- .5 Despite sub-sections 1-4, privies may be permitted in accordance with the Interior Health Privy and Vault Privy Guidelines and Sewerage System Regulation (*Public Health Act*) if there is an insufficient supply of water available within the campground to operate flush toilets.
- .6 Holding tanks are not a permitted form of liquid waste disposal.

4.15 Storm Water Drainage

- .1 All campground shall be provided with a storm water drainage system installed according to a design by an appropriately registered professional to contain runoff on site, or discharge it to a storm runoff system in accordance with relevant provincial guidelines.

READ A FIRST TIME on the __ day of ____, 2017.

READ A SECOND TIME on the __ day of ____, 2017.

READ A THIRD TIME on the __ day of ____, 2017.

ADOPTED this __ day of ____, 2017.

Board Chair

Chief Administrative Officer

SUMMARY OF AMENDMENTS

Bylaw No.	Adopted	Amendment	Purpose

DRAFT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, July 20, 2017

10:00 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Community Services Committee Meeting of July 20, 2017 be adopted.

B. Q2 ACTIVITY REPORT – For Information Only [Page 68]

C. ADJOURNMENT

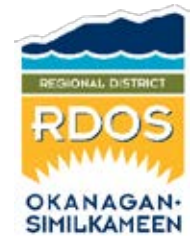
ADMINISTRATIVE REPORT

TO: Community Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Second Quarter Activity Report – For Information Only



COMMUNITY SERVICES DEPARTMENT

Parks, Recreation, Heritage, Culture, Transit and Rural Projects

Activities Completed for Q2 2017

Parks, Recreation and Trails

- Awarded the KVR trail replacement project from Road 21 to Osoyoos Lake.
- Posted Road 22 boardwalk RFP.
- Parks spring clean and start up.
- Installed water treatment for public washroom in Tulameen.
- Began regular maintenance of Parks and Trails.
- Assessed, mitigated and repaired Naramata KVR drainage issues (Chute Lake and Smethurst).
- Initiated the Heritage Hills Park grading plan.
- Planted memorial tree in Pioneer Park.
- Presented at the Share the Trails workshop.
- Completed the Sickle Point portion of the Skaha Lake KVR.
- New bear bins for Heritage Hills, Kaleden and Naramata.
- Vendor RFP's for Okanagan Falls and Naramata parks.
- Began Provincial accretion process for Pioneer Park in Kaleden.
- Path replacement in Kenyon Park (Okanagan Falls).
- Completed new tennis and basketball court netting and landscape and irrigation repairs at Mariposa Park (West Bench).
- Completed flood protection and public safety measures Wharf Park (Naramata).
- Started major irrigation repairs and pump replacement for Kobau Park (Cawston) Supported the Town of Princeton's off road vehicles KVR By-pass Trail Committee Okanagan Falls and Kaleden Spring Recreation Program – over 380 participants generating over \$5,400 in revenue.
- Developed a new Recreation Program Guide for Summer Recreation program - a variety of programs and special events for tots, middle years, teens and adults.
- Planned Canada Day celebrations for Okanagan Falls and Kaleden.
- Developed summary for recreation registration software.
- Applied and received Canada Day grant for Ok Falls and Kaleden.
- Applied and received BCRPA "Move for Health" grant for Kaleden.
- Received Heritage Hills Park grant via Community Foundations – official park opening.
- Reviewed Dog Bylaw with Parks and Rec Commissions.
- Hosted and maintained websites for Ok Falls and Kaleden Parks and Recreation – Integrated websites to RDOS Content Management Software (CMS).
- Developed a facility user evaluation survey.
- Facility rentals for Ok Falls and Kaleden generated over \$11,400 in revenue.

-
- Hosted the following Special Events: Ladies Paint and Pour, Community Activity Day, Open House in Kaleden, Family Bike Ride, Family Carnival Day.

Rural Projects

- Ongoing engagement with the Province to complete a License of Occupation for the Manitou Park foreshore in Naramata.

Electoral Area “D” Community Service Office

- Submitted grant application to Rural Dividend Fund (on behalf of Ok Falls Heritage and Museum – Keogan Chimney).
- Held meetings re. Phase 3 Town Centre with consultant, SSHS and Locke Properties
- Goal 3.1.7 Regional Recreation - Hosted Move It Webinar, developed and circulated Promising Practices survey (primary recreation providers), conducted Engagement Workshops and prepared proposal for SD67 Shared Use Agreement.
- Presented an update on Regional Rec to community Services Committee and received approval from Board to apply for PlanH grant. Assisted SSHS with special general meeting re. funding authority and AGM.
- Held Pitch In Day in both Okanagan Falls and Kaleden.
- Opened Visitor Centre and assisted with greeting tourists.
- Hosted and maintained websites for Area “D” and Visitor Centre - integrated Area “D” websites to RDOS Content Management Software (CMS).

Transit, Heritage and Culture

- Presented South Okanagan Transit Service Agreement for final Board endorsement.
- Collaborated with BC Transit and local government partners towards roll out of new transit riders’ guide, fare structure, and fare products.
- Attended and presented at the BC Transit Conference held in Penticton, June 5-7.
- Worked with BC Transit on revisions to new Transit Services Agreement.
- Liaised with the Town of Osoyoos and RDOS Finance Departments to establish process for transition of South Okanagan Transit system to RDOS administration.
- Continued engagement with Town of Princeton regarding RDOS contribution agreements to Princeton transit service.
- Assisted Granite Creek Preservation in application for BC Canada 150 Funding.
- Facilitated workshop with Fairview Historical Townsite Society to assist the completion of the site management plan towards the License of Occupation application.
- Held successful heritage workshop at the Grist Mill, April 10th.
- Continued research and development of Statements of Significance for heritage sites in Areas “B”, “D”, “F”, and “G”.
- Provided assistance to Venables Theatre Cultural Spaces grant application.

Planned Activities for Q3 2017

- **Parks, Recreation and Trails** 7 day a week park maintenance August and July.
- Commence construction of KVR replacement and resurfacing north of Osoyoos Lake.
- Complete pump replacement and irrigation repairs at Kobau Park (Cawston).
- Award Road 22 boardwalk (Oliver/Osoyoos).
- Begin Heritage Hills Park (Area D) Grading project.
- Public Consultation 1st road closure Naramata.

-
- Finalize Creek Park land acquisition. Commence subdivision and re-zoning application (Naramata).
 - Christie Memorial beach, Species at risk enhancement and signage.
 - Strategic planning (capital projects) with Parks Commissions.
 - Continue with the KVR/Okanagan River Channel trail development planning for Areas A&C.
 - Participate in RDOS Safe Work Procedures project.
 - Apply for grants for park and rec priorities (Area "D").
 - Coordinating Sing for your Life in partnership with the United Church (Okanagan Falls).
 - Select recreation registration software system.
 - Coordinate Area F recreation programs and special events.
 - Developing Recreation guide for Fall Recreation programs.
 - Summer Special events and programs in Ok Falls and Kaleden (What's on Wednesday, Summer Fun Days, Summer Kidz, Youth and Teen Nights, Active Start).
 - Over 20 private facility rentals scheduled for Okanagan Falls and Kaleden (July, August, Sept).

Rural Projects

- Research donation policies and best practices.
- Work with the Anarchist Mountain Community Association on infrastructure upgrades at Sasquatch Pond Park.
- Complete the property transfer of the Electoral Area H - Coalmont land donation.
- Complete the property transfer and supporting use agreements with SD 67 for the portion of Naramata Elementary School lands.
- Complete a Use Agreement with the Tulameen Community Club for ongoing operations of community recreation facilities.
- Commence discussions with Princeton on the Area H Recreation Contribution Agreement.

Area "D" Community Service Office

- Regional Recreation asset mapping and compile key findings.
- Start design and permitting process for McLean Creek pedestrian pathway.

Transit, Heritage and Culture

- Update transit information on RDOS public website.
- Conduct inventory of transit infrastructure.
- Work with local government partners to explore future transit initiatives.
- Complete the sub-license agreement between Granite Creek Preservation Society and RDOS.
- Design interpretive signage for Granite Creek Townsite and Cemetery.
- Continued work with West Bench Parks Commission and En'owkin Centre on interpretation of heritage walking corridor.
- Provide ongoing support to Kaleden Hotel Group regarding future plans and engagement regarding potential stabilization and renovation of Kaleden Hotel.
- Continue updating Community Heritage Register to coincide with BC Registry of Historic Places.

Respectfully submitted:



DRAFT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, July 20, 2017

10:15 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Corporate Services Committee Meeting of July 20, 2017 be adopted.

B. Q2 ACTIVITY REPORT – For Information Only [Page 73]

C. Q2 CORPORATE ACTION PLAN – For Information Only [Page 77]

D. Q2 VARIANCE REPORT – For Information Only [Page 95]

E. MULTI-JURISDICTIONAL ELECTORAL AREA GRANT-IN-AID REQUEST [Page 99]

1. Electoral Area Community Grant-In-Aid Application Form [Page 101]

To determine if an Electoral Area Grant-in-Aid should be awarded to the Lower Nipit Improvement District (LNID) and, if so, which areas will participate and for how much.

F. ENTERPRISE RISK MANAGEMENT PLAN – For Information Only [Page 109]

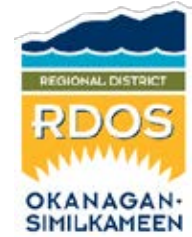
1. Enterprise Risk Management Plan [Page 111]

2. Enterprise Risk Management Registry [Page 127]

G. REQUEST FOR DECISION PROCESS KAIZEN UPDATE – For Information Only [Page 136]

H. ADJOURNMENT

ADMINISTRATIVE REPORT



TO: Corporate Services Committee

FROM: Bill Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Second Quarter Activity Report – For Information Only

1.0 OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER/LEGISLATIVE SERVICES

2017 Q2 Completed Activities

- Created a Business Continuity Committee and identified critical corporate functions.
- Completed move of all Legislative Service documents to EDMS.
- Conducted 2017 Citizen Survey (phone and online).
- Facilitated RDOS/FN Joint Council Meeting.
- Facilitated RDOS/FN Steering Committee Meeting.
- Obtained funding for Fall C2C meeting.
- Regional District Chair/CAO Forum.
- Coordinated report writing workshop.
- Drafted and obtained Board adoption for 2017 Fees & Charges Bylaw.
- Finalized Victim Assistance bylaws for areas A, C, and D/E/F.
- Conversion of Sun Valley Water System.
- Introduced Video Surveillance Policy.
- Conducted Privacy Impact Assessments (PIA) on Naramata Water / Fire facilities for installation of surveillance cameras.
- Amended Liquor Control policies.
- Introduced new service establishment bylaws for Animal and Dog control.
- Services listed by Electoral Areas and Municipalities on website.

2017 Q3 Planned Activities

- Commence planning for the 2017 UBCM Conference.
 - Arrange Minister meetings.
 - Develop Briefing Notes.
- Finalize Water/Sewer system acquisition policy, with PW.
- Continue process for Electoral Area "D" division.
- Orientation for 3 new managers.
- Review and present findings of Citizen Survey, develop recommendations.
- Commence planning for Fall C2C forum.
- Commence administration of the Conservation Fund.
- Conduct PIA's on 4 internal trackers and software.
- Commence Parks bylaw review with Community Services.
- Amend Board Procedure bylaw.

2.0 INFORMATION SERVICES DEPARTMENT

2017 Q2 – Completed Activities

- Research moving public internet mapping applications to the cloud
- Electronic Document Management System (EDMS)
 - RFP to upgrade EDMS to current version
 - Move various committee documents to EDMS.
- Purchase new (Storage Area Network) device
- Conduct RFP for updated orthos and DEMs (Digital Elevation Models) for RDOS landfills and Dams in Naramata area
- Update internet mapping software to current version
- Create internet mapping app to display Asset Management results for Naramata water system at high, moderate and low risk levels
- Upgrade mobile EOC software to current version of software and datasets and perform a test setup
- Mapping, IT and logistics support for the 2017 flooding EOC
- Extensive mapping work for Planning regarding ESDP (Environmentally Sensitive Development Permit) update and cleanup of zoning and OCP layers
- Participate in Shared Services IT pilot project with Penticton, Summerland and SD67
- Updates to Time Tracker
- Move OK Falls Rec, Kaleden Rec and OK Falls websites to RDOS content management system (so RDOS staff can update content on web pages without going to web designer)
- Participate in new policy and PIA (Privacy Impact Assessment) for video surveillance
- Research new sound system for the Boardroom
- Participate in building business continuity plan
- Organize Enterprise Risk Management workshop
- Move backup virtual server to off-site location

2017 Q3 – Planned Activities

- Research moving public internet mapping applications to the cloud
- Electronic Document Management System (EDMS)
 - Set up EDMS in current environment (SharePoint 2016) and test process for moving content to new environment
 - Ensure required functionality is in the new environment
 - Continue progress supporting PW's, HR and Finance using EDMS
- Set up new (Storage Area Network) device
 - Start process of moving content to new SAN
- Quality control of updated orthos and DEMs (Digital Elevation Models) for RDOS landfills and Dams in Naramata area
- Work on new Wellness Points tracker
- Work on setting up a central SCADA (Supervisory Control and Data Acquisition) platform on central server in RDOS so staff can view and manage water and sewer systems remotely
- Report Enterprise Risk Management Plan for 2017 to the Board
- Participate in PIA (Privacy Impact Assessments) for some of our applications
- Participate in building business continuity plan
- Organize administrative workshop for the Strategic Plan

- Participate in Shared Services IT pilot project with Penticton, Summerland and SD67
- Build translator for new format (XML) of BC Assessment data
- Continue work moving backup virtual server to off-site location

3. FINANCE DEPARTMENT

2017 Q2 Completed Activities

- Submitted Parcel tax and Ad Valorem tax requisitions to Province
- Completed tax requisition reconciliation
- Sent requisition letters to member municipalities
- Assisted in updates to contract templates – will be complete in Q3
- Presented 2016 audited financial statements
- Completed and submitted 2016 Statement of Financial Information (SOFI)
- Completed and submitted 2016 Gas Tax report
- Assisted in completion of 2016 CARIP reporting
- Provided continued support for Asset Management Plan
- Distributed annual utility billings
- Completed West Bench Water Service first quarter consumption billing

2017 Q3 Planned Activities

- Commence 2018 Budget
- Provide Board updates on budget to actual status for Q2
- Purchasing Policy Review
- Land acquisition policy review with CS
- Year end working papers in EDMS
- Develop policy for reserve contribution as it relates to asset management planning
- Conduct RFP for 2017 audit
- Create audit work plan for internal recreation facilities audit
- Continue Vadim upgrades
- Take lead in service provider contract vs employee analysis and implement process.
- Investigate custom variance reports

4.0 HUMAN RESOURCES DEPARTMENT

2017 Q2 Completed Activities

- Recruited Development Services Manager
- Recruiting for all Board approved program changes and seasonal staff is 80% complete
- Trained new Job Evaluation Process committee member
- Represented the RDOS at SIMEA AGM and Administrative Team benefit meetings to address current issues
- Leave Without Pay Administrative Directive updated
- Rolled out the finalized 2017 Action Plan developed by the High Performance & Innovation Committee
- All Staff Business meeting complete
- Continuing to update Safe Work Procedures – 3 more completed
- Continued to provide HR assistance to external departments as required.

2017 Q3 Planned Activities

- Planning begins for the two Kaizen events in 2017
- Job Evaluation Process (JEP) maintenance review
- Review the WorkSafeBC statistics re: injury rate in comparison to our Classification Unit
- Review and update the Telecommuting Administrative Directive
- Continue the update of Safe Work Procedures (ongoing in 2017)
- Move HR department files to EDMS (ongoing for 2017)

2017 Corporate Action Plan

Dashboard

#	Objective	Status	Points Available	KSD Total	Page
1.1.1	By providing the Board with accurate, current financial information.		5	15	3
1.1.2	By being an effective local government		2		3
1.2.1	By implementing the 2017 joint occupational health and safety action plan		4		4
1.2.2	By implementing the 2017 Wellness Action Plan.		1		4
1.3.1	By developing and implementing an Organizational Development Plan		3		4
2.1.1	By promoting regional district facilities and services		6	20	5
2.2.1	By developing and implementing a community relations program		6		5
2.3.1	By introducing a process of continuous improvement into the organization		8		6
3.1.1	By implementing the regional transit future plan		3	50	6
3.1.2	By developing a regional fire service master plan		2		7
3.1.3	By establishing a Naramata Fire Service Satellite Fire Hall		2		7
3.1.4	By developing the Erris Volunteer Fire Department		3		7
3.1.5	By implementing the regional trails program		5		8
3.1.6	By implementing the 2017 Phase of the Parks Program		5		8
3.1.7	By providing public recreational opportunities		2		9
3.1.8	By constructing a pedestrian pathway in Okanagan Falls		2		9
3.1.9	Investigate energy options		1		9
3.2.1	By developing an Asset Management Plan		3		10
3.2.2	By updating the Naramata Water System Development Cost Charge Bylaw		2		10
3.3.1	By commencing the Electoral Area "F" Official Community Plan review		2		10
3.3.2	By conducting a Bylaw Enforcement Policy Review.		2		11

3.3.3	By completing a new Water Regulatory and Conservation Bylaw		4		13
3.3.4	By implementing the 2017 Phase of the Solid Waste Management Plan		7		14
3.3.5	By bringing Kaleden and Skaha Estates into the Okanagan Falls Waste Water Treatment System		3		14
3.3.6	By constructing a wetlands filtration system for the Okanagan Falls Waste Water Treatment Plant		1		15
3.3.7	Set out the Regional District responsibility for orphan dikes		1		15
3.3.8	Establish a position around Uplands Water Storage		0		15
4.1.1	By maintaining, evaluating and executing the Strategic Planning and Enterprise Risk Management Programs.		3	15	16
4.2.1	By organizing government to government meetings		2		16
4.2.2	By implementing the terms of the First Nations Protocol Agreement		2		17
4.3.1	By assisting the Board to operate in an effective manner		3		17
4.3.2	By supporting a governance review for Electoral Area "D"		2		17
4.4.1	By ensuring all existing bylaws and policies are kept in a current and useful form and content.		3		18
		Total	100	100	

Progress Colour Key:

No Issues

GREEN

Minor issue(s)

YELLOW

Significant issue(s)

RED

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

2017 Corporate Action Plan

Q2 REPORT

20 July 2017

Definitions:

CAO	= Chief Administrative Officer
MCS	= Manager of Community Services
MDS	= Manager of Development Services
MFS	= Manager of Financial Services
MHR	= Manager of Human Resources
MIS	= Manager of Information Systems
MLS	= Manager of Legislative Services
MPW	= Manager of Public Works

Status Colour Key:

Q1 – Black

Q2 – Red

Q3 - Blue

Q4 - Green

KSD 1 HIGH PERFORMING ORGANIZATION					
Goal 1.1 To Be a Fiscally Responsible Organization					
Objective 1.1.1 - By providing the Board with accurate, current financial information.					
#	Points	ACTION	WHO	WHEN	STATUS
1.1.1.1	2	Develop a new document for the Board in the form of a Management Discussion and Analysis Report, including comparative metrics	MFS	Q4	· MFS reviewing templates
1.1.1.2	1	Receipt of an unqualified independent audit for 2016	MFS	Q2	· Complete
1.1.1.3	2	Meet Budget at the end of the year	MFS	Q4	· Q1 Variance Report presented to Committee 20 April 2017

Objective 1.1.2 - By being an effective local government					
#	Points	ACTION	WHO	WHEN	STATUS
1.1.2.1	1	Develop a Business Continuity Plan for 101 Martin St	MLS	Q4	· In progress
1.1.2.2	1	Participate in the Shared Services Project with other regional local government/education entities	MLS	Q2	· Study complete · Pilot in progress

Goal 1.2 To Be a Healthy and Safe Organization					
Objective 1.2.1 By implementing the 2017 joint occupational health and safety action plan					
#	Points	ACTION	WHO	WHEN	STATUS
1.2.1.1	2	Develop a plan for the Safe Work procedures and implement the 2017 phase	MHR	Q4	<ul style="list-style-type: none"> 2017 Plan complete and being implemented
1.2.1.2	2	Keep the RDOS injury rate below the average for our classification unit (WorkSafeBC)	MHR	Q4	<ul style="list-style-type: none">

Objective 1.2.2 By implementing an employee wellness program					
#	Points	ACTION	WHO	WHEN	STATUS
1.2.2.1	1	Implement the 2017 Phase of the Employee Wellness Action Plan	MHR	Q4	<ul style="list-style-type: none">

Goal 1.3 To Cultivate a High Performing Organizational Culture					
Objective 1.3.1 By developing and implementing an Organizational Development Plan					
#	Points	ACTION	WHO	WHEN	STATUS
1.3.1.1	1	Update the Communications Plan and implement the 2017 phase	MLS	Q2	<ul style="list-style-type: none"> Communications & High Performance Committees consolidated. 2017 Plan focused on communications
1.3.1.2	1	Organize All Staff Business Meeting with topic relevant to staff perception survey results.	MHR	Q2	<ul style="list-style-type: none"> All-staff Business meeting held on April 26th Agenda based on internal communication and corporate image
1.3.1.3	1	Improved results on the 2017 Perception Survey over 2016 Survey	MHR	Q2	<ul style="list-style-type: none"> complete

KSD 2 FOCUS ON THE CUSTOMER EXPERIENCE Goal 2.1 To Increase Public Awareness of RDOS Services Objective 2.1.1 - By promoting regional district facilities and services					
#	Points	ACTION	WHO	WHEN	Status
2.1.1.1	1	Promote Local Government Awareness Week	MLS	Q4	.
2.1.1.2	2	Complete the 2017 citizen survey and develop a schedule for implementing recommendations	MLS	Q2	<ul style="list-style-type: none"> • Survey complete • Presentation to Board August 2017
2.1.1.3	1	Investigate setting up a “panel” for use as a rolling survey program	MLS	Q2	<ul style="list-style-type: none"> • Moved to Q3
2.1.1.4	1	Improve communications by advertising in local community hot spots such as store bulletin boards and coffee shops, going beyond newspaper advertisements	MLS	Q2	<ul style="list-style-type: none"> • In progress
2.1.1.5	1	Continue weekly articles	MLS	Q1	<ul style="list-style-type: none"> • Complete

Goal 2.2 To Foster Dynamic and Effective Community Relationships Objective 2.2.1 By developing and implementing a community relations program					
#	Points	ACTION	WHO	WHEN	Status
2.2.1.1	2	Develop a community relations plan and implement the 2017 phase	MLS	Q2	<ul style="list-style-type: none"> • Deferred to 2018 • (EOC activities)
2.2.1.2	2	Organize an open house, public meeting or tour in each electoral area.	MLS	Q4	<ul style="list-style-type: none"> • In Progress

Goal 2.3 To Meet Public Needs Through the Provision and enhancement of Key Services					
Objective 2.3.1 By introducing a process of continuous improvement into the organization					
#	Points	ACTION	WHO	WHEN	Status
2.3.1.1	2	Facilitate two Kaizens under the Lean Management Program	MHR	Q4	• Building Inspection and Subdivision process identified
2.3.1.2	1	Review RDOS Bylaws and Policies for relevancy and currency	MLS	Q4	• Non-Compliant Establishment Bylaws identified
2.3.1.3	3	Ensure all irrigation district bylaws have been transferred to RDOS format	MLS	Q3	• May be delayed due to EOC
2.3.1.4	1	Conduct a “Lessons Learned” exercise at end of all projects and exit surveys for all departing staff	SMT	Q4	• In progress
2.3.1.5	1	Implement the actions identified in the 2017 Request for Decision Kaizen	MHR	Q3	• Complete

KSD 3 - BUILDING A SUSTAINABLE REGION					
Goal 3.1 To Develop a Socially Sustainable Region					
Objective 3.1.1 By implementing the regional transit future plan					
#	Points	ACTION	WHO	WHEN	Status
3.1.1.1	1	Develop an annual program under the Transit Future Plan and implement the 2017 phase	MCS	Q4	• Schedule and Fare consolidation complete
3.1.1.2	1	Transfer operations of the South Okanagan Transit Service from the Town of Osoyoos to the RDOS	MCS	Q1	• Complete
3.1.1.3	1	Develop a marketing program for existing services	MCS	Q2	• Complete

Objective 3.1.2 - By developing a regional fire service master plan					
#	Points	ACTION	WHO	WHEN	Status
3.1.2.1	1	Present a Fire Service Master Plan to the Board	MCS	Q3	<ul style="list-style-type: none"> Master Plan underway Plan Complete; presentation to Board in August
3.1.2.2	1	Ensure that regional fire chiefs are involved in the development of the plan	MCS	Q2	<ul style="list-style-type: none"> Public consultation complete Each Fire Hall included

Objective 3.1.3: By establishing a Naramata Fire Service Satellite Fire Hall					
#	Points	ACTION	WHO	WHEN	STATUS
3.1.3.1	1	Acquire an appropriate site for the satellite fire hall	MCS	Q1	<ul style="list-style-type: none"> Site selected License of Occupation submitted
3.1.3.2	1	Finalize building site design and contract for construction	MCS	Q3	<ul style="list-style-type: none"> Grants/donations received

Objective 3.1.4 By developing the Erris Volunteer Fire Department					
#	Points	ACTION	WHO	WHEN	Status
3.1.4.1	1	Undertake the Fire Underwriter study of proposed service	MCS	Q4	<ul style="list-style-type: none"> Information provided Waiting for Erris to determine interest
3.1.4.2	1	Carry out a service establishment process	MCS	Q4	<ul style="list-style-type: none">
3.1.4.3	1	Provide an orientation for the Department Members to ensure compliance with RDOS standards	MCS	Q2	<ul style="list-style-type: none"> Deferred until decision to create a Service determined

Objective 3.1.5: By implementing the regional trails program					
#	Points	ACTION	WHO	WHEN	STATUS
3.1.5.1	1	Construct the KVR Trail South Spur section from Road 18 to Osoyoos Lake	MCS	Q3	• Design complete/ construction in progress
3.1.5.2	1	Assist the Province with a critical habitat inventory management plan for the KVR trail from Vaseux Lake to Osoyoos	MCS	Q3	• Project awarded
3.1.5.3	1	Pursue Provincial tenure for the KVR trail – Area A and C phase	MCS	Q3	• In progress
3.1.5.4	1	Pursue tenure for the KVR trail – OIB phase	MCS	Q3	•
3.1.5.5	1	Work with senior levels of government to secure tenure for the KVR trail – Vaseux Lake phase	MCS	Q4	• Work in progress, but need the critical habitat inventory first.

Objective 3.1.6 - By implementing the 2017 Phase of the Parks Program					
#	Points	ACTION	WHO	WHEN	Status
3.1.6.1	1	Implement a 2017 parks improvement program	MCS	Q4	•
3.1.6.2	1	Implement the service establishment process for an Electoral Area H parks service	MCS	Q3	•
3.1.6.3	1	Update Regional and Community parks bylaws	MCS	Q3	•
3.1.6.4	1	Pursue a Contribution Agreement and Facility Use Agreement with the Tulameen Community Club	MCS	Q2	• Waiting for signature
3.1.6.5	1	Review the Princeton/ Area H Park Contribution Service	MCS	Q2	• Review commenced • Set up discussions with Princeton in the Fall

Objective 3.1.7: By providing public recreational opportunities					
#	Points	ACTION	WHO	WHEN	STATUS
3.1.7.1	1	Carry out the 2017 Recreation and Wellness Programs under the guidance of the Recreation Advisory Commissions	MCS	Q4	<ul style="list-style-type: none"> • Meetings with all Commissions complete • Strategic Planning to commence in Q3
3.1.7.2	1	Implement a Regional approach to booking Recreation Programs, Facilities and Events, e.g. common calendar between Rec programs	MCS	Q4	<ul style="list-style-type: none"> • In Progress

Objective 3.1.8: By constructing a pedestrian pathway in Okanagan Falls					
#	Points	ACTION	WHO	WHEN	STATUS
3.1.8.1	1	Undertake the design, consultation and permitting phases	MCS	Q2	<ul style="list-style-type: none"> • In Progress
3.1.8.2	1	Complete final design and submit for 2018 Budget consideration between Rec programs	MCS	Q3	<ul style="list-style-type: none"> •

Objective 3.1.9: Investigate energy options					
#	Points	ACTION	WHO	WHEN	STATUS
3.1.9.1	1	Research and report on solar and wind power advancements	MDS	Q4	<ul style="list-style-type: none"> •

Goal 3.2 To Develop an Economically Sustainable Region					
Objective: 3.2.1: By Developing an Asset Management Plan					
#	Points	ACTION	WHO	WHEN	STATUS
3.2.1.1	1	Investigate options for asset management systems and which would be appropriate for the Regional District	MPW/ MIS	Q4	.
3.2.1.2	2	Present the Phase 2 Asset Management Plan to the Board	MPW	Q3	.

Objective: 3.2.2: By updating the Naramata Water System Development Cost Charge Bylaw					
#	Points	ACTION	WHO	WHEN	STATUS
3.2.2.1	2	Determine methodology and rescind development cost charge bylaw	MPW	Q2	<ul style="list-style-type: none"> NWAC prefers to terminate DCC Bylaw Province is evaluating proposal

Goal 3.3 By Developing an Environmentally Sustainable Region					
Objective: 3.3.1: By commencing the Electoral Area "F" Official Community Plan review					
#	Points	ACTION	WHO	WHEN	STATUS
3.3.1.1	1	Citizen Committee appointments, project Inventory, Issue identification, constraints and opportunities, Background Report	MDS	Q3	<ul style="list-style-type: none"> Project underway
3.3.1.2	1	Community engagement, Draft Plan	MDS	Q4	.

Objective: 3.3.2: By conducting a Bylaw Enforcement Policy Review					
#	Points	ACTION	WHO	WHEN	STATUS
3.3.2.1	1	Review Best Practices for bylaw enforcement and compare to current RDOS procedures and policies	MDS	Q3	.
3.3.2.2	1	Identify gaps and prepare revised procedures and policies	MDS	Q4	.

Objective: 3.3.3: By completing a new Water Regulatory and Conservation Bylaw					
#	Points	ACTION	WHO	WHEN	STATUS
3.3.3.1	2	Conduct literature search and benchmarking exercise	MPW	Q1	. Complete
3.3.3.2	2	Develop a draft bylaw for discussion and present final version	MPW	Q2	. 1 st draft complete . Deferred to Q3

Objective: 3.3.4: By implementing the 2017 Phase of the Solid Waste Management Plan					
#	Points	ACTION	WHO	WHEN	STATUS
3.3.4.1	2	Complete organics site analysis, procurement and design of the new organics processing facility	MPW	Q3	<ul style="list-style-type: none"> Preferred sites identified Public consultation underway Information Reports to Committee
3.3.4.2	2	Complete the procurement for Curbside service beginning in July 2018	MPW	Q1 Q3	<ul style="list-style-type: none"> RFP Released Complete
3.3.4.3	2	<ul style="list-style-type: none"> Pilot a Bio-cover methane mitigation project to achieve approval for substituted requirements permit. Winter testing Response from Province 	MPW	Q1 Q2 Q1 2018 Q2 2018	<ul style="list-style-type: none"> Stockpiling materials Plots prepared for pilots
3.3.4.4	1	Develop the Keremeos landfill closure plan	MPW	Q1 Q2	<ul style="list-style-type: none"> Plan development underway

Objective: 3.3.5: By bringing Kaleden and Skaha Estates into the Okanagan Falls Waste Water Treatment System					
#	Points	ACTION	WHO	WHEN	STATUS
3.3.5.1	1	Initiate the public assent process to establish a Service to attach to the Okanagan Falls Wastewater Treatment Plant	MPW	Q2	<ul style="list-style-type: none"> Phase 1 BCF Grant approved for Skaha Estates
3.3.5.2	1	Complete the detail design of a sewerage collection system for Kaleden and Skaha Estates	MPW	Q4	<ul style="list-style-type: none"> Commence in Q2 but not complete until Q1 2018
3.3.5.3	1	Actively search for a grant to move this project forward	MPW	Q2	<ul style="list-style-type: none"> BCF Grant received for Phase 1 Consider Strategic Priorities Grant application for Phase 2

Objective: 3.3.6: By constructing a wetlands filtration system for the Okanagan Falls Waste Water Treatment Plant					
#	Points	ACTION	WHO	WHEN	STATUS
3.3.6.1	1	<ul style="list-style-type: none"> • Pursue funding for a Wetland System • Complete the design • Construction 	MPW	Q1	<ul style="list-style-type: none"> • Grant applications being prepared • Design grant dependent • Construction grant dependent

Objective: 3.3.7: Set out the Regional District responsibility for orphan dikes					
#	Points	ACTION	WHO	WHEN	STATUS
3.3.7.1		Conduct an inventory of orphan dikes within the regional district and present a discussion paper to the Board identifying liability when/if there is flooding or disaster related to the dikes	MPW	Q3	<ul style="list-style-type: none"> • FLNRO attended at Committee on April 6th • Further discussion for Committee in Q2

Objective: 3.3.8: Establish a position around Uplands Water Storage					
#	Points	ACTION	WHO	WHEN	STATUS
3.3.8.1		Bring a report to the Board identifying the issue/history/risk of RDOS involvement in uplands water storage	MPW	Q2	<ul style="list-style-type: none"> • Need to identify speaker to appear before Committee

KSD 4 PROVIDE GOVERNANCE & OVERSIGHT IN A REPRESENTATIVE DEMOCRACY Goal 4.1 To Execute a Well-Defined Strategic Planning Cycle Objective: 4.1.1: By maintaining, evaluating and executing the Strategic Planning and Enterprise Risk Management Programs.					
#	Points	ACTION	WHO	WHEN	STATUS
4.1.1.1	2	Development of the 2018 Corporate Business Plan	CAO	Q4	.
4.1.1.2	1	Review and update the Enterprise Risk Management Register	CAO/ MIS	Quarterly	. Complete

Goal 4.2 To Encourage Partnerships with all Member Municipalities, Electoral Areas, Indian Bands and Other Levels of Government Objective: 4.2.1: By organizing government to government meetings.					
#	Points	ACTION	WHO	WHEN	STATUS
4.2.1.1	1	Organize and host a C2C Forum.	MLS	Q4	.
4.2.1.2	1	Organize regular Regional CAO meetings Organize Valley Chair/CAO Meetings	MLS	Q2	. In progress

Objective: 4.2.2: By implementing the terms of the First Nations Protocol Agreement

#	Points	ACTION	WHO	WHEN	STATUS
4.2.2.1	1	Support regular joint council and steering committee meetings to promote good relations in the Regional District and report to the Board on highlights	MLS	Q4	• 1 st Joint Council Mtg. Feb. 17 th
4.2.2.2	1	Implement the 2016 actions identified in the Joint Council Action Plan	MLS	Q4	• 1 st Steering Committee March 10 th

Goal 4.3 To Promote Board and Chair Effectiveness
Objective: 4.3.1: By assisting the Board to operate in an effective manner

#	Points	ACTION	WHO	WHEN	STATUS
4.3.1.1	1	Plan and implement a legislative workshop in 2017	MLS	Q4	•
4.3.1.2	1	Enhance relationship with committees/commissions	MLS	Q1	• Attended at all Recreation Commission and Water Commissions to discuss relationship/reporting/record keeping, etc.
4.3.1.3	1	Facilitate the Board evaluation	MLS	Q4	•

Objective 4.3.2: By supporting a governance review for Electoral Area “D”					
#	Points	ACTION	WHO	WHEN	STATUS
4.3.2.1	2	Develop an implementation plan to address opportunities from the Area “D” governance review	MLS	Q2	<ul style="list-style-type: none"> • Implementation plan presented to Board in May • Work with CSCSD to split Area D commenced.

Goal 4.4 To Develop a Responsive, Transparent, Effective Corporation					
Objective: 4.4.1: By ensuring all existing bylaws and policies are kept in a current and useful form and content.					
#	Points	ACTION	WHO	WHEN	STATUS
4.4.1.1	2	Ensure all irrigation district bylaws have been transferred to RDOS format	MLS	Q4	.
4.4.1.2	1	Conduct Privacy Impact Assessments on new recreation software, building permit tracker, enforcement ticket tracker, development tracker and Vadim updates	MLS	Q4	• In Progress

-ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Q2 Budget Variance Analysis Report – For Information Only

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

Business Plan Objective:

1.1.1 By providing the Board with accurate, current financial information

Analysis:

Managers have reviewed the actual revenues and expenditures as of June 30, 2017 and provided a forecast to year-end in order to identify significant variances to the annual budget. This process helps us to mitigate potential problems and/or identify opportunities for reallocation of unused funds within individual budgets.

The estimated 2016 department surpluses were reviewed during the 2017 budget process and budgeted according to the best indicators at the time. Any significant variances from the budget will be outlined in the affected service narrative below.

Overall, variance analysis this early in the year requires many assumptions and predictions. Areas of concern have been identified and will be monitored closely. Third quarter variance reporting, available in October, will be able to provide more precise indicators of expected year-end performance.

The following is a brief explanation of overall budget trends and potential issues.

General Government and Electoral Area Administration

General Government ended in 2016 with an \$87,000 surplus, which was close to the \$90,000 anticipated during the 2017 budget process. There are no other significant variances to report at this time.

Electoral Area Administration ended in 2016 with a smaller than anticipated surplus by approximately \$23,000. Total surplus carried forward into 2017 was \$129,000. For 2017, the budget is trending on target.

Development Services

Building Inspection

Similar to the prior year, permit revenues are higher than anticipated. The budget for building permit revenue is \$500,000. Actuals to June 30, 2017 are already over \$600,000, therefore it is likely that there will be surplus revenues in this department. Historically excess revenue has been placed into a deferred revenue account and held to smooth out taxation levels in order to help sustain service in slower growth years. Surplus revenue of \$180,000.00 was transferred leaving a balance in the reserve of just over \$400,000, as of December 31, 2016.

Bylaw

Bylaw ended in 2016 with a larger than anticipated surplus of approximately \$22,000.00 due to a flow through of surplus from 2015. It is anticipated that the same level of surplus will carry through 2017.

Animal Control

Animal Control had an anticipated surplus during the 2017 budget process of \$5,000. However due to a flow through surplus from 2015 this department ended up with a \$22,000 surplus. The remainder of the budget is on target.

Electoral Area Planning

The Electoral Area Planning division had an anticipated surplus of \$80,000, which was a result of some staffing positions being vacant as well as consulting work that had not been complete during the year. The consulting work has been carried over into the 2017 budget and the remainder of the Electoral Area Planning budget appears to be on target for 2017.

Public Works and Engineering

Refuse/Landfills/Recycling

Apex Mountain Solid Waste Transfer Station – the budgeted amounts for construction were not sufficient. Additional analysis must be done and a plan put in place for the 2018 budget.

Area H – the end of 2016 resulted in a deficit of \$29,000 due to unexpected increase in contract obligations with the Town of Princeton. The 2017 budget was adjusted accordingly and looks to be on target for 2017.

Oliver – this service ended 2016 in an anticipated surplus of \$198,000. This is a result of a surplus carry over from 2015 of \$80,000 and lower than anticipated contract and salary costs for 2016.

Penticton/D3 (Campbell Mountain Landfill) – 2016 ended in a deficit of \$120,000. This is mainly due to overages in salaries and contract services. Accordingly, adjustments have been made for the 2017 budget and will be monitored closely.

The remaining departments are expected to be on budget for 2017.

Ok Falls Sewer

As reported in the fourth quarter of 2016, a \$220,000 deficit was expected at the end of 2016. Mitigation measures have been taken and a plan has been implemented to recover the deficit in 2017.

Water Services

West Bench – this service ended with a surplus of \$50,000 in addition to transfers to reserves of \$75,000 that were not originally budgeted. This is due to lower costs than was budgeted to implement the metered service during 2016. For 2017, it is anticipated that not all consulting fees will be expended which will likely result in another surplus, but much smaller than in prior years. *Willowbrook* – 2016 ended in a deficit of \$13,479 as a result of some budgeting inaccuracies. 2017 budget has been corrected and will be monitored closely.

Mosquito Control

The mosquito control budget is an area of concern for the 2017 budget year. Due to the floods there has been more standing water and thus additional resources needed to control the mosquitos. A report will be coming to the board in August with suggestions on how to deal with the shortfall.

Community Services

911 Emergency System

As anticipated the 911 Emergency Call System ended in a surplus in 2016. The project is substantially complete and the budget looks to be on target for 2017.

Fire Services

Given the current state of the fire season within this region, the level of budget variance is difficult to determine at this time. More detailed analysis will be performed and reported for Q3.

Recreation Services

Parks Commission Area F – 2016 resulted in a deficit of \$10,087, however steps have been taken to mitigate for the 2017 budget year.

As a majority of the expenditures related to Recreation Services is not incurred until the summer months, a more accurate projection of year-end variances will be available with the Q3 report. In addition, third quarter variance will be available for Oliver Parks and Recreation or Sunbowl Arena as second quarter actuals have not yet been received.

Regional Trails

Regional trails ended 2016 with a higher than anticipated surplus of \$14,000. It is early in the season however there are no significant variances anticipated for 2017.

Respectfully submitted:

"Maureen Hayter"

M. Hayter, Finance Manager

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Multi-Jurisdictional Electoral Area Grant-in-Aid Request

Purpose:

To determine if an Electoral Area Grant-in-Aid should be awarded to the Lower Nipit Improvement District (LNID) and, if so, which areas will participate and for how much.

Reference:

Electoral Area Community Grant-in-Aid Application Form

Background:

The LNID has submitted an application for funding for a project they believe is applicable to all eight electoral areas. Basically the project involves retaining an engineer to develop a Water Storage and Release Plan for the upland Okanagan area, Twin Lake. The request is for \$5,000.00.

Analysis:

The EA Community Grant-in-Aid Policy applies to non-profit organizations serving the residents of the Regional District and can be used to support the establishment and operation of the organization. LNID is incorporated by an Order in Council under the Local Government Act with a sole purpose of flood control for a specific geographic area around Twin Lakes. As a level of government equal to a Regional District, they have the authority to tax or charge fees to ratepayers within their geographic area.

LNID submits that the proposed project is of regional benefit and the application is directed to all eight electoral areas simultaneously.

Alternatives:

1. Defer to the Regional Grant-in-Aid program
2. If deemed beneficial to all eight EA's, split the allocation of the \$5,000 between the eight areas (\$625)
3. Individual Directors determine the benefit to their area and those benefitting split the allocation.
4. Deny the grant

To Directors C,D,G

RECEIVED
Regional District

MAY 31 2011

101 Martin Street
Penticton BC V2A 5J9



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
Lower Nipit Improvement District & Greater Twin Lakes Area Stewardship Society		\$5,000.00
MAILING ADDRESS		
FIPPA sec. 22(1)		
CONTACT PERSON (NAME AND TITLE)		
Coral Brown Trustee LNID		
EMAIL ADDRESS		
(sec. 22(1))		

INFORMATION REGARDING THE APPLICANT ORGANIZATION:

IS YOUR ORGANIZATION A REGISTERED NOT FOR PROFIT SOCIETY IN BC? YES^x _____ NO _____
IF "YES" PROVIDE REGISTERED SOCIETY NUMBER GTLASS reg.# S-0061146
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^x _____
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"	X	ELECTORAL AREA "D"	X
ELECTORAL AREA "E"	ELECTORAL AREA "F"	ELECTORAL AREA "G"	X	ELECTORAL AREA "H"	

CHECKLIST - DOCUMENTS TO SUBMIT WITH YOUR APPLICATION

X 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

X Details of your Organization's structure (include Directors names and Phone numbers)

X 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	FIPPA sec. 22(1)	DATE	May 30, 2017
NAME (PLEASE PRINT)	Coral Brown	TITLE	Trustee LNID

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:	Lower Nipit (Twin Lake) Improvement District & GTLASS
For period	From July 2017 to _____.
REVENUE	
Grants (provide Names of grantors)	\$5000.00 from RDOS Grant in Aid
from Government	
from Foundations	
from Corporations	
Earned Income (ie interest)	
Individual contributions.	\$7000.00
Fundraising events and product sales.	\$1000.00
Membership income	\$1000.00
Additional revenue (please specify)	
TOTAL INCOME	\$14000.00
EXPENSES	
Salaries and wages	\$1500.00 in kind management & research
Consultant and professional fees (e.g. accounting, legal, etc.)	\$10,000.00 Engineer
Travel	\$400.00
Equipment	\$500 in kind Quad Waterway Tours
Supplies	\$3100 lake sensor & flow meter
Advertising and printing	\$500.00
Rent	
Utilities (ie electric, gas, telephone, cable)	in kind
Other expenses (please specify)	
TOTAL EXPENSES	\$16,000.00
IN KIND SUPPORT (PLEASE PROVIDE DETAILS)	
	\$1500.00 is management/ research in kind
	\$500.00 for the quad tours of the waterway

DECLARATION

We, the undersigned, do hereby certify that this statement contains a full and accurate account of all matters stated herein:

Name: Harvey Jager

Position: Chair Greater Twin Lakes Area Stewardship Society

Signature: _____

Date: May 30, 2013 / ✓

Name: Coral Brown

Position: Chair Lower Nipit Improvement District

Signature: _____

Date: May 30, 2017

Signatures redacted under FIPPA sec. 22(1)
--

Return the completed community grant application form and enclosures to your electoral area director or forward to:

General Manager of Finance
Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, B.C.
V2A 5J9

Application for RDOS Electoral Community Grant in Aid

Details of Grant Request – this Twin Lakes Waterway is in RDOS Area D1, Area G and affects all of Area C.

Submitted May 30, 2017.

1. Project/Program Abstract

The proposed project is a Water Storage & Release Plan for the upland Okanagan area, Twin Lake. The total estimated cost of this project is \$16,000.00 – see the budget page included. We now have \$9,000.00 confirmed and \$2,000.00 for in-kind donations towards the project but we require an additional \$5000.00 from RDOS.

The funds will be used mainly for a water engineer who has the expertise to research the historical lake levels and draw conclusions/scenarios for a proposed plan with recommendations. An in-lake water level sensor and flow meter are necessary for on-going lake level monitoring.

2. Project/Program Description

The initial water Plan will include 3 components:

- a. Manage the Twin Lake under normal conditions,
- b. Manage when the lake is below normal and the demand is above normal (drought),
- c. Manage when the lake is normal but there is increased snowpack/precipitation.

The plan will give long term recommendations for increased water storage over aquifer #261 to mitigate the effects of both flood & drought.

It is expected that there will be a recommendation for improved monitoring tools and methods; to restore the old natural over flow outlet from Twin Lake to avoid the expensive, ineffective use of a pump. This will require 2 weirs for control of the water in the years of heavy snow pack/precipitation. It is also necessary to protect and care for our main water source Horn/Bear Creeks so that washouts and flood situations will not occur.

If surplus water is stored over the aquifer rather than the present method of pumping excess water away then the aquifer will be replenished to a greater extent than it now is. This will benefit all who draw their water from this aquifer (about 150 existing water users, a store, an 18 hole-golf course and 3 moderate sized ranches). The Twin Lakes Area has historically had 20 year wet & dry water cycles and a fast acting watershed. The purpose of this Plan is so that there will be sustainable water in the Twin Lakes Area.

Application for RDOS Electoral Community Grant in Aid

The whole of the Twin Lake Area including the proposed new TLGR development and the residents living along Park Rill down to the Okanagan River near Oliver will all benefit from this Water Plan and particularly the water storage in a temporary wetland.

Our main method of communication is the internet and we do have a local monthly paper. The project will research and enter previous lake levels into a spread sheet. Back casting will allow better prediction of available capacity for the next year freshet.

3. Funding Considerations

We have \$11,000.00 for this project. We had a large donation from a member, and each organization has raised \$1,000.00 towards the project and \$2,000.00 is in kind, but we do require an additional \$5,000.00. See the attached budget.

The Lower Nipit (Twin Lake) Improvement District (LNID)

3 Trustees:

Betty Purdy phone

Coral Brown phone and

Glenda Stewart- Smith phone

Treasurer Pam Mann phone and Secretary George Windsor phone

Greater Twin Lakes Area Stewardship Society (GTLASS)

Chairperson Harvey Jager

Secretary Carolyn Jager

Treasurer Betty Purdy

and Directors Verna Mumby

and

Coral Brown

Respectfully Submitted,

Coral Brown Trustee, LNID.

phone numbers redacted under FIPPA sec. 22(1)
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A DIVISION OF FIRST WEST CREDIT UNION

STATEMENT OF ACCOUNTS

Statement Period: January 1 - 31, 2017
Page: 1 of 3

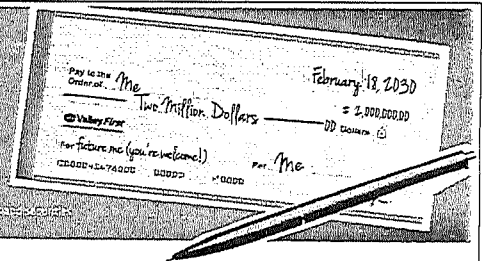
3800

LOWER NIPIT IMPROVEMENT DISTRICT DBA LNID

Financial information redacted under FIPPA sec. 22(3)(f)

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A DIVISION OF FIRST WEST CREDIT UNION

Statement Period:
Page:

January 1 - 31, 2017
2 of 3

Financial information redacted under FIPPA sec. 22 (3)(f)

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ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Enterprise Risk Management – For Information Only

Business Plan Objective:

As per objective 4.1.1 “By maintaining, evaluating and executing the Strategic Planning and Enterprise Risk Management Programs”.

Background:

In 2009, the Board directed administration to create a strategy for Enterprise Risk Management (ERM). In 2010 the ERM Plan was presented to the Board. The plan is updated regularly to ensure it remains current.

The ERM Plan document sets forth RDOS’s risk management plan and our strategy for enterprise risk management. This plan is intended to complement and expand upon the Regional District’s strategic plan. Both of these plans are used together to guide RDOS priorities and decisions.

ERM recognizes the fundamental importance of proper management of risks associated with the District’s functions and activities. The purpose of ERM is to ensure that risk identification, assessment, prevention and/or mitigation are incorporated into management oversight and processes of the Regional District and to assist in identifying priorities set forth in RDOS’s strategic plan.

Potential ways risks may affect the RDOS include:

- financially;
- our reputation;
- our performance, as measured against strategic priorities and the achievement of critical milestones;
- the integrity of our decisions and processes;
- the safety of our citizens;
- the workplace safety, security and health of our employees; and
- relationships and/or contracts with our stakeholders, which may create additional financial or obligatory risks.

Beneficial outcomes of risk management include:

- Reduced costs including:
 - less staff time lost as a result of adverse events;

- less litigation;
 - less replacement of lost equipment and other resources;
 - less possible loss of business; and
 - less decreased productivity
- Other benefits include:
- Better prioritization of strategic initiatives
- Better preparedness
- Improved employee moral (result of better oversight and information gathering)

Details of the ERM Plan are found in the RDOSEnterpriseRiskManagmentPlan2017.docx document. A list of the major operational threats as identified by administration with the ranking of each threat for probability and impact can be found in the RDOSRiskManagementRegistry2017.xlsx spreadsheet.

Analysis:

At the 2017 workshop, Administration identified 3 high ranking threats:

- Natural and man-made disasters as Identified in the Hazard Risk and Vulnerability Plan
- Landfill Gas Regulation Contravention
- Organics Site (Not able to find suitable site)

Table 7 in the ERM Plan (page 15) describes the mitigation plan for the above 3 threats including mitigation activities, measurement and status. Mitigation actions for Medium level threats are monitored and managed at the Department level.

Communication Strategy:

The ERM Plan is presented annually to the Board at a Corporate Services Committee meeting. The ERM Plan is created as a joint effort by the senior management team and communicated to staff as required.

Respectfully submitted:

Tim Bouwmeester

T. Bouwmeester, Manager of Information Services

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

ENTERPRISE RISK MANAGEMENT PLAN

Introduction

The Regional District of Okanagan Similkameen (RDOS) is a body corporate under the laws of the Province of British Columbia. This document sets forth RDOS's risk management plan and our strategy for enterprise risk management. This plan is intended to complement and expand upon the District's strategic plan. Both of these plans will be used together to guide RDOS priorities and decisions. This document is intended to provide guidance on threat management over a one- to three-year timeframe and will be updated on a regular basis.

Organizations of all types and sizes face internal and external factors and influences that make it uncertain whether and when they will achieve their objectives. The effect this uncertainty has on an organization's objectives is "risk".

Enterprise Risk Management (ERM) at the Regional District is the systematic management of activities that involve a meaningful degree of risk to the Regional District. The purpose of ERM is to ensure that risk identification, assessment and prevention are incorporated into the management oversight and processes of the Regional District and to assist in identifying priorities set forth in RDOS's strategic plan.

Enterprise risk management recognizes the fundamental importance of proper management of risks associated with the District's functions and activities. It also recognizes that the Board of Directors requires the Chief Administrative Officer to manage, control, and, as appropriate, reduce or eliminate risk. This is important to the Board and is a fundamental component of the Internal Operational Audit. Objectives of such a plan include: 1) helping to ensure that RDOS employees, clients and visitors are protected from hazards; 2) protecting the District's financial condition and the ongoing viability of the Regional District; and 3) doing what is reasonable and necessary to help ensure that RDOS's facilities, equipment and resources are protected.

Identification and prioritization of risks is an essential component of this plan. Mitigation strategies for high-threat risks are also set forth in the plan. The mitigation strategies for the highest risk threats will be completed in time for the 2017 strategic planning process. The connection between the risk management plan and the strategic plan is presented and emphasized in the mitigation strategies. Development, implementation and monitoring of the

Regional Districts risk management plan accomplish the objectives and purposes described above.

The Regional District of Okanagan Similkameen is committed to the management of risk in order to protect our:

- employees and their skills;
- key stakeholders;
- quality of service;
- assets;
- contractual, statutory and fiduciary obligations;
- image and reputation; and
- Commitment to our citizens.

The Regional District's risk management plan is designed to assist the Board, the CAO, and all employees to develop skills in addressing and understanding risk management. The main elements of the plan include:

- development and use of risk management standards;
- assessment and prioritization of risks on a continuing basis;
- reporting regularly to the Board regarding RDOS risk and compliance with the Regional District Health & Safety Plan; and
- education and training of staff about risk management as appropriate.

Enterprise risk management is a critical element of improving RDOS's business processes and services. The Regional District's goal is to adopt best practice in managing risks. To achieve this goal, risk management standards involving risk identification and risk evaluation linked to practical, cost-effective risk monitoring and control measures need to be in place and regularly evaluated and reviewed. Risk management is a continuous process, requiring awareness and proactive measures by all Regional District employees to reduce the occurrence and impact of risks. Risk management should be an integral part of the District's business processes.

Objectives of Risk Management

Risks to functions and activities can result from both internal and external sources. Risks can include issues such as citizen dissatisfaction, adverse publicity, physical safety and security of employees, low performing management and staff, equipment or computer failure, legal and contractual matters, and fraud. Some, such as community growth, may be beyond the control of RDOS, although the Regional District needs to prepare for such contingencies. Others can be directly controlled by RDOS management.

It is not possible to perform our mission and have anything approaching a risk-free environment. Many decisions involve managing risks according to the District's assessment of what constitutes an acceptable level of risk and judgments about the costs and benefits of alternative courses of action.

RDOS's objectives in adopting enterprise risk management include ensuring that: 1) the major risks faced by RDOS are identified, prioritized, understood and appropriately managed; 2) RDOS's planning and operational processes include awareness of areas where risk management is needed; and 3) an environment exists where all RDOS staff assumes responsibility for identifying and managing risk within their area of responsibility with required management oversight and control.

Risk management should be an integral tool used by the Board and the Regional District management team in leading RDOS and planning for our future. It is critical to the overall performance and success of the Regional District. Appropriate risk management policies and practices minimize RDOS's exposure to the consequences of a range of possible adverse events. Such potential risks are numerous, with the following representing the range of risks faced by a Regional District that is also closely linked to municipal, provincial and federal government: 1) reductions in revenue available to RDOS through less than anticipated grants; 2) safety of RDOS's workforce; 3) damage to equipment or facilities; 4) poor management oversight that results in adverse audits or violations of procedures, regulations and/or laws; 5) inability to attract and retain quality staff; 6) economic constraints; 7) demographics; and 8) fiscal policy.

The risk management process at RDOS encompasses the systematic application of management policies and appropriate written procedures and practices to identify, analyze, evaluate, monitor and minimize risk.

The implementation of an integrated and rigorous approach to risk management:

- increases the chances of avoiding costly and unacceptable outcomes, particularly those arising from unexpected events;
- provides a better understanding of RDOS operations and functions, and supports continuous improvement in the Regional District's operations;
- helps maintain high staff morale;
- provides a reporting framework to assist in meeting Board requirements; and
- Allows for a more structured, accountable and useful strategic plan.

Risk Defined

Risk is the effect of uncertainty on objectives¹, where an effect is the deviation from the expected. The deviation could be positive and/or negative.

Risk Management Procedure and Process

The District's risk management plan will be a critical component of our vision, mission and goals and will be coordinated with the RDOS Strategic Plan. The plan takes into account the nature of Regional District operations, and recognizes that RDOS is an incorporated body that is operated under the oversight of the Provincial Government and a Board of Directors.

RDOS faces a range of potential risks that may affect:

- our reputation;
- our performance, as measured against strategic priorities and the achievement of critical milestones;
- the integrity of our decisions and processes;
- the safety of our citizens;
- the workplace safety, security and health of our employees; and
- relationships and/or contracts with our stakeholders, which may create additional financial or obligatory risks.

Procedurally, the District shall conduct an environmental scan to use as a foundation for the development of a risk inventory. For each risk the Regional District faces, RDOS will assess the likelihood and potential consequences of an adverse event, and will prioritize each category of risk according to the level of threat facing the Regional District. We will then determine strategies for managing risks so we can devote the greatest resources to the risks considered to present a high threat. Appendix A – Table 1, identifies the potential risks facing RDOS and assesses and prioritizes the level of threat posed by each risk. Appendix B – Table 7, provides an action plan matrix for managing the identified high ranking risks.

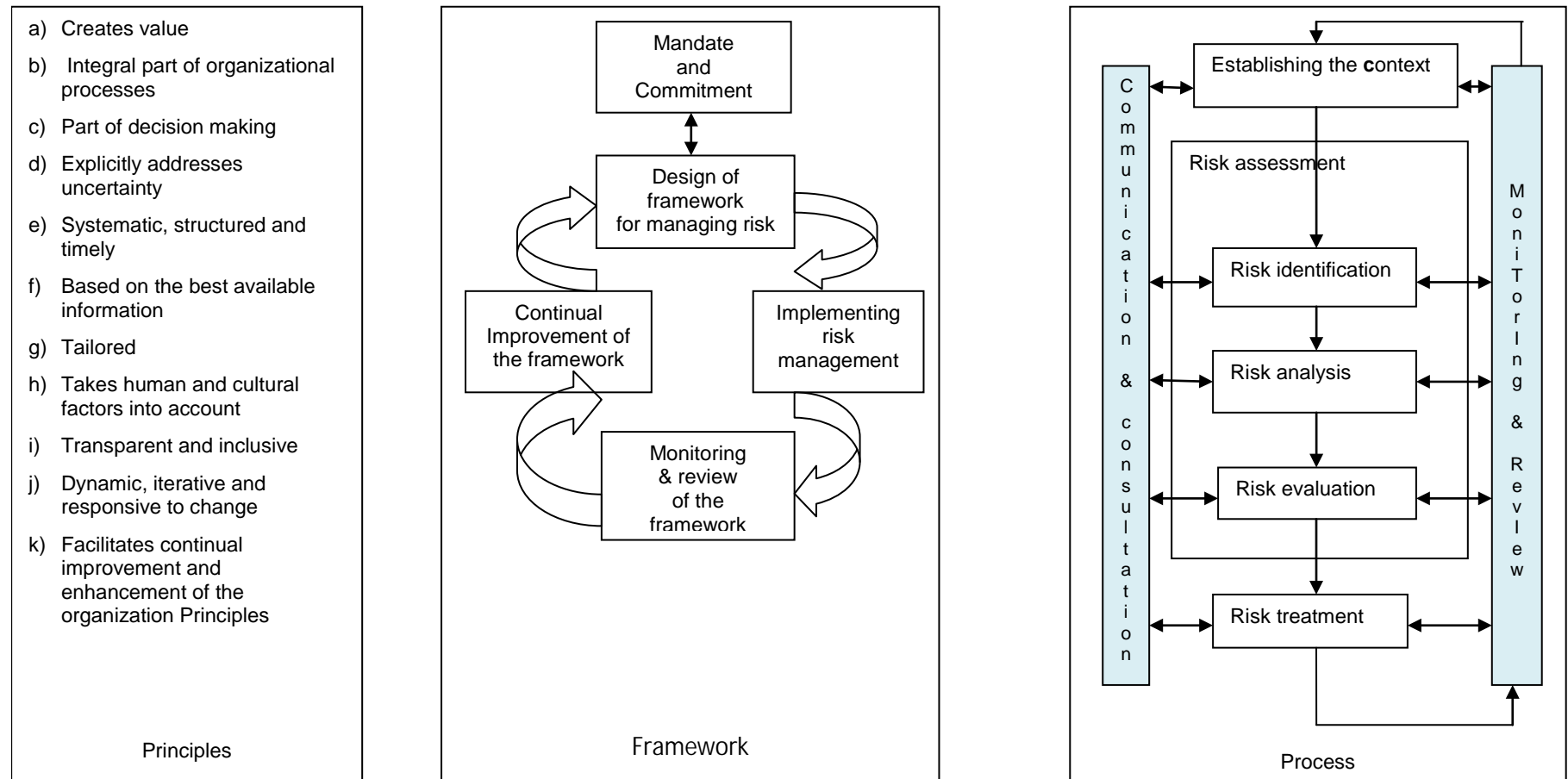
All RDOS employees are expected to contribute to minimizing risk, and it is the responsibility of management to ensure that employees are aware of RDOS's expectations.

- Members of the Senior Management Team are responsible for ensuring that the risk management processes and controls identified in the risk management plan are built into the strategic and operational planning of all parts of the Regional District.

¹ CSA Risk Management Plan, 2009, pg. 1

- The CAO is responsible for coordinating the implementation of the risk management plan and reporting on implementation and progress to the Board.
- Department Managers are responsible for overseeing the implementation of processes relevant to their part of the Regional District, including ensuring that staff understand the risk management plan and implement the necessary requirements and strategies. Managers are also responsible for providing feedback on implementation to the CAO.

Relationships between the Risk Management Principles, Framework and Process



Beneficial Outcomes of Risk Management

The key outcomes expected from enterprise risk management are the monitoring and control activities identified in the Risk Management Matrix (see Appendix B). These actions will be reviewed and updated on a regular basis under the direction of the CAO. To ensure effective achievement of this process, RDOS will:

- train managers and employees about enterprise risk management and procedures as appropriate;
- monitor performance against the management action plan and report to the CAO as necessary;
- monitor the risks associated with management and operation of the Regional District and ensure that management of risks is built into other collateral plans & documents as appropriate;
- incorporate consideration of risk management performance into the performance assessment of the Senior Management Team;
- include risk management awareness in orientation briefings for new staff; and
- ensure the risk management plan, any changes to the plan, and related information is provided to the Board.

The costs of implementing the Risk Management Plan are predominantly staff time, particularly that of the Senior Management Team, with support and input from other employees. A net benefit is expected from the operation of the plan by reducing costs as a result of many possible events, including:

- staff time lost as a result of adverse events;
- litigation;
- replacement of lost equipment and other resources;
- possible loss of business; and
- decreased productivity.

There should be other gains, such as benefits from better prioritization of strategic initiatives, better preparedness and information-gathering as well as improved employee morale as a result of better oversight and information-sharing within the Regional District.

Staff Roles and Responsibilities

Chief Administrative Officer

- Oversees the development and implementation of the Risk Management Plan;
- Ensures the ongoing review of risks and updates the Register of Major Risks as needed;
- Encourages a management climate which is aware of and supports risk management; and
- Oversees development of processes to define and address new risks.

Management Group

- Coordinates, on an ongoing basis, the implementation of the Risk Management Plan;
- Reviews Table 1, Register of Major Risks, on a regular basis and reports to the CAO on recommended changes;
- Regularly convenes Department Meetings to discuss the Register of Major Risks and necessary changes to that register;
- Develops and implements risk management procedures and training as needed.
- Ensure that risk management controls and processes are included in all planning and maintenance;
- Encourage an organizational climate that supports risk management;
- Ensure that employees understand the importance and consequences of risk management issues in their immediate work areas and to RDOS overall;
- Identify any new risks and report them to the Senior Management Team.

Employees

- Identify any new risks and report them to their immediate supervisor;
- Assist in development and implementation of processes to mitigate risk; and
- Adapt the risk management plan to immediate work areas and processes wherever possible.

Review and Update of Risk Management Plan

The Risk Management Plan will be reviewed and updated on a regular basis by the CAO.

The District's objective is to adopt best business practice in managing risks. Enterprise Risk Management is a continuous process, requiring awareness and proactive measures by all Regional District employees to identify and reduce the occurrence and impact of risks. Risk management standards involving risk identification and risk evaluation, which are then linked to practical and cost-effective risk control measures, will be regularly evaluated and reviewed by the District's Senior Management Team under the overall direction of the CAO.

This document is under construction and the Enterprise Risk Management Plan is a dynamic document. It will continually evolve as new risks are identified and mitigation plans become more sophisticated. The important factor is that the ERM Plan is assigned to a champion who will keep it active in the organization and is charged with its activation and continual update.

The next version of the RDOS Strategic Plan will have fully considered the recommendations, actions, policies and processes presented in the ERM Plan and the implementation of the Strategic Plan will be closely coordinated with the ERM Plan.

Appendices

- Appendix A provides background about how RDOS prioritizes risks and details the manner in which the Regional District has determined the threat-level of a risk to the Regional District. Table 1, Register of Major Risks, sets out the risks facing the Regional District and assesses the threat to the Regional District based on management judgments regarding the likelihood and potential consequences of each risk.
- Appendix B contains RDOS's Risk Management Matrix, an action plan which analyzes and prioritizes the risks identified in the register to determine required management action(s).

Appendix A: Risk Analysis at RDOS

Introduction

Appendix A provides background about how the risks facing RDOS are prioritized on the basis of potential overall threat that each risk poses to the Regional District. RDOS has estimated the potential threat posed by each category of risk on the basis of the likelihood of occurrence of the risk (frequency or probability) and the expected consequences (impact or magnitude) using the overall knowledge and judgment of the District's Senior Management Team. Table 1 – Register of Major Risks (associated RDOSRiskManagementRegistry2017.xlsx document), sets out the primary risks facing the Regional District and assesses the threat to the agency based on management judgments regarding potential consequences of each risk.

Examples of the level of threat include:

- High: consequences may be severe, significantly impacting the effectiveness, operations and/or reputation of RDOS. Total Score of 13+.
- Medium: consequences may adversely affect the programs, operations and effectiveness of RDOS. Total Score of 5 to 12.
- Low: minor consequences for RDOS. Total Score of 0 to 4.

Determining that a risk is acceptable does not imply that the risk is insignificant. A risk may be considered to be acceptable because the:

- threat posed is assessed to be so low (for example, because the likelihood of occurrence is rare) that specific treatment is not necessary at the time it is assessed;
- risk is such that RDOS has no available treatment (for example, the risk of a change to legislation or regulation might occur for reasons totally beyond the control of the Regional District);
- cost of mitigating the risk is very high compared to the perceived benefit of successful treatment; and/or
- opportunities presented outweigh the threats to such an extent that the risk is justified.

Probability: is a way of expressing knowledge or belief that an event will occur. The range is from 0 to 5 with 0 being very rare to 5 very common. Below you will find a breakdown in regards to timeframe for each level of probability.

Table 2: Probability Levels	
Probability ^a	Description
5	Common occurrence – on average incident would occur or expect to occur weekly or monthly
4	Frequent occurrence – yearly
3	Less frequent occurrence – 2 to 5 years
2	Rare occurrence – 5 to 25 years
1	Very rare – 25 plus years

Impact: the influence or effect that the event has. The breakdown for the different impact categories and levels are found in Table 3 and 4:

Table 3: Impact Categories		
Code	Loss Category	Loss Description
H/S	Personal Health and Safety Loss	Personal injury due to an event.
F	Financial Loss	A financial loss due to damage (cost to repair/replace) rework or legal implications. Potential impact to property and the environment should be considered in a financial context.
PI	Public Image Loss	Unwanted negative media attention.
P/M	Productivity/Morale Loss	Workforce inefficiencies or workforce/customer dissatisfaction.

Table 4: Impact Levels				
Impact Score	^b Personal Health and Safety Loss	^c Financial Loss	^d Public Image Loss	^e Productivity/Morale Loss
5	Potential for death and serious injury to the public, staff and/or contractors			
4	Potential for serious injury resulting in lost time or disabling type of injury to the public, staff and/or contractors	Business loss >\$ 10M	An event that would generate national or international media attention.	An event that would impact the entire organization (staff, public, contractors).
3	Potential for mild to moderate injury resulting in medical aid type injury to many people	Business loss \$ 1M to \$ 10M	An event that would generate provincial media attention.	An event that would disrupt or impact an entire Department (staff, public, contractors) within the organization.
2	Potential for mild to moderate injury resulting in medical aid type injury to few people	Business loss \$ 10K to \$ 1M	An event would generate local media attention.	An event would disrupt or impact a team group (staff, public, contractors) within the organization.
1	Little human health and/or safety concern	Business loss \$100 to \$10K	An event would not generate media attention but would be of interest to certain sectors of the public.	An event would disrupt or impact a few individuals (staff, public, contractors) within the organization.
0	No potential for human health concerns.	Business loss < \$100	An event would not generate any media attention or be of interest to the public.	An event would not disrupt or impact individuals (staff, public, contractors) within the organization.

Table 5: Risk Level Based on ^f Total Score						
Impact Score	5	25 – High	20 – High	15 – High	10 – Medium	5 – Low
	4	20 – High	16 – High	12 – Medium	8 – Medium	4 – Low
	3	15 – High	12 – Medium	9 – Medium	6 – Medium	3 – Low
	2	10 – Medium	8 – Medium	6 – Medium	4 – Low	2 – Low
	1	5 – Low	4 – Low	3 – Low	2 – Low	1 – Low
		5	4	3	2	1
Probability						

^fTotal Score based on the total of the probability rating multiplied by the highest single impact score.

Table 6: Monitoring and Control Activities for Various Risk Levels	
Risk Level	Action Required
High Threat (Total Score 13+)	Senior Management Team develops a management/action plan along with monitoring and management oversight by the CAO.
Medium Threat (Total Score 6 to 12)	A Manager develops a management/action plan as necessary; ongoing monitoring and management of the risk by the relevant Manager and reporting results to the CAO.
Low Threat (Total Score of 0 to 5)	Ongoing monitoring by relevant staff with action as necessary and reporting results to a Department Manager.

· **Appendix B: Risk Management Matrix**

Appendix B contains RDOS's Risk Management Matrix (Table 7), essentially an action plan that prioritizes and analyzes the risks identified in Table 1 to determine required management action(s). The risk management matrix identifies procedures and responsibilities for the implementation of risk management strategies.

The District's risk management matrix is in many ways an extension of the District's goals as set forth in the RDOS Strategic Plan. Many of the risks facing the agency have associated goals in the strategic plan or management performance plans that will serve to help mitigate those risks.

For each medium and high threat the Regional District faces, RDOS will assess the likelihood and potential consequences of an adverse event. Strategies will be determined for managing risks, devoting the greatest resources to the risks considered to present a high threat. The monitoring and control activities identified in the risk management matrix are the key outcomes of RDOS's Enterprise Risk Management process.

Treatment of risks involves deciding what management measures need to be put into place to minimize the threat posed by identified risks. Treatment options may include:

- measures aimed at avoiding the risk;
- measures to reduce the threat posed by the risk, either by reducing the likelihood of the risk and/or its consequences;
- measures aimed at improving the capacity of RDOS to address threats (such as reduced revenue from any given revenue source);
- transferring or lessening the threat by shifting management of the risk to another party;
- accepting the risk without taking any action to avoid it, but monitoring the risk and ensuring that RDOS has financial and other means to cover associated losses and/or disruptions; and
- identifying a media spokesperson to address risk as needed.

Table 7

Risk Description	Initial Threat Assess.	Loss Category ^a	Mitigation Activities	Who ^b	Measurement	Status	Post Mitig. Risk Assess.
Natural and man-made disasters as Identified in the Hazard Risk and Vulnerability Plan	High (20)	H/S	Table top exercises and education for Board and municipal elected officials. Education and trial runs for ESS teams.	CS	- EOC Level 1 Essentials course for RDOS staff – Q1 - Emergency Evacuation training for RDOS, member municipality and FD staff – Q2	- Complete - Complete	Medium (16)
Landfill Gas Regulation Contravention	(16)	F	Continue with Biocover pilot project, communicate with Min. of Environ. progress and results.	PW	Construct plots – Q2 Monitor plots – Q2 2017 to Q2 2018 Interim report on initial biocover results - Q3 2017 Additional reporting – Q4 2017 Final report – Q2 2018	- complete - in progress	Medium (12)
Organics Site (Not able to find suitable site)	High (16)	F	Continue current siting study. Amend solid waste management plan. Develop mitigation strategies for identified issues. Provide Board information to make an informed decision.	PW	Public consultation – Q2 Board report on mitigation strategies – Q3 Submit SWMP amendments to Min. of Environ. – Q4 Board reports on financial, environmental and social factors – Q4	- complete	Medium (12)

<p>^aLoss category codes:</p> <ul style="list-style-type: none">• H/S = Personal Health and Safety Loss• F = Financial Loss• PI = Public Image Loss• P/M = Productivity/Morale Loss	<p>^bWho codes:</p> <ul style="list-style-type: none">• HR = Human Resources Manager• PW = Public Works Manager• DS = Development Services Manager• CS = Community Services Manager• IS = Information Services Manager
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Table 1. 2016 Register of Major Threats						
THREAT	PROB. ^a	IMPACT				May-15
		Health/ Safety ^b	Finan. ^c	Pub. Image ^d	Product./ Morale ^e	TOTAL ^f
	01-05	0-5	0-4	0-4	0-4	
Finance						
Financing						
(A) Cash management procedures (including remote facilities)	4	0	1	2	3	12
(B) Loss of property and time. (i.e. equipment)	4	0	1	2	3	12
(C) Reductions in revenue available to RDOS through less than anticipated grants	4	0	3	2	3	12
(D) Cost of increasing environmental standards, (CMLF leachate and gas capture)	3	0	4	3	4	12
Audit						
(A) Qualified statement (higher borrowing costs)	2	0	3	2	3	6
Budgets						
(A) Budgets deficit by service	4	0	2	2	2	8
(B) Budget fluctuation due to Board philosophy on reserves	4	0	2	2	2	8
Legal Issues						
Statute and regulation amendments (change based on court case, change in code regs)	3	0	2	2	2	6
Loss of Statutory Documents	1	0	0	2	4	4
Policies not followed	3	0	2	2	2	6
Procedures not followed (including volunteers)	4	2	1	0	2	8
Flawed or outdated bylaws	4	0	2	2	2	8
Tort and Common law duties of care – negligence, labour, employment practices, slip and fall	3	0	2	2	2	6
Criminal actions – Directors, staff, contractors	2	0	2	3	3	6
Board Policy Decisions (Board make policy decision that has legal implications)	1	0	3	3	2	3
Contract/agreement review – not complete or correct	3	0	3	2	3	9
Legal costs higher than anticipated	3	0	2	2	1	6
Inability to find documents (Responding FOI, multiple versions, cannot find documents)	3	0	2	2	3	9
FOI and PP						
(A) Accidental release of private information	2	0	1	2	2	4
(B) Non-compliance in commissions and fire departments organizations	3	0	1	2	1	6
(C) Non-compliance with elected and alternate officials	3	0	1	2	1	6
Personnel						
Union strike	2	0	1	2	4	8
Improper disciplinary action						
(A) Improper dismissal lawsuit	2	1	2	2	2	4
(B) Grievances	4	0	1	1	2	8
Retention and Successorship of Key Positions	3	0	2	1	3	9
Fire Departments						
(A) Uncertainty of legal compliance due to inconsistent oversight	3	0	2	2	2	6
(B) People getting injured. Difficulty ensuring safe work practices.	4	2	1	1	2	8
Staff getting injured.	4	2	1	1	2	8
Public safety at our Public Works facilities and external organizations.	3	2	2	2	2	6
Disease (pandemic few employees working)	1	5	2	3	4	5
Business continuity (loss of 101 Martin St)	1	0	3	3	4	4
Change in elected officials (Province/RDOS)	4	0	3	2	3	12
IT						

Loss of Service						
(A) Phone landline (> 1 day)	2	1	0	1	2	4
(B) Phone mobile	2	2	0	1	2	4
(C) Internet (> 1 day)	2	1	1	1	4	8
(D) Electricity (> 1 day)	2	1	2	1	4	8
Data						
(A) SAN (Storage Area Network) not functioning	2	1	2	1	4	8
(B) Loss of data (disaster recovery)	3	1	2	1	2	6
Virus/Malware/Worms/Ransomware that pass IT security	3	1	2	2	2	6
Hacking/Intrusion/Social Engineering	3	1	2	2	3	9
Network Connectivity (inside office)	2	1	2	1	4	8
Security of Mobile Devices	3	0	2	2	2	6
Servers malfunction	4	1	2	1	3	12
SCADA: not following IT security policy	4	1	1	2	2	8
Community Services						
Force Majeure						
Major Emergency Threats as Identified in the Hazard Risk and Vulnerability Plan	4	5	2	4	4	20
Continuing functionality of organization during large emergency events	3	0	1	0	4	12
Parks and Trails and Rec Facilities						
(A) Lack of maintenance causing slip and falls	3	2	2	2	2	6
(B) Volunteer relationships (inability to deliver - loss of volunteers)	3	0	2	2	2	6
Loss of Fire Dispatching (Communication Network)	2	5	2	3	1	10
Motorized/non-motorized trail use (interface injury)	4	2	0	2	1	8
Loss of primary 911 Communications	1	5	2	3	1	5
Water quality of public beaches	4	2	0	2	1	8
Public Works						
Sewer						
(A) Effluent not to testing standard	3	2	2	2	2	6
(B) Power Failure (include lift stations)	3	2	1	1	2	6
(C) Odour (include lift stations)	4	0	0	2	2	8
(D) Spill into water bodies.	2	2	2	2	3	6
Water						
(A) Inability to provide safe water (quantity and quality)	3	3	3	2	2	9
(B) Power Failure	3	0	1	1	2	6
(C) Sabotage	1	5	3	2	2	5
(D) Taking on new water systems	4	1	2	1	3	12
(E) Source water quality	3	3	2	2	2	9
(E) Zebra and Quagga Mussels infest water system	3	2	3	4	3	12
Dam failure (RDOS)	1	5	4	3	3	5
Landfills						
(A) Contamination surrounding area	4	3	3	2	3	12
(B) Injuries from people unloading	3	2	1	2	2	6
(C) Landfill Gas Regulation Contravention	4	1	4	2	2	16
(D) Organics Site (Not able to find suitable site)	4	0	4	2	1	16
(E) Fire at landfill	2	2	3	3	3	6
All Assets						
(A) Fire (structural)	2	3	3	2	3	6
(B) Theft and vandalism	4	1	2	2	2	8
(C) Graffiti	5	0	1	2	2	10
(D) Age/Maintenance (issues with old roof/plumbing/asbestos, financial can not pay for repairs, underground infrastructure, disruption of service etc.)	5	0	2	1	2	10
(E) Water damage to facilities	4	0	1	0	2	8

(F) Inappropriate Office Space (101 Martin St)	4	0	0	0	3	12
(G) Lack of Standard Operating Procedures for water & waste water systems/landfills/911 communications infrastructure/IT infrastructure	4	1	2	3	3	12
Development Services						
Building Inspection						
(A) Issue Building Permit without proper approvals (geotech, etc.)	4	2	2	1	1	8
(B) Building failure (collapse, etc.) after approved Building Permit	2	2	3	2	1	6
(C) Knowledge of occupancy without final approval	5	2	1	1	1	10
(D) Give incorrect information to public regarding zoning, etc.	4	0	1	1	1	4

Potential Major Emergency Threats as Identified in the Hazard Risk and Vulnerability Plan

(D) Respond to legal liability (something insurance does not cover, Blackwell suit, CMLF leachate and gas capture)

(A) Cash management procedures (including remote facilities)

(B) Loss of property and time. (i.e. equipment)

(C) Reductions in revenue available to RDOS through less than anticipated grants

Servers malfunction

Continuing functionality of organization during large emergency events

(D) Taking on new water systems

(A) Contamination surrounding area

(F) Inappropriate Office Space (101 Martin St)

Loss of Fire Dispatching (Communication Network)

(C) Graffiti

(D) Age/Maintenance (issues with old roof/plumbing/asbestos, financial can not pay for repairs, underground i

(C) Knowledge of occupancy without final approval

Contract/agreement review – not complete or correct

Inability to find documents (Responding FOI, multiple versions, cannot find documents)

Retention and Successorship of Key Positions

Hacking/Intrusion/Social Engineering

(A) Inability to provide safe water (quantity and quality)

Unregulated development creating personal injury.

(A) Budgets deficit by service

(B) Budget fluctuation due to Board philosophy on reserves

Procedures not followed (including volunteers)

Flawed or outdated bylaws

Union strike

(B) Grievances

(B) People getting injured. Difficulty ensuring safe work practices.

Staff getting injured.

(C) Internet (> 1 day)

(D) Electricity (> 1 day)

(A) SAN (Storage Area Network) not functioning

Network Connectivity (inside office)

Motorized/non-motorized trail use (interface injury)

Water quality of public beaches

(C) Odour (include lift stations)

(B) Theft and vandalism

(E) Water damage to facilities

(A) Failure to follow proper process as part of application.

(A) Issue Building Permit without proper approvals (geotech, etc.)

(A) Qualified statement (higher borrowing costs)

Statute and regulation amendments (change based on court case, change in code regs)

Policies not followed

Tort and Common law duties of care – negligence, labour, employment practices, slip and fall

Criminal actions – Directors, staff, contractors

Legal costs higher than anticipated

(B) Non-compliance in commissions and fire departments organizations

(C) Non-compliance with elected and alternate officials
(A) Uncertainty of legal compliance due to inconsistent oversight
Public safety at our Public Works facilities and external organizations.
(B) Loss of data (disaster recovery)
Virus/Malware/Worms/Ransomware that pass IT security
Security of Mobile Devices
(A) Lack of maintenance causing slip and falls
(B) Volunteer relationships (inability to deliver - loss of volunteers)
(A) Effluent not to testing standard
(B) Power Failure (include lift stations)
(D) Spill into water bodies.
(B) Power Failure
(B) Injuries from people unloading (remove)
(C) Fire at landfill
(A) Fire (structural)
(B) Building failure (collapse, etc.) after approved Building Permit
Disease (pandemic few employees working)
Loss of primary 911 Communications
(C) Sabotage
Dam failure (RDOS)
Loss of Statutory Documents
(A) Accidental release of private information
(A) Improper dismissal lawsuit
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(A) Phone landline (> 1 day)
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SCADA: not following IT security policy
(B) Give incorrect information to public regarding zoning, etc.
(D) Give incorrect information to public regarding zoning, etc.
Board Policy Decisions (Board make policy decision that has legal implications)
Audit
Budgets
Legal Issues
FOI and PP
Personnel
Improper disciplinary action
Fire Departments
Change in elected officials (Province/RDOS)
IT
Loss of Service
Data
Community Services
Force Majeure
Parks and Trails and Rec Facilities
Public Works
Sewer
Water

(E) Problems with influent

(E) Zebra and Quagga Mussels infest water system

SCADA: Failure

Landfills

All Assets

(G) Lack of Standard Operating Procedures for water & waste water systems/landfills/911 communications infrast

Development Services

Planning

Building Inspection

	Health/ Saf Finan.c	Pub. Image	Product./ \	TOTAL	
4	5	2	4	4	20
3	0	4	3	4	12
4	0	1	2	3	12
4	0	1	2	3	12
4	0	3	2	3	12
4	1	2	1	3	12
3	0	1	0	4	12
4	1	2	1	3	12
4	3	3	2	3	12
4	0	0	0	3	12
2	5	2	3	1	10
5	0	1	2	2	10
5	0	2	1	2	10
5	2	1	1	1	10
3	0	3	2	3	9
3	0	2	2	3	9
3	0	2	1	3	9
3	1	2	2	3	9
3	3	3	2	2	9
3	3	1	1	2	9
4	0	2	2	2	8
4	0	2	2	2	8
4	2	1	0	2	8
4	0	2	2	2	8
2	0	1	2	4	8
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3	0	2	2	1	6
3	0	1	2	1	6

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3	0	1	1	2	6
3	2	1	2	2	6
2	2	3	3	3	6
2	3	3	2	3	6
2	2	3	2	1	6
1	5	2	3	4	5
1	5	2	3	1	5
1	5	3	2	2	5
1	5	4	3	3	5
1	0	0	2	4	4
2	0	1	2	2	4
2	1	2	2	2	4
1	0	3	3	4	4
2	1	0	1	2	4
2	2	0	1	2	4
4	1	1	1	0	4
4	0	1	1	1	4
4	0	1	1	1	4
1	0	3	3	2	3

tructure/IT infrastructure

INFORMATION ONLY REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Request for Decision Guidelines Kaizen Update

Purpose:

The purpose of this information only report is to inform the Board that the Request for Decision Guidelines kaizen and all related action items have been complete.

Business Plan Objective:

Goal 2.3 To Meet Public Needs Through the Provision and Enhancement of Key Services.
Objective 2.3.1 By introducing a process of continuous improvement into the organization.

Background:

In 2016, Marnie Manders, Human Resource Manager, was trained in a continuous improvement process called Lean Sensai and achieved her Lean Greenbelt certification. She uses this specialized training to facilitate continuous improvement events at the Regional District Okanagan Similkameen (RDOS) called Kaizens.

To date, the RDOS has completed 4 Kaizen events with the most recent being the Request for Decision Guidelines kaizen in October 2016. This kaizen event was to review our current process for making a decision from matter arising to point of decision and ensure an efficient, holistic, informed decision-making process.

An example of some of the bottlenecks identified in the process included:

1. Role clarity for Board, Directors, Committees/Commissions, and Staff.
2. Committees/Commissions unaware of the process to take recommendations to the Board.
3. Staff reports were not of consistently high quality (length, grammar, thoroughness, alternatives).
4. Board report cut off for staff was far in advance of actual Board day which, at times,

conflicted with APC meetings, public hearings, etc. making the process lengthier for the end user.

At the kaizen event, many improvements were actioned and over the last 8 months have been implemented to enhance the process. Some of those included:

1. Providing role clarification for Committees and Commissions with the implementation of a documented, consistent orientation process which outlines their role, how to raise items and draft resolutions, etc. The CAO also conducted an information session for staff to educate them on their role with regard to interaction with elected officials, committees and commissions.
2. Committee and Commission minutes are attached to the Board meeting agenda, and moving into the future, the CAO will highlight any recommendations proposed through minutes and the Board can determine if they choose to action them. Committees and Commission are now provided with a response to advise them that their minutes were on the Board agenda so they know the information they provided was received by the Board; therefore, it gives them closure.
3. Staff who construct Board reports attended a session on how to improve their report writing skills. From this session, a document that clearly outlines the expectations and provides direction on how to write a board report was updated and circulated to those effected.
4. The Board report deadline was reviewed and with some changes to the work flow and processes in place, the deadline was changed to provide an additional 5 days for board report submissions. This allows more time for meetings to be held and not have a subject matter pushed out to the next meeting date, provides more timely and up to date information to the Board and potentially shortens the time for a decision by the Board for the end user.

In summary, the Kaizen to review the RDOS's Request for Decision Guidelines is complete and was an overall success. It tweaked and improved the decision making process in many ways, decreased the wait time for a final decision to the end user, and introduced stronger structured information and communication methods with the Committees and Commissions.

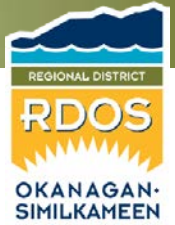
Respectfully submitted:

Marnie Manders

M. Manders, Manager of Human Resources

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

INFORMATION RELEASE



July 15, 2017

Canada 150 Celebration: Community to Community “Growing Strong Together, Riparian Restoration”

Federal Announcement and Launch Event:

The Regional District of Okanagan Similkameen (RDOS) received financial support from the Government of Canada (Canadian Heritage) for the *Community-to-Community “Growing Strong Together Riparian Restoration”* project to commemorate the 150th Anniversary of Confederation.

The public is welcome to join South Okanagan-West Kootenay MP Richard Cannings, RDOS Board of Directors and First Nations partners to announce and provide an overview of the project:

When: July 20, 2017

Where: RDOS Main Office 101 Martin Street, Penticton, BC

Time: 11:30 to Noon

RDOS is working together with project partners: the Okanagan Nation Alliance, En’owkin Centre – Okanagan Indian Educational Resources Society, School District No. 67 Okanagan-Skaha and University of British Columbia.

This project will celebrate the many thousands of years first peoples have resided here and the regional landscapes of the Okanagan. There will be a particular focus on the importance of Black Cottonwood (*mulx*) forests communities. The project will commemorate the shared resources of land and water, paving the way forward to a more sustainable, resilient future in the South Okanagan.

This project is possible through the generous support of:



Canada



En’owkin Centre



####

For further information, please contact, Eva Antonijevic at (250) 486-2303 or info@rdos.bc.ca.

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

Background:

The black cottonwood of the southern interior holds cultural significance to *Syilx* people and provides key habitat to a large number of endangered species. The project objectives include engaging youth and community members to plant 150 cottonwood trees in each of ten selected riparian areas (along water's edge) distributed throughout the region. The project supports and contributes to the environmental stewardship of Okanagan waterways by educating students and community members to the importance of riparian ecosystem. Preparation for planting sessions will begin in the classroom and/or lecture hall: How Black Cottonwood ecosystems function and their importance to indigenous culture.

Planned Activities

- RESTORATION SITES: Watershed protection and conservation:
Penticton Indian Band, Upper and Lower Similkameen Indian Bands,
En'owkin, Nk'Mip Creek, Golf course on Penticton Indian Band lands,
Similkameen/Keremeos Creek,
- Youth leadership summer camp at En'owkin
- School presentations
- Art Exhibit at Penticton Art Gallery: *Black Cotton Wood Community*
Call out for drawings, illustrations, paintings, sculpture, poems- for an exhibit at the
Penticton Art Gallery in the winter
- Raise money to fund the students' play *Community to Community*
- Interpretive signage
- Monitoring of planting sites and further research into Black Cottonwood (Phreatophyte
activity) by the University of British Columbia
- Legacy Materials

For Internal Use Only:
Approval Checklist

<i>Distribution:</i>		<i>For Internal Use Only:</i>	
All Media		Approval Checklist	
All Directors		Department Manager	
B. Newell, Chief Administrative Officer		Area Director(s)	
RDOS Intranet		OCAO	
RDOS Internet		Posted	
CivicInfo		File: Document1	



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, July 20, 2017

12:30 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

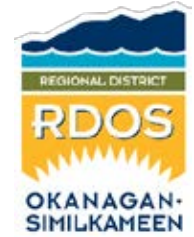
THAT the Agenda for the Protective Services Committee Meeting of July 20, 2017 be adopted.

B. Q2 ACTIVITY REPORT – For Information Only [Page 141]

C. EMERGENCY OPERATION CENTRE UPDATE – For Information Only

D. ADJOURNMENT

ADMINISTRATIVE REPORT



TO: Protective Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Second Quarter Activity Report – For Information Only

COMMUNITY SERVICES DEPARTMENT

Fire Services, Emergency Management, Policing, 911

Activities Completed in Q2 2017:

- Continued support of the Regional Fire Master Plan process
- Initiated the Regional Emergency Operations Center (EOC) in support of the May 4th Flood Event
- Facilitated Community Fire Smart community workshops at Husula Heights and Faulder areas
- Commenced with the hiring process for the Kaleden Fire Chief position
- Consulted with the Tulameen Fire Department on future satellite fire hall locations

Planned Activities for Q3 2017:

- Continue with land acquisition and building planning process for the Naramata satellite Fire Hall
- Present the Regional Fire Master Plan to the Board for consideration
- Present costs and options for Upper Carmi area Fire Service to residents
- Continue working with contractor to complete Emergency Telecommunications system audit
- Carry out a EOC post-operational review for Spring flooding and wildfire events

Respectfully submitted:

M. Woods, Manager of Community Services



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, July 20, 2017

1:00 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Environment and Infrastructure Committee Meeting of July 20, 2017 be adopted.

B. Q2 ACTIVITY REPORT – For Information Only [Page 143]

C. ORGANICS FACILITY SITE REPORT – For Information Only

1. Presentation [Page 147]
 2. Odor Modelling Report – Addendum #1 [Page 165]
-

D. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Second Quarter Activity Report – For Information Only



1.0 PUBLIC WORKS

ACTIVITIES COMPLETED IN Q2 2017:

SOLID WASTE

- Apex Mountain Transfer Station – Design is complete. Tender prepared but put on hold pending budget issues. Confirmed acceptability of site location with new owners.
- Curbside Collection Contract – RFP issued in Q2. RFP included options for maintaining “status-quo” or transition to automated cart collection. Contract awarded to Waste Connections of Canada (current service provider) for 7 years with “status-quo” collection.
- Organic Feasibility Study – Public consultation conducted. Report of all responses received was presented to the Board.
- Campbell Mountain Landfill Biocover Pilot – Test plots installed. Two plots have two different mixes using the Iona Island biosolids, one mix using the City of Penticton biosolids and one empty control plot. The four plots are sized 25m x 25m. First post installation sampling event carried out in mid-June.
- Campbell Mountain Landfill Leachate – Test wells and pump tests completed. Leachate collection system design is complete and tender documents are being finalized. The construction of the leachate collection and storage system will be tendered out with the construction of the drainage system. Investigating available storage and leachate treatment options including poplar tree plantation irrigation.
- Keremeos Landfill Closure Plan – Draft document reviewed by staff. Preparation underway to finalize document and submit to the Ministry of Environment for review and approval.
- Landfill lifecycle cost for Oliver and Okanagan Falls Landfills – Gap and information analysis report being prepared by consultant for review by staff.
- The WildSafeBC program is continuing in 2017. Activities have been ongoing over winter, throughout the region with presentations at schools, local Guides and Scouts, SPCA Spring Camp, as well as radio interviews and articles in local media. Deer continue to be an issue and rat issue calls are creeping up. No summer student will be hired this year due to budget constraints.

WATER

- Faulder – Two media canisters have been brought online. The system is operational and stable. Discussions with IHA are beginning to determine any remaining requirements to have the Water Quality Advisory for Uranium removed. The booster station generator was installed and brought online.

-
- Olalla Water System Upgrades Phase 2 – The Clean Water and Wastewater Fund (CWWF) grant was received. The detailed design was completed and the construction tender was released for the Phase 2 watermain replacement project. Communications have been ongoing with residents of Olalla.
 - Regional Water Use Regulation and Conservation Bylaw- Delayed coming to the Board due to the EOC for the flooding issues.
 - Misesezula Lake Water Works District – Assessment of water system and operations underway. Completion of assessment report by consultant expected in Q3.
 - Naramata Standby Generators – Construction work, commissioning and staff training complete at all three generator locations. Preparing for project close out in early Q3.
 - Naramata Water System Rehabilitation Project (NWSR) – The CWWF grant was received for the full amount requested. The design drawings were completed and the construction split into 4 components for tender. The Hayman Road and Stonehouse tenders were awarded to Peters Bros. Construction and the Naramata Road and Side Roads projects to Grizzly Contracting. The Juniper Drive contract was awarded to H&M. Continuous communications have been occurring with residents and businesses of Naramata.
 - Naramata – Retroactive Right of Way acquisition for water main ongoing.
 - Sun Valley Water System – Preparation of Request for Proposals underway for installation of a SCADA and communications system to allow for remote monitoring and controls.
 - Willowbrook Water System – Crown Land Tenure application continuing for road access to the reservoir site. Preparation of Request for Proposals underway for installation of Phase 1 for a SCADA and communications system to allow for remote monitoring and controls.
 - West Bench Water System – New water rate structure implemented.

SEWER

- Okanagan Falls Wetland-Project has been delayed until Public Works staffing is at full strength. Preparation of RFP document will continue in Q3 with a planned release by Q4 for design.
- Okanagan Falls sewer liftstations – Request for Proposals under development to install alarming and communications to three liftstations and selected manholes near the lakeshore.
- Skaha Estates & Kaleden Sewer Expansion – Project planning continuing. Request for Qualifications released to shortlist consultants to submit a full proposal for all consulting services associated with the design and installation of the sewer expansion. Request for Proposals is undergoing development.

OTHER PROJECTS/PROGRAMS

- Similkameen Valley Watershed Master Plan – Phase 3 – Consultant finalizing Agricultural Technical Report and preparing draft of final report.
- OBWB Drought and Flood Risk Mitigation and Management Plan Phases 2: the Draft on Gap Analysis has been completed and will be presented to the Board at a future meeting.
- RBC Blue Water Project Grant: Protecting our Natural Assets - 8 Riparian workshops, videos, and material deliverables are completed and final report writing to the funder is underway.
- A Heritage Canada, Canada 150 grant of \$45,000 was awarded to the RDOS and received in May. The Collaboration with First Nations Project for the riparian rehabilitation work includes the ONA and Enowk'n Centre; using the First Nations keystone species Black Cottonwood as an intergenerational, student inspired planting project. A co-coordinator position has been filled.

-
- Asset Management Investment Plan (AMIP) – Work initiated on next phase. Report being finalized with presentation to the Board planned for Q3.
 - Vaseux Lake Land Use and Water Quality Assessment – Request for Proposals is being developed to retain a consultant to begin the assessment of sources of nutrients or sediment contributing to the increased milfoil and algae growth in the lake. Release of RFP planned for early Q3.
 - Shinish Creek Diversion – Received 2017 proposed maintenance plans. Infrastructure impacted by area flooding. Repair works conducted.

2.0 PUBLIC WORKS

ACTIVITIES PLANNED FOR Q3 2017:

SOLID WASTE

- Apex Mountain Transfer Station – Develop plan to address budget limitations in preparation for construction and operation in 2018.
- Organic Feasibility Study – Additional information to be presented to the Board and further assessments of proposed locations to be completed as required.
- Campbell Mountain Landfill Biocover Pilot – Monitoring of biocover test plots will continue over Q3. An initial report covering the first two monitoring events will be prepared by the consultants in mid-Q3 for the Ministry of Environment.
- Campbell Mountain Landfill Leachate – Quarterly monitoring will continue with down gradient monitoring wells and requirements for the Contaminated Site Regulations will continue to be met. Release and award of tender for construction of leachate and drainage systems.
- Keremeos Landfill Closure Plan – Report to be completed and submitted to Ministry of Environment for approval. Once approved, a schedule and funding requirements will be developed for the 2018 and 2019 budget years.
- Landfill lifecycle cost for Oliver and Okanagan Falls Landfills – Final lifecycle cost report will be brought to the Board for information prior to budget discussions.

WATER

- Faulder – Obtain IHA approval of uranium removal and rescind Water Quality Advisory.
- Regional Water Use Regulation and Conservation Bylaw and Regional Water Conservation Strategy – Discussion items will be brought to the Board prior to draft report completion.
- Naramata Standby Generators – Completion expected in Q3.
- Naramata Water System Rehabilitation Project (NWSR) – The Hayman Road, Stonehouse, Naramata Road, Sideroads and Juniper Drive projects will begin and continue construction through Q3. Communications will be ongoing with residents and businesses of Naramata.
- Olalla Water System Upgrades Phase 2 – tender awarded to Cantex-Okanagan Construction, construction will begin and continue through Q3. Communications will be ongoing with residents of Olalla.
- Sun Valley Water System – RFP will be completed for the upgrading/addition of SCADA and communication equipment for the pumphouse. Work is expected to begin in Q3.
- Willowbrook Water System – Crown Land Tenure application continuing for road access to the reservoir site. RFP will be completed for Phase 1 of the upgrading/addition of SCADA and communication equipment to the water system.

-
- Missezula Water – Completion of condition assessment is anticipated for Q3.

SEWER

- Okanagan Falls Wetland-Project – Deferred to 2018 Budget process.
- Okanagan Falls sewer liftstations – RFP will be completed and issued for the addition of communication equipment for three liftstations and several manholes along the lakeshore.
- Skaha Estates & Kaleden Sewer Expansion – Request for Qualifications will be evaluated and the consultants shortlisted. The RFP will be released and received Proposals from consultants will be evaluated.

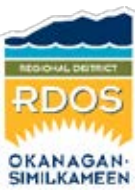
OTHER PROJECTS/PROGRAMS

- Asset Management Assessment and Improvement Plan – Report to be finalized by consultant in Q3 followed by a presentation to the Board.
- Similkameen Valley Watershed Master Plan – Phase 3 - project is expected to be completed during Q3 including presentation to Board.
- OBWB Drought and Flood Risk Mitigation and Management Plan Phases 2 and 3 – Work will continue on plan development. OBWB grant has been received (\$24,000). Phase 3 plan writing to begin in Q3.
- Water Conservation Outreach – Work will continue in Q3 – Q4 which will include residential irrigation and rain water recapture/reuse workshops.
- The annual OBWB in the “Make Water Work” program, and “Don’t Move A Mussel” program launched at the end of Q2 and the RDOS will participate in the outreach objectives.
- The West Bench Leak Detection Program is continuing in Q3. The RDOS has received a Canada Wide Water Conservation Award from Water’s Next – mainly because of outreach program.
- The RDOS will continue to be on the oversight committee of the BC Climate Adaptation for Agriculture – water conservation pilots in the region. These projects connect agriculture with drought planning, better use of on-farm water, and purveyor/producer communication strategies. Three projects totalling \$300,000 began in Q1 and will continue in Q3 and Q4.
- Mosquito Program – the program is swamped due to the flood conditions and expansion of areas needing treatment. This will continue into Q3. A Board update (with current and expected costs) will be provided in Q3.
- Vaseux Lake Land Use and Water Quality Assessment –Request for proposals to be released and consultant to be selected to begin assessment of Vaseux Lake.
- Shinish Creek Diversion – Conduct site visit to evaluate diversion infrastructure and investigate water licence and dam responsibilities. Submit DFA application for repair works.

Respectfully submitted:

Janine Dougall

J. Dougall, Public Works Manager



Regional District of Okanagan-Similkameen

Regional Compost Facility July 20th 2017 Environment and Infrastructure Committee



Concerns Raised During Public Consultation

Continuation and Clarification of Prior July 6 Presentation

- Leachate
- Odour
- Transportation
- Other Issues
- Next Steps/Budget
- Questions and Additional Information

Leachate

Concern:

- Major concern for residents at both Regional sites
- Water reservoirs are within 1 km of each site

Mitigation Strategy:

- 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



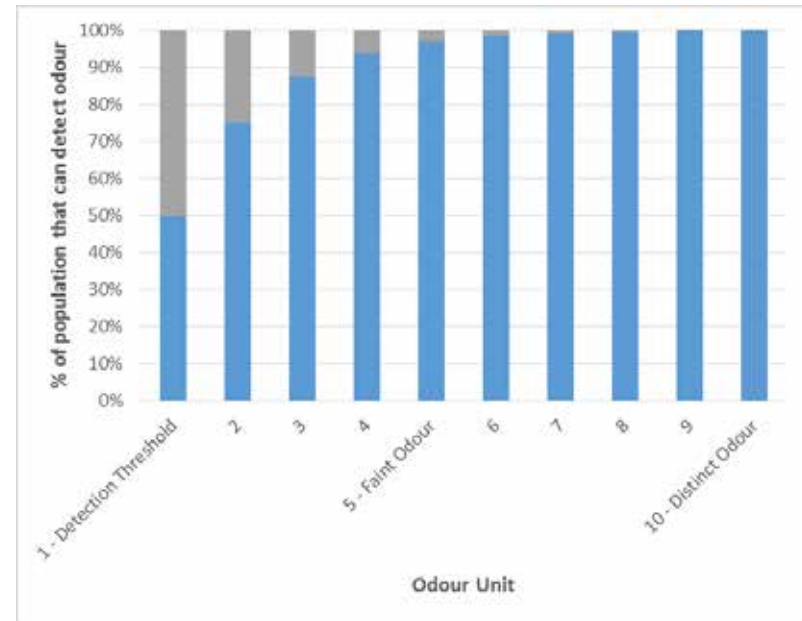
Odour

Concern:

- Major concern for both sites
- Odour modelling (moderate control) 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

Mitigation Strategy:

- Upgraded odour control required at either site



Odour Model

Golden Mile High Odour Control
– 0 homes at 1 odour unit ever

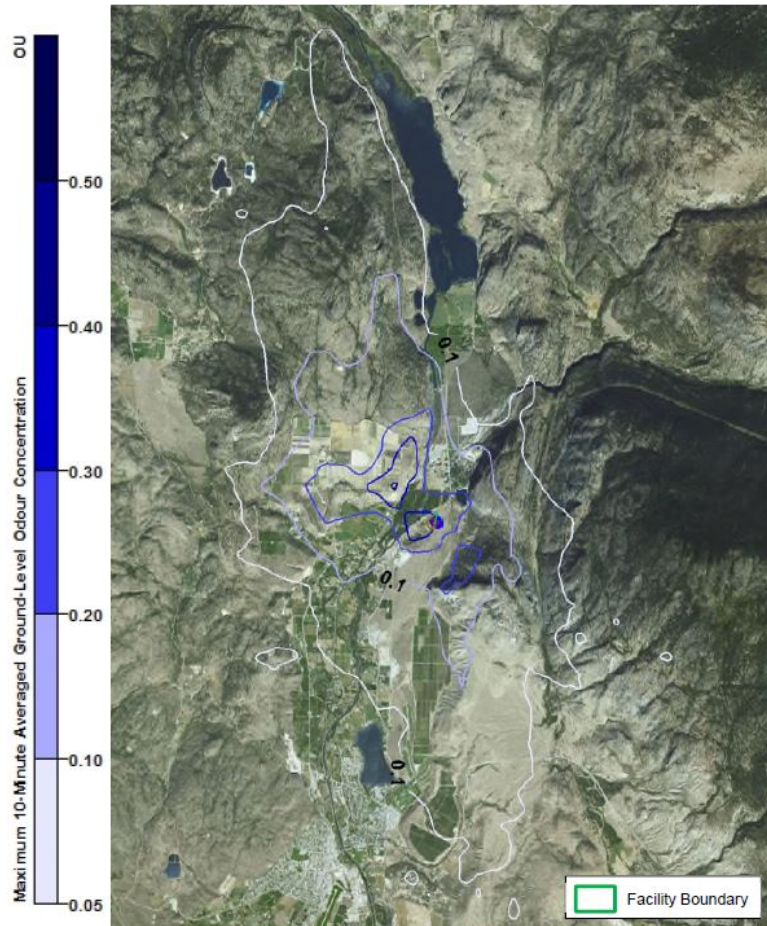
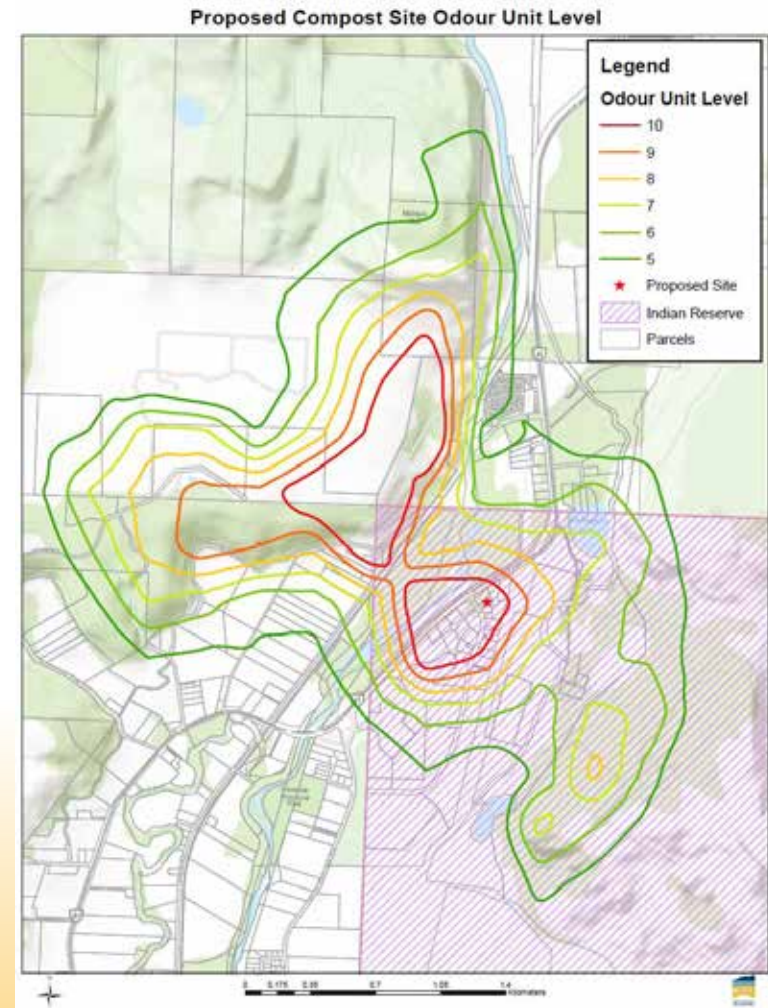


Figure 2: Maximum Predicted Ground Level Odour Concentration (Over a Sustained 10 Minute Period) within the Course of 1 Year (Current Composting Operations)

Golden Mile Med Odour Control – 99
homes at max 5 odour units in one year



Odour Control



Biorem Odour Control - Penticton Advanced
Waste Water Treatment Plan

Technology Options:

- Heating bio-filter with waste heat during winter conditions
- Type of bio-filter medium
- Electrical or chemical filters
- Highest technology considered is Biorem Odour Control
- Used in facilities treating 100,000s of tonnes of material
- Feasibility study showed extra \$20 per tonne to implement Biorem Odour Control

Composting Versus Landfilling Costs

- Estimated total cost per tonne \$65 to \$80 per tonne for composting yard waste, food waste and wastewater treatment sludge
- Estimated \$85 a tonne for just food waste. Yard waste lower cost. Waste water treatment sludge more cost as lower value of compost.
- Even with Biorem odour control, composting estimated \$105 per tonne for food waste

RDOS Landfill	Estimated Lifecycle Cost per Tonne
Campbell Mountain	\$110-\$120

Marron Valley Transportation

Concern:

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

Mitigation Strategy:

- Discuss with MoTI and PIB regarding resurfacing
- Discuss safety concerns with MoTI and PIB



Summerland Transportation

Concern:

- Existing concerns with vehicle traffic on Prairie Valley Rd including school zones.
- Leaking trucks, odour, spills.
- Perception that added vehicle traffic will make this worse.



Summerland Transportation

Existing Traffic Flows:

- Jan-May 2017 showed 2323 vehicles per day use Prairie Valley Rd with 1600 during business hours (not busy season)

Estimated Traffic due to Regional Compost Operation:

- Maximum 20-25 vehicles drop off (not including compost pickup)
- 50 maximum trips per work day equates to 3% of existing vehicle traffic **during business hours**

Mitigation Strategy:

- Alternate driving routes exist within Summerland – can be explored and directed by Summerland
- Requirement all trucks to be sealed
- Consider option of transfer station for mixed resi-food and yard waste - reduces vehicles

Transportation - Estimates



Residential Organics Collection

- 9-10 Residential trucks total **per work day**
- Mainly split trucks
- Consider option of transfer station for mixed resi-food and yard waste - reduces vehicles
- Oliver/Osoyoos or Summerland compost sites would reduce vehicles further
- Summerland 2 trucks for 4 days

Commercial Organics Collection

- Food waste or chipped yard waste from other landfills
- Food waste compacts much better than garbage allowing efficient transport
- Chipped yard waste may stay at other landfills
- Estimate 5 -10 **per work day**

Waste Water Treatment Sludge

- Penticton average 2 trucks **per work day** to max of 4 per day
- Summerland averages .5 trucks **per work day**
- Keremeos averages 2 trucks per month

Transportation - Estimates



Large Volume Inbound



Significant weight and volume reduction from composting



Smaller Volume Outbound

- Composting reduces the volume and weight of materials (water, CO₂, shape)
- Compost demand highest in fall and spring
- Limiting to large commercial sales would reduce vehicles
- Back haul of yard waste chips in and compost out would reduce vehicles
- Only selling commercial or also residential?
- Summerland currently sells compost at landfill to commercial and residential

Waste Water Treatment Sludge

Estimated Driving Times Between Facilities (1-Way)

WWTP	Marron Valley	Summerland Landfill	Campbell Mtn
Summerland	29 min, 33.3 km	13 min, 10.0 km	21 min, 19.0 km
Penticton	18 min, 20.0 km	23 min, 23.2 km	13 min, 7.5 km
Keremeos	25 min, 28.6 km	56 min, 66.7 km	49 min, 51.9 km

- Waste water treatment sludge currently composted locally with no odour control or leachate control
- Feasibility study shows centralized site more cost effective
- Keremeos currently brings their WWTP sludge to Okanagan Falls Landfill

Other Issues Identified

- The Marron Valley Road site is not within a Fire Department Service area. The Kaleden FD may consent to extending fire service - fee for service;
- Need for vector, animal, noise control plans;
- Need for closure plan (removal of waste);
- Concerns of impacts to property values raised for both sites.

NEXT STEPS

Technical Studies Remaining (High Level)

- Environmental
 - Archeological
 - Water Supply
 - Land Appraisal
- technical studies at both facilities is estimated at \$70,000.
 - Funds available in the Solid Waste Management Plan reserve.

Other Actions

- Identify participating jurisdictions
- Confirm Summerland interest
- Confirm Penticton interest to move compost/sludge site
- Establish Project capital/operating budgets

Picking a Site

1. What else is required to help the Board choose a preferred site?
 - a. Leachate – is Committee comfortable leachate can be mitigated? If not, what else is required?
 - b. Odour – is Committee comfortable that the technology presented can address concerns at both locations? If not, what else is required?
 - c. Transportation – is Committee comfortable that existing transportation routes provide acceptable access at both sites? If not, what else is required?

ALTERNATIVES

1. Pick a preferred site
2. Conduct additional studies on both sites
3. Arrange a tour to an operating facility
4. Arrange a guided group tour of both sites
5. Bring in the expert on odour

Questions and Identification of Additional Information Required

Capital Costs for Advanced Odour Control Systems

The purpose of this addendum to the *Odour Modelling Report* is to provide a high level range of capital costs for odour control systems that are capable of reducing odours to less than 1 OU from a composting facility at the property line.

Budgetary costs were obtained from Biorem, an environmental biotechnology company that specializes in odour control. The costs were based on existing plants in Ontario with similar tonnages to various scenarios being evaluated by the RDOS. The costs presented in the following table are fully installed costs (concrete, fully enclosed, ducting, stack, electrical, mechanical) and do not include operating costs. This equates to an incremental cost of approximately \$20/tonne (not including operating costs). A graph comparing installed cost to facility design capacity is included as Figure 1.

Table 1: Summary of capital costs for odour reduction system

Scenario(s)	Design capacity (tonnes/wk)	% biosolids	% manure	% food scraps	% yard and wood waste	Installed Cost
Combined Penticton, Summerland, Oliver, Osoyoos, and Biosolids from RDCO	1,400	27	0	24	49	\$12 million
Combined Penticton, Summerland, Oliver, Osoyoos	1,200	17	0	28	55	\$10 million
Penticton	700	23	0	26	51	\$6 million
Oliver with manure from adjacent feedlot (also similar size to Summerland)	400	0	23	27	50	\$3.5 million

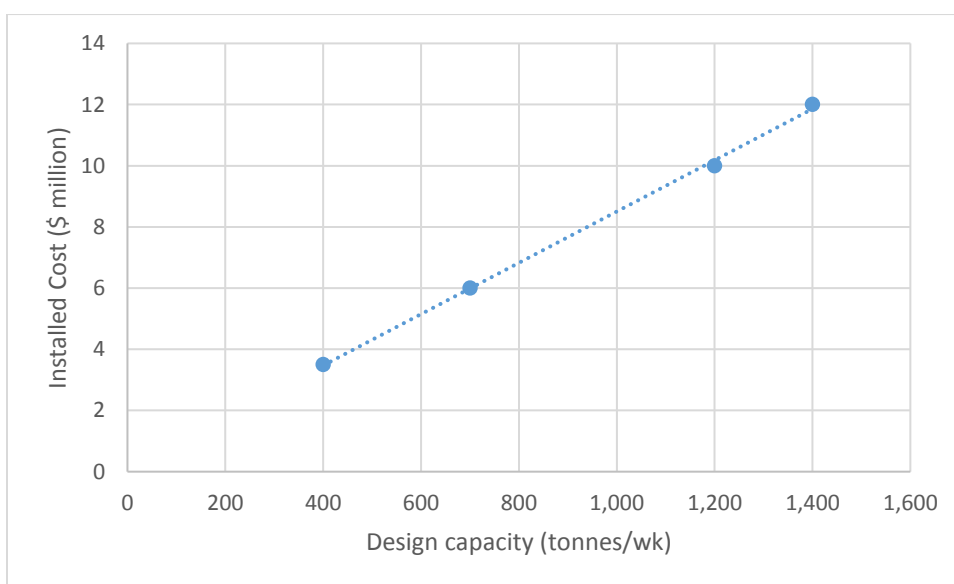


Figure 1: Comparison of installed odour control system costs to facility design capacity



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD of DIRECTORS MEETING
Thursday, July 20, 2017
2:00 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)
THAT the Agenda for the RDOS Board Meeting of July 20, 2017 be adopted.

1. Consent Agenda – Corporate Issues

- a. Naramata Parks & Recreation Commission – June 26, 2017 [Page 173]**
THAT the Minutes of the July 6, 2017 Corporate Services Committee be received.
- b. Corporate Services Committee – July 6, 2017 [Page 177]**
THAT the Minutes of the July 6, 2017 Corporate Services Committee be received.
- c. Environment and Infrastructure Committee – July 6, 2017 [Page 179]**
THAT the Minutes of the July 6, 2017 Environment and Infrastructure Committee be received.
- d. Protective Services Committee – July 6, 2017 [Page 181]**
THAT the Minutes of the July 6, 2017 Protective Services Committee be received.
- e. RDOS Regular Board Meeting – July 6, 2017 [Page 182]**
THAT the minutes of the July 6, 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 – G. Macdonald & M. Stolberg, 3180 McKay Road, Naramata, Electoral Area “E” [Page 197]**
 - i. Permit No. E2017.089-TUP [Page 202]**
 - ii. Responses Received [Page 208]**

THAT the Board of Directors approve Temporary Use Permit No. E2017.089-TUP.

- b. Temporary Use Permit Application – N. South & I. Mant, 2255 Naramata Road, Naramata, Electoral Area “E” [Page 212]**
- i. Permit No. E2017.067-TUP [Page 218]
 - ii. Responses Received [Page 224]

THAT the Board of Directors approve Temporary Use Permit No. E2017.067-TUP; and

THAT prior to the issuance of Temporary Use Permit No. E2017.067-TUP for the use of the property at 2255 Naramata Road (Lot 21, DL 206, SDYD, Plan 576 Except Plan H17800), for the purpose of a vacation rental, the following works be undertaken to the existing single detached dwelling:

- *Smoke alarms in each bedroom;*
- *Carbon monoxide alarms within 5m of each bedroom (or within if dual smoke/CO alarm); and*
- *Carbon monoxide alarms in rooms with wood burning fireplaces; and*

THAT prior to the issuance of Temporary Use Permit No. E2017.067-TUP for the use of property at 2255 Naramata Road (Lot 21, DL 206, SDYD, Plan 576 Except Plan H17800), for the purpose of a vacation rental, contact information for a property manager shall be provided to the Regional District.

- c. Floodplain Exemption Application – B A R Ranch Ltd., 100 Pasayten Valley Road, Princeton, Electoral Area “H” [Page 227]**
- i. Statlu Environmental Consulting Ltd.’s Flood Protection Report dated May 29, 2017 [Page 233]

THAT the Board of Directors approve a floodplain exemption for Lot A, Plan KAP77345, DL 901, LDYD, in order to formalize an existing deck with structural supports placed within 30 metres of the Similkameen River, subject to the following conditions:

- i) *a statutory covenant is registered on title in order to:*
 - a) *“save harmless” the Regional District against any damages as a result of a flood occurrence; and*
 - b) *secure the recommendations contained within the flood hazard assessment report prepared by Drew Brayshaw (Ph.D., P.Geo.) of Statlu Environmental Consulting Limited, dated May 29, 2017.*

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

B. DELEGATIONS**1. Ingo Grady, President, Phantom Creek Estates****i. Presentation [Page 248]**

Mr. Grady will address the Board to present a project overview, scope of work/ investment, and economic impact of Phantom Creek Estates Winery.

C. DEVELOPMENT SERVICES – Building Inspection**1. Building Bylaw Infraction, 2320 Princeton-Summerland Road, Electoral Area “H” [Page 258]**

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 13, Plan KAP31258, District Lot 937, KDYD, 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.

CI. DEVELOPMENT SERVICES – Rural Land Use Matters**1. Agricultural Land Commission Referral (Subdivision) – J. Pendergraft, 2257 82nd Avenue, Osoyoos, Electoral Area “A” [Page 262]**

To facilitate the subdivision of the subject property into two new parcels; one to be approximately 4.0 ha in area, and the other approximately 12.7 ha in area.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT the RDOS Board “not authorize” the application to undertake a two lot subdivision at 2257 82nd Avenue (Lot A, DL 223, SDYD, Plan KAP92472) in Electoral Area “A” to proceed to the Agricultural Land Commission.

-
- 2. Official Community Plan (OCP) Bylaw Amendment – Electoral Area “C” [Page 268]**
a. Responses Received [Page 274]

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 6 (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 third time and adopted.

- 3. Zoning Bylaw Amendment – D. Bennett & R. Bryant, 4820 9th Avenue, Okanagan Falls, Electoral Area “D” [Page 278]**
a. Bylaw No. 2455.29, 2017 [Page 283]
b. Responses Received [Page 285]

To allow for the development of the site to a duplex or single detached dwelling unit.

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2455.29, 2017, Electoral Area “D” 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 17, 2017;

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

- 4. Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E”, “F” & “H” Ag Zone & Regulations Update [Page 289]**
a. Bylaw No. 2728, 2017 [Page 290]

The public hearing for this item will have been held Thursday, July 20, 2017 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.

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 8 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2728, 2017, Regional District of Okanagan-Similkameen Update of Agricultural Zones and Regulations Amendment Bylaw be adopted.

E. PUBLIC WORKS**1. Award of Tendering and Construction Services for Campbell Mountain landfill (CML) Leachate and Drainage Works [Page 505]**

Complete the tendering, contract administration and inspection during construction of the Campbell Mountain Landfill drainage and leachate collection.

RECOMMENDATION 9 (Weighted Corporate Vote – Majority)

THAT the Board of Directors approve an increase to the budget of the Campbell Mountain Landfill Design, Operations and Closure Plan for tendering, inspection and construction services to Sperling Hansen Associates up to the amount of \$220,000 plus GST; and

THAT a further contingency be approved at \$50,000 for the consulting services if required; and

THAT an extension to the Sperling Hansen Associates consulting services agreement be granted until March 31, 2018.

2. Biocover and Test Plot Project Update [Page 510]

Meet the compliance requirements of the Landfill Gas Management Regulation through the use of biocover rather than the typical gas management system.

RECOMMENDATION 10 (Weighted Participant Vote – Majority)

Participants: City of Penticton, Village of Keremeos, Electoral Areas "B", "D", "E", "F" and "G" **THAT the Board of Directors approve a budget of \$250,000 to complete the biocover test plot study and analysis to meet the objectives set by the Ministry of Environment.**

3. Federation of Canadian Municipalities (FCM) Grant Resolution [Page 514]

Request endorsement of the application to the Federation of Canadian Municipalities – Municipalities for Climate Innovation Program (MCIP) to request funding for the biocover pilot testing project.

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

THAT the Regional District submit an application to the Federation of Canadian Municipalities Climate Innovation Program for completion of a feasibility study on reducing GHG emissions using biocover at the Campbell Mountain Landfill.

F. COMMUNITY SERVICES – Recreation Services

1. Tulameen Community Club Agreement [Page 516]
 - a. Form of Agreement [Page 518]

RECOMMENDATION 12 (Weighted Corporate Vote – Majority)

THAT the Regional District enter into 5-year agreement with the Tulameen Community Club (TCC) to manage, operate and maintain the Tulameen Arena.

2. Five Year Financial Plan Amendment – Similkameen Recreation Facility [Page 530]

RECOMMENDATION 13 (Weighted Corporate Vote – Majority)

THAT the Regional District amend the 2017 Five Year Financial Plan to authorize the Similkameen Recreation Commission to conduct a Capital Recreation Facilities Improvement Survey by moving up to \$20,000.00 from the Recreation Reserve into the Capital and Equipment Line Account.

G. COMMUNITY SERVICES – Rural Projects

1. Rural Dividend Program – Hedley Community Recreation Commission Association [Page 532]
 - a. Grant Application [Page 534]
 - b. Resolution from the Hedley Community Recreation Commission Association [Page 537]

To support a local community organization in their effort to maintain and improve public spaces.

RECOMMENDATION 14 (Unweighted Corporate Vote – Simple Majority)

THAT the Board apply to the BC Rural Dividend Program on behalf of the Hedley Community Recreation Commission Association, for financial support to complete exterior improvements to the Hedley Community Hall.

H. FINANCE

1. Bylaw 2780, 2017 Security Issuing Bylaw – 9-1-1 Emergency Service, Naramata Fire Truck Acquisition, Tulameen Fire Truck Acquisition [Page 538]
 - a. Bylaw No. 2780, 2017 [Page 540]

RECOMMENDATION 15 (Weighted Corporate Vote – Majority)

THAT Bylaw No 2780, 2017 Regional District Okanagan Similkameen Security Issuing bylaw be read a first, second and third time and be adopted.

I. LEGISLATIVE SERVICES**1. 2017 UBCM Convention – For Information Only [Page 545]**

2. Electoral Area “D” Division – For Information Only [Page 547]

- a. Appendix A - Electoral Area “D” Map [Page 551]
 - b. Appendix B - Electoral Area “D” Division Tax Base [Page 552]
-

3. Declarations of State of Local Emergency, Evacuation Orders or Alerts

J. CAO REPORTS**1. Verbal Update**

K. 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*
 - i. June 2017 Report [Page 559]
 - f. Okanagan Film Commission (OFC) – *Jakubeit*
 - g. Okanagan Regional Library (ORL) – *Kozakevich*
 - h. Okanagan Sterile Insect Release Board (SIR) – *Bush*
 - i. Okanagan-Similkameen Regional Hospital District (OSRHD) - *Brydon*
 - j. Southern Interior Beetle Action Coalition (SIBAC) - *Armitage*
 - k. Southern Interior Local Government Association (SILGA) – *Kozakevich*
 - l. Southern Interior Municipal Employers Association (SIMEA) – *Kozakevich, Martin*
 - m. Starling Control - *Bush*
 - n. UBCO Water Chair Advisory Committee – *Bauer*
-

3. Directors Motions

4. Board Members Verbal Update

L. ADJOURNMENT



MINUTES

Naramata Parks & Recreation Commission

Monday, June 26, 2017, 6:30 pm
Naramata Fire Hall

Members Present: Dennis Smith (Chair), Maureen Balcaen, Lyle Resh, Jeff Gagnon, Jacqueline Duncan, Richard Roskell arrived at 6:36 pm

Absent: Jim Pearmain

Area 'E' Director Karla Kozakevich

Staff & Contractors: Justin Shuttleworth (Parks & Facilities), Deb Linton (Recreation Coordinator Contractor), Heather Lemieux (Recording Secretary)

Guests: None

1. APPROVAL OF AGENDA

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for the Naramata Parks & Recreation Meeting of June 26, 2017 be adopted and all presentations and reports be received.

CARRIED (UNANIMOUSLY)

2. APPROVAL OF LAST MEETING MINUTES - Heather Lemieux (Recording Secretary) to send the previous minutes with the agenda each month.

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for the Naramata Parks & Recreation Meeting of May 29, 2017 be adopted.

CARRIED (UNANIMOUSLY)

3. CORRESPONDENCE/DELEGATIONS - None



MINUTES

Naramata Parks & Recreation Commission

Monday, June 26, 2017, 6:30 pm
Naramata Fire Hall

4. RDOS DIRECTOR REPORT - Karla Kozakevich reported:

- 4.1. **NCA AGM** - Karla Kozakevich presented at the Naramata Citizens Association Annual General Meeting about a potential future community hall. Discussed locations, feedback, concerns, funding and the Christina Lake model.
- 4.2. **Wharf Beach** - Discussed swimming area signage and buoys. The Parks Bylaw is being revised to include that boats cannot be tethered to parkland. NPR supports the Wharf Park beach designated swim area. Discussed boat parking options.
- 4.3. **Wharf Park Washrooms** - Complaints have been received about odour. They are currently pumped out once every two months. Discusses increasing maintenance and service. **ACTION** - Justin to let Jordan know about the upgrade in service schedule and look into air fresheners.
- 4.4. **Creek Park** - Land purchase in nearly complete. **ONGOING**
- 4.5. **Okanagan Lake Flooding** - The region is in recovery mode. Discussed sandbag pick up process, government emergency funding, community cleanup, rogue dock removal process and provincial funding.
- 4.6. **Park Name Survey** - The names Robinson Park and Eagles House are finalists. **ACTION** - Karla Kozakevich will consult with First Nations. Heather Lemieux provided Playschool playground project update. The Naramata Playschool Society owns a playground, currently on Naramata Centre land planned to be subdivided and sold. **ACTION** - Justin Shuttleworth to assess if the play structure can be moved to the new park by the school.
- 4.7. **Back up Power Generator** - Discussed aesthetics, screening, shrubs and wraps. **ACTION** - Karla Kozakevich will request that RDOS staff to submit suggested images and screening options.

5. RDOS STAFF REPORT - Justin Shuttleworth (RDOS Parks & Facilities Coordinator):

5.1. 2018 Strategic Planning - ONGOING

- 5.1.1. **2017 Budget** - Discussed a carryover variance. Boat storage moved to 2018 Budget. **ACTION** - Karla to explore funding with RDOS Board. Discussed Priority List.
- 5.1.2. **Daily Maintenance**: The Parks Maintenance contract will be revised upon renewal with more cleaning details.



MINUTES

Naramata Parks & Recreation Commission

Monday, June 26, 2017, 6:30 pm
Naramata Fire Hall

- 5.2. **KVR Third Track** - Gorman Bros. is doing maintenance & repairs.
- 5.3. **Beach Grooming** - postponed until flood water recedes.
- 5.4. **Swim Platform** - The dock and pilings will be assessed. Discussed provincial funding.
- 5.5. **Manitou Park Vendor** - Contract has been awarded.
- 6. **RECREATION CONTRACTOR REPORT** - Deb Linton (Recreation Coordinator Contractor), report submitted.
 - 6.1. **Speaker Stands** - Discussed purchasing new speaker stands. **ACTION** - Deb Linton to look into to prices.
 - 6.2. **Canada 150th Block Party** - Discussed licences and permits. **ACTION** - Justin Shuttleworth to ask RDOS about special licences.
 - 6.3. **Tennis/Pickleball** - An online registration system has been set up to book courts. **ACTION** - Justin Shuttleworth to get a sign made with the link.
 - 6.4. **Recreation Program Registration** - Online registration is working well.

7. COMMISSION MEMBER REPORTS

- 7.1. **Woodwackers Report** - Tree removal is causing waterfalls. Discussed cleaning ditches, pallets at Adra tunnel, camp fires and forest fire risk. Fire pits will be removed. Logging will be cone at the crossroads and skid road will be built on Woodwackers trail. The Province has given Gorman Bros. a logging licence.
- 7.2. 2017 Priority Projects - **ONGOING**
 - 7.2.1. Manitou Master Plan - **ONGOING**
 - 7.2.1.1. **Big Kahuna Slide** - **ACTION** - Dennis to send NPR members colour options.



MINUTES

Naramata Parks & Recreation Commission

Monday, June 26, 2017, 6:30 pm
Naramata Fire Hall

8. BUSINESS ARISING

8.1. **Dedicated Pickleball Court** - Pickelball players are actively pursuing an additional court. Discussed usage, resurfacing, Pickelball court design, layout, costs and quotes. Usage will be tracked.

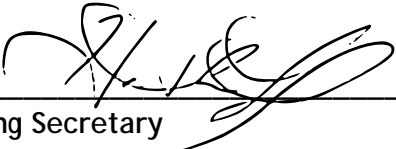
8.2. **Community Sign Review - ONGOING**

8.3. **Memorial Bench in Manitou Park - ACTION** - Dennis Smith to send memorial wording to Justin Shuttleworth.

9. ADJOURNMENT 8:07 pm

NEXT MEETING: July 24, 2017, 6:30 pm, Naramata Fire Hall

Recreation Commission Chair


Recording Secretary



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, July 06, 2017

9:15 a.m.

Minutes

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"
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 R. Hovanes, Town of Oliver

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

MEMBERS ABSENT:

Director J. Sentes, City of Penticton

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

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

Director Bush entered the Boardroom at 9:29 a.m.

B. ELECTORAL AREA DISCRETIONARY FUND MANAGEMENT – For Information Only

1. Discussion Document
2. Electoral Area Grant-in-Aid Policy

Administration was directed to ensure that the annual list of Grant in Aid recipients was easily accessible on the website and that a copy of the summary be presented to the Board at the same time as Statement of Financial Information.

C. ADJOURNMENT

By consensus, the meeting adjourned at 9:55 a.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, July 06, 2017

10:26 a.m.

Minutes

MEMBERS PRESENT:

Chair T. Siddon, Electoral Area "D"
Vice Chair M. Pendergraft, Electoral Area "A"
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 B. Coyne, Electoral Area "H"
Director E. Christensen, Electoral Area "G"

Director R. Hovanes, Town of Oliver
Director A. Jakubeit, City of Penticton
Director H. Konanz, City of Penticton
Director K. Kozakevich, Electoral Area "E"
Director A. Martin, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director T. Schafer, Electoral Area "C"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director J. Sentes, City of Penticton

STAFF PRESENT:

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

J. Dougall, Manager of Development 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 July 6, 2017 be adopted. - **CARRIED**

B. ORGANICS FACILITY SITE – For Information Only

1. [Presentation](#)
 2. [RDOS Memo dated July 4, 2017](#)
 3. [Responses Received - Emails](#)
 4. [Responses Received - Letters](#)
-

Board Members were asked to meet at the RBC rain garden at the front of the RDOS office following the Environment Infrastructure Committee meeting for the "Make Water Work – Take the Pledge Challenge."

C. ADJOURNMENT

By consensus, the Protective Services Committee meeting of July 6, 2017 adjourned at 11:32 a.m.

APPROVED:

CERTIFIED CORRECT:

T. Siddon
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, July 06, 2017

9:55 a.m.

Minutes

MEMBERS PRESENT:

Chair A. Jakubeit, City of Penticton
Vice Chair T. Schafer, Electoral Area "C"
Director F. Armitage, Town of Princeton
Director 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 R. Hovanes, Town of Oliver
Director H. Konanz, City of Penticton
Director K. Kozakevich, Electoral Area "E"
Director A. Martin, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director M. Pendergraft, Electoral Area "A"
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director J. Sentes, City of Penticton

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 July 6, 2017 be adopted. - CARRIED

B. EMERGENCY OPERATION CENTRE UPDATE – For Information Only

C. ADJOURNMENT

By consensus, the Protective Services Committee meeting of July 6, 2017 adjourned at 10:24 p.m.

APPROVED:

CERTIFIED CORRECT:

A. Jakubeit
Protective Services Committee Chair

B. Newell
Chief Administrative Officer



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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Minutes of the Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 12:48 p.m. Thursday, July 6, 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 R. Hovanes, Town of Oliver

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

MEMBERS ABSENT:

Director J. Sentes, City of Penticton

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 July 6, 2017 be amended to add:
Item E5 Declaration of State of Local Emergency Approval and to move items D2 and D3 to immediately follow the consent agenda. - **CARRIED**

1. Consent Agenda – Corporate Issues

- a. Kaleden Recreation Commission – May 23, 2017
THAT the Minutes of the May 23, 2017 Kaleden Recreation Commission meeting be received.
- b. Okanagan Falls Parks & Recreation Commission – March 9, 2017
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
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
THAT the Minutes of the June 15, 2017 Okanagan Falls Parks & Recreation Commission meeting be received.

- e. Similkameen Recreation Commission – May 23, 2017
THAT the Minutes of the May 23, 2017 Similkameen Recreation Commission meeting be received.
- f. Naramata Water Advisory Committee – June 13, 2017
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
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
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
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
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
THAT the Minutes of the June 15, 2017 Community Services Committee meeting be received.
- l. Environment and Infrastructure Committee – June 15, 2017
THAT the Minutes of the June 15, 2017 Environment and Infrastructure Committee meeting be received.
- m. Planning and Development Committee – June 15, 2017
THAT the Minutes of the June 15, 2017 Planning and Development Committee meeting be received.
- n. Protective Services Committee – June 15, 2017
THAT the Minutes of the June 15, 2017 Protective Services Committee meeting be received.
- o. RDOS Regular Board Meeting – June 15, 2017

THAT the minutes of the June 15, 2017 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Consent Agenda – Corporate Issues be adopted. - **CARRIED**

2. Consent Agenda – Development Services

- a. Temporary Use Permit Application – Electoral Area “A”, 9420 Highway 97, Osoyoos
 - i. Permit No. A2017.066-TUP
 - ii. Responses Received

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
 - i. Permit No. D2017.068-DVP
 - ii. Responses Received

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
 - i. Permit No. E2016.115-DVP

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
 - i. Permit No. E2017.059-DVP

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
 - i. Permit No. E2017.060-DVP

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
 - i. Permit No. H2017.075-DVP

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

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)**IT WAS MOVED AND SECONDED**

THAT the Consent Agenda – Development Services be adopted. - **CARRIED**

D. PUBLIC WORKS

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

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

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.
CARRIED

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

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

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.
CARRIED

B. DEVELOPMENT SERVICES – Building Inspection

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

The Chair enquired whether the property owner was present to speak to the application; however, no one was present.

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

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. - **CARRIED**

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

The Chair enquired whether the property owner was present to speak to the application; however, no one was present.

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

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. - **CARRIED**

-
3. Building Bylaw Infraction – Electoral Area “A”, 48 Nine Mile Place (Permit #17976)
The Chair enquired whether the property owner was present to speak to the application.
The Chair enquired whether the property owner was present to speak to the application; however, no one was present.

RECOMMENDATION 8 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

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. –

CARRIED

4. Building Bylaw Infraction – Electoral Area “F”, 907 Bartlett Drive (Stop Work Notice)
The Chair enquired whether the property owner was present to speak to the application; the property owner was present and addressed the Board.

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

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.

CARRIED

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Development Variance Permit Application – Electoral Area “A”, 19431 95th Street
 - a. Permit No. A2017.061-DVP

[Representation](#)

To formalize an existing pergola, stairs, and deck accessory to a single detached dwelling. The applicant was present and addressed the Board.

RECOMMENDATION 10 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Development Variance Permit No. A2017.061–DVP be referred to the Area A APC. - **CARRIED**

2. Development Variance Permit Application – Electoral Area “D”, 1206 Peachcliff Drive
 - a. Permit No. D2017.053-DVP

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

The Chair enquired whether the property owner was present to speak to the application; however, no one was present.

RECOMMENDATION 11 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

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

3. Official Community Plan (OCP) Bylaw Amendment – Electoral Area “C”
 - a. Bylaw No. 2452.17, 2017

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 12 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

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*.

CARRIED

4. Zoning Bylaw Amendment – Electoral Area “D”, Taggart Crescent, Twin Lakes
 - a. Bylaw No. 2457.18, 2017
 - b. Bylaw No. 2457.19, 2017

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 13 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

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

-
5. Zoning Bylaw Amendment – Electoral Area “D”, 2027 Carmi Road, Penticton
- a. Bylaw No. 2455.28, 2017
 - b. Responses Received

[Additional Response received](#)

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

RECOMMENDATION 14 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

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. - **CARRIED**

RECOMMENDATION 15 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the holding of the public hearing be delegated to Director Siddon or delegate;

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*.

CARRIED

6. Zoning Bylaw Amendment – Electoral Area “E”, 4865 N. Naramata Road, Naramata
- a. Bylaw No. 2459.24, 2017
 - b. Responses Received

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

RECOMMENDATION 16 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

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*.

CARRIED

7. Zoning Bylaw Amendment – Electoral Area “H”, 4800 Teepee Lakes Road, Bankier
 - a. Bylaw No. 2498.11, 2017
 - b. Responses Received

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

RECOMMENDATION 17 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

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*.

CARRIED

8. Zoning Amendment Bylaw – Electoral Area “H”, 3492 Princeton-Summerland Road
 - a. Bylaw No. 2498.12, 2017
 - b. Responses Received

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

RECOMMENDATION 18 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

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*.

CARRIED

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

[Additional response](#)

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 19 (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 third time.

CARRIED

10. State of Basin Report (2016)
 - a. State of Basin Report 2016 dated May 5, 2017

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 20 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

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

CARRIED

D. PUBLIC WORKS

1. Award of Contract – Curbside Collection Services

This recommendation is brought forward from the June 15, 2017 Environment and Infrastructure Committee meeting.

RECOMMENDATION 21 (Weighted Corporate Vote – Majority)

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

-
2. Award of Contract – Naramata Water System Rehabilitation Project: Naramata Road and Side Roads (RDOS-17-PW-37)

This item was dealt with earlier in the meeting; please refer to page 4 of these minutes.

3. Award of Contract – Naramata Water System Rehabilitation Project: Juniper Drive (RDOS-17-PW-38)

This item was dealt with earlier in the meeting; please refer to page 4 of these minutes.

4. Award of Contract – Olalla Water System Upgrades: Phase 2 (RDOS-17-PW-30)
 - a. WSP Canada Inc. Bid Review Letter dated June 26, 2017

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)

It was MOVED and SECONDED

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.

CARRIED

E. LEGISLATIVE SERVICES

1. Video Surveillance – Naramata Water Office and Naramata Fire Department

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

RECOMMENDATION 23 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

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. - **CARRIED**

2. Youth Participation at UBCM Convention – For Information Only
 - a. SILGA Policy – Youth Travel Expenses

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

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)

It was MOVED and SECONDED

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.

CARRIED

4. Term Appointment of Bylaw Officer

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)

It was MOVED and SECONDED

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.

CARRIED

addendum

5. Declaration of State of Local Emergency Approval (unweighted Corporate Vote)

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 for the area of Red Wing Resort due to expire 20 June 2017 at midnight for a further seven days to 27 June 2017, at midnight; and

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of the State of Local Emergency for the area of Red Wing Resort due to expire 27 June 2017 at midnight for a further seven days to 4 July 2017, at midnight; and

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of the State of Local Emergency for the area of Red Wing Resort due to expire 4 July 2017 at midnight for a further seven days to 11 July 2017, at midnight; and

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of the State of Local Emergency for the areas surrounding Nipit and Horn Lakes (Twin Lakes) due to expire 23 June 2017 at midnight for a further seven days to 30 June 2017, at midnight; and

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of the State of Local Emergency for the areas surrounding Nipit and Horn Lakes (Twin Lakes) due to expire 30 June 2017 at midnight for a further seven days to 7 July 2017, at midnight; and

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration of the State of Local Emergency for the areas surrounding Nipit and Horn Lakes (Twin Lakes) due to expire 7 July 2017 at midnight for a further seven days to 14 July 2017, at midnight; and

THAT the Board of Directors consent to the Declaration of the State of Local Emergency issued by the Chair on 4 July 2017 to remain in force for seven days until 11 July 2017 at midnight unless cancelled for the area of Kaleden, due to the threat of wildfire; and

THAT the Board of Directors consent to the Evacuation Order issued by the Chair on July 4, 2017 at 1900 hours for 21 properties in Kaleden, due to threat of wildfire.

CARRIED

F. CAO REPORTS

1. Verbal Update
-

G. OTHER BUSINESS

1. Chair's Report
-

2. Directors Motions
-

3. Board Members Verbal Update
-

H. ADJOURNMENT

By consensus, the meeting adjourned at 1:59 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 20, 2017

RE: Temporary Use Permit Application — Electoral Area “E”

Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. E2017.089-TUP

Purpose: To allow for the operation of a short-term vacation rental use.

Owner: Gary Macdonald & Marianne Stolberg Applicant: Gary Macdonald Folio: E-02212.020

Civic: 3180 McKay Rd Legal: Lot 2, Plan KAP52397, District Lot 210, SDYD.

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

Proposal:

This application seeks approval for the operation of a short-term vacation rental use at the subject property. Rentals will be limited to 30 days or less, using two (2) bedrooms, and be located within the single detached accessory dwelling.

Site Context:

The subject parcel is approximately 4.24 ha in area and is situated approximately 0.6 km east of the Naramata Townsite and is comprised of a single detached dwelling and an accessory dwelling which includes storage space underneath. The property is currently under agricultural production. The surrounding pattern of development is characterised by similar agricultural land uses.

Background:

The subject property was created by a subdivision plan prepared in June 1994, and available Regional District records indicate that an existing shed was converted into a dwelling unit in 1994 with the current primary dwelling constructed in 1995.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Agriculture One (AG1) which allows for a single detached dwelling as a principal use and allows accessory structures ancillary to the principal use, and farm use. A vacation rental is not permitted under this zoning.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the property is designated Agriculture (AG) and is also the subject of a Watercourse Development Permit (WDP) Area designation.

The OCP Bylaw supports — in the residential designations — “the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood

residential needs and other land use needs can be addressed” and further contains a number of criteria against which the Board will consider a vacation rental TUP (at Section 11.6.2), including:

- a) *capability of accommodating on-site domestic water and sewage disposal;*
- b) *mitigating measures such as screening and fencing;*
- c) *provision of adequate off-street parking;*
- d) *confirmation that the structure proposed for use as a vacation rental meets a minimum standard for health and safety; and*
- e) *benefits that such accommodation may provide to the community.*

The property is also situated within the Agricultural Land Reserve (ALR) and under Section 3(1) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, agri-tourism on a farm is a permitted farm use provided that “the accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or short term use of bedrooms ...” provided that the subject property is classified as “farm” under the *Assessment Act*. In this instance, the subject property has been assessed as part “farm” (Class 09) and part “residential” (Class 01).

The geotechnical classification for the property is “Limited or no hazard of slumps and slides. No development problems anticipated” over most of the property with a small finger of and “hazard of materials sliding or slumping” running adjacent to the watercourse.

Public Process:

At its meeting of July 10, 2017, the Electoral Area “E” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the proposed temporary use be approved.

A Public Information Meeting was held prior to the APC meeting on July 10, and 1 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.

In accordance with Section 2.5 of Schedule ‘5’ of the Development Procedures Bylaw, this proposal has been referred to the external agencies listed at Attachment No. 1. To date, comments have been received from Interior Health and the Agricultural Land Commission and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration notes that the OCP Bylaw is silent on the operation of “vacation rental” uses in the Agricultural (AG) designation.

Nevertheless, the Plan does support property owners being able to diversify and enhance uses secondary to agricultural uses, including bed and breakfast operations (Section 9.3.11) and other “value-added” uses such as agri-tourism provided they do not present a potential land use conflict with surrounding properties (Section 9.3.12) and “appropriate provisions for tourist commercial uses” (Section 9.3.15).

In response to the criteria contained at Section 11.6.2 of the Plan, Administration notes that the applicant has provided a statement from Twin Lakes Contracting Ltd. indicating that the septic field exceeds the requirement for the dwelling.

The dwelling is at the end of a road and is not abutting another residence. The nearest neighbouring dwelling is approximately 95 m away and the structure immediately adjacent is RDOS infrastructure. The structure is surrounded by vineyard to the north and east. Further screening, and other mitigating measures, is not required at this location.

There are two bedrooms in the accessory dwelling to be used as part of the vacation rental and one parking space is provided, on site, for each bedroom (2 spaces in total).

A Health and Safety inspection was conducted on June 22, 2017 and the inspector deemed there to be no deficiencies.

This proposed rental is located within a kilometre of the Naramata Townsite and, as such, will provide tourist accommodation without increasing density or vehicular traffic immediately within the Townsite itself.

Given the OCP Bylaw generally supports accessory commercial/residential uses related to tourist accommodation in the Agriculture (AG) designation, Administration is supportive of this proposal.

Under the Regional District's "Vacation Rental Temporary Use Permit Policy", a term limit not exceeding 18 months shall be applied to Temporary Use Permits being issued for a vacation rental use on land which has not been the subject of such an approved use previously (or which is being proposed by new owners of the land).

The intent of this Policy is to allow for a new vacation rental use to operate for one "season" in order to determine if such a use is inappropriate, incompatible or unviable at a particular location and, if so, to allow for the permit to lapse or not be renewed within a relatively short period. The term of the permit will be until December 31st 2018 with an operating period of May 1st – October 31st.

Alternatively, long term rental housing has become exceedingly difficult to procure in the Okanagan, and by permitting the use of accessory dwellings as vacation rentals, potential sources of affordable housing are further reduced. However, ALR land is generally not considered to be a suitable location to provide affordable housing, nor vacation rentals, and the intent of secondary dwellings on ALR land is for farm labour or family member housing.

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. E2017.089-TUP.

Respectfully submitted:



K. Taylor, Planning Tech.

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager

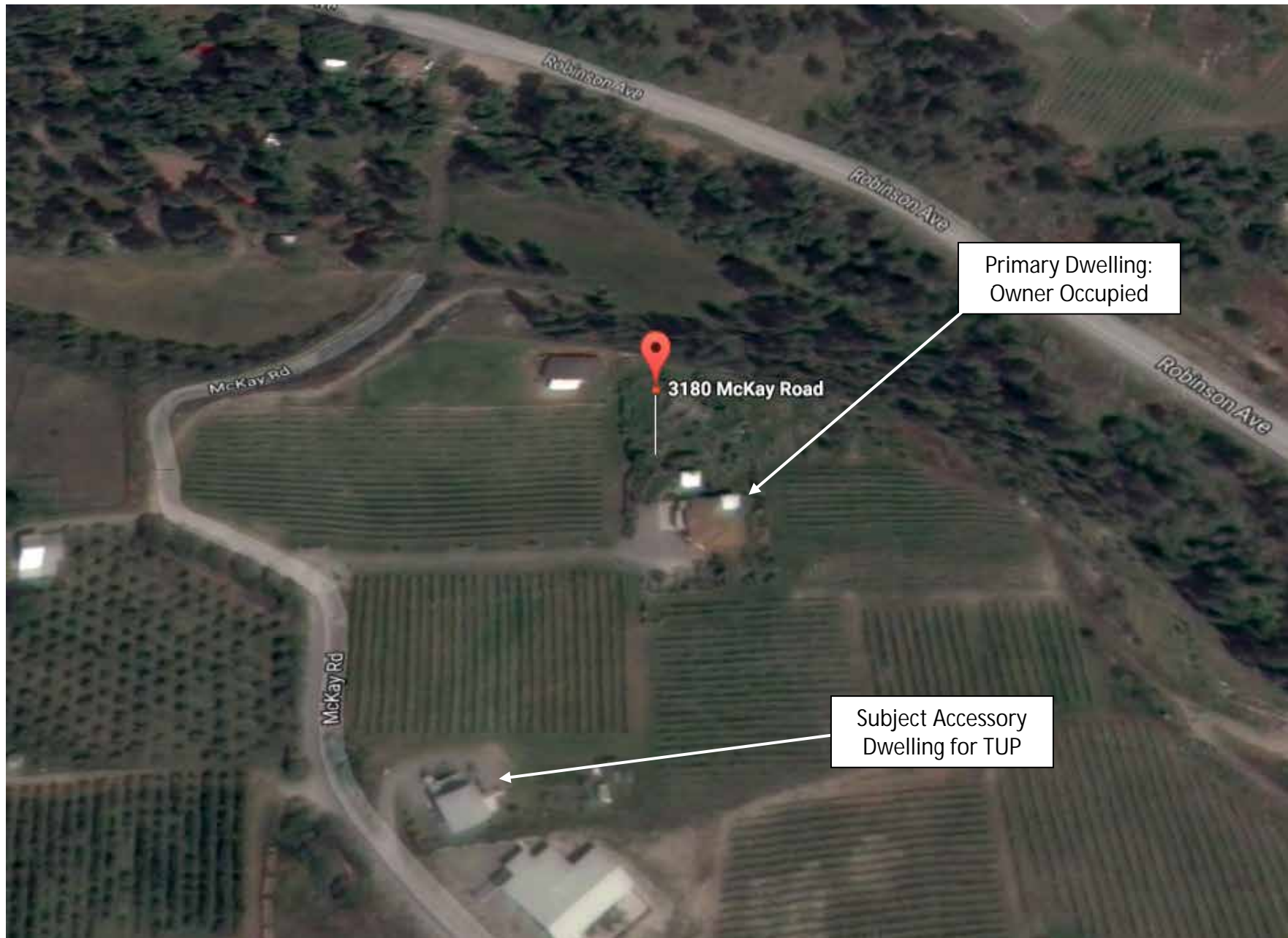
Attachments: No. 1 – Agency Referral List
No. 2 – Aerial Photo (2007)

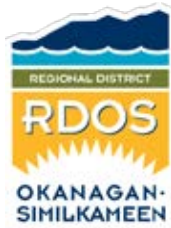
Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. E2017.089TUP:

p	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
p	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	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
<input type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	<input type="radio"/>	Okanagan Nation Alliance (ONA)
p	Archaeology Branch	p	Penticton Indian Band (PIB)
<input type="radio"/>	Ministry of Transportation and Infrastructure	<input type="radio"/>	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)	<input type="radio"/>	Fortis
<input type="radio"/>	Canadian Wildlife Service		

Attachment No. 2 – Aerial Photo





TEMPORARY USE PERMIT

FILE NO.: E2017.089-TUP

Owner: Gary MacDonald
3260 McKay Road
Naramata, BC, V0H 1N0

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot 2, DL 210, SDYD, Plan KAP52397

Civic Address/location: 3180 & 3260 McKay Road

Parcel Identifier (PID): 018-787-762 Folio: E-02212.020

TEMPORARY USE

6. In accordance with Section 20.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a vacation rental use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
- (a) the vacation rental use shall occur only between May 1st and October 31st;
 - (b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - (c) the maximum number of bedrooms that may be occupied by paying guests shall be two (2);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed Four (4);
 - (e) a minimum of two (2) on-site vehicle parking spaces shall be provided for paying guests, in accordance with Schedule 'B';
 - (f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - (g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit shall expire on October 31st, 2018

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

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

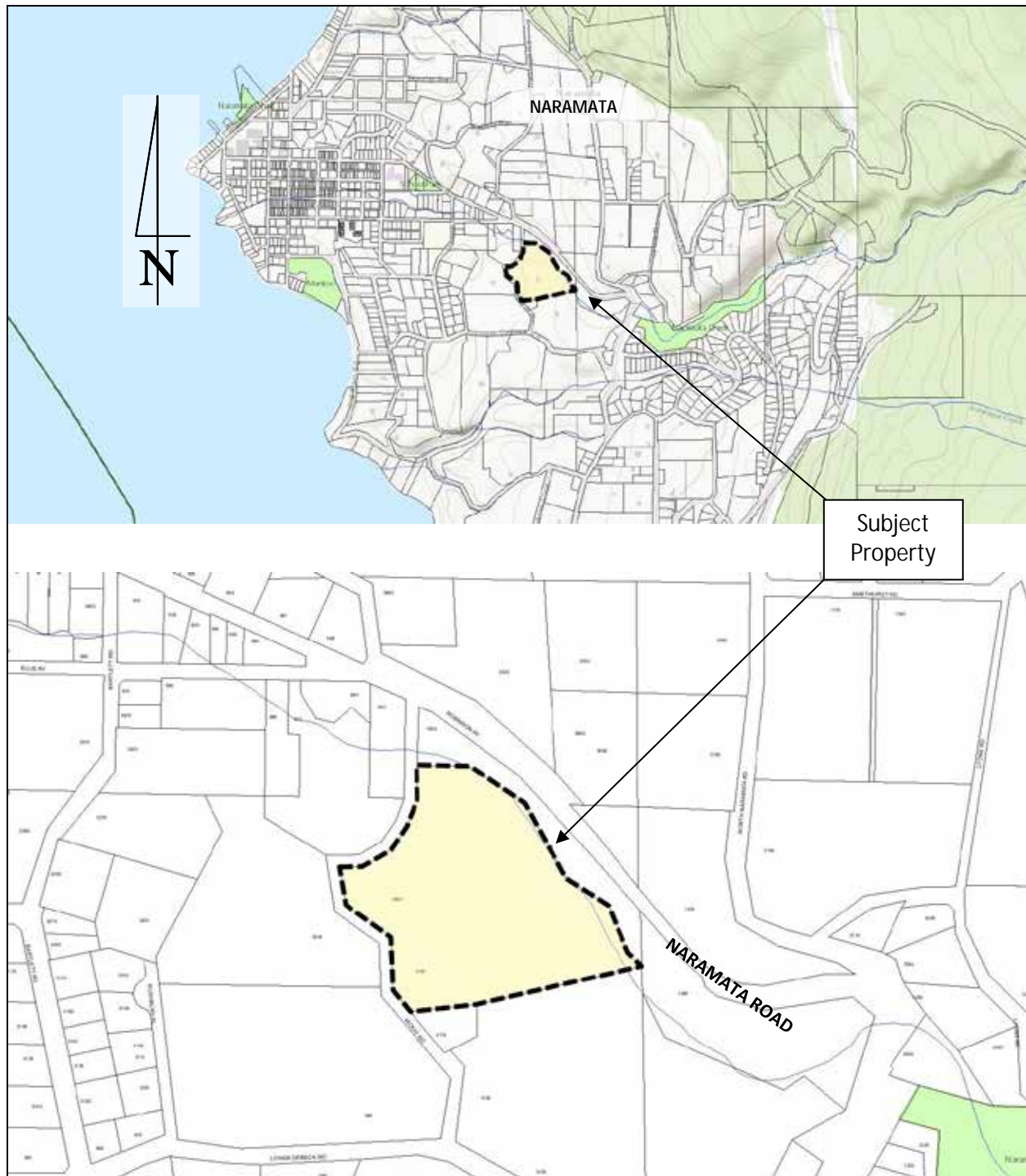
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 planning@rdos.bc.ca



Temporary Use Permit

File No. E2017.089-TUP

Schedule 'A'



Temporary Use Permit No. E2017.089-TUP

Page 4 of 6

Regional District of Okanagan-Similkameen

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

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



Temporary Use Permit

File No. E2017.089-TUP

Schedule 'B'



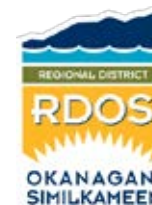
Temporary Use Permit No. E2017.089-TUP

Page 5 of 6

Regional District of Okanagan-Similkameen

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

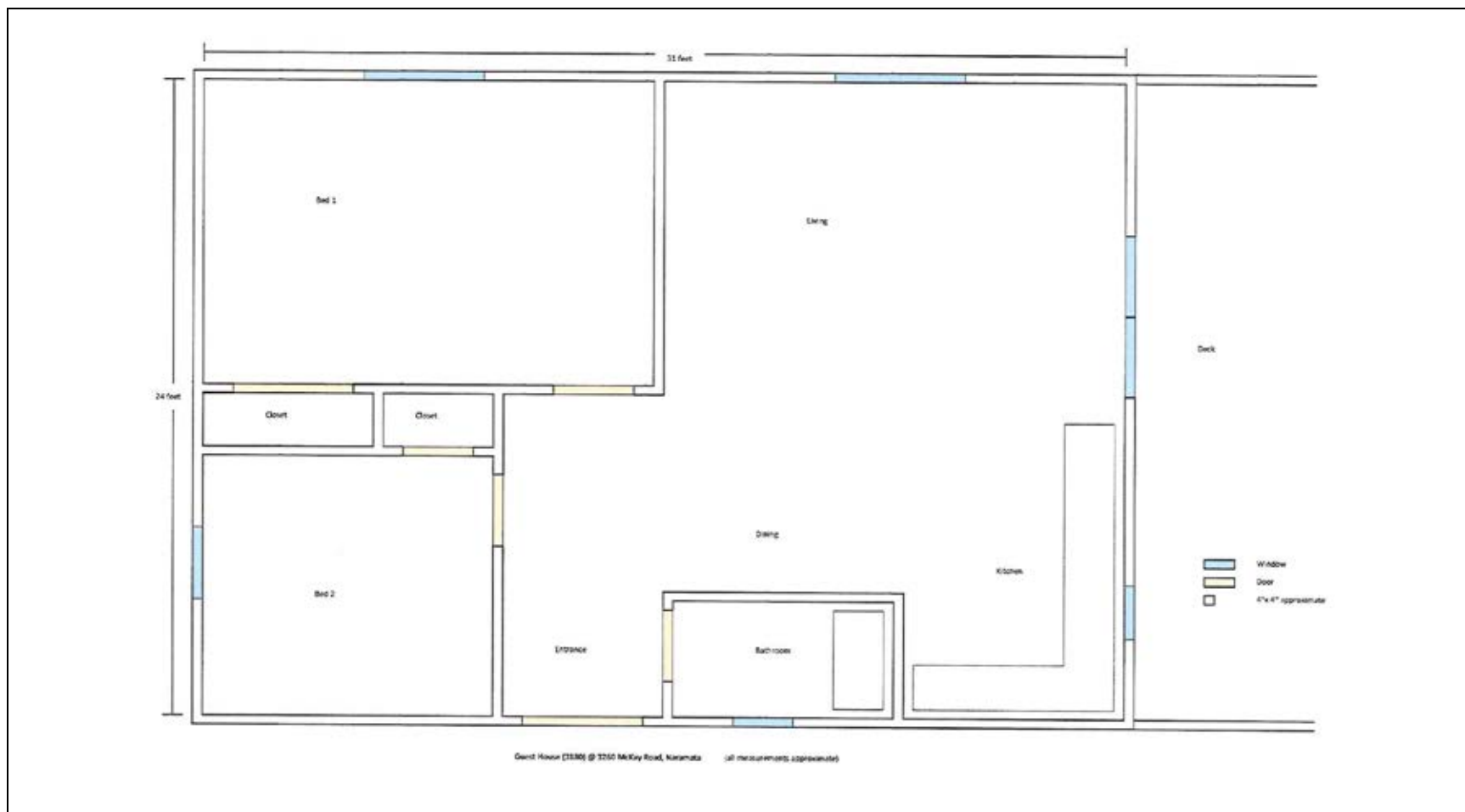
Tel: 250-492-0237 planning@rdos.bc.ca



Temporary Use Permit

File No. E2017.089-TUP

Schedule 'C'



Temporary Use Permit No. E2017.089-TUP

Page 6 of 6



Interior Health
Every person matters

June 28, 2017

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

<mailto:planning@rdos.bc.ca>

Dear Mr. Taylor:

RE: File #: E2017.089-TUP
Our interests are unaffected

The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this development proposal.

However, should you have further concerns, please return the referral to hbe@interiorhealth.ca with a note explaining your new request, or you are welcome to contact me directly at 1-855-744-6328 then choose HBE option.

Sincerely,

Healthy Built Environment Team

MACDONALD
E2017-089



From: Pellett, Tony ALC:EX [mailto:Tony.Pellett@gov.bc.ca]
Sent: June 21, 2017 5:05 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>; HBE@interiorhealth.ca; Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Cc: Kevin Taylor <ktaylor@rdos.bc.ca>
Subject: RE: Temporary Use Permit Referral E02212.020

The *ALC Act* and regulation do not distinguish who is occupying a residence. If a landowner chooses to rent out the primary dwelling on the property for vacation rentals to a relatively small group or family, with no additional footprint or alteration to the property and no other non-farm related activities, there is no inconsistency with the *Act* and no application is required. On the other hand, if a purpose-built structure is constructed for commercial vacation rental activities in the ALR, an application would be required.

K.A. Pellett

Tony Pellett RPP, MCIP, Regional Planner
Provincial Agricultural Land Commission
133 - 4940 Canada Way
BURNABY BC V5G 4K6
604 660-7019 FAX 660-7033
web site: www.alc.gov.bc.ca

unication received in error, or subsequent reply, should be deleted or destroyed.



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: June 30, 2017 10:04 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: Temporary Use Permit Referral E02212.020

Hello Planners!

Thank you for your referral E02212.020 regarding 3180 McKay Road, Naramata, PID 018787762, L 2 DL 210 SIMILKAMEEN DIVISION YALE DISTRICT PL KAP52397. 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.

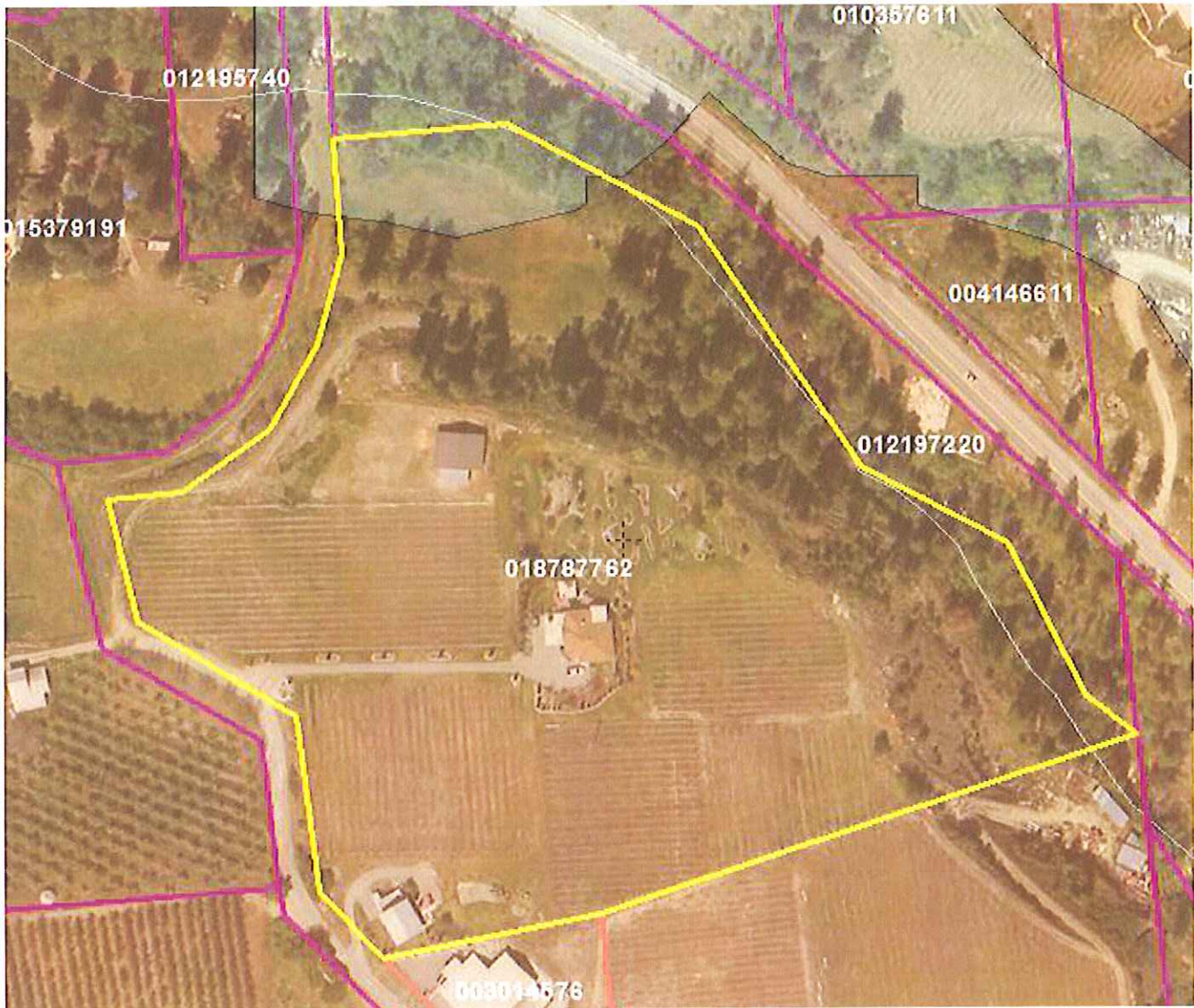
In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

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). If this does not represent the property listed in the data request 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, June 21, 2017 4:26 PM
To: HBE@interiorhealth.ca; Pellett, Tony ALC:EX; Cooper, Diana FLNR:EX
Cc: Kevin Taylor
Subject: Temporary Use Permit Referral E02212.020

Project: E2017.089-TUP
Folio E02212.020
Address: 3180 McKay Road, Naramata

Please review the attached referral for a Temporary Use Permit and forward any comments/concerns you may have to planning@rdos.bc.ca. If you have any questions, please contact Kevin Taylor, the file manager at ktaylor@rdos.bc.ca.

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Temporary Use Permit Application — Electoral Area "E"

Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. E2017.067-TUP;

AND THAT prior to the issuance of Temporary Use Permit No. E2017.067-TUP for the use of the property at 2255 Naramata Road (Lot 21, DL 206, SDYD, Plan 576 Except Plan H17800), for the purpose of a vacation rental, the following works be undertaken to the existing single detached dwelling:

- Smoke alarms in each bedroom;
- Carbon monoxide alarms within 5m of each bedroom (or within if dual smoke/CO alarm); and
- Carbon monoxide alarms in rooms with wood burning fireplaces.

FUTHER THAT prior to the issuance of Temporary Use Permit No. E2017.067-TUP for the use of property at 2255 Naramata Road (Lot 21, DL 206, SDYD, Plan 576 Except Plan H17800), for the purpose of a vacation rental, contact information for a property manager shall be provided to the Regional District.

Purpose: To allow for the operation of a short-term vacation rental use.

Owner: Nancy South & Iain Mant Applicant: Nancy South Folio: E-02062.000

Civic: 2255 Naramata Road Legal: Lot 21, District Lot 206, SDYD, Plan 576 Except Plan H17800

OCP: Agriculture (AG) Zoning: Agriculture One Zone Site Specific (AG1s)

Proposal:

This application seeks approval for the operation of a short-term vacation rental use at the subject property. Rentals will be limited to 30 days or less, using three (3) bedrooms, and be located within the single detached dwelling.

Site Context:

The subject parcel is approximately 4.24 ha in area and is situated approximately 3.5 km south of the Naramata Town site and is seen to be comprised of a single detached dwelling and associated accessory buildings.

The surrounding pattern of development is characterised by similar agricultural land uses.

Background:

The subject property was created by a subdivision plan prepared in March 1909. Available Regional District records indicate that the single family dwelling was issued a building permit in January 1975.

The lot was rezoned in 2016 to AG1s to allow for an accessory dwelling, and to allow that accessory dwelling to have a floor area no greater than 184 m², located above an existing building on the farm that has only a single level. This was to permit the existing single detached dwelling to eventually have the lower level decommissioned and have the upper floor remain as an accessory dwelling. This TUP application is to utilize this existing dwelling as a vacation rental until such a time as they are ready to decommission the lower floor and construct a new primary dwelling.

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the property is currently zoned Agriculture One Site Specific (AG1s) which allows for a single detached dwelling as a principal use and a bed and breakfast as a secondary use. A bed and breakfast requires that operation be carried out by persons residing in the principal dwelling unit. A vacation rental does not conform to the current zoning.

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008, the property is designated Agriculture (AG) and is also the subject of a Watercourse Development Permit (WDP) Area designation.

The OCP Bylaw supports — in the residential designations — "the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed" and further contains a number of criteria against which the Board will consider a vacation rental TUP (at Section 11.6.2), including:

- a) *capability of accommodating on-site domestic water and sewage disposal;*
- b) *mitigating measures such as screening and fencing;*
- c) *provision of adequate off-street parking;*
- d) *confirmation that the structure proposed for use as a vacation rental meets a minimum standard for health and safety; and*
- e) *benefits that such accommodation may provide to the community.*

The property is also situated within the Agricultural Land Reserve (ALR) and under Section 3(1) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, agri-tourism on a farm is a permitted farm use provided that "the accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or short term use of bedrooms ..." provided that the subject property is classified as "farm" under the *Assessment Act*. In this instance, the subject property has been assessed as part "farm" (Class 09) and part "residential" (Class 01).

The geotechnical classification for the property is for hazard of "slumps and slides" "slumps and slides - Site specific engineering investigations recommended where high density development is anticipated" and "limited or no hazard of slumps and slides".

Public Process:

At its meeting of July 10, 2017, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the proposed temporary use be approved.

A Public Information Meeting was held prior to the APC meeting on June 15, and two (2) 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.

In accordance with Section 2.5 of Schedule '5' of the Development Procedures Bylaw, this proposal has been referred to the external agencies listed at Attachment No. 1. To date, comments have been received from the Agricultural Land Commission and the Ministry of Forests Lands and Natural Resource Operations and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration notes that the OCP Bylaw is silent on the operation of "vacation rental" uses in the Agricultural (AG) designation.

Nevertheless, the Plan does support property owners being able to diversify and enhance uses secondary to agricultural uses, including bed and breakfast operations (Section 9.3.11) and other "value-added" uses such as agri-tourism provided they do not present a potential land use conflict with surrounding properties (Section 9.3.12) and "appropriate provisions for tourist commercial uses" (Section 9.3.15).

In response to the criteria contained at Section 11.6.2 of the Plan, Administration notes that the applicant has provided a statement from Superior Septic Services that the tank is in good condition with no deterioration for the use associated with the single family dwelling but should be serviced every three years.

Due to the property being in a large-lot agricultural area, the dwelling is screened from neighbours by landscaping and there is sufficient area for vehicle parking.

A Health and Safety inspection was completed on June 19th, 2017 and it was noted by the inspector that there were no smoke or carbon monoxide detectors in the dwelling. The applicant has been contacted to fix these deficiencies and request a final Health and Safety inspection prior to issuance of the permit.

Given the OCP Bylaw generally supports accessory commercial/residential uses related to tourist accommodation in the Agriculture (AG) designation, Administration is supportive of this proposal.

Under the Regional District's "Vacation Rental Temporary Use Permit Policy", a term limit not exceeding 18 months shall be applied to a Temporary Use Permit being issued for a vacation rental use on land which has not been the subject of such an approved use previously (or which is being proposed by new owners of the land).

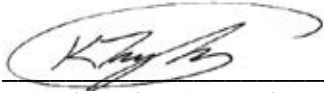
The intent of this Policy is to allow for a new vacation rental use to operate for one "season" in order to determine if such a use is inappropriate, incompatible or unviable at a particular location and, if so, to allow for the permit to lapse or not be renewed within a relatively short period.

Alternatively, long term rental housing has become exceedingly difficult to procure in the Okanagan. By permitting vacation rentals potential sources of affordable housing are further reduced from stock. However, ALR land is generally not considered to be a suitable location to provide affordable housing, nor vacation rentals, and the intent of secondary dwellings on ALR land is for farm labour and family member housing.

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. E2017.067-TUP.

Respectfully submitted:




K. Taylor, Planning Technician

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Agency Referral List
 No. 2 – Aerial Photo (2007)

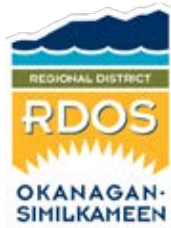
Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. E2017.067-TUP:

p	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
p	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	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
<input type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	<input type="radio"/>	Okanagan Nation Alliance (ONA)
p	Archaeology Branch	p	Penticton Indian Band (PIB)
<input type="radio"/>	Ministry of Transportation and Infrastructure	<input type="radio"/>	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)	<input type="radio"/>	Fortis
<input type="radio"/>	Canadian Wildlife Service		

Attachment No. 2 – Aerial Photo (2007)





TEMPORARY USE PERMIT

FILE NO.: E2017.067-TUP

Owner: Nancy South & Iain Mant
2255 Naramta Rd
Naramata, BC, V0H 1N1

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot 21, Plan 576, District Lot 206, SDYD, Except Plan H17800

Civic Address/location: 2255 Naramata Road, Naramata, BC

Parcel Identifier (PID): 012-231-380 Folio: E-02062.000

TEMPORARY USE

6. In accordance with Section 20.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a vacation rental use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
- (a) the vacation rental use shall occur only between May 1st and October 31st;
 - (b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - (c) the maximum number of bedrooms that may be occupied by paying guests shall be three (3);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed Six (6);
 - (e) a minimum of three (3) on-site vehicle parking spaces shall be provided for paying guests, in accordance with Schedule 'B';
 - (f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - (g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit shall expire on October 31st, 2018.

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

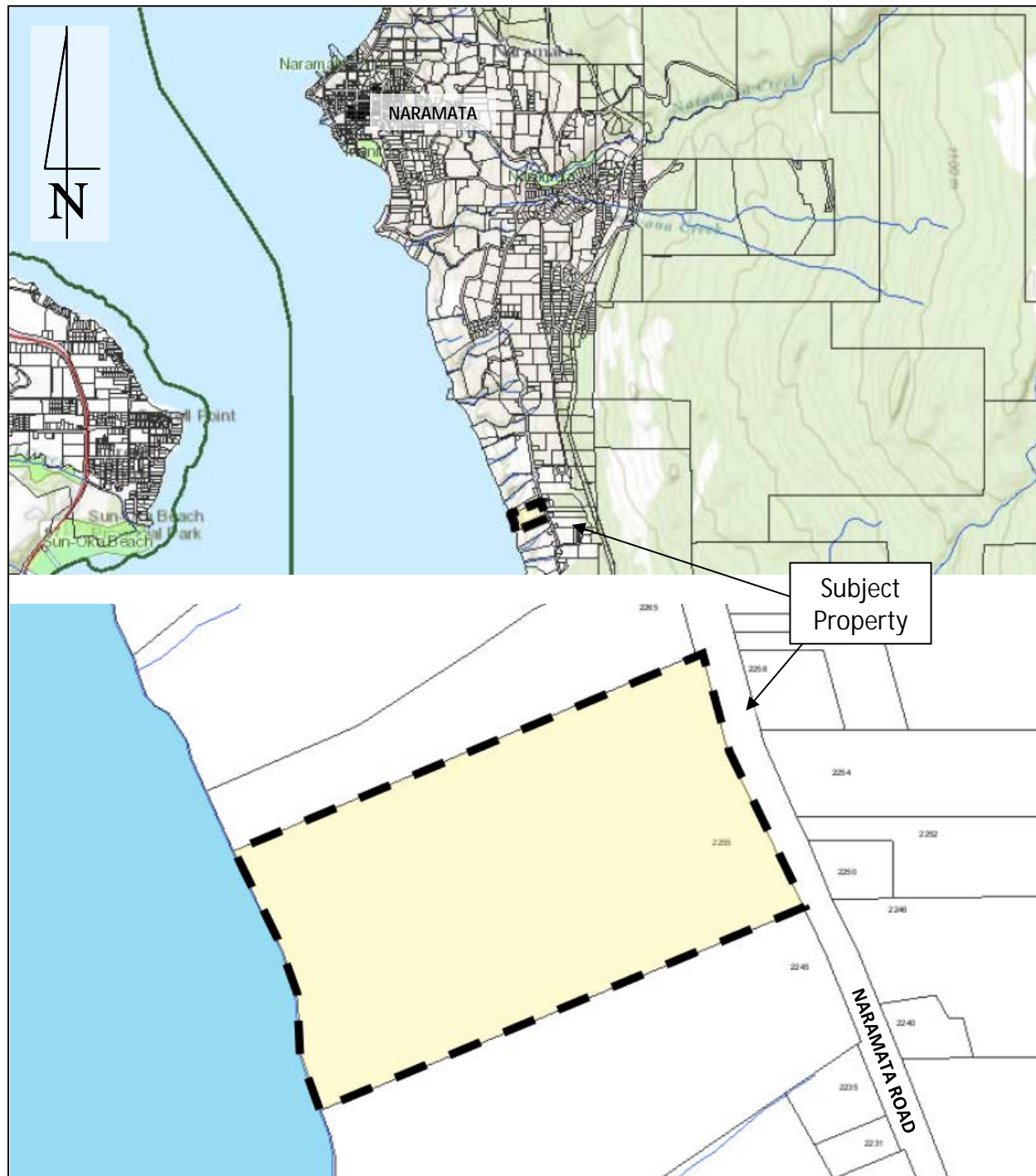
Tel: (250) 492-0237 planning@rdos.bc.ca



Temporary Use Permit

File No. E2017.067-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

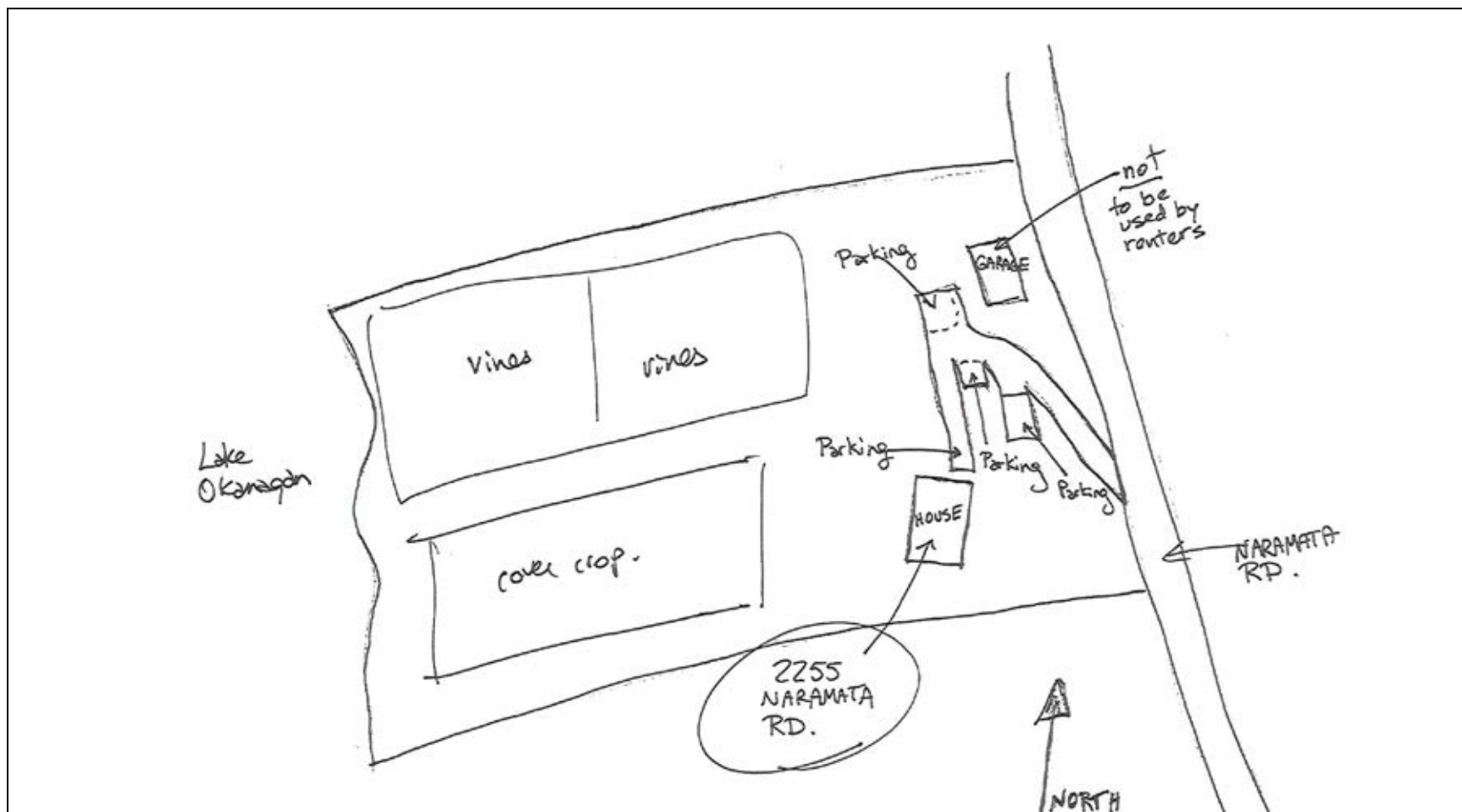
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 planning@rdos.bc.ca



Temporary Use Permit

File No. E2017.067-TUP

Schedule 'B'



Regional District of Okanagan-Similkameen

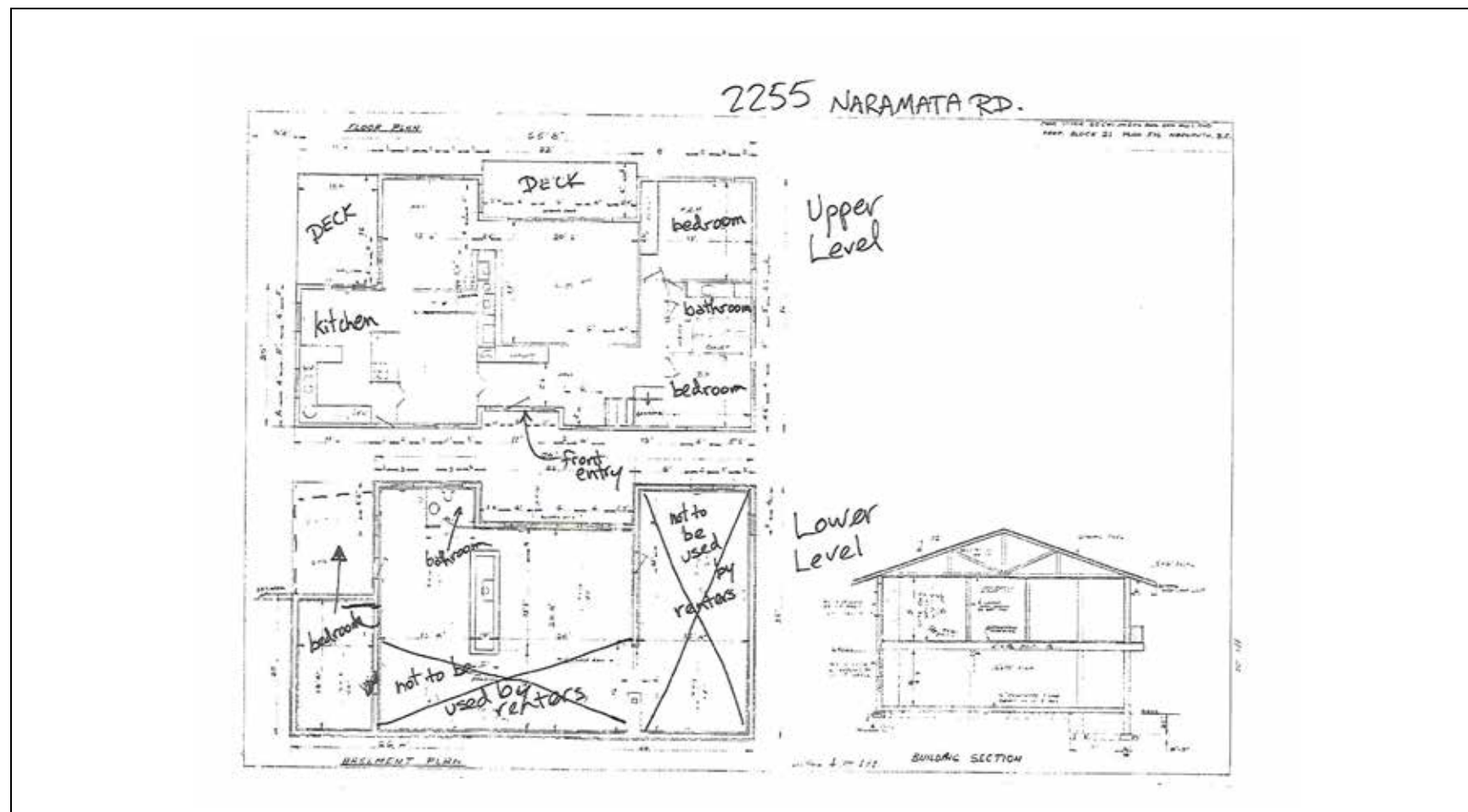
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 planning@rdos.bc.ca



Temporary Use Permit

File No. E2017.067-TUP

Schedule 'C'



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: May 30, 2017 12:59 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: Temporary Use Permit Referral - E2017.067-TUP

Greetings Planners of the most fabulous Regional District of Okanagan Similkameen!

Thank you for your referral #2017.067-TUP, for the property located at 2255 Naramata Road, Naramata, PID 012231380, L 21 DL 206 SIMILKAMEEN DIVISION YALE DISTRICT PL 576 EXC PL H17800. According to Provincial records there are no known archaeological sites recorded on the subject property. However, the lakefront location and archaeological potential modeling for the area indicate that 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. In this case, the entire area within which the property is located has high potential for unknown/unrecorded archaeological materials, as indicated by the brown/orange colouration of the screenshot. 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: Sunday, May 28, 2017 9:02 AM
To: HBE@interiorhealth.ca; Collins, Martin J ALC:EX; Cooper, Diana FLNR:EX
Cc: Kevin Taylor
Subject: Temporary Use Permit Referral - E2017.067-TUP

Re: TUP Referral (Project No. E2017.067-TUP)
 Lot 21, District Lot 206, SDYD, Plan 576, except Plan H1780
 2255 Naramata Road, Naramata

Please find attached a referral for a Temporary Use Permit Application, and in the Referral you will find a link that will take you to the information page on our website. If you have any questions or concerns, please contact the file manager, Kevin Taylor at 250-490-4213 or ktaylor@rdos.bc.ca. Please forward any comments you have with respect to the application to planning@rdos.bc.ca.

Kind Regards,

Lauri

From: Collins, Martin J ALC:EX [<mailto:Martin.Collins@gov.bc.ca>]

Sent: May 29, 2017 9:25 AM

To: Kevin Taylor <ktaylor@rdos.bc.ca>

Subject: FW: Temporary Use Permit Referral - E2017.067-TUP

This is to advise that the ALC has no objection to the TUP.

Regards

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

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Floodplain Exemption Application — Electoral Area "H"

Administrative Recommendation:

THAT the Board of Directors approve a floodplain exemption for Lot A, Plan KAP77345, DL 901, LDYD, in order to formalize an existing deck with structural supports placed within 30 metres of the Similkameen River, subject to the following conditions:

- i) a statutory covenant is registered on title in order to:
 - a) "save harmless" the Regional District against any damages as a result of a flood occurrence; and
 - b) secure the recommendations contained within the flood hazard assessment report prepared by Drew Brayshaw (Ph.D., P.Geo.) of Statlu Environmental Consulting Limited, dated May 29, 2017.
-

Purpose: To formalize an existing deck and structural supports placed within 30 metres of the Similkameen River

Owners: B A R RANCH LTD

Agent: Iain Rankin

Folio: H-00792.010

Civic: 100 Pasayten Valley Road

Legal: Lot 5, Plan KAP8741, District Lot 2450s, SDYD

OCP: Small Holdings (SH)

Zoning: Small Holdings Five (SH5); & Small Holdings Two (SH2)

Proposed Development:

This application seeks to formalize an existing deck with structural supports that have been placed within 30 metres of the Similkameen River.

In support of the proposal, the applicant has provided a flood hazard assessment prepared by Drew Brayshaw (Ph.D., P.Geo.) of Statlu Environmental Consulting Limited.

Site Context:

Approximately 5.0 hectares in size and bisected by the Similkameen River, the subject property is located approximately 220 metres southeast of Highway 3 in the community of Eastgate. The property is seen to contain a single detached dwelling with attached deck located on the western portion of the parcel on the west side of the river.

The surrounding pattern of development is generally characterised by low density residential uses and small holdings uses to the north, industrial use to the west, and undeveloped Crown and private lands to the south and east.

Background:

The subject property was created by a subdivision plan registered with the Land Titles Office on January 25, 2005, and available Regional District records indicate that a Building Permit application for the single detached dwelling was issued on September 9, 2011.

On December 17, 2014, the Regional District initiated enforcement action against the owner of the subject property for constructing a deck addition without first obtaining a building permit.

At its meeting of February 11, 2016, the Regional District Board resolved that a Notice on Title be placed on the subject property in relation to "certain works [having] been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333" and that injunctive action also be commenced.

On March 9, 2016, the property owner submitted a Building Permit application in order to formalise the construction of the deck. A survey undertaken in support of this application revealed, however, that the deck had been constructed within the Watercourse Development Permit (WDP) Area and Floodplain associated with the Similkameen River.

Under Section 8.2.3 of the Electoral Area "H" Zoning Bylaw No. 2498, 2012, no building or structure shall be located within 30.0 metres of the natural boundary of the Similkameen or Tulameen Rivers.

Under Schedule 'H' of the Electoral Area "H" Official Community Plan (OCP) Bylaw No. 2497, 2012, part of the subject property has been designated as a Watercourse Development Permit (WDP) Area. Section 22.3.4 of the Bylaw requires that development — including the construction or erection of buildings and structures — occurring within a WDP Area be the subject of a development permit.

Under the Regional District's *Delegation of Local Government Authority Bylaw No. 2509, 2010*, the Development Services Manager has been delegated the authority to issue WDPs. To date, a WDP application has not yet been submitted to the Regional District in relation to these works.

Statutory Requirements

Section 524(7) of the *Local Government Act* allows the Regional District to consider exempting a specific parcel from its floodplain regulations if the Board considers it advisable and either:

- (a) *considers that the exemption is consistent with the Provincial guidelines, or*
- (b) *has received a report that the land may be used safely for the use intended, which report is certified by a person who is*
 - (i) *a professional engineer or geoscientist and experienced in geotechnical engineering, or*
 - (ii) *a person in a class prescribed by the environment minister under subsection (9).*

Analysis:

In considering this floodplain exemption request against the requirements of Section 524(7) of the *Local Government Act*, Administration notes that the property owner has submitted a flood hazard assessment prepared by a professional engineer, Drew Brayshaw, Ph.D., P.Geo., of Statlu Environmental Consulting Limited, experienced in geotechnical engineering and who concludes the following:

I found that during the modeled 1-in-200 year flood of 210 m³/s, water would just reach the concrete supports of the Client's deck. I expect that stream velocities along the water's edge adjacent to the deck supports would be low and sand would deposit during such a flood. Such a flood would not adversely affect either the building or its deck. Based on the results of my observations and the hydrologic model, I conclude that the building deck as constructed is therefore safe for the use intended.

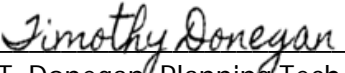
Further to the Regional District's Development Procedures Bylaw No. 2500, 2011, a statutory covenant under Section 219 of the *Land Title Act* is required to be registered on title in order that the Regional District is "saved harmless" as a result of issuing this floodplain exemption.

Based upon the flood hazard assessment, it is recommended that the floodplain exemption request be approved and that the applicant enter into a statutory covenant in order to "save harmless" the Regional District in the event of future flood events.

Alternative:

THAT the Regional Board deny the Floodplain Exemption request.

Respectfully submitted:


T. Donegan, Planning Tech.

Endorsed by:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

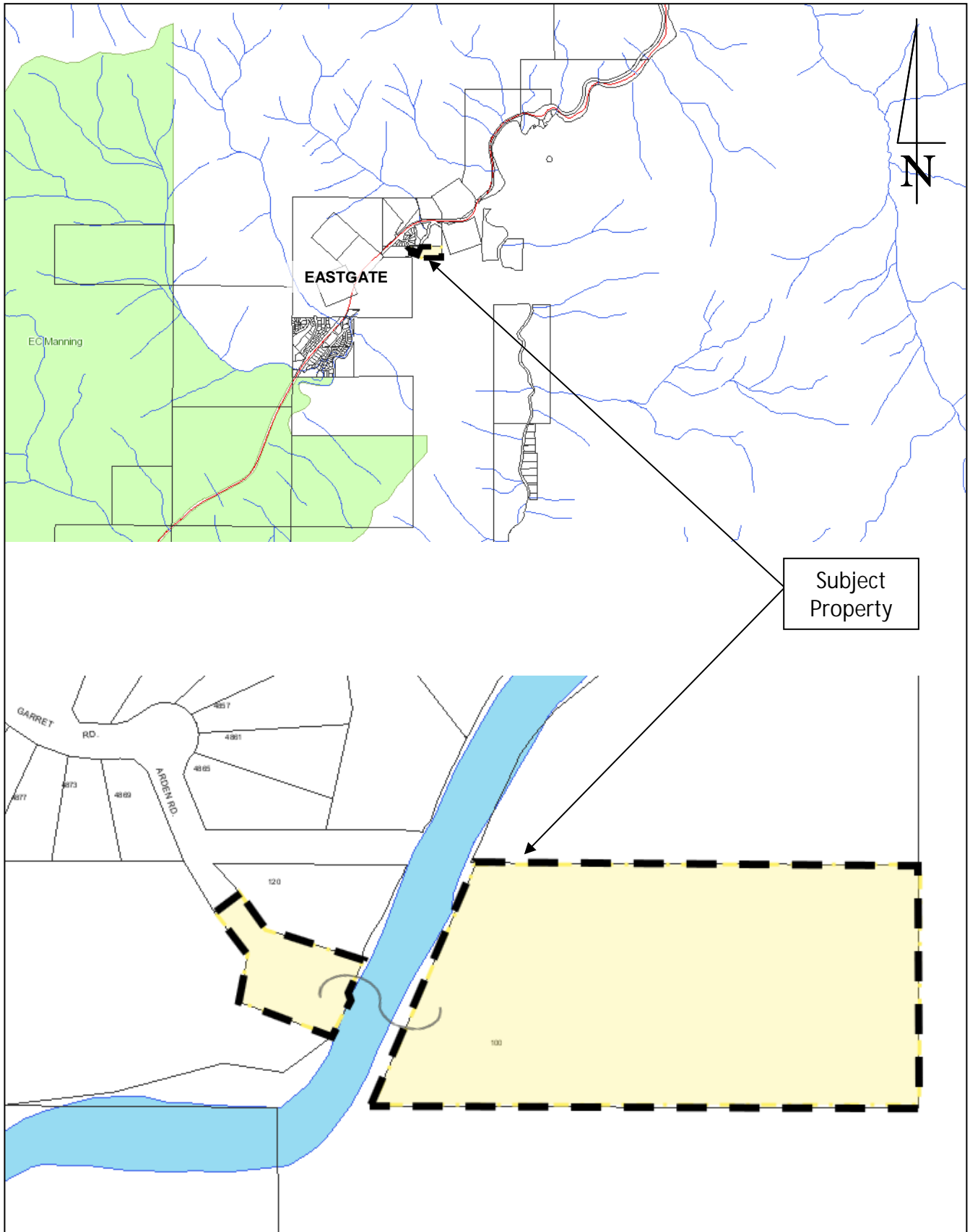
Attachments: No. 1 – Context Maps

No. 2 – Applicant's Survey Plan

No. 3 – Applicant's Site Photo

No. 4 – Flood Hazard Assessment Report prepared by Drew Brayshaw (Ph.D., P.Geo.) of Statlu Environmental Consulting Limited, dated May 29, 2017.

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant's Survey Plan

**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF
A CABIN ON PART OF LOT A, DISTRICT LOT 901, YDYP,
PLAN KAP77345.**

PID: 026-175-266

CIVIC ADDRESS: 100 PASAYTEN VALLEY ROAD

CLIENT: RANKIN

This document shows the relative location of improvement(s) named above with respect to the boundaries of the described parcel.

This document was prepared for the exclusive use of the client named herein, for building inspection purposes.

Lot dimensions shown are derived from Land Title Office records.

This document shall not be used to define property lines or corners.

AllTerra Land Surveying Ltd. and the signatory accept no responsibility for, and hereby disclaim all obligations and liabilities for:

- any damages arising out of any direct or indirect use or reliance upon this document beyond its intended use,
- any damages suffered by a third party as a result of actions taken or decisions made based upon this document.

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Scale 1:1000 Metric. Distances shown are in metres and decimals thereof.

Notes:

- Unregistered interests have not been included or considered.

Charges on Title:

- Covenants KV47723, KV47730, KX9264
- Statutory Rights of Way LB16459, LB16460

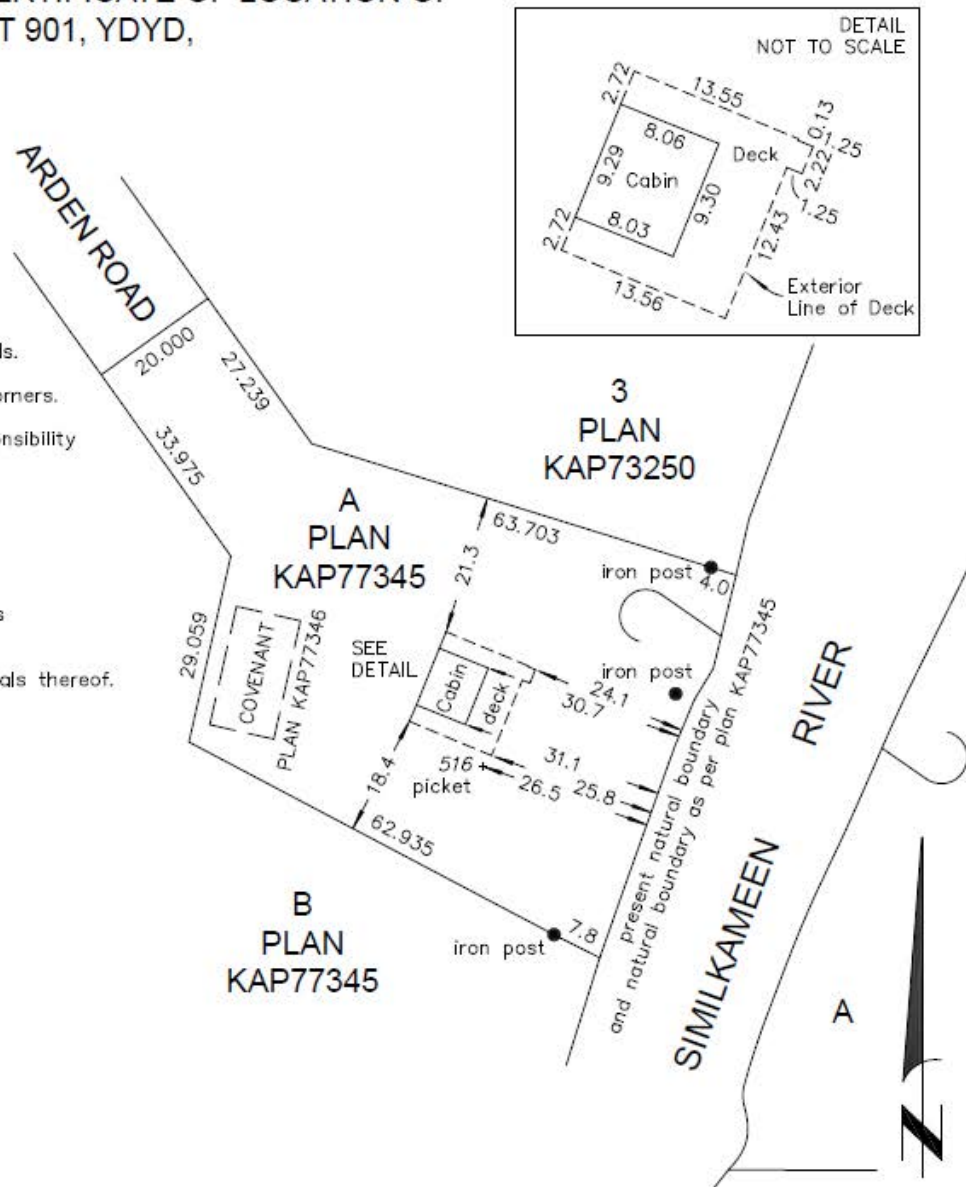
Certified correct this 19th day of May, 2016.

British Columbia Land Surveyor

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www.AllTerraSurvey.ca File: 103266p-CO

This document is not valid unless originally signed and sealed.



Attachment No. 3 – Applicant's Site Photo





FLOOD PROTECTION REPORT

100 Pasayten Valley Road
Eastgate, BC

Project Number: 17-117
May 29, 2017

Client:

IAIN RANKIN
24411 56th Ave
Langley, BC V2Z 1B8

Drew Brayshaw, Ph.D., P.Geo.
STATLU ENVIRONMENTAL CONSULTING LTD.
1-45950 Cheam Avenue
Chilliwack, BC V2P 1N6

www.statlu.ca

SUMMARY

Statlu Environmental Consulting Ltd. conducted a flood hazard assessment for Iain Rankin's building at 100 Pasayten Valley Road, Eastgate (PID 026-175-266).

The building's foundation is set back from the natural boundary of Similkameen River by 30 m horizontal, and the base of the floor is 3 m vertical above the natural boundary, as prescribed by the Regional District of Okanagan-Similkameen (RDOS) Bylaw. The building's deck overhangs, and several deck supports are located within, the designated 30 m setback from the natural boundary.

RDOS requires that a floodplain exemption application be completed for the building to bring it into compliance with their bylaw. As part of the floodplain exemption application, a professional hydrologist or engineer must complete a flood protection report to ensure that the development is safe for the intended use.

Field measurements, historic streamflow data from a nearby Water Survey of Canada gauge on Similkameen River, and the WinXSPro hydrologic model were used to evaluate the expected 1-in-200 year flood flow for Similkameen River near the building. During the modeled 1-in-200 year flood of 210 m³/s, water would just reach the concrete supports of the deck posts.

During the expected 1-in-200 year flood, water that reached the deck supports of the building would be moving at low velocity and would likely deposit sand. Neither streamflow nor sediment deposition are likely to pose a hazard to the deck or the building. Therefore, the building's deck is safe for the use intended.

CONTENTS

1.0 Introduction	1
2.0 Overview.....	1
3.0 Methodology	2
3.1 Modeling.....	2
3.1.1 Flow Frequency Analysis	2
3.1.2 Water Level	2
3.2 Review of Relevant Past Work.....	2
4.0 Observations	3
5.0 Results	3
5.1 Similkameen Water Flow Characteristics and Gauges.....	3
5.2 Flood Frequency Analysis	4
5.2.1 Climate Change	5
5.3 Flood Modeling.....	6
6.0 Discussion	6
7.0 Conclusions.....	7
8.0 Limitations.....	9
9.0 Closure.....	10
References	11
Appendix 1: Figures.....	12

1.0 INTRODUCTION

Iain Rankin (the Client) retained Statlu Environmental Consulting Ltd. (Statlu) to conduct a flood hazard assessment for his existing building and deck at 100 Pasayten Road, Eastgate, BC. The RDOS has a bylaw that designates a 30 m setback from the natural boundary of the Similkameen River. The deck on Mr. Rankin's building was constructed within the setback. Several deck supports are located within the setback and a portion of the deck overhangs it. RDOS requires that a floodplain exemption application be completed for the building to bring it into compliance. As part of the floodplain exemption application, a professional hydrologist or engineer must complete a flood protection report to ensure that the development is safe for the intended use.

In conducting this assessment, I followed the Association of Professional Engineers and Geoscientists of BC's Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate (APEGBC, 2012).

2.0 OVERVIEW

The legal description of the Client's property is Part of Lot A, District Lot 901, Yale District (YDYD), Plan KAP77345. The PID is 026-175-266. It is located in the northeastern part of Eastgate, approximately 1.5 km upstream of the confluence of Similkameen River and Pasayten River (Figure 1). The building is located at about 1020 m elevation a.s.l. (iMapBC, 2017)

RDOS's Electoral Area H Rural Land Use Bylaw No. 1725, 1998, prescribes a 30.0 m setback and a 3.0 m flood construction level above the natural boundary of Similkameen River for development. The property was surveyed by Allterra Land Surveying Ltd. in May 2016 (Figure 2). The building foundations are set back from 30.7 m to 31.1 m from the present natural boundary of the Similkameen River. The building's deck overhangs the foundations, and the outer edge of the deck is set back from 24.1 m to 25.8 m from the natural boundary of the Similkameen River. Therefore, the Client's building foundation is outside the prescribed setback distance, but the deck and deck supports are within the prescribed setback.

3.0 METHODOLOGY

Determining if the deck and deck supports are safe for the use intended requires evaluating the expected 1-in-200 year flood magnitude and determining the water level at the building associated with a flood of that magnitude. I used statistical methods, historic data, and flow modeling to conduct this assessment. Observations made during a field visit to the building were used to check the model output and construct a channel cross-section in order to relate discharge to water level.

3.1 Modeling

3.1.1 Flow Frequency Analysis

In the office, I conducted a flow frequency analysis of the historic (1974 to 2014) and archived real-time (2015 to 2017) discharge data from WSC Gauge 08NL070 to evaluate the magnitude of the 1-in-200 year flood flow, using the Consolidated Frequency Analysis program (CFA: Environment Canada, 1994). I considered, not only historic streamflow data, but expected effects of climate change (Burn et al, 2016) in evaluating the expected magnitude of a 1-in-200 year flood.

3.1.2 Water Level

I used the Allterra survey and my own measurements of slope gradients, distances and elevations to construct a representative channel cross-section profile, and analyzed that cross-section using WinXSPRO 3.0 (Hardy et al., 2004) to evaluate the water surface elevation and wetted area corresponding to a 1-in-200 year flood flow.

3.2 Review of Relevant Past Work

I obtained and read a previous report from the same area (Flood Hazard Assessment for 131 Towers Road, Eastgate, BC¹). The previous report found that a horizontal setback of 15 m and a vertical setback of 2 m were safe for the proposed development in that case.

¹ Glenn, P. 2006. Unpublished technical report by Rock Glen Consulting Ltd. for Mark Tower.

4.0 OBSERVATIONS

Statlu conducted a field visit to the building on May 10, 2017, accompanied by Iain Rankin. Weather conditions during my assessment were sunny and warm. At the building site I measured channel widths, slope gradients, bed and bank material particle diameters, channel gradient and other parameters. I observed bed and bank material texture and evidence of past flow events. In total, I spent approximately one hour on site.

The bank of the Similkameen River opposite the Client's building is composed of bedrock. The top of the bank on that side is an inactive river terrace composed of fine-grained sediments (sand with some gravel). These fine-grained sediments have been washed from the edge of the terrace, exposing the underlying bedrock, by a past high water event (Figure 3). The dividing line between bedrock and fine-grained sediment was approximately one and a half meters above the river level at the time of my visit.

The bank of the Similkameen on the Client's side consists of a low terrace that rises gently towards the building. The material underlying this terrace, and the material present in the bed of the river, is cobble-sized sediment. The Client has cleared the terrace and has imported some cobble-textured fill to level it (Figure 4). Some of the original vegetation is still present on the terrace, and around the roots of these trees, sandy-textured soil is present.

5.0 RESULTS

5.1 Similkameen Water Flow Characteristics and Gauges

WSC Gauge 08NL070, Similkameen River above Goodfellow Creek, is located about 5.5 km upstream of the Client's building on the Similkameen River. The drainage area upstream of the stream gauge is 408 km², and the flow regime is unregulated. Over 40 years of streamflow data are available, meaning that flow frequencies of up to about the 1-in-100 year flood can be evaluated with confidence, and rarer flood frequencies can be estimated with caution (APEGBC, 2012).

On May 10th, the day of my field visit, measured discharge at the gauge was about 26 m³/s. This discharge magnitude is less than the expected 1-in-2 year flood.

There are no major tributaries of Similkameen River between Goodfellow Creek and the Client's building. The drainage area of Similkameen River at the Client's building is about 425 km², so the drainage area at the building is about 104% of the drainage area at the gauge. The gauge can therefore be used to approximate the expected flood magnitude near the building with reasonable accuracy.

5.2 Flood Frequency Analysis

Data on peak flows from four of the years of the interval of record (1980, 1990, 2003, and 2005) are missing from the 08NL070 gauge. I used the overlapping record of streamflow for the Similkameen River at Princeton (WSC Gauge 08NL007) to evaluate the flood magnitudes at Princeton for those four years. None of the floods at Princeton for the missing years was the flood of record (the largest magnitude event) at Princeton, although the 2003 flood at Princeton was the fourth-largest of the five largest floods on record there, and therefore had a frequency of about the 1-in-10 year event. I concluded that it was unlikely that any of the missing years of data from Gauge 08NL070 represented a flood of record and that therefore the existing data did not misrepresent the range of variability of flood magnitude at Gauge 08NL007.

Almost all of the floods on record at Gauge 08NL070 are spring snowmelt floods that occur in May, June, or July. Two of the recorded floods are associated with ice jams and occurred in November or December. One of these floods is the flood of record for the gauge, with a magnitude of 173 m³/s. The archived real-time data for Gauge 08NL070 record a discharge of 215 m³/s in December 2016. This magnitude has not yet been checked for errors or verified by the Water Survey of Canada, and must be regarded as provisional.

The CFA program fits multiple probability distributions to observed data and allows the user to select the distribution with the best goodness-of-fit to use in evaluating expected magnitudes for various specified flood frequencies. For Gauge 08NL070, and including the December 2016 flood at the recorded but unverified magnitude, the program found that the GEV (generalized extreme value) distribution gave the best fit, and predicted the following flood magnitude for various flood frequencies (Table 1):

Table 1: Flood Frequencies and Magnitudes, Similkameen River Above Goodfellow Creek, Gauge 08NL070

Return Period (yr)	Estimated Magnitude (m ³ /s)
--------------------	--

2	75.3
5	104
10	124
20	143
50	169
100	189
200	210
500	239

These results suggest that, if the December 2016 recorded flood approximated what was measured, it was roughly the 1-in-200 year flood. If it was actually a smaller event or a gauge anomaly, and not actually the flood of record, the magnitude of the estimated 100-year, 200-year and 500-year floods would be smaller than the values presented in Table 1. The values listed in Table 1 are therefore conservative flood magnitude estimates.

5.2.1 Climate Change

Climate change is affecting hydrology throughout British Columbia (APEGBC, 2012) and must be accounted for when estimating the magnitude and frequency of future floods. The effect of climate change on flooding depends on the flood generation mechanism (Burn et al, 2016). In Canada, precipitation intensity is increasing, but warming temperatures are also changing the timing of snowmelt and the proportions of snow that falls as snow and rain.

The watershed of the Upper Similkameen River above the Pasayten River is entirely above 1000 m in elevation, with the highest elevations in the watershed near 2400 m. This watershed presently experiences snowmelt and ice-jam floods, with no recorded instances of pure rainfall or rain-on-snow generated flood peaks. It is likely that in future, this watershed will see a reduction in snowpack as more winter precipitation falls as rain rather than as snow (Burn et al, 2016). Because of the extensive relief and high elevation along the watershed divide, a transition to purely rainfall-driven or rain-on-snow flood generation is unlikely, and the elevation range precludes increased melt synchronization from springtime warm temperatures. Therefore, it is reasonable to expect that future snowmelt floods will be smaller than historic floods under climate change, and there will be fewer ice jam floods. There will likely be some rain-on-snow floods in future, but these are not likely to be of large magnitude comparable to ice-jam floods. Therefore, the analysis based on the historic flood frequency and magnitude remains conservative

(because it does not underestimate future flood magnitude for a given frequency) and hence remains appropriate.

5.3 Flood Modeling

Using elevations and distances that I measured in the field, together with the Alterra survey, I created a representative cross-section extending from the high ground behind the Client's building to the top of the terrace on the opposite bank of Similkameen River. I used WinXSPro 3.0 (Hardy et al., 2004) to simulate a range of streamflows in this channel, with the Jarrett (1990) method to estimate flow resistance and Manning's n . I measured a downstream gradient of 1% in the field and 0.9% from maps and Google™ Earth; I used the 0.9% value because this lower gradient would result in a higher estimate of water level for a given discharge.

WinXSPro evaluates the discharge corresponding to a given water level (river stage) over a range of stages. I evaluated a range of theoretical stages from 0.1 m (almost no flow) to over 5 m (the approximate top of the terrace on the opposite bank of the Similkameen) corresponding to a discharge range between 0.01 m³/s and 876 m³/s. The estimated 1-in-200 year discharge of 210 m³/s corresponded to a water level of 3.00 m above the lowest point of the channel bed. Based on my measurements of elevation, this is about 1.7 m above the natural boundary of the Similkameen as shown on the Alterra survey, and roughly level with the midpoint of the concrete supports for the two lowest of the Client's deck posts (red line on Figure 4).

6.0 DISCUSSION

I used conservative estimates to model an expected 1-in-200 year flood flow in Similkameen River. The model predicted that the estimated 1-in-200 year flood of 210 m³/s would reach a level approximating the midpoint of the low concrete supports for the Client's deck posts.

The Client's lot is positioned on the inside of a bend in the river. During flood flows, the highest stream velocities will occur along the bedrock of the opposite bank of the river. The lowest stream velocities will occur adjacent to the Client's building. I expect that, given the river geometry, a backwater eddy might develop if water levels during a flood rose sufficiently to have overbank flow in front of the Client's building.

The next property upstream of the Client's lot along the riverbank has had up to about a 1 m thickness of cobbly fill placed on the original ground surface. This upstream fill will increase the backwatering effect and low stream velocities on the Client's property during a large flood.

The highest water levels recorded at the nearby stream gauge occurred during ice jam events. Ice jams can produce high water in two ways: upstream of the ice jam, as water backs up, and downstream of the ice jam after it breaks and water is released. Upstream of the ice jam, unusually high water levels can result but water velocity is low. Downstream of the ice jam, after it breaks, water levels and velocities can both be high, but attenuate downstream. Moving ice associated with ice jam build up and break up can increase river erosion.

The sandy-textured soils present in the undisturbed areas of the Client's property suggest that during past overbank flows, water velocity has been low and erosion has been minimal: sand is typically deposited in slow-moving water. The bedrock to sand transition exposed on the opposite river bank likely marks the scour of the faster moving water on this side of the river during historic high water level, and roughly corresponds to a water level corresponding to an expected 1-in-100 to 1-in-200 year flood flow.

Based on the model output and my observations, I expect that during a 1-in-200 year flood, water would just reach the concrete deck supports of the client's building. This water would be moving at low velocity and would be depositing sand-sized sediment. I do not anticipate that such a flood would adversely affect the building or its deck.

7.0 CONCLUSIONS

Statlu Environmental Consulting Ltd. conducted a flood hazard assessment for Iain Rankin's building at 100 Pasayten Valley Road, Eastgate (PID 026-175-266). The building's foundation is set back from the Similkameen River by 30 m horizontal and the base of the building's floor by 3 m vertical from the natural boundary of Similkameen River, as prescribed by the RDOS Bylaw. The building's deck overhangs, and several deck supports are located within, the designated 30 m setback from the natural boundary. RDOS requires that a floodplain exemption application be completed for the building to bring it into compliance. As part of the floodplain exemption application, a professional

hydrologist or engineer must complete a flood protection report to ensure that the development is safe for the intended use.

I made measurements on the property and used these measurements, historic streamflow data from a nearby river gauge, and a hydrologic model to evaluate the expected 1-in-200 year flood flow for Similkameen River near the building. I found that during the modeled 1-in-200 year flood of $210 \text{ m}^3/\text{s}$, water would just reach the concrete supports of the Client's deck.

I expect that stream velocities along the water's edge adjacent to the deck supports would be low and sand would deposit during such a flood. Such a flood would not adversely affect either the building or its deck. Based on the results of my observations and the hydrologic model, I conclude that the building deck as constructed is therefore safe for the use intended.

8.0 LIMITATIONS

The recommendations provided in this report are based on observations made by Statlu and are supported by information Statlu gathered. Observations are inherently imprecise. Conditions other than those indicated above may exist on the site. If such conditions are observed or if additional information becomes available, Statlu should be contacted so that this report may be reviewed and amended accordingly.

This report was prepared considering circumstances applying specifically to the client. It is intended only for internal use by the client for the purposes for which it was commissioned and for use by government agencies regulating the specific activities to which it pertains. It is not reasonable for other parties to rely on the observations or conclusions contained herein.

Statlu prepared the report in a manner consistent with current provincial standards and on par or better than the level of care normally exercised by Professional Geoscientists currently practicing in the area under similar conditions and budgetary constraints. Statlu offers no other warranties, either expressed or implied.

9.0 CLOSURE

Please contact me should you have any questions or if you require further clarification.

Prepared by:

Statlu Environmental Consulting Ltd.

Reviewed by:

Drew Brayshaw, Ph.D., P.Geo.
Senior Hydrologist and Geoscientist

Eryne Croquet, M.Sc., P.Geo., P.Ag
Geoscientist and Agrologist

REFERENCES

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<https://www.apeg.bc.ca/getmedia/18e44281-fb4b-410a-96e9-cb3ea74683c3/APEGBC-Legislated-Flood-Assessments.pdf.aspx>
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https://wateroffice.ec.gc.ca/search/historical_e.html

APPENDIX 1: FIGURES

Figure 1: Overview Image (Google™ Earth)

Figure 2: Alterra Survey

Figure 3: Photo of opposite bank showing exposed bedrock.

Figure 4: Photo of building from bank with expected 1-in-200 year flood level in red.

PHANTOM

CREEK
ESTATES

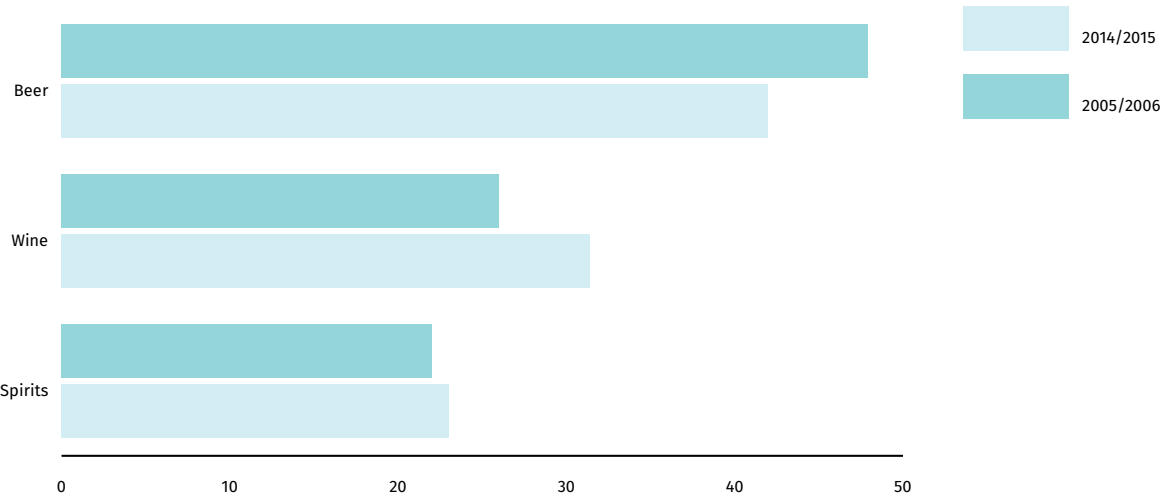


Phantom Creek Estates represents the vision of the Bai family to build one of the leading family wineries in the world.

Suncatcher Vineyard

Wine in Canada

Canadians are spending more on wine.



Wine now accounts for over thirty percent of total alcohol sales by value in Canada.

Category	2015/16 Value	% change from 2010/11
Domestic Sparkling wine	\$52.25m	(2.1%)
International Sparkling wine	\$310.99m	+48.9%
Domestic Red Wine	\$0.93b	+20.78%
International Red Wine	\$2.87b	+16.2%
Domestic White Wine	\$0.87b	+29.7%
International White Wine	\$1.36b	+36.7%

The total volume of wine sales in Canada is currently 569m litres or 756m bottles, and is projected to increase by 3% annually until 2021.

From 2010 to 2016, made-in-BC wines increased by 24.55% by value.

Wine in BC

300 wineries compete for BC's roughly 1.66m wine drinkers.

Among those who purchase wine at least once every three months:

- 9% are wine enthusiasts

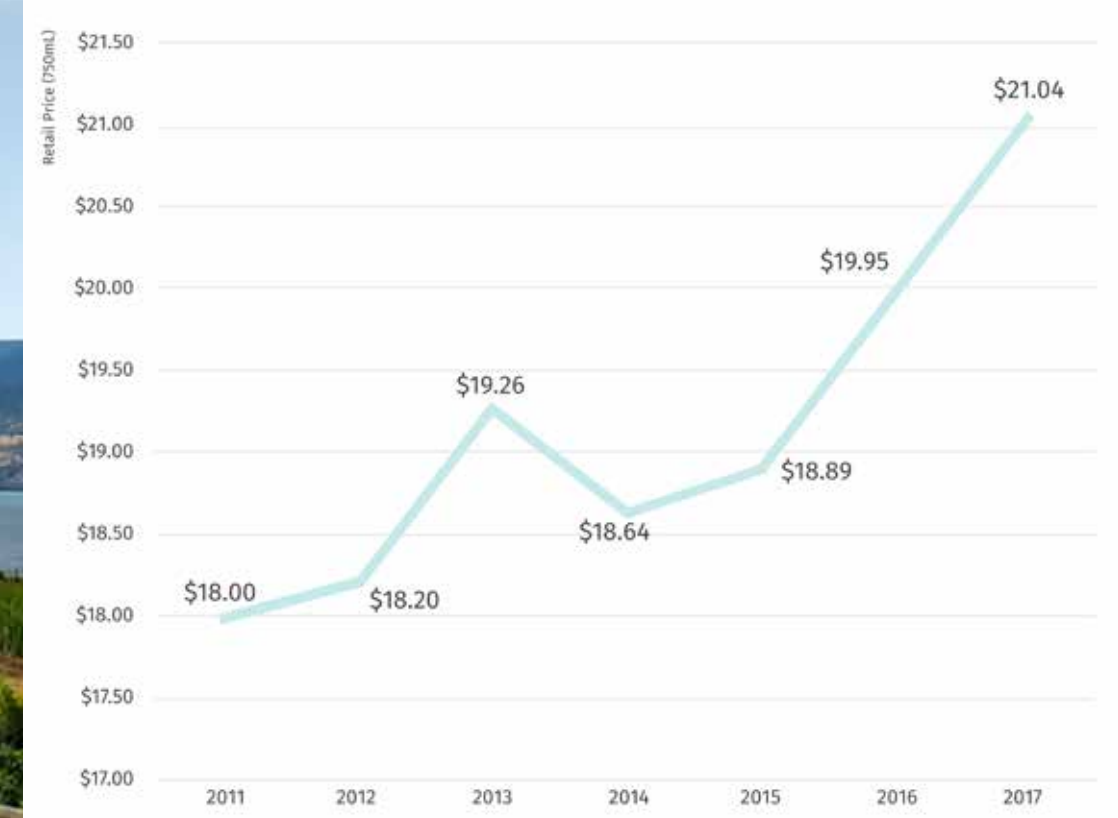
- 16% are luxury buyers

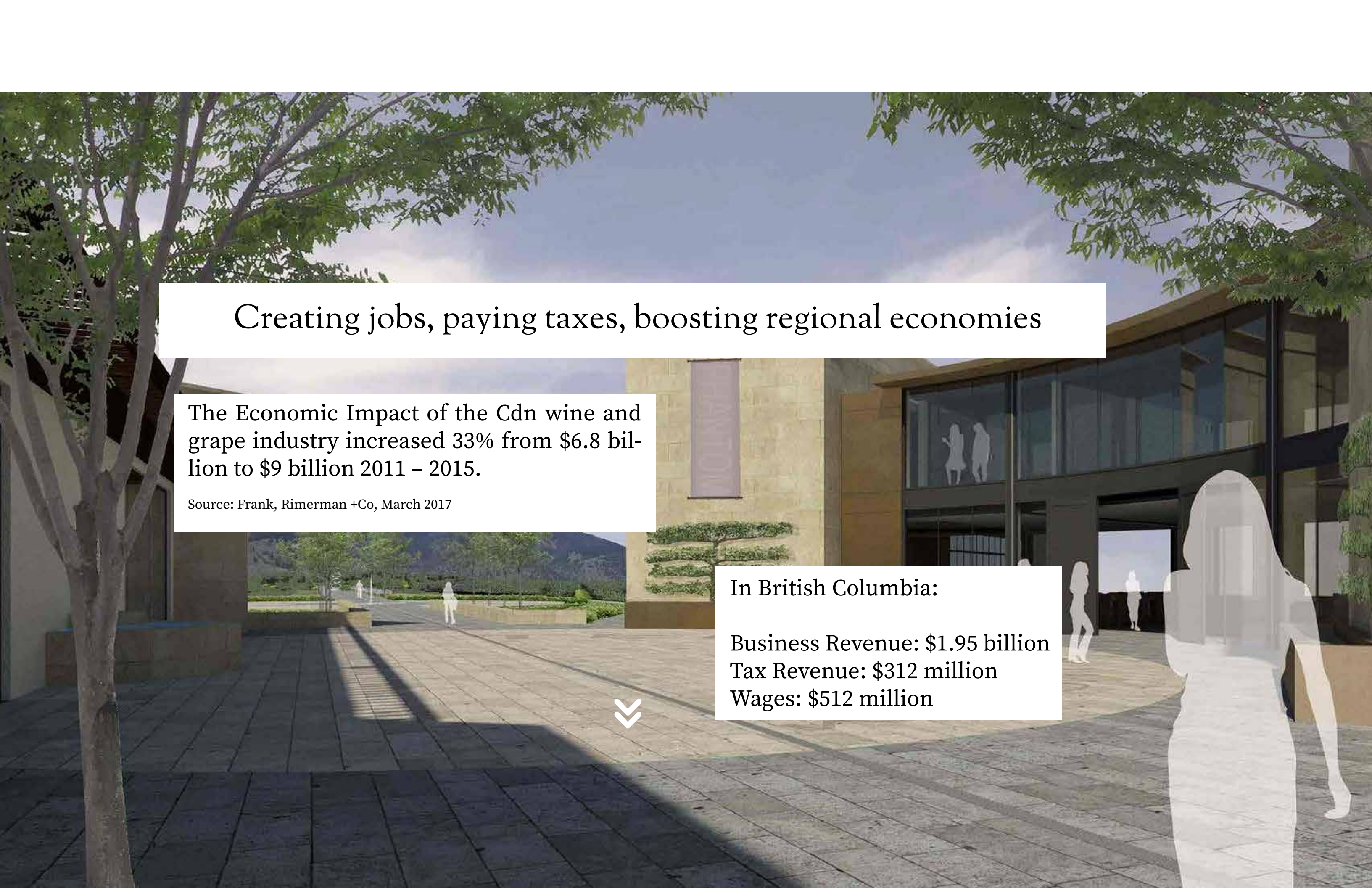
Phantom Creek targets approx. 415,000 BC consumers.

Add Alberta, Ontario, and Quebec and the market expands to 2.75m consumers.

Premiumization

The price per bottle in BC VQA stores has increased 13% from 2014 to 2017.





Creating jobs, paying taxes, boosting regional economies

The Economic Impact of the Cdn wine and grape industry increased 33% from \$6.8 billion to \$9 billion 2011 – 2015.

Source: Frank, Rimerman +Co, March 2017

In British Columbia:

Business Revenue: \$1.95 billion

Tax Revenue: \$312 million

Wages: \$512 million

The Vineyards

Phantom Creek Estates owns a total of 270 acres of land in the Okanagan and Similkameen Valleys, with 112 acres on the prestigious Black Sage Bench. We are privileged to steward some of the region's historic vineyards, including **Phantom Creek Vineyard** and **Suncatcher Vineyard**.

Suncatcher Vineyard

Suncatcher Vineyard was planted in 1993 with the first red grape varieties on the Black Sage Bench. There are fourteen heritage blocks of Cabernet Sauvignon, Merlot, Cabernet Franc, and Syrah.

Phantom Creek Vineyard

Established in 1996 by pioneering viticulturalist Richard Cleave, this tiny parcel has been recognized as one of Canada's renowned single vineyards. The seven-acre vineyard is planted primarily to Cabernet Sauvignon.

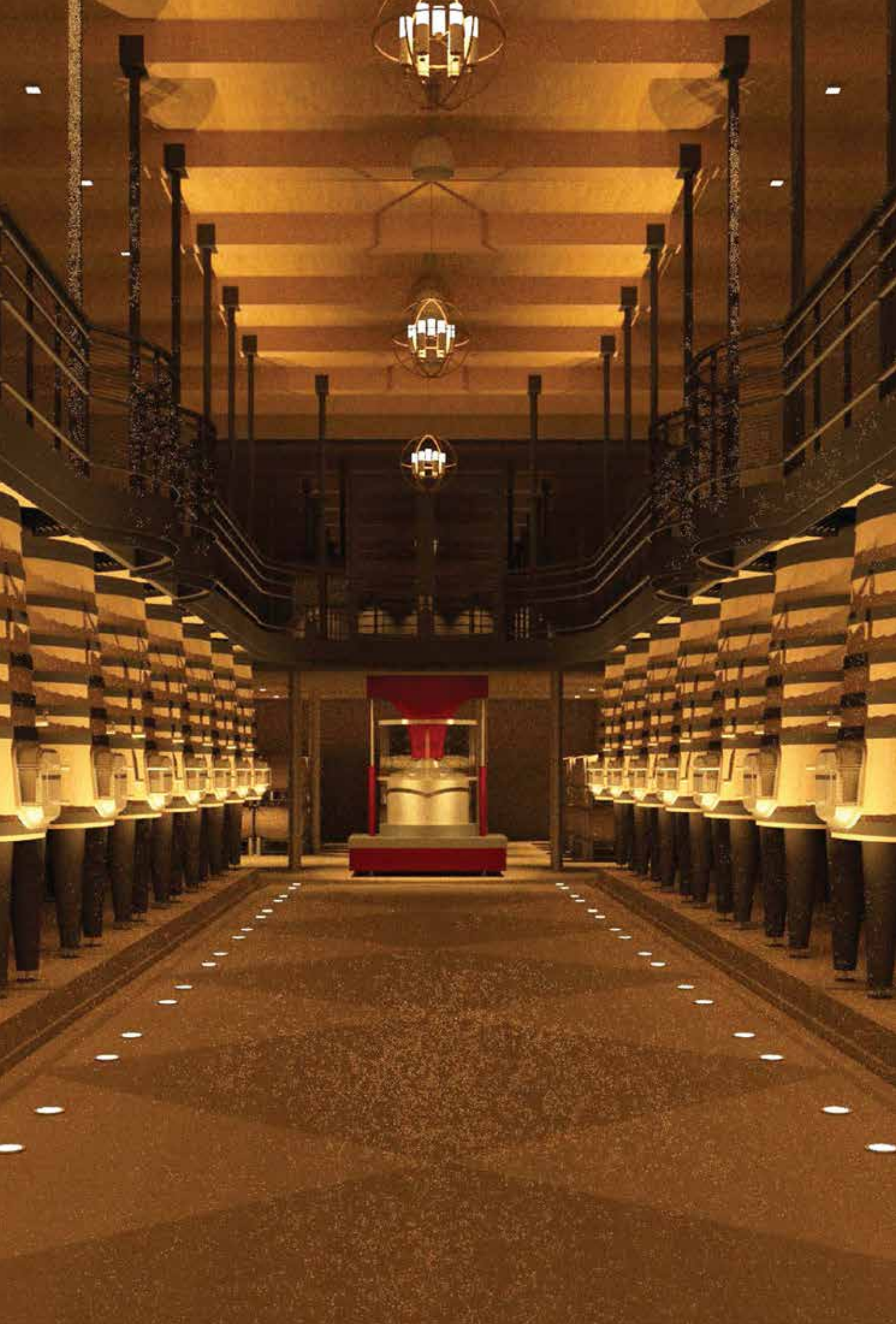


The Wines

Inside our temporary winery, Winemaker Ross Wise uses innovative techniques and technology to realize the potential of our meticulously grown fruit.



We are focused on the Okanagan's signature grape varieties. From estate vineyards on the Black Sage Bench, we predominantly grow Cabernet Sauvignon, Merlot, and Syrah.



Further to the North, we have sourced Pinot Gris and Riesling from select vineyards in Okanagan Falls and Naramata.

The Winery

Construction on the new 72,000-square foot winery started in June 2017, after nearly two years of design work.

Guests will be treated to a refined, memorable hospitality experience, which will include a fine-dining restaurant and open amphitheatre.



The winery is projected to open in **Spring 2019**.

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Building Bylaw Infraction
Folio: H5-00830.730 Lot: 13 Plan: KAP31258 DL: 937
PID: 001-489-666
Civic Address: 2320 PRINCETON-SUMMERLAND RD

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 13, Plan KAP31258, District Lot 937, KDYD, 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 22, 2016 from the Building Official indicates that on July 3, 2016 the Regional District received a complaint about many barking dogs. The Building Official attended the property on July 5, 2016 and placed a Stop Work Notice on two accessory buildings. The owners were informed that the structures required building permits and that they were too close to the property line to be used as a kennel.

Each building has a large roofed area off the back of the structure. If the roof was reduced to a normal overhang, the size of the structure would be less than 10 metres square. Buildings of non-residential use and less than 10m² in size, do not require building permits under the BC Building Code regulations.

History (con't):

The RDOS Bylaw Enforcement Coordinator was involved in this matter as the use of the buildings as a kennel was not permitted. In April 2017, that enforcement file was closed as the building were no longer housing dogs and therefore not a land use violation.

Despite numerous letters and verbal conversations with RDOS staff, no application for building permits has been made. The Building Official viewed the buildings the week of May 23rd and they had not been reduced in size.

It is unknown whether there are health & safety related deficiencies.

In order to close the permit file a building permit for each building must be issued and all required inspections passed, or the roofed area at the rear of each structure be removed to make the building less than 10m² in size.

This Building Bylaw infraction is considered to be Category 3.

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:

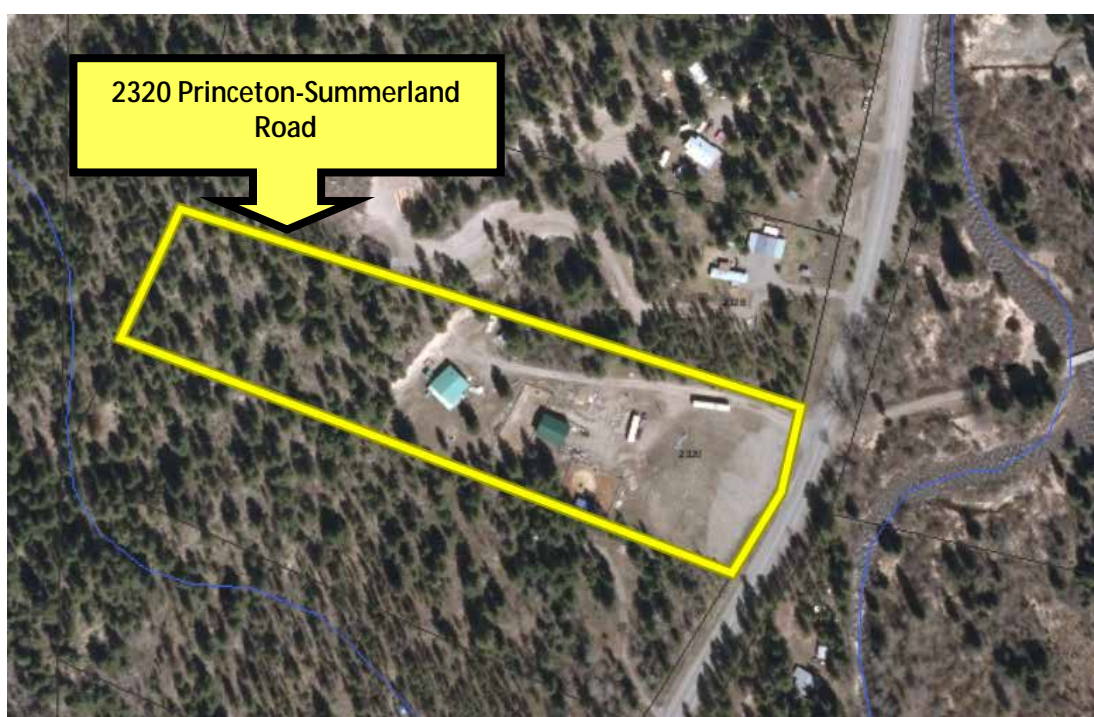
"L. Miller"

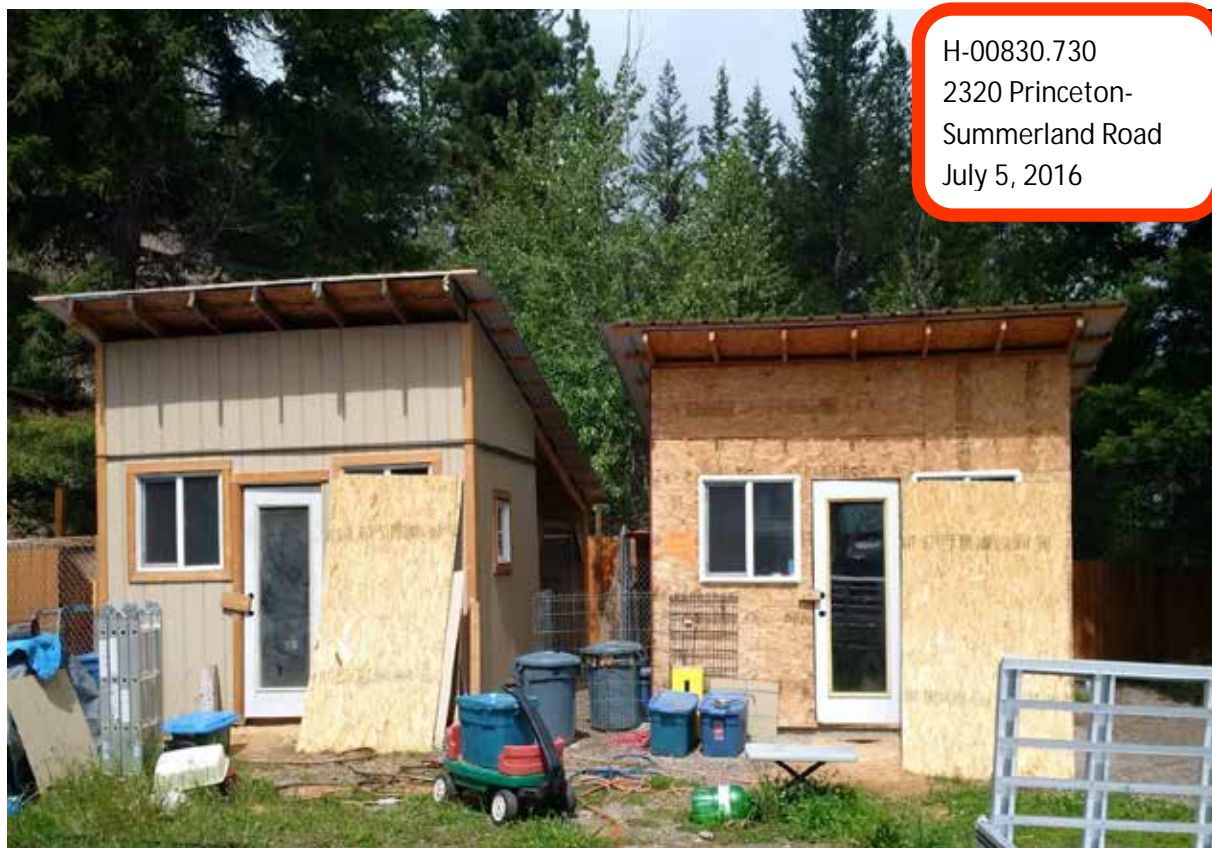
Laura Miller, Building Inspection Services Supervisor

Endorsed by:

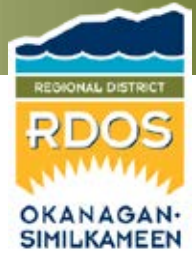
"B. Dollevoet"

B. Dollevoet, Development Services Manager





ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Agricultural Land Commission Referral (Subdivision) – Electoral Area “A”

Administrative Recommendation:

THAT the RDOS Board “not authorize” the application to undertake a two lot subdivision at 2257 82nd Avenue (Lot A, DL 223, SDYD, Plan KAP92472) in Electoral Area “A” to proceed to the Agricultural Land Commission.

Purpose: To facilitate the subdivision of the subject property into 2 new parcels, one to be approximately 4.0 ha in area and the other approximately 12.7 ha in area.

Owners: James Pendergraft Agent: Brad Elenko (McElhanney) Folio: A-02336.025

Civic: 2257 82nd Avenue Legal: Lot A, DL 223, SDYD, Plan KAP92472

OCP: Agriculture (AG) Zone: Agriculture One (AG1)/Agriculture Two (AG2)

Proposed Development:

An application to the Agricultural Land Commission (ALC) under Section 21(2) of the *Agricultural Land Commission Act* (the Act) has been lodged with the Regional District in order to allow for subdivision within the Agricultural Land Reserve (ALR).

Specifically, the applicant is seeking to subdivide the subject property, which is approximately 16.7 hectares (ha) in area, into two new parcels, one of which will be approximately 4.0 ha (“Lot 1”), and the other 12.7 ha (“Lot 2”) in size.

In support of this proposal, the applicant has stated that “the owner is retired and would like to sell the farmable portion of the property for continued agricultural and would like to retain the non-agricultural portion of the property for continued rural residential use”

They have further stated that the existing residential dwelling and associated buildings are located on a narrow part of the property and that it “does not have agricultural capability” and this would form the basis of the area proposed for the 4.0 ha parcel. Further it is stated that “the north portion of the property cannot be farmed and should not have been placed in the [sic] when ALR boundaries were established”.

The applicant has further stated that “the proposed subdivision will result in a farm parcel that contains a productive vineyard on the arable land of the property and includes some land that is not arable that could be for a future homesite and area for farm equipment storage. No agricultural land would be needed for non-farm uses”.

Finally, the applicant has stated that they would consider including some currently farmed non- ALR land; however, no application for an inclusion has been received.

Statutory Requirements:

Under Section 34 of the *Agricultural Land Commission Act*, the Regional District of Okanagan-Similkameen (RDOS) must “review the application, and ... forward to the commission the application together with [its] comments and recommendations”, unless Section 25(3) applies wherein the Board has the ability to refuse to “authorise” an application.

In this instance, Section 25(3) is seen to apply as the property “is zoned by bylaw to permit [an] agricultural or farm use” and “requires, in order to proceed, an amendment to a zoning bylaw”.

If ALC permission to subdivide were granted, the 4.0 ha lot would require an amendment to the Electoral Area “A Zoning Bylaw while the remainder 12.6 ha parcel could remain as AG2.

In terms of servicing for this site, should subdivision be approved, any on-site servicing will need to meet the RDOS Subdivision and Servicing Bylaw No. 2000.

Site Context:

The subject property is approximately 16.7 ha in area and is located on the west side of Highway 3, approximately 2.2 km east of the Town of Osoyoos boundary. The property is split zoned with the northern portion of approximately 6700 m² as AG1 and the remainder is AG2.

The southern 2/3 of the property and a small portion of the northern section are under current agricultural production. The applicant has stated that approximately 8.3 ha of land is presently under agriculture. Portions of the property are fairly steeply sloped with rocky outcrops.

The surrounding pattern of development is generally characterised by similar agricultural uses.

Background:

Under the Electoral Area “A” Official Community Plan (OCP) Bylaw, the subject property is designated as Agriculture (AG), and the Plan speaks to discouraging subdivision of the ALR and supports minimum parcel sizes of 4.0 ha (AG1 Zone) and 10.0 ha (AG2 Zone).

The OCP also designated the property as being within the “Agricultural Protection Area (APA)”, which was developed as part of an Agricultural Area Plan (AAP) completed in 2011 between Electoral Area “A” in partnership with the Town of Osoyoos. The APA identified opportunities to strengthen farming and contribute to the long term sustainability of agriculture.

Several parts of the property have been designated as Watercourse Development Permit (WDP) Areas, with other parts designated as Environmentally Sensitive Development Permit (ESDP) Areas.

Under the Electoral Area “A” Zoning Bylaw, the subject parcel is split-zoned Agriculture One (AG1) and Agriculture Two (AG2), with the minimum parcel size requirement in the AG1 Zone being 4.0 ha and 10.0 ha in the AG2 Zone.

The applicant has stated that although the owner has owned the property since 1969, he does not qualify for a homesite severance because he has not continuously occupied the property since 1972.

The Electoral Area “A” Advisory Planning Commission was originally due to consider this application at their meeting of July 10, 2017, but were unable to make quorum for this meeting and re-scheduled the meeting to July 17, 2017. As this meeting will occur after publication of the Board’s Agenda for its July 20, 2017, Administration will provide a verbal update of the APC’s decision.

Analysis:

In considering this proposal, Administration notes that it is generally not considered good planning practice to encourage the fragmentation of viable agricultural land and that the OCP generally seeks to discourage this type of subdivision by supporting the consolidation of legal parcels that support more efficient agricultural operations and encouraging the protection of agricultural lands and maximizing productive farm activity.

While the OCP does provide support for agricultural parcels not less than 4.0 ha, primarily for fruit and vegetable farming operations, it also seeks to discourage the subdivision of agriculturally designated parcels through the "Agricultural Protection Area" (APA). The APA was introduced specifically to protect agricultural lands from further subdivision and conversion to non farm uses.

While the introduction of a 4.0 ha parcel to this area would not be totally out of context as there are properties further to the west that are similar in size, Administration is concerned that the intent of this subdivision to facilitate a "homesite severance" (which the owner does not qualify for). In addition, given the purported non-agriculture capability of the land is to be included in the 4.0 ha parcel, this subdivision will likely facilitate the introduction of another rural-residential land use to this agricultural area.

Administration further considers that the subject property has greater agricultural capability as a single unit and notes that the applicant has not submitted any professional assessment to suggest subdivision will result in a more efficient use of agricultural land. Similarly, it is noted that the ALC generally discourages the subdivision of larger agricultural parcels on the basis that they have greater agricultural potential/use as larger units.

Alternatives:

1. THAT the RDOS Board "authorise" the application to undertake a two lot subdivision at 2257 82nd Avenue (Lot A, DL 223, SDYD, Plan KAP92472) in Electoral Area "A" to proceed to the Agricultural Land Commission.

Respectfully submitted

ERiechert

E. Riechert, Planner

Endorsed by:

CG

C. Garrish, Planning Supervisor

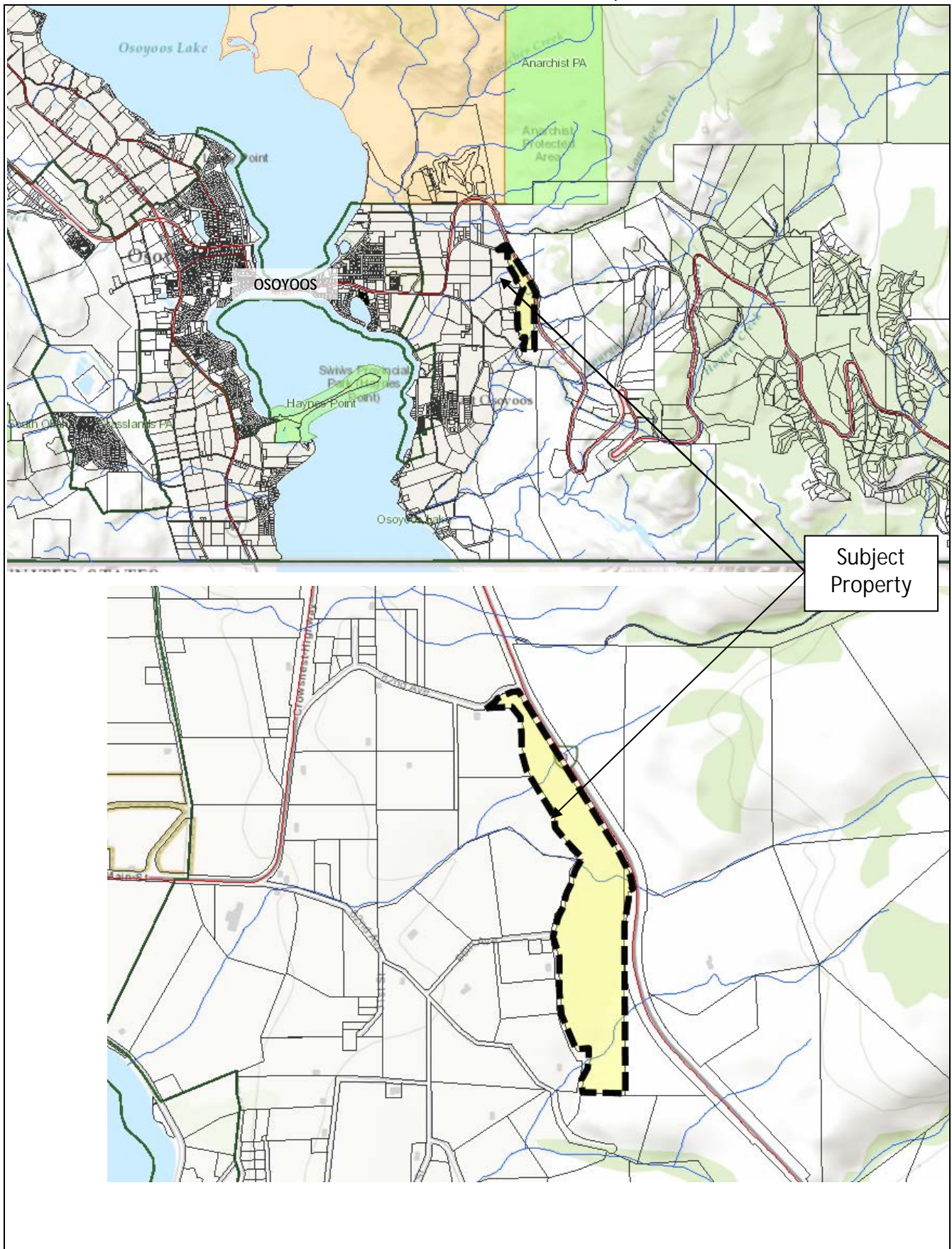
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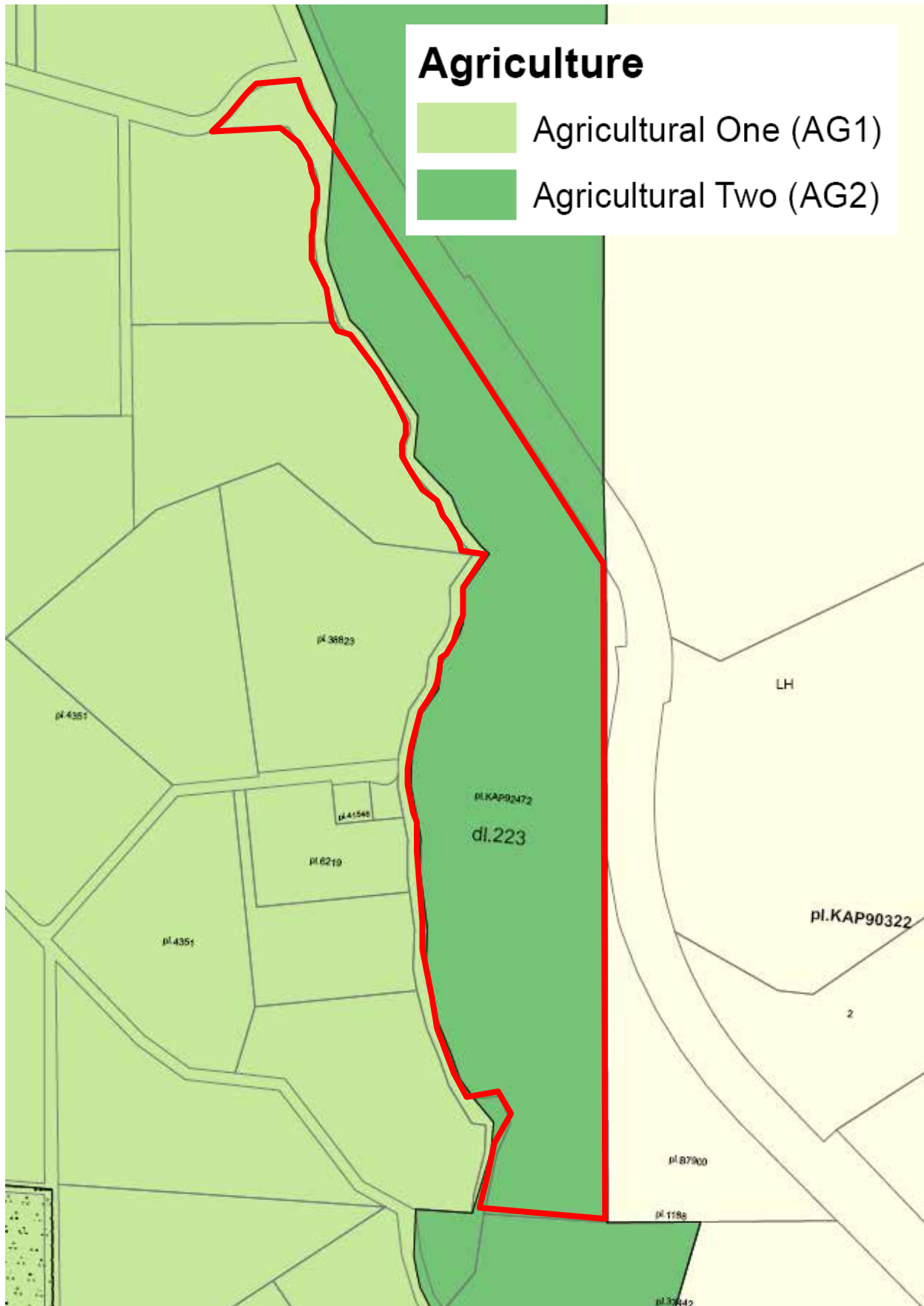
B. Dollevoet

B. Dollevoet, Dev Services Manager

Attachments: No. 1 – Context Maps
No. 2 – Zoning Map
No. 3 – Applicant's Site Plan

Attachment No. 1 – Context Maps





Attachment No. 3 – Applicant's Site Plan



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 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 third time and adopted.

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.

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.

At its meeting of July 6, 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 20, 2017.

All comments received through the public process, including APC minutes are compiled and 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.

Alternative:

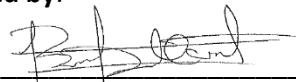
THAT first and second readings of Bylaw No. 2452.17, 2017, Regional District of Okanagan-Similkameen Protection of Farming Development Permit Area Update Official Community Plan Amendment Bylaw be rescinded and the bylaw abandoned.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Development Services Manager

Attachments: No. 1 – Comparison of Current vs. Proposed PFDP Area Guidelines

Attachment No. 1 — 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</p> <p>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</p> <p>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	PROPOSED PFDP AREA GUIDELINES
<p>users. Increased access to agricultural lands is not encouraged; however, roads may be considered for their buffering benefits.</p> <ul style="list-style-type: none"> 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. <p>.3 Buffer Design</p> <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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.

From: Pellett, Tony ALC:EX
To: [Planning; Christopher Garrish](#)
Cc: [Collins, Martin J ALC:EX](#); [Skinner, Anne E AGRI:EX](#)
Subject: RE: Bylaw Referral - Project C2017.057-ZONE
Date: June 22, 2017 2:17:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Before getting into details, I note that the title of Schedule 'E' is **Protection of Farming Development Permint Area** (both in the heading and in the area for signatures by the chair and CEO). There is no corresponding typo in the draft bylaw text, but there is another typo in **17.4.4** in which "farm practices" has been written "farm practises".

17.4.5 references Development Permits for subdivision of land within the PFDP area. It should also reference sections 21 and 25 of the *Agricultural Land Commission Act* and Part 5 of the ALR regulation.

17.4.6

- a) it might be helpful to refer to the creation of new road endings...
- b) "at Schedule 'B'" might read better as "on Schedule 'B'"...
- c) the Commission would have no problem that the wording of this section could trump section **3** (1) (b) of the ALR regulation...
- d) same general comment as for b)...
- e) it would be helpful to refer to non-invasive native vegetation...

I hope the foregoing comments will be of assistance to you.

K.A. Pellett

Tony Pellett RPP, MCIP, Regional Planner
Provincial Agricultural Land Commission
133 - 4940 Canada Way
BURNABY BC V5G 4K6
604 660-7019 FAX 660-7033
web site: www.alc.gov.bc.ca

P.S. When the first *Land Commission Act* was established I spent a lot of time with Art Garrish. I presume you are related?

From: Christopher Garrish [<mailto:cgarrish@rdos.bc.ca>]
Sent: Wednesday, June 21, 2017 6:08 PM
To: [Collins, Martin J ALC:EX](#); [Skinner, Anne E AGRI:EX](#)
Subject: RE: Bylaw Referral - Project C2017.057-ZONE

Friends,

I would like to bring this amendment bylaw forward to the Board meeting on July 6th and am wondering if I might be able to expect referral comments from you this week (please)? ☺

Sincerely,



From: Skinner, Anne E AGRI:EX
To: [Christopher Garrish; Planning](#)
Cc: [Collins, Martin J ALC:EX](#)
Subject: RE: Bylaw Referral - Project C2017.057-ZONE
Date: June 22, 2017 1:01:55 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Chris, thanks for the prompting ☺

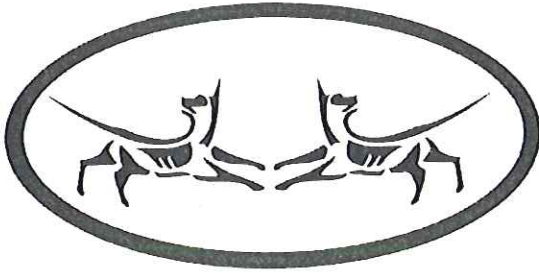
The proposed Bylaw looks good 17.4.4 provides a clear concise rationale. (I might borrow it).

Comments for your discussions:

- 17.4.6 (e) where native vegetation is present retaining it would be **so much** more valuable (& H2O friendly) than establishing new veg, especially in the south OK climate. Could use a stronger word than encourage?
- The real challenge in this Bylaw being effective is how best to communicate to residents other than the Developer, the responsibility & understanding of the edge planning as a benefit/value to both farm & non-farm residents. I don't have a good answer but that is often the downfall in edge planning that the Developer is not the resident.
- Other than that, Ministries research suggests well-constructed vegetative buffers are generally more effective than fences for mitigating farm activities such as spray drift or noise. In both cases maintenance (fences or watering vegetation) is an issue without covenants on property.

PS: Change the title to *Development Permit Area for Protection of Farming* - I thought it was about farming development – maybe just Planners lingo that Aggies don't follow!

Anne Skinner P.Ag¹ Regional Agrologist
BC Ministry of Agriculture - Kelowna | 250- 861-7272 | Cell: 250-309-2478
Email: anne.skinner@gov.bc.ca
1-888-221-7141 AgriServicebc@gov.bc.ca



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**

June-12-17

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

RTS ID: 2465

Referral ID: 2017-06-07 ZON 2465

Reference ID: BLC2452.17 C2017.057-Zon

Referral Date: June-07-17

Summary: A textual and mapping amendments to the Protection of Farming Development Permit (PFDP) Area in the Electoral Area "C" Official Community Plan (OCP) Bylaw No. 2452, 2008.

Attention: Christopher Garrish

The Penticton Indian Band acknowledges receipt of your referral dated June-07-17. 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.

- Proponent contact info
Please provide : name, phone, email, address
- KMZ file for area of interest
- Shape files of are of interest

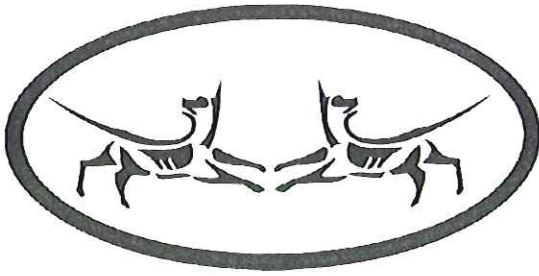
Without this information, we cannot make an informed decision and we would have no other alternative but to reject the proposed activity/development. We look forward to your response.

If you require further information or clarification, please do not hesitate to contact me.

Limlëmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 2465
CC:



C2452.17
PROTECTION OF FARMING

Penticton Indian Band

Natural Resources Department

R.R. #2, Site 80, Comp.19

Penticton, B.C. CAN

V2A 6J7

Referrals@pib.ca | www.pib.ca

Telephone: 250-492-0411 Fax: 250-493-2882

June-12-17

**WITHOUT PREJUDICE AND NOT TO
BE CONSTRUED AS CONSULTATION**

Regional District of Okanagan Similkameen
101 Martin Street
PentictonBC V2A 5J9

RTS ID: 2465

Date: June-07-17

Referral ID: 2017-06-07 ZON 2465

Reference ID: BLC2452.17 C2017.057-Zon

Summary: A textual and mapping amendments to the Protection of Farming Development Permit (PFDP) Area in the Electoral Area "C" Official Community Plan (OCP) Bylaw No. 2452, 2008.

Attention: Christopher Garrish

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on June-12-17. 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, Penticton 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, and that 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 Penticton Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

I appreciate your co-operation.

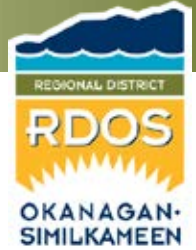
Limlæmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 2465

CC:

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2455.29, 2017, Electoral Area “D” 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 17, 2017;

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

Purpose: To allow for the development of the site to a duplex or single detached dwelling unit.

Owners: Dave Bennett & Rowena Bryant Agent: N/A Folio: D-00998.134

Civic: 4820 9th Avenue, Okanagan Falls Legal: Lot 1, Plan KAP26499, District Lot 374, SDYD

Zone: Neighbourhood Commercial (C3) Proposed Zoning: Residential Two Family (Duplex) (RS3)

Proposed Development:

This application is seeking to allow for the re-development of the subject property to either a duplex or single detached dwelling unit by amending the zoning from Neighbourhood Commercial (C3) to Residential Two Family (Duplex) (RS3).

In support of the application, the applicant has stated that “we have attempted to sell the property with the current zoning in place to no avail and have now decided that it would be best to rezone and pursue future plans to renovate and/or add on to the existing structure as our primary residence. In my opinion, there seems to be a lot of Commercial property in Okanagan Falls.”

Site Context:

The subject property is approximately 2,250 m² in area and is situated at the north-east corner of the intersection of 9th Avenue and Birch Street and currently comprises a vacant building (i.e. former laundromat).

The surrounding pattern of development is generally characterised by residential uses, including two sets of duplexes on the parcel immediately to the east.

Background:

The subject property was created by a subdivision deposited with the Land Title Office in Kamloops on December 3, 1975, and available Regional District records indicate that Land Use Contract (LUC) No. LU-4-D was previously adopted in 1973 in order to allow for the development of the property as a "laundromat and sewage disposal field".

At its meeting of November 18, 2004, the Regional District Board adopted Bylaw No. 2309, 2004, which discharged LU-4-D and replaced it with a Neighbourhood Commercial Zone. As the LUC limited commercial uses on the property to a laundromat, it was seen to be overly restrictive and the Neighbourhood Commercial Zone was introduced to allow for a wider variety of commercial uses.

Under the Electoral Area "D-2" Zoning Bylaw No. 2459, 2008, the property has retained the Neighbourhood Commercial (C3) zoning, which permits "retail sales, convenience", "offices" and "personal service establishments" as principal uses.

Under the Electoral Area "D-2" Official Community Plan (OCP) Bylaw No. 2603, 2014, the designation of the property was amended to Low Density Residential (LR). NOTE: it had previously been Commercial (C) under the Electoral Area "D-2" OCP Bylaw No. 2454, 2008. The property is also within a Hillside and Steep Slope Development Permit (HSSDP) Area designation.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) prior to adoption is required as the proposal is situated beyond 800 metres of a controlled area (i.e. Highway 97).

Referral comments on this proposal have been received from the Penticton Indian Band (PIB) and these are included as a separate item on the Board Agenda.

Public Process:

At its meeting of July 11, 2017, the Electoral Area "D" Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be approved and that the public hearing be waived in accordance with Section 464 of the *Local Government Act*.

A Public Information Meeting was held ahead of the APC meeting on July 11, 2017, and was attended by members of the APC, the applicants and three (3) members of the public.

Analysis:

In considering this proposal, Administration notes that the applicant's request for an RS3 Zone is consistent with the preferred future land use of this property under the OCP Bylaw, which is for Low Density Residential (LR) purposes.

It is also noted that the potential development of the site to a duplex would be consistent with the duplex units that exist on the parcels to the east (being 4808-4804 & 4812-4816 9th Avenue), while development to a single detached dwelling would be equally consistent with the surrounding residential properties on Birch Street.

Administration is also cognizant of the efforts currently being undertaken in relation to the Okanagan Falls Downtown Revitalisation Plan and its refocusing of commercial activity to within the Town Centre (C3) Zone. Administration further concurs with the applicant's assessment that there is a large amount of land currently zoned Commercial within Okanagan Falls and that the conversion of this property to residential uses will not adversely impact the supply of commercial available land.

With regard to the recommendation provided by the APC, as the proposed RS3 zoning is consistent with the OCP designation of the subject property as Low Density Residential (LR), Section 464 of the *Local Government Act* provides allows the Board to waive the holding of a public hearing on this amendment. This option is provided at the 2nd Alternative listed below.

Alternatives:

- .1 THAT Bylaw No. 2455.29, 2017, Electoral Area "D" Zoning Amendment Bylaw be denied;
- .2 THAT Bylaw No. 2455.29, 2017, Electoral Area "D" Zoning Amendment Bylaw be read a first and second time;

THAT pursuant to sub-section 464 of the *Local Government Act*, the Regional District Board resolves to waive the holding of a public hearing for Zoning Amendment Bylaw 2455.29, 2017;

AND THAT pursuant to sub-section 467 of the *Local Government Act*, staff give notice of the waiving of the public hearing for Zoning Amendment Bylaw 2455.29, 2017; OR

- .3 THAT Bylaw No. 2455.29, 2017, Electoral Area "D" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of the public hearing be delegated to Director 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*.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed By:

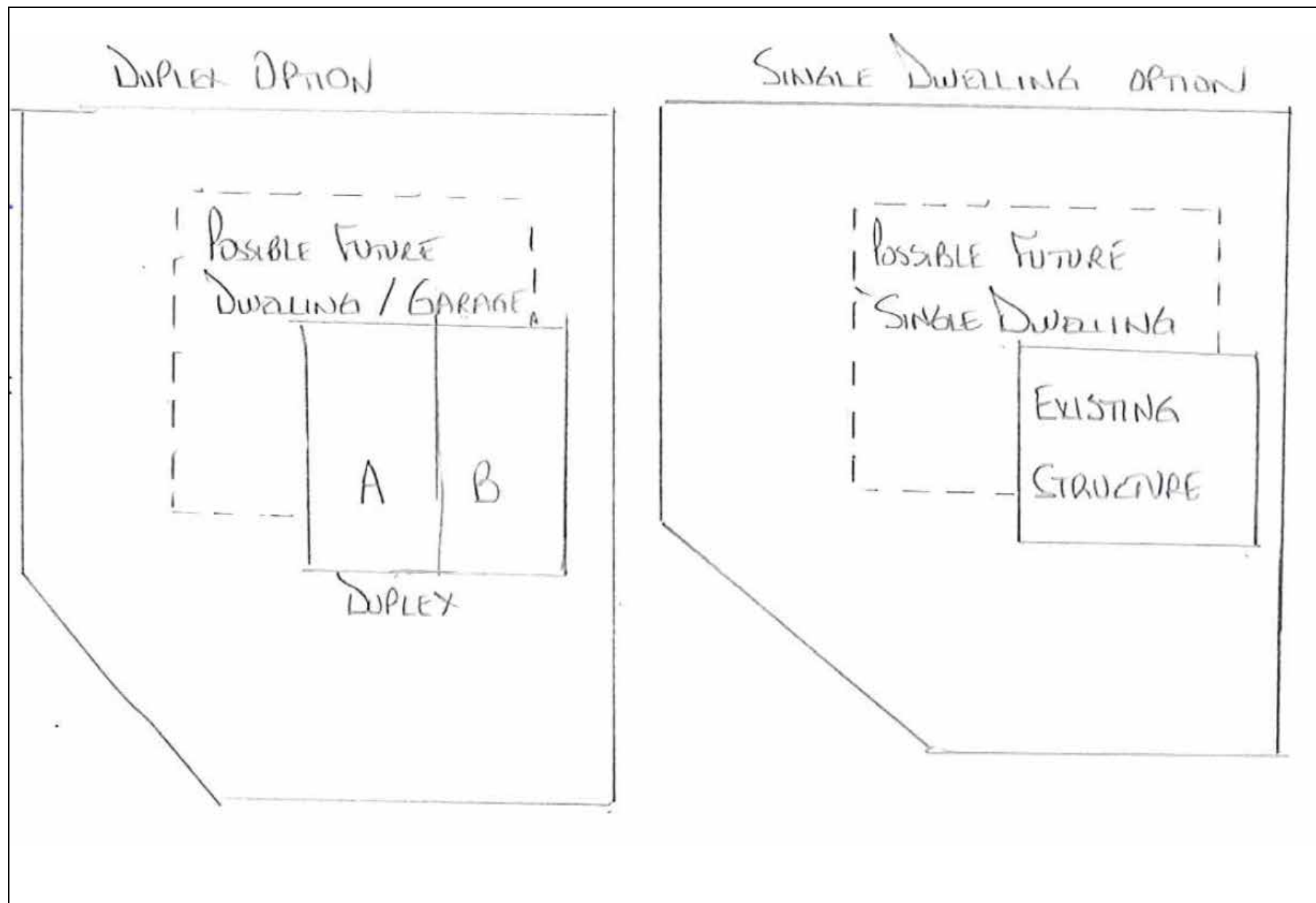


B. Dollevoet, Development Services Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photos (Google Streetview)

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Site Photo (Google Streetview)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.29, 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. 2455.29, 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 1, Plan KAP26499, District Lot 374, SDYD, and as shown shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Neighbourhood Commercial (C1) to Residential Two Family (Duplex) (RS3).

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.

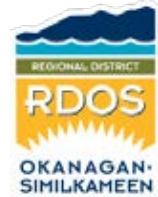
ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

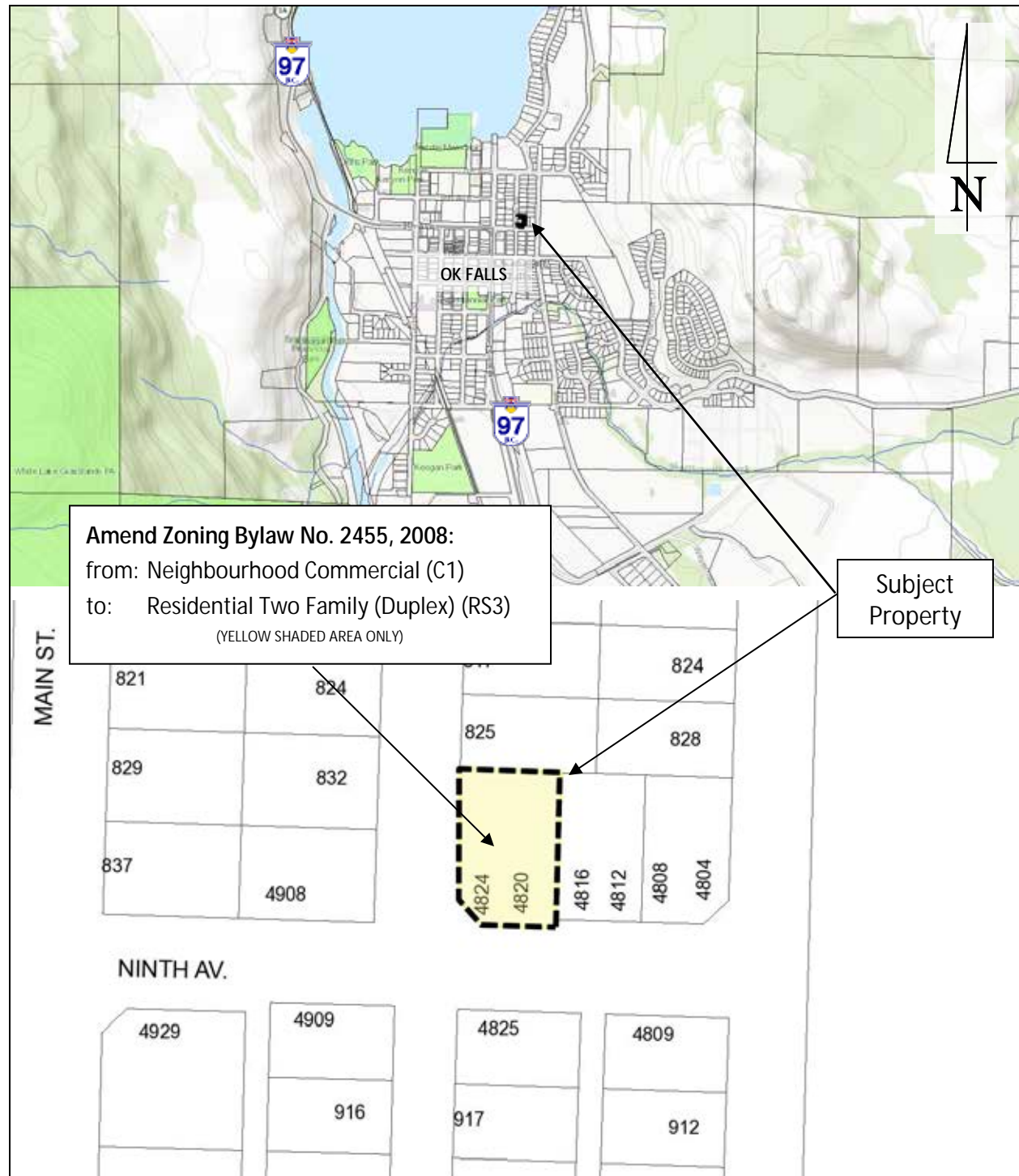
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.29, 2017

Project No: D2017.090-ZONE

Schedule 'A'





DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION

Your File #: D2017.090-
ZONE Bennett
(D00998.134)
eDAS File #: 2017-04421
Date: July 10, 2017

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

Attention: Lauri Feindell

Re: **Proposed Bylaw 2455.29 for:**
Lot 1, Plan KAP26499, District Lot 374, SDYD

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Penticton Development Approvals at (250) 490-8200.

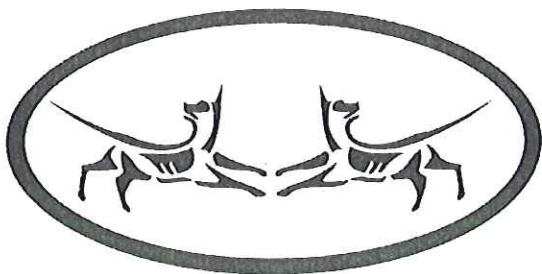
Yours truly,

Rob Bitte
District Development Technician

Local District Address

Penticton Area Office
102 Industrial Place
Penticton, BC V2A 7C8
Canada
Phone: (250) 490-8200 Fax: (250) 490-2231





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**

July-04-17

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

RTS ID: 2523

Referral ID: 2017-06-21 ZON 2523

Reference ID: BL2455.29 D2017.090-Zone

Referral Date: June-21-17

Summary: To amend the zoning of the subject property under Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, from Neighborhood Commercial (C1) to Residential Two Family.

Attention: Christopher Garrish

The Penticton Indian Band acknowledges receipt of your referral dated June-21-17. 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.

- Proponent contact info
Please provide : name, phone, email, address

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.

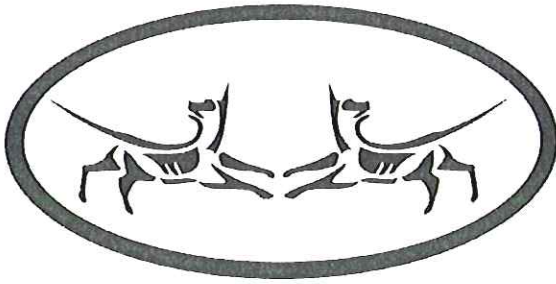
If you require further information or clarification, please do not hesitate to contact me.

Limlëmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 2523

CC: Penticton Indian Band (jpepper@pib.ca), Osoyoos Indian Band (Referrals@oib.ca)



Penticton Indian Band

Natural Resources Department

R.R. #2, Site 80, Comp.19

Penticton, B.C. CAN

V2A 6J7

Referrals@pib.ca | www.pib.ca

Telephone: 250-492-0411 Fax: 250-493-2882

July-04-17

**WITHOUT PREJUDICE AND NOT TO
BE CONSTRUED AS CONSULTATION**

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

RTS ID: 2523

Referral ID: 2017-06-21 ZON 2523

Date: June-21-17

Reference ID: BL2455.29 D2017.090-Zone

Summary: To amend the zoning of the subject property under Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, from Neighbor hood Commercial (C1) to Residential Two Family.

ATTENTION: Christopher Garrish

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory and the PIB Area of Responsibility. All lands and resources within the vicinity of this referral are subject to our unextinguished Aboriginal Title and Rights.

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

Penticton Indian Band has specific referral processing requirements for both government and proponents which are integral to the exercise of our Rights to manage our lands and resources and to ensuring that the Crown can meet its duty to consult and accommodate our Rights, including our Aboriginal Title and management Rights. There is a cost associated with PIB referral processing and engagement. In accordance with PIB policy, proponents are required to pay a processing fee for each referral.

This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be fully reviewed.

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

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



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

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

If you require further information or clarification, please do not hesitate to contact me.

Invoice Number: 796

	SubTotal	Tax	Total
Admin (12%)	\$ 52.50	\$ 0.00	\$ 52.50
G.I.S. Tracking and Review (GIS Project Technican)	\$ 110.00	\$ 0.00	\$ 110.00
R.T.S. Data Entry (Technical Services)	\$ 80.00	\$ 0.00	\$ 80.00
Referral Assessment (Band Administrator)	\$ 67.50	\$ 0.00	\$ 67.50
Referral Coordination (Referrals Coordinator)	\$ 190.00	\$ 0.00	\$ 190.00
Total	\$ 500.00	\$ 0.00	\$ 500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

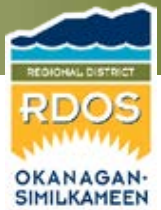
Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #2523

limlɛmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 2523
CC: Penticton Indian Band (jpepper@pib.ca), Osoyoos Indian Band (Referrals@oib.ca)

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 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 adopted.

Purpose:

Amendment Bylaw No. 2728 represents the culmination of a multi-year review and update of the definitions and regulations that affect the agricultural zones in the Electoral Area Zoning Bylaws.

Background:

The proposed updating of the Agriculture Zones and Regulations is the culmination of a number of different actions and directions provide over the previous 4 years.

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.

The proposed amendments were also previously considered by the Planning and Development Committee (P&D) of the Board at its meeting of July 21, 2016, and May 4, 2017.

At its meeting of June 15, 2017, the Regional District Board resolved to approve first and second reading of the amendment bylaw.

A Public Hearing was held on July 6, 2017, where approximately no members of the public attended.

At its meeting of July 6, 2017, the Regional District Board resolved to approve third reading of Amendment Bylaw No. 2728.

Approval from the Ministry of Transportation and Infrastructure (MoTI), due to the amendments applying to land within 800 metres of a controlled area, was obtained on July 7, 2017.

Alternative:

THAT 1st, 2nd & 3rd readings of Bylaw No. 2728, 2017, be rescinded and the bylaw abandoned.

Respectfully submitted:

A handwritten signature in blue ink, appearing to be "C. Garrish", is written over a horizontal line.

C. Garrish, Planning Supervisor

Endorsed by:

A handwritten signature in blue ink, appearing to be "B. Dollevoet", is written over a horizontal line.

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

wine bar, food & beverage lounge and an eating and drinking establishment.

- xiv) replacing the reference to “Large Holdings Zone LH” under Section 6.1 (Zoning Districts) in its entirety with the following:

Large Holdings One Zone LH1

- xv) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 *deleted*

- xvi) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 *deleted*

- xvii) replacing Section 7.8.2(a) (Fence heights) in its entirety with the following:

- a) except in the RA, AG1, AG2, LH1, SH2, SH3 and SH4 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

- xviii) replacing Section 7.8.4 (Fence heights) in its entirety with the following:

- 4 Deer fences are not limited in height in the RA, AG1, AG2 and LH1 zones, provided such fences are constructed of material that permits visibility, such as wire mesh.

- xix) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling or Mobile Home

The following regulations apply to accessory dwellings and mobile homes where permitted as an accessory use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for:
 - i) one (1) accessory dwelling or mobile home unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory

dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.

- .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
- .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
- .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

xx) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:

- .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1, AG2 and LH1 Zones where one (1) shower is permitted.

xxi) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:

- .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG1, AG2 and LH1 Zones where the maximum floor area of a bathroom may be 6.0 m².

xxii) replacing Section 7.16 (Agri-Tourism Accommodation) in its entirety with the following:

7.16 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

- 1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.

2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

xxiii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

xxiv) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where "single detached dwelling" is a permitted use the following regulations apply:

1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable

0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
 3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
 4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) 7.5 metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.
- xxv) replacing Section 7.24 (Provisions for Accessory Retail Sales and Processing, Packing and Storage of Farm products and/or Off-Farm Products) in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where "retail sales of farm and off-farm products" is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;

- b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
- a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xxvi) adding a new Section 7.25 (Kennel Facilities) to read as follows:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

- 1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
- 2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xxvii) replacing Section 10.1.1 (Resource Area Zone) in its entirety with the following:

10.1.1 Permitted Uses:

Principal Uses:

- a) airstrips;
- b) agriculture, subject to Sections 7.23;
- c) cemeteries;
- d) educational facility;
- e) equestrian centres;

- f) forestry;
- g) packing, processing and storage of farm and off-farm products;
- h) single detached dwelling or mobile home;
- i) veterinary establishments;

Secondary Uses:

- j) accessory dwelling or mobile home, subject to Section 7.11;
- k) bed and breakfast operations, subject to Section 7.19;
- l) home industries, subject to Section 7.18;
- m) home occupations, subject to Section 7.17;
- n) kennels, subject to Section 7.25; and
- o) retail sales of farm and off-farm products, subject to Section 7.24;
- p) accessory buildings and structures, subject to Section 7.13.

xxviii) replacing Section 10.1.3(b) (Resource Area Zone) with the following:

- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

xxix) replacing Section 10.1.6 (Resource Area Zone) with the following:

10.1.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres

- c) Despite Section 10.1.6(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxx) replacing Section 10.1.8 (Resource Area Zone) with the following:

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxi) replacing Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2 AGRICULTURE ONE ZONE (AG1)

10.2.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centres;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishments;

Secondary Uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) agri-tourism accommodation, subject to Section 7.16;
- i) bed and breakfast operations, subject to Section 7.19;
- j) home industries, subject to Section 7.18;

- k) home occupations, subject to Section 7.17;
- l) kennels, subject to Section 7.25;
- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures subject to Section 7.13.

10.2.2 Site Specific Agriculture One (AG1s) Provisions:

- a) see Section 16.2

10.2.3 Minimum Parcel Size:

- a) 4.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

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

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used

only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

xxxii) replacing Section 10.3 (Agriculture Two Zone) in its entirety with the following:

10.3 AGRICULTURE TWO ZONE (AG2)

10.3.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centres;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishments;

Secondary Uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) agri-tourism accommodation, subject to Section 7.16;
- i) bed and breakfast operations, subject to Section 7.19;
- j) home industries, subject to Section 7.18;
- k) home occupations, subject to Section 7.17;
- l) kennels, subject to Section 7.25;
- m) retail sales of farm and off-farm products, subject to Section 7.24;

- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures subject to Section 7.13.

10.3.2 Site Specific Agriculture Two (AG2s) Provisions:

- a) see Section 16.3

10.3.3 Minimum Parcel Size:

- a) 10.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.3.4 Minimum Parcel Width:

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

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.3.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.3.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxiii) replacing Section 10.4 (Large Holdings Zone) in its entirety with the following:

10.4 LARGE HOLDINGS ONE ZONE (LH1)

10.4.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centres;
- c) forestry;
- d) single detached dwelling or mobile home;
- e) veterinary establishments;

Secondary Uses:

- f) accessory dwelling or mobile home, subject to Section 7.11;
- g) bed and breakfast operations, subject to Section 7.19;
- h) home industries, subject to Section 7.18;
- i) home occupations, subject to Section 7.17;
- j) kennels, subject to Section 7.25;
- k) retail sales of farm and off-farm products, subject to Section 7.24;
- l) secondary suites, subject to Section 7.12;
- m) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings One (LH1s) Provisions:

- a) see Section 16.4

10.4.3 Minimum Parcel Size:

- a) 4.0 ha

10.4.4 Minimum Parcel Width:

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

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES
Less than 3.5 ha	1	0
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	1	2
12.0 ha to 15.9 ha	1	3
Greater than 16.0 ha	1	4
Greater than 8.0 ha	2	0

- b) one (1) secondary suite;
- c) Despite Section 10.4.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.4.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.4.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres

- iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.4.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.4.1 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

xxxiv) replacing Section 10.5.1 (Small Holdings Two Zone) in its entirety with the following:

10.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home industries, subject to Section 7.18;
- e) home occupations, subject to Section 7.17;
- f) retail sales of farm and off-farm products, subject to Section 7.24;
- g) secondary suites, subject to Section 7.12;
- h) veterinary establishments; and
- i) accessory buildings and structures, subject to Section 7.13.

xxxv) replacing Section 10.5.6 (Small Holdings Two Zone) with the following:

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres

- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxvi) replacing Section 10.6.1 (Small Holdings Three Zone) in its entirety with the following:

10.6.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home occupations, subject to Section 7.17;
- e) secondary suites, subject to Section 7.12; and
- f) accessory buildings and structures, subject to Section 7.13.

xxxvii) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

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

- iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxviii) replacing Section 10.7.1 (Small Holdings Four Zone) in its entirety with the following:

10.7.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home occupations, subject to Section 7.17;
- e) secondary suites, subject to Section 7.12; and
- f) accessory buildings and structures, subject to Section 7.13.

xxxix) replacing Section 10.7.6 (Small Holdings Four Zone) with the following:

10.7.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 3.0 metres

- iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- xl) replacing Section 13.1.1(j) (General Commercial Zone) with the following:
 - j) accessory dwelling, subject to Section 7.11;
- xli) adding a new Section 13.1.9 (General Commercial Zone) with the following:

13.1.9 Maximum Number of Dwellings Permitted Per Parcel:

 - a) one (1) accessory dwelling.
- xl ii) replacing Section 13.2.1(j) (Tourist Commercial One Zone) with the following:
 - j) accessory dwelling, subject to Section 7.11;
- xl iii) adding a new Section 13.2.10 (Tourist Commercial One Zone) with the following:

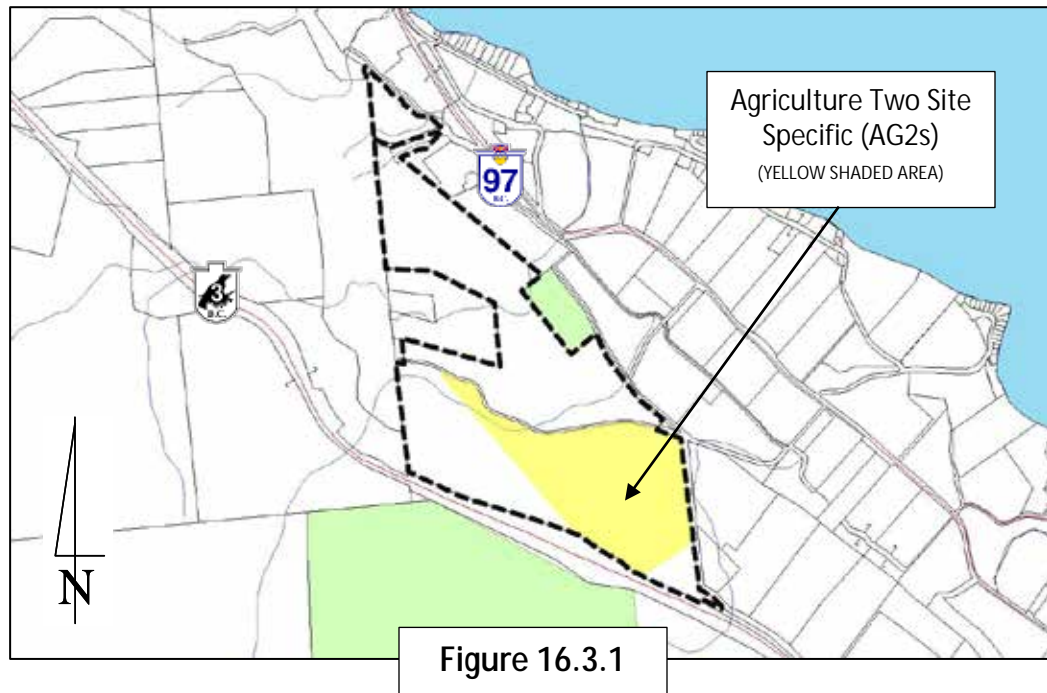
13.2.10 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.
- xliv) replacing Section 14.1.1(j) (Industrial (Light) One Zone) with the following:
 - j) accessory dwelling, subject to Section 7.11;
- xlv) adding a new Section 14.1.8 (Industrial (Light) One Zone) with the following:

14.1.8 Maximum Number of Dwellings Permitted Per Parcel:

 - a) one (1) accessory dwelling.
- xlvi) replacing Section 15.1.1(j) (Administrative and Institutional Zone) with the following:
 - j) educational facility;
- xlvi) replacing Section 16.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .1 *deleted.*
- xlvi) replacing Section 16.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .2 *deleted.*
- xlix) replacing Section 16.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .3 *deleted.*
- l) replacing Section 16.2.4 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .4 *deleted.*
- li) replacing Section 16.2.5 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .5 *deleted.*

- lii) replacing Section 16.2.6 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .6 *deleted.*
- liii) replacing Section 16.2.7 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .7 *deleted.*
- liv) replacing Section 16.2.8 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .8 *deleted.*
- lv) replacing Section 16.2.9 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .9 *deleted.*
- lvi) replacing Section 16.3.1 (Site Specific Agricultural Two (AG2s) Provisions) with the following:
 - .1 In the case of land described as Block AB, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.3.1:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 10.3.1:
 - .1 “interpretive centre”.



- lvii) replacing the Section 16.4 (Site Specific Designations) in its entirety with the following:

16.4 Site Specific Large Holdings One (LH1s) Provisions:

- .1 in the case of land shown shaded yellow on Figures 16.4.1(a), 16.4.1(b) and 16.4.1(c):
 - a) the following principal use(s) and no others shall be permitted on the land:
 - i) agriculture; and
 - ii) single detached dwelling;
 - b) the following accessory use(s) and no others shall be permitted on the land:
 - i) home occupations, subject to Section 7.17;
 - ii) bed and breakfast operations, subject to Section 7.19;
 - iii) secondary suites, subject to Section 7.12; and
 - iv) accessory buildings and structures, subject to Section 7.13.
 - c) despite Section 10.4.5(a), the maximum number of principal dwellings and accessory dwellings permitted per parcel shall be one (1) principal dwelling unit and no accessory dwellings.

- d) despite Section 7.23.1, on any parcel 4.0 ha or less in area, the total number of livestock, must not exceed five (5).

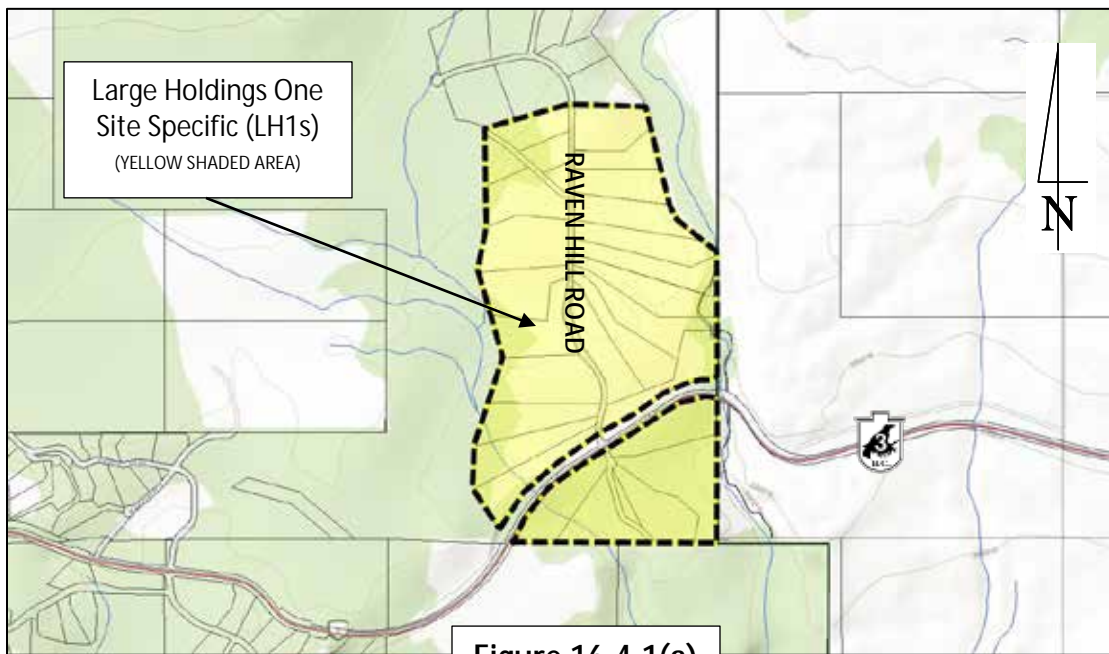


Figure 16.4.1(a)

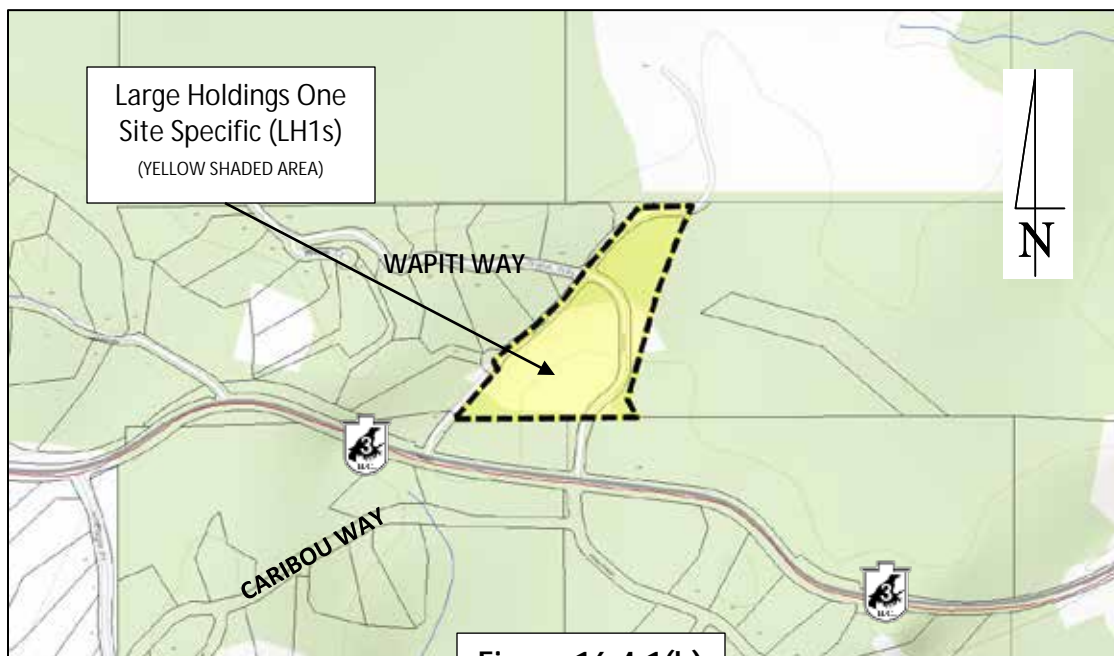
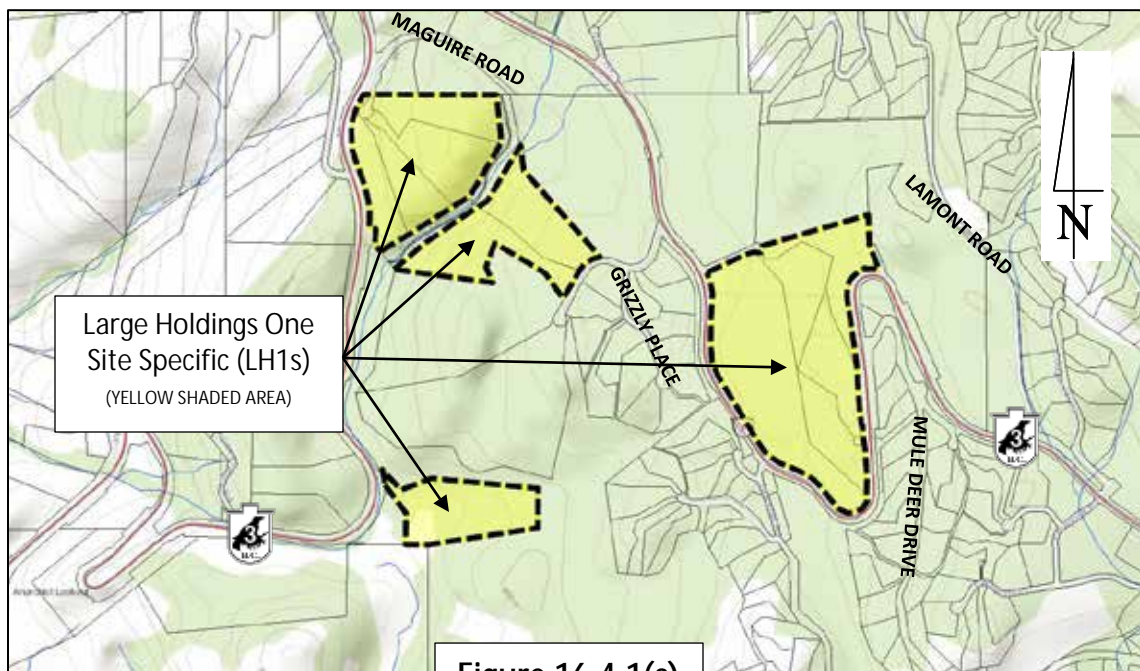


Figure 16.4.1(b)



5. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP34660, District Lot 43, SDYD, and shown shaded yellow on Schedule 'X-1', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
6. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on an approximately 11.0 ha part of the land described as part Lot 1, Plan KAP85073, District Lot 42, 157, SDYD, and shown shaded yellow on Schedule 'X-2', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s2) to Agriculture Two (AG2).
7. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP84890, District Lot 42, SDYD, and shown shaded yellow on Schedule 'X-3', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s1) to Agriculture One (AG1).
8. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot 1, Plan KAP3027, District Lot 43, SDYD, Except Plan 26614, 34660 H95, and shown shaded yellow on

Schedule 'X-4', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

9. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot 448, Plan KAP1949, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-5', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
10. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot 470, Plan KAP1949, District Lot 2450S, Manufactured Home Reg. #69145, SDYD, and shown shaded yellow on Schedule 'X-6', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
11. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot C, Plan EPP23965, District Lots 42, 157, 2709, SDYD, and shown shaded yellow on Schedule 'X-7', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
12. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot 1, Plan KAP12164, District Lot 41, SDYD, and shown shaded yellow on Schedule 'X-8', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
13. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot B, Plan EPP23965, District Lots 42, 157 and 2709, SDYD, Manufactured Home Reg. #3224, and shown shaded yellow on Schedule 'X-9', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
14. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation of all parcels zoned Large Holdings (LH) to Large Holdings One (LH1).

Electoral Area "C"

15. The "Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:

- i) deleting the definition of "agriculture, intensive", "cidery", "farm", "fruit stand", "stable", "temporary farm worker", "temporary farm worker housing" and "trade school" at Section 4.0 (Definitions).
- ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) with the following:

"accessory dwelling" means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
- iii) replacing the definition of "agriculture" at Section 4.0 (Definition) with the following:

"agriculture" means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;
- iv) replacing the definition of "agri-tourism" at Section 4.0 (Definition) with the following:

"agri-tourism" means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*;
- v) replacing the definition of "agri-tourism accommodation" at Section 4.0 (Definition) with the following:

"agri-tourism accommodation" means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;
- vi) adding a new definition of "aquaculture" at Section 4.0 (Definition) as follows:

“aquaculture” means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;

- vii) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:

“brewery, cidery, distillery or meadery” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;

- viii) adding a new definition of “composting operation” at Section 4.0 (Definition) as follows:

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

- ix) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:

“educational facility” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;

- x) adding a new definition of “equestrian centre” at Section 4.0 (Definition) as follows:

“equestrian centre” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;

- xi) adding a new definition of “farm building” at Section 4.0 (Definition) as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

- xii) adding a new definition of “farm operation” at Section 4.0 (Definition) as follows:

“**farm operation**” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;
- xiii) replacing the definition of “farm products” at Section 4.0 (Definition) with the following:

“**farm products**” means commodities or goods that are produced from a farm use;
- xiv) adding a new definition of “farm use” at Section 4.0 (Definition) as follows:

“**farm use**” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;
- xv) replacing the definition of “feed lot” at Section 4.0 (Definition) with the following:

“**feed lot**” means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal feeding area used to feed livestock during the winter months, and not including grazing areas;
- xvi) replacing the definition of “kennel” at Section 4.0 (Definition) with the following:

“**kennel**” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;
- xvii) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“**retail sales of farm and/or off-farm products**” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

- xviii) 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;

- xix) 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.

- xx) 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

- xxi) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 *deleted*

- xxii) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 *deleted*

- xxiii) replacing Section 7.8.2(a) (Fence heights) in its entirety with the following:

- a) except in the RA, AG1, AG2, LH1, SH2, SH3, SH4 and SH5 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

- xxiv) replacing Section 7.8.4 (Fence heights) in its entirety with the following:

- 4 Deer fences are not limited in height in the RA, AG1, AG2 and LH1 zones, provided such fences are constructed of material that permits visibility, such as wire mesh.

- xxv) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling or Mobile Home

The following regulations apply to accessory dwellings and mobile homes where permitted as an accessory use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
- .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
- .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

xxvi) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:

- .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1, AG2 and LH1 Zones where one (1) shower is permitted.

xxvii) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:

- .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG1, AG2 and LH1 Zones where the maximum floor area of a bathroom may be 6.0 m².

i) replacing Section 7.16 (Agri-Tourism Accommodation) in its entirety with the following:

7.16 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a “farm” under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

xxviii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

xxix) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable
0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
 3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
 4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.
- xxx) replacing Section 7.24 (Provisions for Accessory Retail Sales and Processing, Packing and Storage of Farm products and/or Off-Farm Products) in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where "retail sales of farm and off-farm products" is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
 - a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xxxi) replacing Section 7.25 (Cluster Development) in its entirety with the following:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xxxii) replacing Section 10.1 (Resource Area Zone) in its entirety with the following:

10.1 RESOURCE AREA ZONE (RA)

10.1.1 Permitted Uses:

Principal Uses:

- a) airstrips;
- b) agriculture, subject to Section 7.23;
- c) cemeteries;
- d) educational facility;
- e) equestrian centre;
- f) forestry;
- g) open land recreation;
- h) packing, processing and storage of farm and off-farm products;
- i) single detached dwelling or mobile home;
- j) veterinary establishments;

Secondary Uses:

- k) accessory dwelling or mobile home, subject to Section 7.11;
- l) bed and breakfast operations, subject to Section 7.19;
- m) home industries, subject to Section 7.18;
- n) home occupations, subject to Section 7.17;
- o) kennels, subject to Section 7.25; and
- p) retail sales of farm and off-farm products, subject to Section 7.24;
- q) accessory buildings and structures, subject to Section 7.13.

10.1.2 Site Specific Resource Area (RAs) Provisions:

- a) see Section 16.1

10.1.3 Minimum Parcel Size:

- a) 20.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.1.4 Minimum Parcel Width:

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

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.5 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1
8.0 ha or greater	0	2

- b) one (1) secondary suite.

10.1.6 Minimum Setbacks:

- a) Buildings and structures:
- i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.6(a), incinerators or compost facility:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres

iv) Exterior side parcel line: 30.0 metres

10.1.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxiii) replacing Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2 AGRICULTURE ONE ZONE (AG1)

10.2.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) single detached dwelling or mobile home;
- d) veterinary establishments;

Secondary Uses:

- e) accessory dwelling or mobile home, subject to Section 7.11;
- f) bed and breakfast operations, subject to Section 7.19;
- g) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- h) home industries, subject to Section 7.18;
- i) home occupations, subject to Section 7.17;
- j) kennels, subject to Section 7.25;
- k) packing, processing and storage of farm and off-farm products;
- l) retail sales of farm and off-farm products, subject to Section 7.24;

- m) secondary suites, subject to Section 7.12; and
- n) accessory buildings and structures, subject to Section 7.13;

10.2.2 Site Specific Agriculture One (AG1s) Provisions:

- a) see Section 16.2.

10.2.3 Minimum Parcel Size:

- a) 4.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

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

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) for parcels 0.8 ha or less in area:
 - i) 800 m²
- b) for parcels greater than 0.8 ha in area:
 - i) residential uses (which includes principal dwellings, carport, garage, workshop, residential storage, swimming pool, tennis court and other related buildings or structures):
 - .1 600 m² where one (1) principal dwelling unit is developed; and
 - .2 1,000 m² where two (2) principal dwelling units are developed.
 - ii) greenhouse uses:
 - .1 75%
 - iii) all other buildings and structures (which includes accessory dwellings):
 - .1 3% on parcels less than 12.0 ha in area; or
 - .2 3,600 m² on parcels greater than 12.0 ha in area.

xxxiv) replacing Section 10.3 (Agriculture Two Zone) in its entirety with the following:

10.3 AGRICULTURE TWO ZONE (AG2)

10.3.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) veterinary establishments;
- c) equestrian centre;
- d) single detached dwelling or mobile home;

Secondary Uses:

- e) accessory dwelling or mobile home, subject to Section 7.11;
- f) bed and breakfast operations, subject to Section 7.19;
- g) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- h) home industries, subject to Section 7.18;
- i) home occupations, subject to Section 7.17;

- j) kennels, subject to Section 7.25;
- k) packing processing and storage of farm and off-farm products;
- l) retail sales of farm and off-farm products, subject to Section 7.24;
- m) secondary suites, subject to Section 7.12;
- n) accessory buildings and structures, subject to Section 7.13.

10.3.2 Site Specific Agriculture Two (AG2s) Provisions:

- a) see Section 16.3.

10.3.3 Minimum Parcel Size:

- a) 10.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.3.4 Minimum Parcel Width:

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

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.3.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used

only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.3.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) for parcels 0.8 ha or less in area:
 - i) 800 m²
- ii) for parcels greater than 0.8 ha in area:
 - i) residential uses (which includes principal dwellings, carport, garage, workshop, residential storage, swimming pool, tennis court and other related buildings or structures):
 - .1 600 m² where one (1) principal dwelling unit is developed; and
 - .2 1,000 m² where two (2) principal dwelling units are developed.
 - ii) greenhouse uses:
 - .1 75%
 - iii) all other buildings and structures (which includes accessory dwellings):
 - .1 3% on parcels less than 12.0 ha in area; or
 - .2 3,600 m² on parcels greater than 12.0 ha in area.

xxxv) replacing Section 10.4 (Large Holdings Zone) in its entirety with the following:

10.4 LARGE HOLDINGS ONE ZONE (LH1)

10.4.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) single detached dwelling or mobile home;
- d) veterinary establishments;

Secondary Uses:

- e) accessory dwelling or mobile home, subject to Section 7.11;

- f) bed and breakfast operations, subject to Section 7.19;
- g) home industries, subject to Section 7.18;
- h) home occupations, subject to Section 7.17;
- i) kennels, subject to Section 7.25
- j) retail sales of farm and off-farm products, subject to Section 7.24;
- k) secondary suites, subject to Section 7.12; and
- l) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings One (LH1s) Provisions:

- a) see Section 16.4

10.4.3 Minimum Parcel Size:

- a) 4.0 ha

10.4.4 Minimum Parcel Width:

- b) Not less than 25% of the parcel depth.

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES
Less than 3.5 ha	1	0
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	1	2
12.0 ha to 15.9 ha	1	3
Greater than 16.0 ha	1	4
Greater than 8.0 ha	2	0

- b) one (1) secondary suite.

10.4.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.4.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.4.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.4.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

xxxvi) replacing Section 10.5.1 (Small Holdings Two Zone) in its entirety with the following:

10.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home industries, subject to Section 7.18;
- e) home occupations, subject to Section 7.17;
- f) retail sales of farm and off-farm products, subject to Section 7.24;
- g) secondary suites, subject to Section 7.12;
- h) veterinary establishments; and
- i) accessory buildings and structures, subject to Section 7.13.

xxxvii) replacing Section 10.5.6 (Small Holdings Two Zone) with the following:

10.5.6 Minimum Setbacks:

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

- ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxviii) replacing Section 10.6.1 (Small Holdings Three Zone) in its entirety with the following:

10.6.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home occupations, subject to Section 7.17;
- e) secondary suites, subject to Section 7.12; and
- f) accessory buildings and structures, subject to Section 7.13.

xxxix) replacing Section 10.6.3(a) (Small Holdings Three Zone) with the following:

- a) 1.0 ha, subject to servicing requirements

xl) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- xli) replacing Section 10.7.1 (Small Holdings Four Zone) in its entirety with the following:

10.7.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary Uses:

- c) bed and breakfast operations, subject to Section 7.19;
- d) home occupations, subject to Section 7.17;
- e) secondary suites, subject to 7.12;
- f) accessory buildings and structures, subject to Section 7.13.

xlii) replacing Section 10.7.6 (Small Holdings Four Zone) with the following:

10.7.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xlili) replacing Section 13.1.1(d) (General Commercial Zone) with the following:

- d) retail, outdoor, sales area not to exceed 200 m²;
- xliv) replacing Section 13.1.1(m) (General Commercial Zone) with the following:
 - m) accessory dwelling, subject to Section 7.11;
- xliv) adding a new Section 13.1.5 (General Commercial Zone) with the following and renumbering all subsequent sections:
 - 13.1.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- xlvi) replacing Section 13.2.1 (General Commercial (Limited) Zone) in its entirety with the following:
 - 13.2.1 Permitted Uses:**
 - Principal Uses:
 - a) retail stores, general;
 - b) offices;
 - c) personal service establishments;
 - d) eating and drinking establishments;
 - e) recreation services, indoor;
 - f) amusement establishments, indoor;
 - g) community halls;
 - h) churches;
 - Secondary Uses:
 - i) accessory dwelling, subject to Section 7.11;
 - j) accessory buildings and structures, subject to Section 7.13.
- xlvii) adding a new Section 13.2.5 (General Commercial (Limited) Zone) with the following and renumbering all subsequent sections:
 - 13.2.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- xlviii) replacing Section 13.3.1(d) (Neighbourhood Commercial Zone) with the following:
 - d) accessory dwelling, subject to Section 7.11;

- xliv) replacing Section 13.3.5 (Neighbourhood Commercial Zone) with the following:

13.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

- lv) replacing Section 13.4 (Commercial Amusement Zone) with the following:

13.4 *deleted*

- li) replacing Section 13.5.1(f) (Tourist Commercial One Zone) with the following:

- f) retail, outdoor, sales area not to exceed 200 m²;

- lii) replacing Section 13.5.1(j) (Tourist Commercial One Zone) with the following:

- j) accessory dwelling, subject to Section 7.11;

- liii) adding a new Section 13.5.5 (Tourist Commercial One Zone) with the following and renumbering all subsequent sections:

13.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

- liv) replacing Section 13.6.1(b) (Tourist Commercial Four Zone) with the following:

- b) accessory dwelling, subject to Section 7.11;

- lv) adding a new Section 13.6.5 (Tourist Commercial Four Zone) with the following and renumbering all subsequent sections:

13.6.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

- lvi) replacing Section 14.1.1(i) (Industrial (Light) One Zone) with the following:

- i) accessory dwelling, subject to Section 7.11;

- lvii) adding a new Section 14.1.5 (Industrial (Light) One Zone) with the following and renumbering all subsequent sections:

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

- lviii) replacing Section 14.2.1(i) (Industrial (Heavy) Two Zone) with the following:
 - i) accessory dwelling, subject to Section 7.11;
- lix) adding a new Section 14.2.5 (Industrial (Heavy) Two Zone) with the following and renumbering all subsequent sections:
 - 14.2.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- lx) replacing Section 14.3.1(c) (Industrial (Specialised) Three Zone) with the following:
 - c) accessory dwelling, subject to Section 7.11;
- lxi) adding a new Section 14.3.5 (Industrial (Specialised) Three Zone) with the following:
 - 14.3.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- lxii) replacing Section 15.1.1(j) (Administrative and Institutional Zone) with the following:
 - j) educational facility;
- lxiii) replacing Section 16.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .1 *deleted.*
- lxiv) replacing Section 16.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .2 *deleted.*
- lxv) replacing Section 16.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .3 *deleted.*
- lxvi) replacing Section 16.2.4 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .4 *deleted.*

- lxvii) replacing Section 16.2.5 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .5 *deleted.*
- lxviii) replacing Section 16.2.6 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .6 *deleted.*
- lix) replacing Section 16.2.9 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .9 *deleted.*
- lxx) replacing Section 16.3.1 (Site Specific Agricultural Two (AG2s) Provisions) with the following:
 - .1 *deleted.*
- lxxi) replacing Section 16.3.2 (Site Specific Agricultural Two (AG2s) Provisions) with the following:
 - .2 *deleted.*
- lxxii) replacing Section 16.3.3 (Site Specific Agricultural Two (AG2s) Provisions) with the following:
 - .3 In the case of land described as Lot B, Plan KAP87895, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.3.3:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 10.3.1:
 - .1 “special events”, which means occasional outdoor entertainment that may include seating up to a maximum of 400 persons.
 - b) despite Section 9.6 (Off-Street Parking and Loading), the number of required off-street parking spaces for a “winery lounge, office and conference room” use shall be 1 stall per 3.25 winery lounge seats.

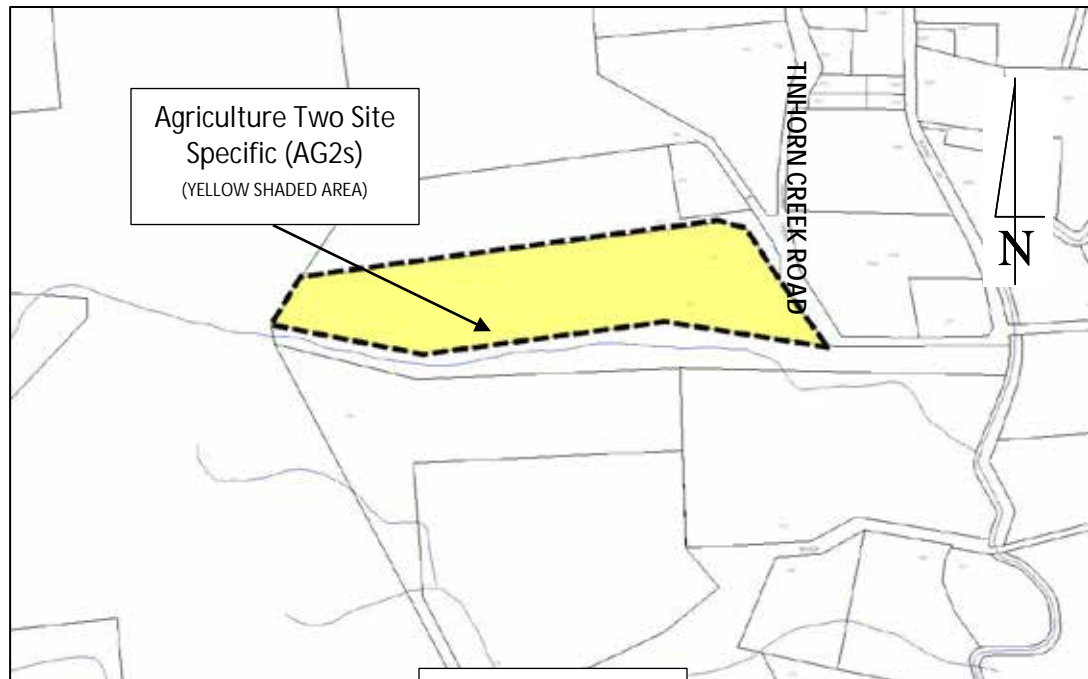


Figure 16.3.3

lxxiii) replacing Section 16.3.4 (Site Specific Agricultural Two (AG2s) Provisions) with the following:

.4 *deleted.*

lxxiv) replacing Section 16.3.5 (Site Specific Agricultural Two (AG2s) Provisions) with the following:

.5 *deleted.*

lxxv) replacing the title of Section 16.4 (Site Specific Designations) with the following:

16.4 Site Specific Large Holdings One (LH1s) Provisions:

16. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot 811, Plan KAP4592, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-10', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
17. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP84328,

District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-11', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

18. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP87816, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-12', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
19. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP89970, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-13', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
20. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot 2, Plan KAP44701, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-14', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
21. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot 290, Plan KAP1790, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-15', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
22. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lots 1 & 2, Plan EPP62590, District Lot 3098, SDYD, and shown shaded yellow on Schedule 'X-15a', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
23. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by

changing the land use designation on the land described as part Lot 1, Plan EPP28550, District Lot 2450S & 4245, SDYD, and shown shaded yellow on Schedule 'X-16', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).

24. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land shown shaded yellow on Schedule 'X-17', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).
25. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP90137, District Lot 3108, SDYD, and shown shaded yellow on Schedule 'X-18', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).
26. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan EPP47183, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-19', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).
27. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation of all parcels zoned Large Holdings (LH) to Large Holdings One (LH1).

Electoral Area "D-1"

28. The "Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2457, 2008" is amended by:
 - i) deleting the definition of "animal hospital", "farm", "farmed game" "stable" and "trade school" at Section 4.0 (Definitions).
 - ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) with the following:

"accessory dwelling" means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a

building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- iii) replacing the definition of “agriculture” at Section 4.0 (Definition) as follows:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture

- iv) adding a new definition of “agriculture, intensive” at Section 4.0 (Definition) as follows:

“agriculture, intensive” means a use of land, buildings or structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur-bearing animals, or the growing of mushrooms;

- v) replacing the definition of “agri-tourism” at Section 4.0 (Definition) as follows:

“agri-tourism” means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*;

- vi) adding a new definition of “agri-tourism accommodation” at Section 4.0 (Definition) as follows:

“agri-tourism accommodation” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;

- vii) adding a new definition of “aquaculture” at Section 4.0 (Definition) as follows:

“aquaculture” means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;

- viii) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:

“brewery, cidery, distillery or meadery” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;

- ix) adding a new definition of “composting operation” at Section 4.0 (Definition) as follows:
- “**composting operation**” means the entire area, buildings, and equipment used for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites;
- x) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:
- “**educational facility**” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;
- xi) adding a new definition of “equestrian centre” at Section 4.0 (Definition) as follows:
- “**equestrian centre**” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;
- xii) adding a new definition of “farm building” at Section 4.0 (Definition) as follows:
- “**farm building**” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;
- xiii) adding a new definition of “farm operation” at Section 4.0 (Definition) as follows:
- “**farm operation**” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;
- xiv) replacing the definition of “farm products” at Section 4.0 (Definition) as follows:
- “**farm products**” means commodities or goods that are produced from a farm use;
- xv) adding a new definition of “farm use” at Section 4.0 (Definition) as follows:

"farm use" means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

- xvi) replacing the definition of "feed lot" at Section 4.0 (Definition) as follows:

"feed lot" means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal feeding area used to feed livestock during the winter months, and not including grazing areas;

- xvii) adding a new definition of "greenhouse" at Section 4.0 (Definition) as follows:

"greenhouse" means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;

- xviii) replacing the definition of "kennel" at Section 4.0 (Definition) as follows:

"kennel" means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

- xix) adding a new definition of "processed farm products" at Section 4.0 (Definition) as follows:

"processed farm products" means farm products that have been transformed by biological or other means such as fermentation, cooking, butchering, canning, smoking or drying to increase their market value and convenience to the consumer, but does not include hot and cold food items sold for on-site consumption;

- xx) adding a new definition of "retail sales of farm and/or off-farm products" at Section 4.0 (Definition) as follows:

"retail sales of farm and/or off-farm products" means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

- xxi) adding a new definition of "small livestock" at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

- xxii) replacing the definition of “veterinary establishment” at Section 4.0 (Definition) as follows:

“veterinary establishment” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

- xxiii) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

- xxiv) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 *deleted*

- xxv) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 *deleted*

- xxvi) replacing Section 7.8.2(a) (Fence heights) in its entirety with the following:

- a) except in the RA, AG1, AG3, LH1 and LH2 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

- xxvii) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling or Mobile Home

The following regulations apply to accessory dwellings and mobile homes where permitted as an accessory use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than the principal dwelling unit, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.

- .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
- .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
- .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

xxviii) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:

- .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1, AG2, LH1 and LH2 Zones where one (1) shower is permitted.

xxix) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:

- .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG1, AG2, LH1 and LH2 Zones where the maximum floor area of a bathroom may be 6.0 m².

xxx) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

xxxi) replacing Section 7.23 in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable
0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.18 (Home Occupation) or Section 7.19 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.

xxxii) replacing Section 7.24 in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where “retail sales of farm and off-farm products” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
 - a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xxxiii) adding a new Section 7.25 (Cluster Development) to read as follows:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xxxiv) adding a new Section 7.30 (Agri-Tourism Accommodation) to read as follows:

7.30 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

xxxv) replacing Section 10.1 (Resource Area Zone) in its entirety with the following:

10.1 RESOURCE AREA ZONE (RA)

10.1.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Sections 7.23;
- b) campground;
- c) cemetery;
- d) equestrian centre;
- e) forestry;

- f) gravel processing;
- g) guest ranch;
- h) guide camp;
- i) natural resource extraction;
- j) open land recreation;
- k) packing, processing and storage of farm and off-farm products;
- l) single detached dwelling or mobile home;
- m) veterinary establishment;

Secondary uses:

- n) accessory dwelling or mobile home, subject to Section 7.11;
- o) bed and breakfast operation, subject to Section 7.19;
- p) home industry, subject to Section 7.18;
- q) home occupations, subject to Section 7.17;
- r) kennels, subject to Section 7.25; and
- s) retail sales of farm and off-farm products, subject to Section 7.24;
- t) secondary suite, subject to Section 7.12; and
- u) accessory buildings and structures, subject to Section 7.13.

10.1.2 Site Specific Resource Area (RAs) Provisions:

- a) see Section 16.1

10.1.3 Minimum Parcel Size:

- a) 20.0 ha

10.1.4 Minimum Parcel Width:

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

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling;
- b) one (1) secondary suite; and
- c) one (1) mobile home or accessory dwelling.

10.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.6(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.1.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxvi) replacing Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2 AGRICULTURE ONE ZONE (AG1)

10.2.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishment;

Secondary uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) agri-tourism accommodation, subject to Section 7.30;
- i) bed and breakfast operation, subject to Section 7.19; and
- j) home industry, subject to Section 7.18;
- k) home occupation, subject to Section 7.17;
- l) kennels, subject to Section 7.25;
- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures, subject to Section 7.13.

10.2.2 Site Specific Agriculture One (AG1s) Provisions:

- a) see Section 16.2

10.2.3 Minimum Parcel Size:

- a) 4.0 ha
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

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

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

xxxvii) replacing Section 10.3 (Agriculture Three Zone) in its entirety with the following:

10.3 AGRICULTURE THREE ZONE (AG3)

10.3.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishment;

Secondary uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) agri-tourism accommodation, subject to Section 7.30;
- i) bed and breakfast operation, subject to Section 7.19;
- j) home industry, subject to Section 7.18;
- k) home occupation, subject to Section 7.17;
- l) kennels, subject to Section 7.25;
- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures, subject to Section 7.13.

10.3.2 Site Specific Agriculture Three (AG3s) Provisions:

- a) see Section 16.3

10.3.3 Minimum Parcel Size:

- a) 20.0 ha
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.3.4 Minimum Parcel Width:

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

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.3.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.3.6(a), incinerator or compost facility:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres

- iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxviii) replacing Section 10.4 (Large Holdings One Zone) in its entirety with the following:

10.4 LARGE HOLDINGS ONE ZONE (LH1)

10.4.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) forestry;

- d) guest ranch;
- e) guide camp;
- f) open land recreation;
- g) single detached dwelling or mobile home;
- h) veterinary establishment;

Secondary uses:

- i) accessory dwelling or mobile home, subject to Section 7.11;
- j) bed and breakfast operation, subject to Section 7.19;
- k) home industry, subject to Section 7.18;
- l) home occupation, subject to Section 7.17;
- m) kennels, subject to Section 7.25;
- n) packing, processing and storage of farm and off-farm products;
- o) retail sales of farm and off-farm products, subject to Section 7.24;
- p) secondary suite, subject to Section 7.12; and
- q) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings One (LH1s) Provisions:

- a) see Section 16.4

10.4.3 Minimum Parcel Size:

- a) 4.0 ha

10.4.4 Minimum Parcel Width:

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

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit;
- b) one (1) secondary suite; and
- c) one (1) mobile home or accessory dwelling.

10.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.4.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.4.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.4.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxix) replacing Section 10.5 (Large Holdings Two Zone) in its entirety with the following:

10.5 LARGE HOLDINGS TWO ZONE (LH2)

10.5.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) forestry;
- d) guest ranch;
- e) guide camp;
- f) open land recreation;
- g) single detached dwelling or mobile home;
- h) veterinary establishment;

Secondary uses:

- i) accessory dwelling or mobile home, subject to Section 7.11;
- j) bed and breakfast operation, subject to Section 7.19;
- k) home industry, subject to Section 7.18;
- l) home occupation, subject to Section 7.17;
- m) kennels, subject to Section 7.25;
- n) packing, processing and storage of farm and off-farm products;
- o) retail sales of farm and off-farm products, subject to Section 7.24;
- p) secondary suite, subject to Section 7.12; and
- q) accessory buildings and structures, subject to Section 7.13.

10.5.2 Site Specific Large Holdings Two (LH2s) Provisions:

- a) see Section 16.25

10.5.3 Minimum Parcel Size:

- a) 8.0 ha

10.5.4 Minimum Parcel Width:

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

10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit;
- b) one (1) secondary suite; and
- c) one (1) mobile home or accessory dwelling.

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.5.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.5.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.5.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.5.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and

ii) 75% for greenhouse uses.

- xl) replacing Section 10.6.1 (Small Holdings Two Zone) in its entirety with the following:

10.6.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwelling;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home industry, subject to Section 7.18;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12;
- g) veterinary establishment; and
- h) accessory buildings and structures, subject to Section 7.13.

- xli) replacing Section 10.6.6 (Small Holdings Two Zone) with the following:

10.6.6 Minimum Setbacks:

a) Buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

b) Accessory buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres

- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xliv) replacing Section 10.6.7 (Small Holdings Two Zone) with the following:

10.6.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 5.5 metres.

xliv) replacing Section 10.7.1 (Small Holdings Three Zone) in its entirety with the following:

10.7.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home industry, on parcels greater than 2.0 ha in area and subject to Section 7.18;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12;
- g) accessory buildings and structures, subject to Section 7.13.

xliv) replacing Section 10.7.3 (Small Holdings Three Zone) with the following:

10.7.3 Minimum Parcel Size:

- a) 1.0 ha

- xliv) replacing Section 10.7.6 (Small Holdings Three Zone) with the following:

10.7.6 Minimum Setbacks:

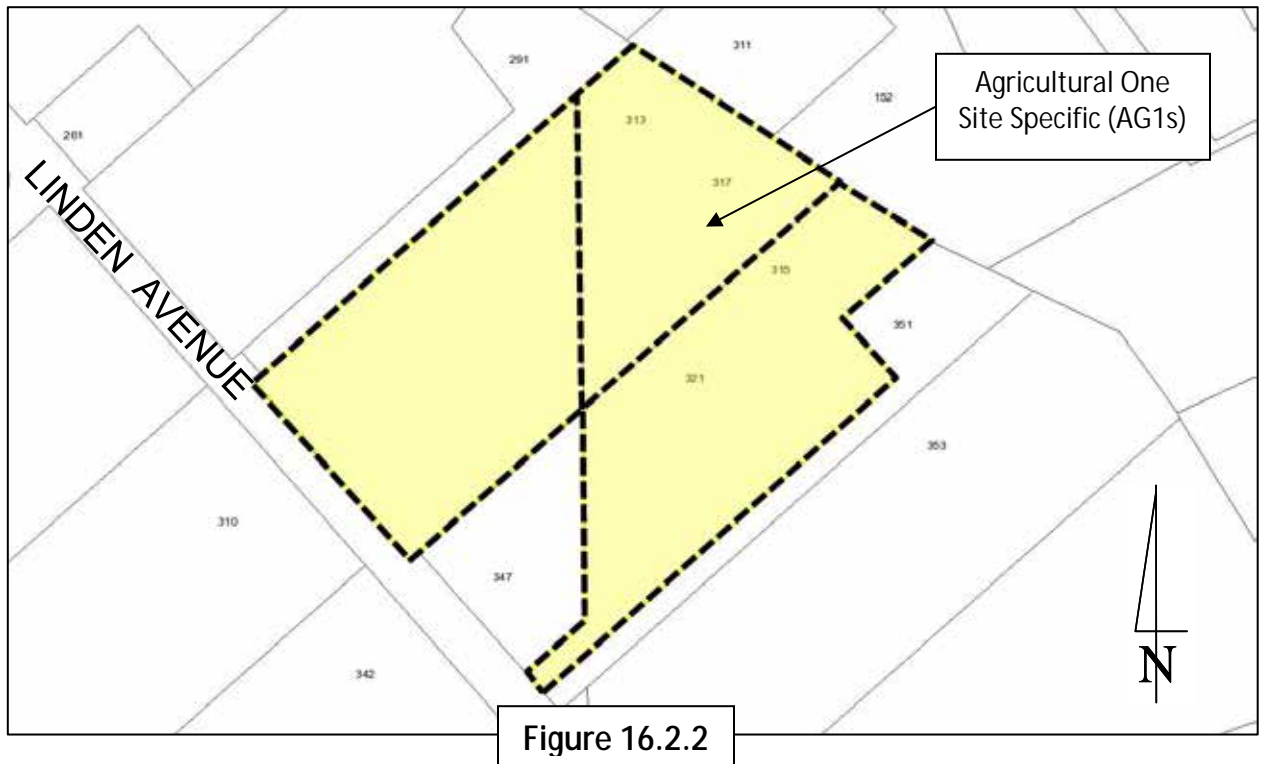
- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

- xlvi) replacing Section 10.7.7 (Small Holdings Three Zone) with the following:

10.7.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

- xlvi) replacing Section 15.1.1(f) (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - f) educational facility;
- xlvi) replacing Section 16.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .1 *deleted.*
- xlix) replacing Section 16.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .2 In the case of land described as Lot 62, Plan KAP719, District Lot 104S, SDYD; Lots 62A, Plan KAP719, District Lot 105S, SDYD; and Lot B, Plan KAP67465, District Lot 104S, SDYD (313 & 315 Linden Avenue, Kaleden), and shown shaded yellow on Figure 16.2.2:
 - a) the following principal use(s) shall be permitted on the land in addition to the permitted uses listed in Section 10.2.1:
 - i) “eating and drinking establishment” and banquet facilities, not to exceed 538.6m² gross floor including a 135.0 m² outdoor seating area; and
 - ii) botanical garden, which is defined as meaning the use of land or buildings and structures for the display of a wide range of botanical plants. Visitor services may include tours, educational displays, art exhibitions, or outdoor events (e.g. weddings).



- i) replacing Section 16.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.3 *deleted.*

29. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation of all parcels zoned Agriculture Two (AG2) to Agriculture Three (AG3).
30. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation on the land described as part Lot 186, Plan KAP719, District Lot 103S, SDYD, Except Plan 34787, KAP79769, and shown shaded yellow on Schedule 'X-20', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Electoral Area "D-2"

31. The "Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:
- i) deleting the definition of "intensive agriculture", "animal hospital", "auxiliary", "agri-tourist farm inn", "bistro", "intensive agriculture", "auxiliary sales of farm

products and/or off-farm products", "farm", "stable", "riding stable", "school bus", "trade school" and "urban zone" at Section 4.0 (Definition).

- ii) adding a new definition of "accessory building or structure" at Section 4.0 (Definition) as follows:

"accessory building or structure" means a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the principal building;

- iii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) with the following:

"accessory dwelling" means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- iv) adding a new definition of "accessory use" at Section 4.0 (Definition) as follows:

"accessory use" means a use which is subordinate, customarily incidental, and exclusively devoted to a principal use in existence on the same parcel;

- v) replacing all references to "auxiliary" with "accessory" within the bylaw.

- vi) replacing the definition of "agriculture" at Section 4.0 (Definition) with the following:

"agriculture" means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

- vii) adding a new definition of "agriculture, intensive" at Section 4.0 (Definition) as follows:

"agriculture, intensive" means a use of land, buildings or structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur-bearing animals, or the growing of mushrooms;

- viii) replacing the definition of “agri-tourism” at Section 4.0 (Definition) with the following:
- “agri-tourism”** means a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act;
- ix) replacing the definition of “agri-tourism accommodation” at Section 4.0 (Definition) with the following:
- “agri-tourism accommodation”** means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;
- x) adding a new definition of “aquaculture” at Section 4.0 (Definition) as follows:
- “aquaculture”** means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;
- xi) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:
- “brewery, cidery, distillery or meadery”** means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;
- xii) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:
- “educational facility”** means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;
- xiii) adding a new definition of “equestrian centre” at Section 4.0 (Definition) as follows:
- “equestrian centre”** means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;
- xiv) adding a new definition of “farm building” at Section 4.0 (Definition) as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

- xv) adding a new definition of “farm operation” at Section 4.0 (Definition) as follows:

“farm operation” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;

- xvi) replacing the definition of “farm products” at Section 4.0 (Definition) with the following:

“farm products” means commodities or goods that are produced from a farm use;

- xvii) adding a new definition of “farm use” at Section 4.0 (Definition) as follows:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

- xviii) replacing the definition of “feedlot” at Section 4.0 (Definition) with the following:

“feed lot” means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal;

- xviii) adding a new definition of “greenhouse” at Section 4.0 (Definition) as follows:

“greenhouse” means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;

- xix) replacing the definition of “kennel” at Section 4.0 (Definition) with the following:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

- xx) replacing the definition of “processed farm products” at Section 4.0 (Definition) with the following:
- “**processed farm products**” means farm products that have been transformed by biological or other means such as fermentation, cooking, butchering, canning, smoking or drying to increase their market value and convenience to the consumer, but does not include hot and cold food items sold for on-site consumption
- xxi) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:
- “**retail sales of farm and/or off-farm products**” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;
- xxii) replacing the definition of “range grazing” at Section 4.0 (Definition) with the following:
- “**range grazing**” means the feeding on grass or pasture of livestock;
- xxiii) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:
- “**small livestock**” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;
- xxiv) replacing the definition of “veterinary establishment” at Section 4.0 (Definition) with the following:
- “**veterinary establishment**” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;
- xxv) replacing the definition of “winery” at Section 4.0 (Definition) with the following:
- “**winery**” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

- xxvi) replacing the reference to “Large Holdings Zone LH” under Section 6.1 (Zoning Districts) in its entirety with the following:

- xxvii) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

- xxviii) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

- xxix) replacing Section 7.8.2(a) (Fence heights) in its entirety with the following:

- xxx) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

The following regulations apply to accessory dwellings and mobile homes where permitted as an accessory use in this Bylaw:

2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.

.3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.

4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.

.5 In the Commercial and Industrial zones, accessory dwellings shall:

- i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xxxi) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:
 - .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1, AG3 and LH3 Zones where one (1) shower is permitted.
- xxxii) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:
 - .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG1, AG3 and LH3 Zones where the maximum floor area of a bathroom may be 6.0 m².
- xxxiii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

- xxxiv) replacing Section 7.23 in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

- 1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable
0.4 ha to 1.0 ha	2	50	Not applicable

1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) 7.5 metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.

xxxv) replacing Section 7.24 in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where “retail sales of farm and off-farm products” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and

- c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
 - a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xxxvi) adding a new Section 7.25 (Kennel Facilities) to read as follows:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xxxvii) adding a new Section 7.26 (Agri-Tourism Accommodation) to read as follows:

7.26 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

xxxviii) replacing Section 10.1.1 (Resource Area Zone) in its entirety with the following:

10.1.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) cemeteries;
- c) charitable, fraternal or philanthropic institutions;
- d) educational facility;
- e) equestrian centre;
- f) forestry;
- g) gravel processing;
- h) natural resource extraction;
- i) open land recreation;
- j) packing, processing and storage of farm and off-farm products;
- k) single detached dwelling or mobile home;
- l) veterinary establishment;

Secondary uses:

- m) accessory dwelling or mobile home, subject to Section 7.11;
- n) bed and breakfast operation, subject to Section 7.19;
- o) home industries, subject to Section 7.18;
- p) home occupations, subject to Section 7.17;
- q) kennels, subject to Section 7.25;
- r) retail sales of farm and off-farm products, subject to Section 7.24;
and
- s) secondary suites, subject to Section 7.12;
- t) accessory buildings and structures, subject to Section 7.13.

xxxix) replacing Section 10.1.5 (Resource Area Zone) with the following:

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling;
- b) one (1) secondary suite; and
- c) one (1) accessory dwelling or mobile home, and no accessory dwellings or mobile homes shall have a floor area greater than 70.0 m².

xl) replacing Section 10.1.6 (Resource Area Zone) with the following:

10.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.6(a), incinerators or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

xli) replacing Section 10.1.8 (Resource Area Zone) with the following:

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xlii) replacing Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2 AGRICULTURE ONE ZONE (AG1)

10.2.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishment;

Secondary uses:

- h) accessory dwelling or mobile home, subject to Section 7.11;
- i) agri-tourism accommodation, subject to Section 7.26;
- j) bed and breakfast operation, subject to Section 7.19;
- k) home industries, subject to Section 7.18;
- l) home occupations, subject to Section 7.17;

- m) kennels, subject to Section 7.25;
- n) retail sales of farm and off-farm products, subject to Section 7.24;
- o) secondary suite, subject to Section 7.12; and
- p) accessory buildings and structures, subject to Section 7.13.

10.2.2 Site Specific Agriculture One (AG1s) Provisions:

- a) see Section 17.2

10.2.3 Minimum Parcel Size:

- a) 4.0 ha
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

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

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Despite Section 10.2.6(a), principal buildings or structures on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Despite Section 10.2.6(a), accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

- xliii) replacing Section 10.3 (Agriculture Three Zone) in its entirety with the following:

10.3 AGRICULTURE THREE ZONE (AG3)

10.3.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) packing, processing and storage of farm and off-farm products;
- e) single detached dwelling or mobile home;
- f) veterinary establishment;

Secondary uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) agri-tourism accommodation, subject to Section 7.26;
- i) bed and breakfast operation, subject to Section 7.19;
- j) home industries, subject to Section 7.18;
- k) home occupations, subject to Section 7.17;
- l) kennels, subject to Section 7.25;

- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures, subject to Section 7.13.

10.3.2 Site Specific Agriculture Three (AG3s) Provisions:

- a) see Section 17.3

10.3.3 Minimum Parcel Size:

- a) 20.0 ha
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.3.4 Minimum Parcel Width:

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

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.3.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.3.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Despite Section 10.3.6(a), principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Despite Section 10.3.6(a), accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

- xliv) replacing Section 10.4 (Large Holdings Zone) in its entirety with the following:

10.4 LARGE HOLDINGS THREE ZONE (LH3)

10.4.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) forestry;
- d) open land recreation;
- e) packing, processing and storage of farm and off-farm products;
- f) single detached dwelling or mobile home;
- g) veterinary establishment;

Secondary uses:

- h) accessory dwelling or mobile home, subject to Section 7.11;
- i) bed and breakfast operation, subject to Section 7.19;
- j) home industries, subject to Section 7.18;
- k) home occupations, subject to Section 7.17;
- l) kennels, subject to Section 7.25;
- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings Three (LH3s) Provisions:

- a) see Section 17.4

10.4.3 Minimum Parcel Size:

- a) 20.0 ha

10.4.4 Minimum Parcel Width:

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

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principle dwelling;
- b) one (1) secondary suite; and
- c) one (1) accessory dwelling or mobile home.

10.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.4.6(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.4.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.4.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

- xliv) replacing Section 10.5.1 (Small Holdings One Zone) in its entirety with the following:

10.5.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) charitable, fraternal or philanthropic institution;
- c) forestry;
- d) single detached dwellings;
- e) veterinary establishment;

Secondary uses:

- f) bed and breakfast operation, subject to Section 7.19;
- g) home industries, subject to Section 7.18;
- h) home occupations, subject to Section 7.17;
- i) secondary suite, subject to Section 7.12;
- j) retail sales of farm and off-farm products, subject to Section 7.24; and
- k) accessory buildings and structure, subject to Section 7.13.

- xlvi) replacing Section 10.5.6 (Small Holdings One Zone) with the following:

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xlvi) replacing Section 10.6.1(a) (Small Holdings Three Zone) with the following:

- a) agriculture, subject to Section 7.23;

xlvi) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

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

- iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- xlx) 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;
- l) 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;
- li) replacing Section 10.7.6 (Small Holdings Five Zone) with the following:

10.7.6 Minimum Setbacks:

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

- iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Exterior side parcel line: 15.0 metres
 - iv) Interior side parcel line: 15.0 metres
 - d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Exterior side parcel line: 30.0 metres
 - iv) Interior side parcel line: 30.0 metres
- lii) replacing Section 14.4.1(e) (Industrial (Mixed) Four Zone) with the following:
 - e) educational facility;
- liii) replacing Section 15.1.1(j) (Administrative and Institutional Zone) with the following:
 - j) educational facility;
- liv) replacing Section 17.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .1 *deleted*.
- lv) replacing Section 17.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.2 deleted.

- lvi) replacing Section 17.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.3 deleted.

- lvii) replacing Section 17.3.1 (Site Specific Agricultural Three (AG3s) Provisions) with the following:

.1 deleted.

- lviii) replacing Section 17.4 (Site Specific Designations) in its entirety with the following:

17.4 Site Specific Large Holdings Three (LH3s) Provisions:

- .1 in the case of the land described as Lot B, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on figure 17.4.1:
 - a) despite Section 10.4.5, the maximum number of dwelling permitted per parcel shall be one (1) principle dwelling, one (1) secondary suite and no accessory dwellings.
- .2 in the case of the land described as Lot 1, Plan KAP34762, District Lot 681S, SDYD, Except Plan EPP12661; and Lot A, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on figure 17.4.1:
 - a) the following principal uses and no others shall be permitted on the land:
 - i) agriculture, subject to Section 7.23 and 7.24;
 - ii) equestrian centre;
 - iii) open land recreation;
 - iv) single detached dwelling or mobile home; and
 - v) veterinary establishment.
 - b) despite Section 10.4.5, the maximum number of dwelling permitted per parcel shall be one (1) principle dwelling, one (1) secondary suite and no accessory dwellings.

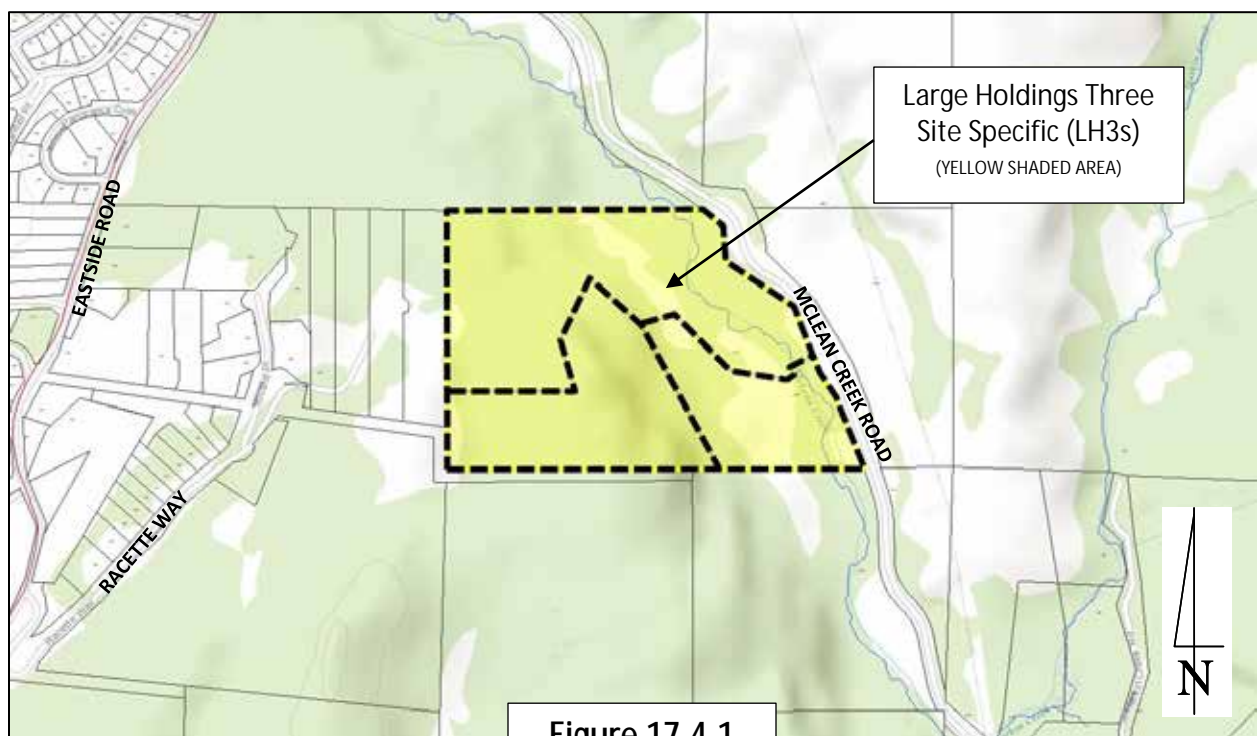


Figure 17.4.1

- lix) adding a new sub-section iv) under Section 17.7.1 (Small Holdings Five Site Specific (SH5s) Provisions) to read as follows:
 - iv) despite Section 7.23, the keeping of livestock, small livestock and honeybees is prohibited.
 - lx) replacing Section 17.7.2 under Section 17.0 (Site Specific Designations) in its entirety with the following:
 - .2 *deleted.*
32. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP30820, District Lot 2710, SDYD, and shown shaded yellow on Schedule 'X-21', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
 33. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as part Lot 2, Plan KAP90957, District Lot 10, 337S and 338S, SDYD, Except Plan EPP42355, and shown shaded yellow

on Schedule 'X-22', which forms part of this Bylaw, from Agriculture Three Site Specific (AG3s) to Agriculture Three (AG3).

34. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as Lot 1, Plan KAP34762, District Lot 681S, SDYD, Except Plan EPP12661; and Lots A & B, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on Schedule 'X-22a', which forms part of this Bylaw, from Large Holdings Site Specific One (LHs1), Large Holdings Site Specific Two (LHs2) and Large Holdings Site Specific Three (LHs3) to Large Holdings Three Site Specific (LH3s).
35. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of all parcels zoned Agriculture Two (AG2) to Agriculture Three (AG3).
36. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of all parcels zoned Large Holdings (LH) to Large Holdings Three (LH3).

Electoral Area "E"

37. The "Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:
 - i) deleting the definition of "accessory retail sales of farm and/or off-farm products", "agriculture, intensive", "agri-tourism activities", "cidery", "farm", "kennel, commercial", "kennel, hobby", at Section 4.0 (Definition).
 - ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) with the following:

"accessory dwelling" means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
 - iii) replacing the definition of "agriculture" at Section 4.0 (Definition) with the following:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

- iv) adding a new definition of “agri-tourism accommodation” at Section 4.0 (Definition) to read as follows:

“agri-tourism accommodation” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;

- v) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:

“brewery, cidery, distillery or meadery” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;

- vi) adding a new definition of “composting operation” at Section 4.0 (Definition) as follows:

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

- vii) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:

“educational facility” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;

- viii) replacing the definition of “equestrian centre” at Section 4.0 (Definition) with the following:

“equestrian centre” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;

- ix) adding a new definition of “farm building” at Section 4.0 (Definition) to read as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

- x) replacing the definition of “farm operation” at Section 4.0 (Definition) with the following:

“farm operation” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;

- xi) replacing the definition of “farm products” at Section 4.0 (Definition) with the following:

“farm products” means commodities or goods that are produced from a farm use;

- xii) replacing the definition of “farm use” at Section 4.0 (Definition) with the following:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

- xiii) replacing the definition of “greenhouse” at Section 4.0 (Definition) with the following:

“greenhouse” means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;

- xiv) adding a new definition of “kennel” at Section 4.0 (Definition) as follows:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

- xv) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

- xvi) adding a new definition of "small livestock" at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

- xvii) replacing the definition of “veterinary establishment” at Section 4.0 (Definition) with the following:

“veterinary establishment” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

- xviii) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

- xix) replacing the reference to “Large Holdings Zone LH” under Section 6.1 (Zoning Districts) in its entirety with the following:

Large Holdings One Zone LH1

- xx) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 *deleted*

- xxi) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 *deleted*

xxii) replacing Section 7.8.2(a) (Fence heights) in its entirety with the following:

- a) except in the RA, AG1, LH1, SH2, SH3, SH4 and SH5 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

xxiii) replacing Section 7.8.4 (Fence heights) in its entirety with the following:

- .4 Deer fences are not limited in height in the RA, AG1 and LH1 zones, provided such fences are constructed of material that permits visibility, such as wire mesh.

xxiv) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling or Mobile Home

The following regulations apply to accessory dwellings or mobile homes where permitted as a use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for:
 - i) one (1) accessory dwelling or mobile home unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
- .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
- .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and

- ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xxv) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:
 - .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1 and LH1 Zones where one (1) shower is permitted.
- xxvi) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:
 - .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG1 and LH1 Zones where the maximum floor area of a bathroom may be 6.0 m².
- xxvii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

- xxviii) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

- 1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable
0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.

xxix) replacing Section 7.24 in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where "retail sales of farm and off-farm products" is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².

- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
- aisles and other areas of circulation;
 - shelf and display space;
 - counter space for packaging and taking payment; and
 - any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xxx) adding a new Section 7.25 (Kennel Facilities) to read as follows:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

- No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
- All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xxxi) adding a new Section 7.26 (Agri-Tourism Accommodation) to read as follows:

7.26 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

- Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.
- Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
- The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
-------------	---

Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

xxxii) replacing Section 10.1.1 (Resource Area Zone) in its entirety with the following:

10.1.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) campgrounds, to a maximum density of 75 individual campsites per hectare;
- c) cemeteries;
- d) equestrian centres;
- e) forestry;
- f) packing, processing and storage of farm and off-farm products;
- g) resource extraction including screening, but excluding further processing;
- h) single detached dwelling or mobile home;
- i) veterinary establishments;

Secondary uses:

- j) accessory dwelling or mobile home, subject to Section 7.11;
- k) bed and breakfast operation, subject to Section 7.19;
- l) home industries, subject to Section 7.18;
- m) home occupations, subject to Section 7.17;

- n) kennels, subject to Section 7.25;
- o) retail sales of farm and off-farm products, subject to Section 7.24;
- p) secondary suites, subject to Section 7.12;
- q) accessory buildings and structures, subject to Section 7.13.

xxxiii) replacing Section 10.1.3(b) (Resource Area Zone) with the following:

- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

xxxiv) replacing Section 10.1.6 (Resource Area Zone) with the following:

10.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.6(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxv) replacing Section 10.1.8 (Resource Area Zone) with the following:

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;

- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxxvi) replacing Section 10.2 (Agriculture One Zone) in its entirety with the following:

10.2 AGRICULTURE ONE ZONE (AG1)

10.2.1 Permitted Uses:

Principal uses:

- p) agriculture, subject to Section 7.23;
- c) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- d) equestrian centre;
- e) packing, processing and storage of farm and off-farm products;
- f) single detached dwelling or mobile home;
- g) veterinary establishments;

Secondary uses:

- h) accessory dwelling or mobile home, subject to Section 7.11;
- i) agri-tourism accommodation, subject to Section 7.26;
- j) bed and breakfast operation, subject to Section 7.19;
- k) home industries, subject to Section 7.18;
- l) home occupations, subject to Section 7.17;
- m) kennels, subject to Section 7.25;
- n) retail sales of farm and off-farm products, subject to Section 7.24;
- o) secondary suites, subject to Section 7.12;
- p) accessory buildings and structures, subject to Section 7.13.

10.2.2 Site Specific Agriculture One (AG1s) Provisions:

- a) see Section 15.2

10.2.3 Minimum Parcel Size:

- a) 4.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

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

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Despite Section 10.2.6(a), principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Despite Section 10.2.6(a), accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and

ii) 75% for greenhouse uses.

xxxvii) replacing Section 10.3. (Large Holdings Zone) in its entirety with the following:

10.3 LARGE HOLDINGS ONE ZONE (LH1)

10.3.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.24;
- b) equestrian centres;
- c) forestry;
- d) resource extraction including screening, but excluding further processing;
- e) single detached dwelling or mobile home;
- f) veterinary establishments;

Secondary uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- h) bed and breakfast operation, subject to Section 7.19;
- i) home industries, subject to Section 7.18;
- j) home occupations, subject to Section 7.17;
- k) kennels, subject to Section 7.25;
- l) packing, processing and storage of farm and off-farm products;
- m) retail sales of farm and off-farm products, subject to Section 7.24
- n) secondary suites, subject to Section 7.12;
- o) accessory buildings and structures, subject to Section 7.13.

10.3.2 Site Specific Large Holdings One (LH1s) Provisions:

- a) see Section 15.3

10.3.3 Minimum Parcel Size:

- a) 4.0 ha

10.3.4 Minimum Parcel Width:

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

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
8.0 ha or greater	0	2

- b) one (1) secondary suite.

10.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.3.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres

- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

10.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

xxxviii) replacing Section 10.4.1 (Small Holdings One Zone) in its entirety with the following:

10.4.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) silviculture;
- c) single detached dwellings;
- d) veterinary establishments;

Secondary uses:

- e) accessory dwellings, subject to Section 7.11;
- f) bed and breakfast operation, subject to Section 7.19;
- g) home industry, subject to Section 7.18;
- h) home occupations, subject to Section 7.17;
- i) equestrian centres;
- j) kennels, subject to Section 7.25;
- k) retail sales of farm and off-farm products, subject to Section 7.24;
- l) secondary suites, subject to 7.12;

m) accessory buildings and structures, subject to Section 7.13.

xxxix) replacing Section 10.4.3 (Small Holdings One Zone) with the following:

10.4.3 Minimum Parcel Size:

a) 4.0 ha

xl) replacing Section 10.4.6 (Small Holdings One Zone) with the following:

10.4.6 Minimum Setbacks:

a) Buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

b) Accessory buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.4.6(a) and (b), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

d) Despite Section 10.4.6(a) and (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

- xli) replacing Section 10.5.1 (Small Holdings Two Zone) in its entirety with the following:

10.5.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) equestrian centres;
- e) home industry, subject to Section 7.18;
- f) home occupations, subject to Section 7.17;
- g) retail sales of farm and off-farm products, subject to Section 7.24;
and
- h) secondary suites, subject to 7.12;
- i) veterinary establishments; and
- j) accessory buildings and structures, subject to Section 7.13.

- xl ii) replacing Section 10.5.3 (Small Holdings Two Zone) with the following:

10.5.3 Minimum Parcel Size:

- a) 2.0 ha

- xl iii) replacing Section 10.5.6 (Small Holdings Two Zone) with the following:

10.5.6 Minimum Setbacks:

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

- iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- xliv) replacing Section 10.6.1 (Small Holdings Three Zone) in its entirety with the following:

10.6.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home industries, subject to Section 7.18;
- e) home occupations, subject to Section 7.17;
- f) secondary suites, subject to Section 7.12; and
- g) accessory buildings and structures, subject to Section 7.13.

- xlv) replacing Section 10.6.3 (Small Holdings Three Zone) with the following:

10.6.3 Minimum Parcel Size:

- a) 1.0 ha

xlvi) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xlvi) replacing Section 10.7.1 (Small Holdings Four Zone) in its entirety with the following:

10.7.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home industries, subject to Section 7.18;
- e) home occupations, subject to Section 7.17;
- f) secondary suites, subject to Section 7.12; and
- g) accessory buildings and structures, subject to Section 7.13.

xlvi) replacing Section 10.7.6 (Small Holdings Four Zone) with the following:

10.7.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

- xlix) replacing Section 10.8.1 (Small Holdings Five Zone) in its entirety with the following:

10.8.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwellings;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupations, subject to Section 7.17;
- e) secondary suites, subject to Section 7.12; and
- f) accessory buildings and structures, subject to Section 7.13.

- l) replacing Section 10.8.6 (Small Holdings Five Zone) with the following:

10.8.6 Minimum Setbacks:

a) Buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

b) Accessory buildings and structures:

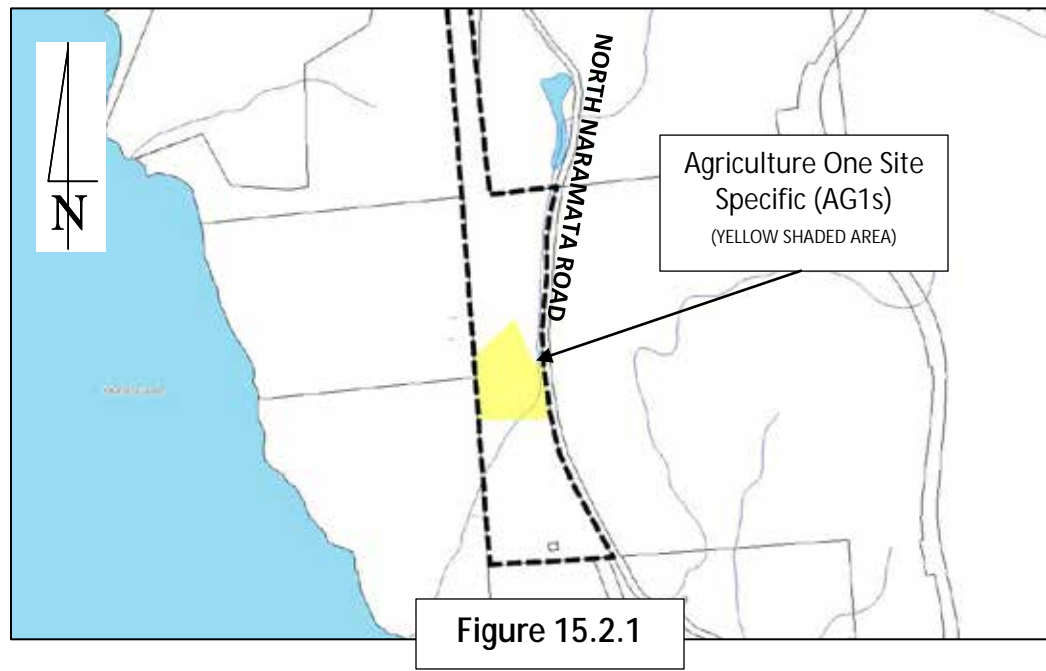
- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.8.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Exterior side parcel line: 15.0 metres

- iv) Interior side parcel line: 15.0 metres
- d) Despite Section 10.8.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Exterior side parcel line: 30.0 metres
 - iv) Interior side parcel line: 30.0 metres
- li) replacing Section 11.1.1(c) (Residential Single Family One Zone) with the following:
 - n) *deleted*;
- lii) replacing Section 13.1.1(n) (General Commercial Zone) with the following:
 - n) accessory dwelling, subject to Section 7.11;
- liii) replacing Section 13.1.1(o) (General Commercial Zone) with the following:
 - o) *deleted*;
- liv) adding a new Section 13.1.5 (General Commercial Zone) with the following and renumbering all subsequent sections:
 - 13.1.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- lv) replacing Section 13.2.1(j) (Tourist Commercial One Zone) with the following:
 - j) accessory dwelling, subject to Section 7.11;
- lvi) replacing Section 13.2.1(k) (Tourist Commercial One Zone) with the following:
 - k) *deleted*;
- lvii) adding a new Section 13.2.5 (Tourist Commercial One Zone) with the following and renumbering all subsequent sections:
 - 13.2.5 Maximum Number of Dwellings Permitted Per Parcel:**
 - a) one (1) accessory dwelling.
- lviii) replacing Section 13.2.5(b) (Tourist Commercial One Zone) with the following:
 - b) *deleted*.

- lix) replacing Section 14.1.1(h) (Administrative and Institutional Zone) with the following:
 - h) educational facility;
- lx) replacing Section 15.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .1 In the case of a 3.0 ha area part of land described as District Lot 2711, SDYD, and shown shaded yellow on Figure 15.2.1:
 - e) the following use and no others shall be permitted on the land:
 - .1 “gravel processing”.



- lxi) replacing Section 15.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .2 *deleted.*
- lxii) replacing Section 15.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:
 - .3 *deleted.*
- lxiii) replacing Section 15.2.4 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.4 *deleted.*

- lxiv) replacing Section 15.2.5 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.5 *deleted.*

- lxv) replacing Section 15.2.6 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.6 *deleted.*

- lxvi) replacing Section 15.2.7 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.7 *deleted.*

- lxvii) replacing Section 15.2.8 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.8 *deleted.*

- lxviii) replacing Section 15.2.9 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.9 *deleted.*

- 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:

“ratites” means a bird having small or rudimentary wings and no keel to the breastbone, includes ostriches, emus, and rheas;

- xxvi) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

- xxvii) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

- xxviii) adding a new definition of “stockyard” at Section 4.0 (Definition) as follows:

“stockyard” means a building or enclosure with pens or sheds for housing, buying, selling and auctioning livestock;

- xxix) adding a new definition of “veterinary establishment” at Section 4.0 (Definition) as follows:

“veterinary establishment” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

- xxx) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

- xxxi) replacing the reference to “Agriculture One Zone AG1” under Section 6.1 (Zoning Districts) in its entirety with the following:

Agriculture Two Zone

AG2

- xxxii) replacing the reference to “Large Holdings Zone LH” under Section 6.1 (Zoning Districts) in its entirety with the following:

xxxiii) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 ~~deleted~~

xxxiv) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 ~~deleted~~

xxxv) replacing Section 7.8.2(a) (Fence heights) in its entirety with the following:

- a) except in the RA, AG2, AG3 and LH1 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

xxxvi) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling or Mobile Home

The following regulations apply to accessory dwellings or mobile homes where permitted as a use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
- .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
- .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and

- ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xxxvii) replacing Section 7.13.3 (Accessory Buildings and Structures) with the following:
- .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG2, AG3 and LH1 Zones where one (1) shower is permitted.
- xxxviii) replacing Section 7.13.4 (Accessory Buildings and Structures) with the following:
- .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG2, AG3 and LH1 Zones where the maximum floor area of a bathroom may be 6.0 m².
- xxxix) replacing Section 7.16 (Agri-Tourism Accommodation) with the following:

7.16 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

- xi) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 *deleted*

- xli) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.23 Keeping of Livestock and Honeybees

In this Bylaw, where "single detached dwelling" is a permitted use the following regulations apply:

1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable
0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.

4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.

xlili) replacing Section 7.24 (Cluster Development) to read as follows:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where "retail sales of farm and off-farm products" is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
 - a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

xlili) adding a new Section 7.27 (Kennel Facilities) to read as follows:

7.27 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

xliv) replacing Section 10.1 (Resource Area Zone) in its entirety with the following:

10.1 RESOURCE AREA ZONE (RA)

10.1.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) packing, processing and storage of farm and off-farm products;
- c) campground;
- d) cemetery;
- e) equestrian centre;
- f) forestry;
- g) golf course;
- h) government airport;
- i) guest ranch;
- j) guide camp;
- k) natural resource extraction;
- l) open land recreation on parcels greater than 12.0 ha in area
- m) place of worship;
- n) Regional District sanitary landfill;
- o) single detached dwelling or mobile home;

p) veterinary establishment;

Accessory Uses:

q) accessory dwelling or mobile home, subject to Section 7.11;

r) bed and breakfast operations, subject to Section 7.19;

s) docks, subject to Section 7.26;

t) home industry, subject to Section 7.18;

u) home occupation, subject to Section 7.17;

v) kennels, subject to Section 7.28;

w) retail sales of farm and off-farm products, subject to Section 7.24; and

x) accessory buildings and structures, subject to Section 7.13.

10.1.2 Site Specific Resource Area (RAs) Provisions:

a) see Section 16.1

10.1.3 Minimum Parcel Size:

a) 20.0 ha

10.1.4 Minimum Parcel Width:

a) Not less than 25% of the parcel depth

10.1.5 Maximum Density:

a) 30 campground units per ha

10.1.6 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 8.0 ha	0	1
8.0 ha to 11.9 ha	1	1
12.0 ha or greater	2	1

b) one (1) secondary suite.

10.1.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.7(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.7(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.1.8 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

10.1.9 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

- xlv) replacing Section 10.2 (Agriculture One Zone) with the following:

10.2 AGRICULTURE TWO ZONE (AG2)

10.2.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) guest ranch;
- e) natural resource extraction;
- f) packing, processing and storage of farm and off-farm products;
- g) single detached dwelling or mobile home;
- h) veterinary establishment;

Accessory Uses:

- i) accessory dwelling or mobile home, subject to Section 7.11;
- j) agri-tourism accommodation, subject to Section 7.16;
- k) bed and breakfast operations, subject to Section 7.19;
- l) docks, subject to Section 7.26;
- m) home industry, subject to Section 7.18;
- n) home occupation, subject to Section 7.17;
- o) kennels, subject to Section 7.28;
- p) retail sales of farm and off-farm products, subject to Section 7.24;
- q) secondary suite, subject to Section 7.12; and
- r) accessory buildings and structures, subject to Section 7.13.

10.2.2 Site Specific Agriculture Two (AG2s) Provisions:

- a) see Section 16.2

10.2.3 Minimum Parcel Size:

- a) 10.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

10.2.4 Minimum Parcel Width:

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

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.2.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres

- iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

- xlvi) replacing Section 10.3 (Agriculture Three Zone) in its entirety with the following:

10.3 AGRICULTURE THREE ZONE (AG3)

10.3.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- c) equestrian centre;
- d) forestry;
- e) guest ranch;
- f) natural resource extraction;
- g) packing, processing and storage of farm and off-farm products;
- h) single detached dwelling or mobile home;
- i) veterinary establishment;

Accessory Uses:

- j) accessory dwelling or mobile home, subject to Section 7.11;
- k) agri-tourism accommodation, subject to Section 7.16;
- l) bed and breakfast operation, subject to Section 7.19;
- m) docks, subject to Section 7.26;
- n) home industry, subject to Section 7.18;
- o) home occupation, subject to Section 7.17;
- p) kennels, subject to Section 7.28;
- q) retail sales of farm and off-farm products, subject to Section 7.24;
- r) secondary suite, subject to Section 7.12; and
- s) accessory buildings and structures, subject to Section 7.13.

10.3.2 Site Specific Agriculture Three (AG3s) Provisions:

- a) see Section 16.3

10.3.3 Minimum Parcel Size:

- a) 20.0 ha;

- b) where the Agricultural Land Commission permits a subdivision under the homesite severance policy, there shall be no minimum parcel size, subject to servicing requirements.

10.3.4 Minimum Parcel Width:

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

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 10.3.5(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

10.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xlvi) replacing Section 10.4.1 (Large Holdings Zone) in its entirety with the following:

10.4 LARGE HOLDINGS ONE ZONE (LH1)

10.4.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) cemetery;
- c) community hall;
- d) equestrian stable;
- e) forestry;
- f) guest ranch;
- g) guide camp;
- h) natural resource extraction;
- i) place of worship;
- j) veterinary establishment;
- k) single detached dwelling or mobile home;

Accessory Uses:

- l) bed and breakfast operation, subject to Section 7.19;
- m) home industry, subject to Section 7.18;
- n) home occupation, subject to Section 7.17;
- o) kennels, subject to Section 7.28;
- p) packing, processing and storage of farm and off-farm products;
- q) retail sales of farm and off-farm products, subject to Section 7.24;
- r) secondary suite, subject to Section 7.12; and
- s) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings One (LH1s) Provisions:

- a) see Section 16.4

10.4.3 Minimum Parcel Size:

- a) 4.0 ha

10.4.4 Minimum Parcel Width:

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

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

10.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Buildings and structures:
 - i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.4.6(a) & (b), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.4.6(a) & (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

10.4.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

- xlvi) replacing Section 10.5.1 (Small Holdings Two Zone) in its entirety with the following:

10.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) community hall;
- d) forestry;
- e) place of worship;
- f) single detached dwelling;

Accessory Uses:

- g) bed and breakfast operation, subject to Section 7.19;
- h) docks, subject to Section 7.26;
- i) home industry, subject to Section 7.18;
- j) home occupation, subject to Section 7.17;
- k) packing, processing and storage of farm and off-farm products;
- l) retail sales of farm and off-farm products, subject to Section 7.24;
- m) secondary suite, subject to Section 7.12;
- n) veterinary establishment; and
- o) accessory buildings and structures, subject to Section 7.13.

- xlix) replacing Section 10.5.7 (Small Holdings Two Zone) with the following:

10.5.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.7(a) & (b), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.7(a) & (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

- l) replacing Section 10.5.8 (Small Holdings Two Zone) with the following:

10.5.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres.

- li) replacing Section 10.6.1(a) (Small Holdings Three Zone) with the following:

- a) agriculture, subject to Section 7.23;

- lii) replacing Section 10.6.3 (Small Holdings Three Zone) with the following:

10.6.3 Minimum Parcel Size:

- a) 1.0 ha

- liii) replacing Section 10.6.7 (Small Holdings Three Zone) with the following:

10.6.7 Minimum Setbacks:

- a) Buildings and structures:

- | | |
|---------------------------------|------------|
| i) Front parcel line: | 7.5 metres |
| ii) Rear parcel line: | 7.5 metres |
| iii) Interior side parcel line: | 7.5 metres |
| iv) Exterior side parcel line: | 7.5 metres |

- b) Accessory buildings and structures:

- | | |
|---------------------------------|------------|
| i) Front parcel line: | 7.5 metres |
| ii) Rear parcel line: | 4.5 metres |
| iii) Interior side parcel line: | 4.5 metres |
| iv) Exterior side parcel line: | 4.5 metres |

- c) Despite Section 10.6.7(a) & (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- | | |
|---------------------------------|-------------|
| i) Front parcel line: | 15.0 metres |
| ii) Rear parcel line: | 15.0 metres |
| iii) Interior side parcel line: | 15.0 metres |
| iv) Exterior side parcel line: | 15.0 metres |

- d) Despite Section 10.6.7(a) & (b), incinerator or compost facility:

- | | |
|---------------------------------|-------------|
| i) Front parcel line: | 30.0 metres |
| ii) Rear parcel line: | 30.0 metres |
| iii) Interior side parcel line: | 30.0 metres |
| iv) Exterior side parcel line: | 30.0 metres |

- liv) replacing Section 10.6.8 (Small Holdings Three Zone) with the following:

10.6.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres.
- iv) replacing Section 10.7.1(a) (Small Holdings Four Zone) with the following:
 - a) agriculture, subject to Section 7.23;
- lvi) replacing Section 10.7.3 (Small Holdings Four Zone) with the following:
 - 10.7.3 Minimum Parcel Size:**
 - a) 0.4 ha, subject to servicing requirements.
- lvii) replacing Section 10.7.7 (Small Holdings Four Zone) with the following:
 - 10.7.7 Minimum Setbacks:**
 - a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.7.7(a) & (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - d) Despite Section 10.7.7(a) & (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres

- iv) Exterior side parcel line: 30.0 metres
- lviii) replacing Section 10.7.8 (Small Holdings Four Zone) with the following:
 - 10.7.8 Maximum Height:**
 - a) No building or structure shall exceed a height of 8.0 metres.
- lix) replacing Section 10.8.1(a) (Small Holdings Five Zone) with the following:
 - a) agriculture, subject to Section 7.23 and 7.24;
- lx) replacing Section 10.8.1(b) (Small Holdings Five Zone) with the following:
 - b) *deleted*;
- lxi) replacing Section 10.8.7 (Small Holdings Five Zone) with the following:
 - 10.8.7 Minimum Setbacks:**
 - a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 10.8.7(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Exterior side parcel line: 15.0 metres
 - iv) Interior side parcel line: 15.0 metres
 - d) Despite Section 10.8.7(a) and (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Exterior side parcel line: 30.0 metres
- iv) Interior side parcel line: 30.0 metres

lxii) replacing Section 10.8.8 (Small Holdings Five Zone) with the following:

10.8.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres.

lxiii) replacing Section 13.1.8(c) (Neighbourhood Commercial Zone) with the following:

- c) *deleted.*

lxiv) replacing Section 13.2.8(b) (Marina Commercial Zone) with the following:

- b) *deleted.*

lxv) replacing Section 15.1.1(j) (Administrative and Institutional Zone) with the following:

- j) educational facility;

lxvi) replacing Section 16.1.2(b)(ii) (Site Specific Designations) with the following:

- ii) *deleted;*

lxvii) replacing Section 16.1.2(b)(xix) (Site Specific Designations) with the following:

- xix) processing and retail sales of farm and off-farm products, subject to Section 7.27;

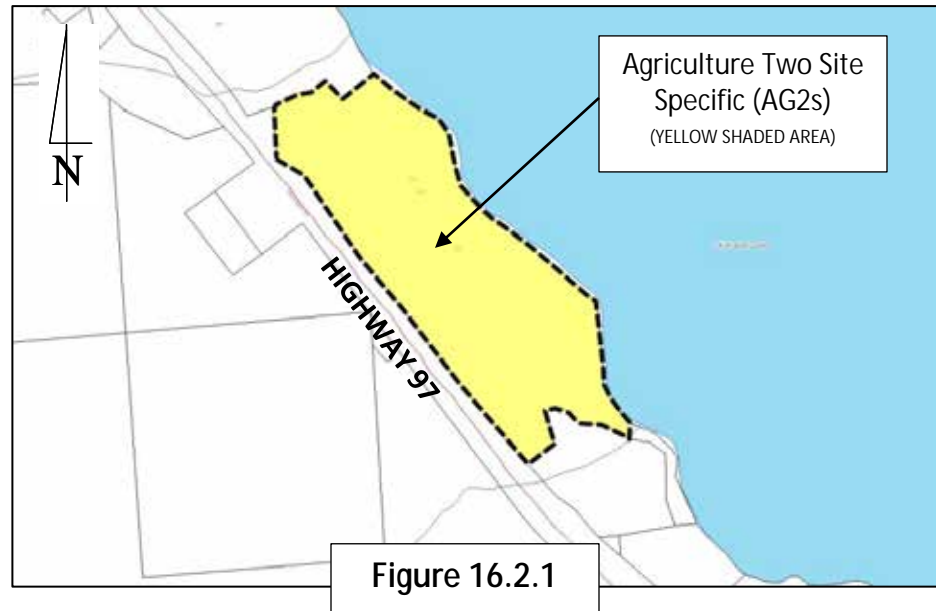
lxviii) replacing Section 16.2 (Site Specific Designations) with the following:

16.2 Site Specific Agriculture One (AG2s) Provisions:

.1 In the case of land described as part of Lot A, Plan KAP85241, District Lot 2537, ODYD, and shown shaded yellow on Figure 16.2.1:

- a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 10.2.1:
 - i) agri-tourism accommodation, subject to Section 7.16.

- b) despite Section 10.2.8, no building or structure to be used for “agri-tourism accommodation” units shall exceed a height of 15.0 metres.
- c) despite Section 7.16.2, the maximum number of “agri-tourism accommodation” units shall not exceed twenty (20).



- lxi) replacing the title of Section 16.4 (Site Specific Designations) with the following:

16.4 Site Specific Large Holdings One (LH1s) Provisions:

- lxx) replacing the title of Section 16.8 (Site Specific Designations) with the following:

16.8 Site Specific Small Holdings Five (SH5s) Provisions:

- lxxi) replacing Section 17.1.5(a) (Comprehensive Development Zones) with the following:

- a) single detached dwelling or manufactured home;

- lxxii) replacing Section 17.1.8(b) (Comprehensive Development Zones) with the following:

- b) one (1) single detached dwelling or manufactured home per share lot.

50. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP85241, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'X-30', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture Two Site Specific (AG2s).
51. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation on the land described as part Lot 2, Plan KAP85707, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'X-31', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture Two (AG2).
52. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation of all parcels zoned Agriculture One (AG1) to Agriculture Two (AG2).
53. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation of all parcels zoned Agriculture Two (AG2) to Agriculture Three (AG3).
54. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation of all parcels zoned Large Holdings (LH) to Large Holdings One (LH1).

Electoral Area "H"

55. The "Electoral Area "H" Zoning Bylaw No. 2498, 2012" is amended by:
 - i) deleting the definition of "agriculture, intensive", "cidery" and "travel trailer" under Section 4.0 (Definitions).
 - ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) with the following:

"accessory dwelling" means a dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a

building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- iii) adding a new definition of “brewery, cidery, distillery or meadery” at Section 4.0 (Definition) as follows:

“**brewery, cidery, distillery or meadery**” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;

- iv) adding a new definition of “educational facility” at Section 4.0 (Definition) as follows:

“**educational facility**” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;

- v) adding a new definition of “livestock” at Section 4.0 (Definition) as follows:

“**livestock**” means horses, cattle, sheep, swine, llamas, ratites, goats, farmed game and other similar animals;

- vi) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“**small livestock**” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

- vii) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“**winery**” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

- viii) replacing Section 7.9 (Accessory Dwellings) in its entirety with the following:

7.9 Accessory Dwellings or Mobile Homes

The following regulations apply to accessory dwellings and mobile homes where permitted as an accessory use in this Bylaw:

- .1 No accessory dwellings or mobile homes shall have a floor area greater than 70.0 m², except for:

- i) one (1) accessory dwelling or mobile home unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
 - .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
 - .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
 - .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
 - .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- ix) replacing Section 7.14.4 (Residential Occupancy of Recreation Vehicles), to read as follows:
- .4 Despite Section 7.14.3, one (1) recreational vehicle belonging to a guest or visitor of the owner or occupier of the principal single detached dwelling may be located on the same parcel containing the principal single detached dwelling. Such recreational vehicles shall only be used for the temporary accommodation of the guest or visitor for a period not exceeding a total of ninety (90) days in any one (1) calendar year.
- x) replacing Section 7.15 (Agri-Tourism Accommodation) to read as follows:

7.15 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

- 1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.

2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

- xii) replacing Section 7.21 (Setbacks for Farm Buildings, Structures and Uses) in its entirety with the following:

7.21 *deleted*

- xii) replacing Section 7.22 (Keeping of Livestock) in its entirety with the following:

7.22 Keeping of Livestock and Honeybees

In this Bylaw, where "single detached dwelling" is a permitted use the following regulations apply:

1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable

0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
 3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
 4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.
- xiii) replacing Section 7.23 (Provisions for Retail Sales and Processing, Packing and Storage of Farm products and/or Off-Farm Products) in its entirety with the following:

7.23 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where "retail sales of farm and off-farm products" is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;

- b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
- a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

- xiv) adding a new Section 7.28 (Kennel Facilities) to read as follows:

7.28 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

- 1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
- 2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

- xv) replacing Section 11.1.1 (Resource Area Zone) in its entirety with the following:

11.1.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22;
- b) forestry;
- c) forest based outdoor recreation;
- d) meteorological towers, subject to Section 7.27;
- e) open land recreation;
- f) packing, processing and storage of farm and off-farm products;

- g) resource extraction;
- h) single detached dwelling, or mobile home, or recreational vehicle;

Accessory Uses:

- i) accessory dwellings, subject to Section 7.9;
- j) bed and breakfast operations, subject to Section 7.18;
- k) carriage house, subject to Section 7.11;
- l) home occupations, subject to Section 7.16;
- m) home industry, subject to Section 7.17;
- n) kennel, subject to Section 7.21; and
- o) retail sales of farm and off-farm products, subject to Section 7.23;
- p) accessory buildings and structures, subject to Section 7.12.

xvi) replacing Section 11.1.5 (Resource Area Zone) with the following:

11.1.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 11.1.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.1.5(a), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres

iv) Exterior side parcel line: 30.0 metres

xvii) replacing Section 11.2.1(a) (Watershed Resource Area Zone) with the following:

a) agriculture, subject to Section 7.22;

xviii) replacing Section 11.3.1 (Agriculture Three Zone) in its entirety with the following:

11.3.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Sections 7.22;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.23;
- c) equestrian centres;
- d) guest ranches;
- e) guide camps;
- f) meteorological towers, subject to Section 7.27;
- g) packing, processing and storage of farm and off-farm products;
- h) single detached dwelling or mobile home;
- i) veterinary establishments;

Accessory uses:

- j) accessory dwellings, subject to Section 7.09;
- k) agri-tourism accommodation, subject to Section 7.15;
- l) bed and breakfast operations, subject to Section 7.18;
- m) home industry, subject to Section 7.17;
- n) home occupations, subject to Section 7.16;
- o) kennel, subject to Section 7.28; and
- p) retail sales of farm and off-farm products, subject to Section 7.23;
- q) secondary suites, subject to Section 7.10; and
- r) accessory buildings and structures, subject to Section 7.12.

xix) replacing Section 11.3.4 (Agriculture Three Zone) with the following:

11.3.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- b) the number of secondary suites, accessory dwellings or mobile homes permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	90 m ²
8.0 ha to 11.9 ha	2	180 m ²
12.0 ha to 15.9 ha	3	270 m ²
Greater than 16.0 ha	4	360 m ²

- c) despite Section 11.3.4(b), for parcels situated within the Agricultural Land Reserve, all secondary suites, accessory dwellings or mobile homes in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

xx) replacing Section 11.3.5 (Agriculture Three Zone) with the following:

11.3.5 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 11.3.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.3.5(a), an incinerator:

- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

xxi) replacing Section 11.3.7 (Agriculture Three Zone) with the following:

11.3.7 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxii) replacing Section 11.3.8(a)(i)(2) (Agriculture Three Zone) with the following:

2) *deleted*;

xxiii) replacing Section 11.4.1 (Large Holdings One Zone) in its entirety with the following:

11.4.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22;

- b) equestrian centres;
- c) forestry;
- d) single detached dwelling, or mobile home, or recreational vehicle;
- e) veterinary establishments;

Accessory Uses:

- f) accessory dwelling or mobile home, subject to Section 7.09;
- g) bed and breakfast operations, subject to Section 7.18;
- h) carriage house, subject to Section 7.11;
- i) home industry, subject to Section 7.17;
- j) home occupations, subject to Section 7.16;
- k) kennel, subject to Section 7.28;
- l) secondary suite, subject to Section 7.10; and
- m) accessory buildings and structures, subject to Section 7.12

xxiv) replacing Section 11.4.5 (Large Holdings One Zone) with the following:

11.4.5 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 11.4.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.4.5(a), an incinerator:
 - i) Front parcel line: 30.0 metres

- ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

xxv) replacing Section 11.4.7 (Large Holdings One Zone) with the following:

11.4.7 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxvi) replacing Section 11.5.1 (Large Holdings Two Zone) in its entirety with the following:

11.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22;
- b) cemeteries;
- c) equestrian centres;
- d) open land recreation;

- e) packing, processing and storage of farm and off-farm products;
- f) single detached dwelling, or mobile home, or recreational vehicle;
- g) veterinary establishments;

Accessory Uses:

- h) accessory dwelling or mobile home, subject to Section 7.09;
- i) bed and breakfast operations, subject to Section 7.18;
- j) carriage house, subject to Section 7.11;
- k) home industry, subject to Section 7.17;
- l) home occupation, subject to Section 7.16;
- m) kennel, subject to Section 7.28;
- n) retail sales of farm and off-farm products, subject to Section 7.23;
- o) secondary suite, subject to Section 7.10; and
- p) accessory buildings and structures, subject to Section 7.11.

xxvii) replacing Section 11.5.5 (Large Holdings Two Zone) with the following:

11.5.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 11.5.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.5.5(a), an incinerator:
 - i) Front parcel line: 30.0 metres

- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

xxviii) replacing Section 11.5.7 (Large Holdings Two Zone) with the following:

11.5.7 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

xxix) replacing Section 11.6.1(a) (Small Holdings Two Zone) with the following:

- a) agriculture, subject to Section 7.22;

xxx) deleting Section 11.6.1(i) (Small Holdings Two Zone) and renumbering all subsequent subsections.

xxxi) replacing Section 11.6.5 (Small Holdings Two Zone) with the following:

11.6.5 Minimum Setbacks:

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

- c) Despite Section 11.6.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.6.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxii) replacing Section 11.7.1(a) (Small Holdings Three Zone) with the following:

- a) agriculture, subject to Section 7.22;

xxxiii) replacing Section 11.7.1(b) (Small Holdings Three Zone) with the following:

- b) single detached dwellings or manufactured homes or recreational vehicles;

xxxiv) replacing Section 11.7.5 (Small Holdings Three Zone) with the following:

11.7.5 Minimum Setbacks:

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

- c) Despite Section 11.7.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.7.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxv) replacing Section 11.8.1(a) (Small Holdings Four Zone) with the following:

- a) agriculture, subject to Section 7.22 and 7.23;

xxxvi) replacing Section 11.8.5 (Small Holdings Four Zone) with the following:

11.8.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.8.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres

- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.8.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

xxxvii) replacing Section 11.9.5 (Small Holdings Five Zone) with the following:

11.9.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.9.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.9.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres

- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

xxxviii) replacing Section 15.1.1(j) (Administrative and Institutional Zone) with the following:

- j) educational facility;

56. The Official Zoning Map, being Schedule '2' of the Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by changing the land use designation of all parcels zoned Large Holdings (LH) to Large Holdings One (LH1).

READ A FIRST AND SECOND TIME this 15th day of June, 2017.

PUBLIC HEARING HELD this 6th day of July, 2017.

READ A THIRD TIME this 6th day of July, 2017.

Approved pursuant to Section 52(3) of the *Transportation Act* this 7th day of July, 2017.

ADOPTED this ____ day of _____, 2017.

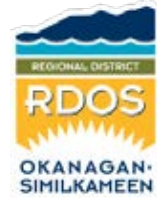
Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

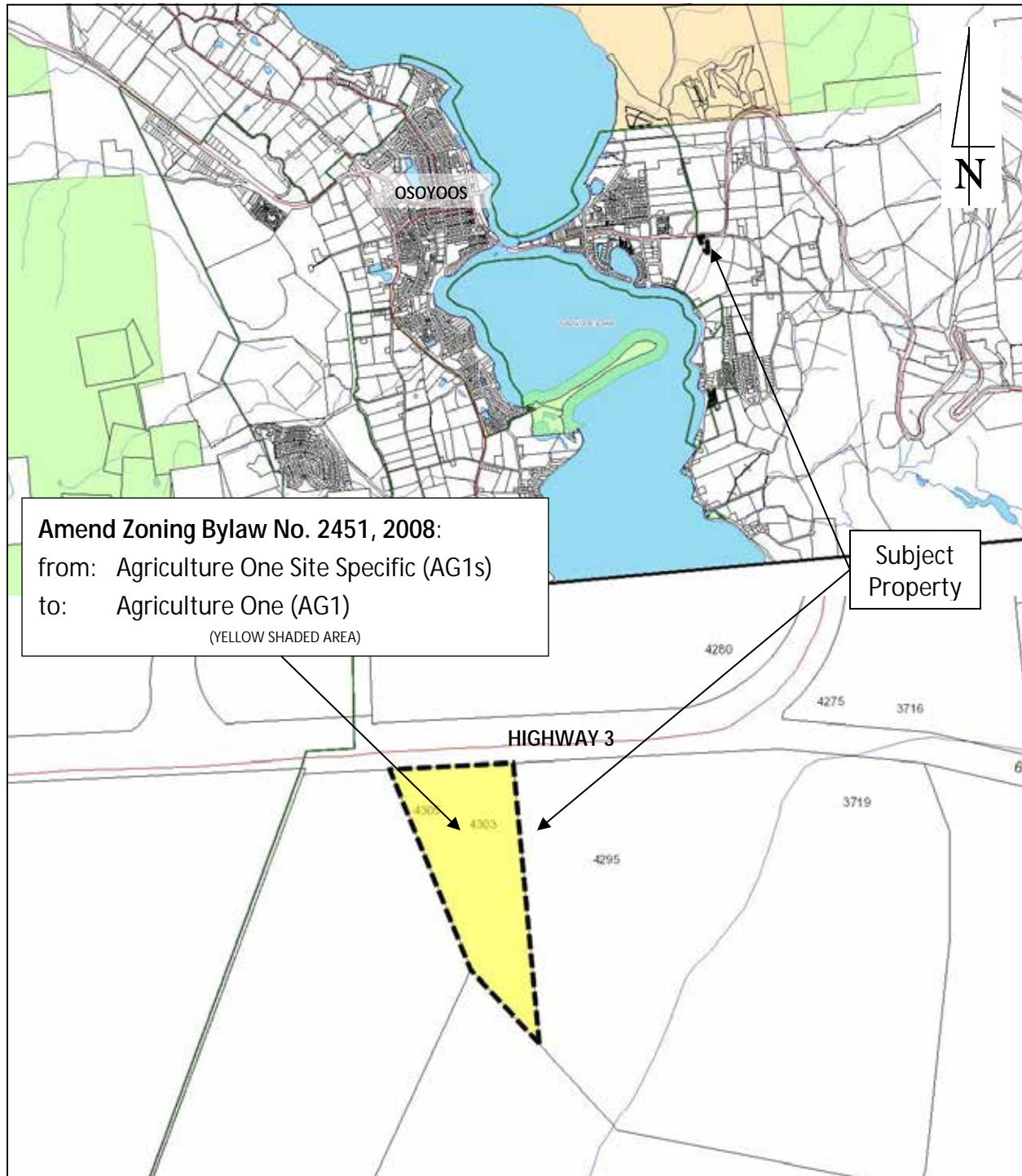
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

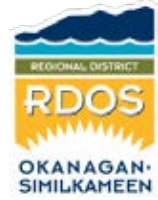
Schedule 'X-1'



Regional District of Okanagan-Similkameen

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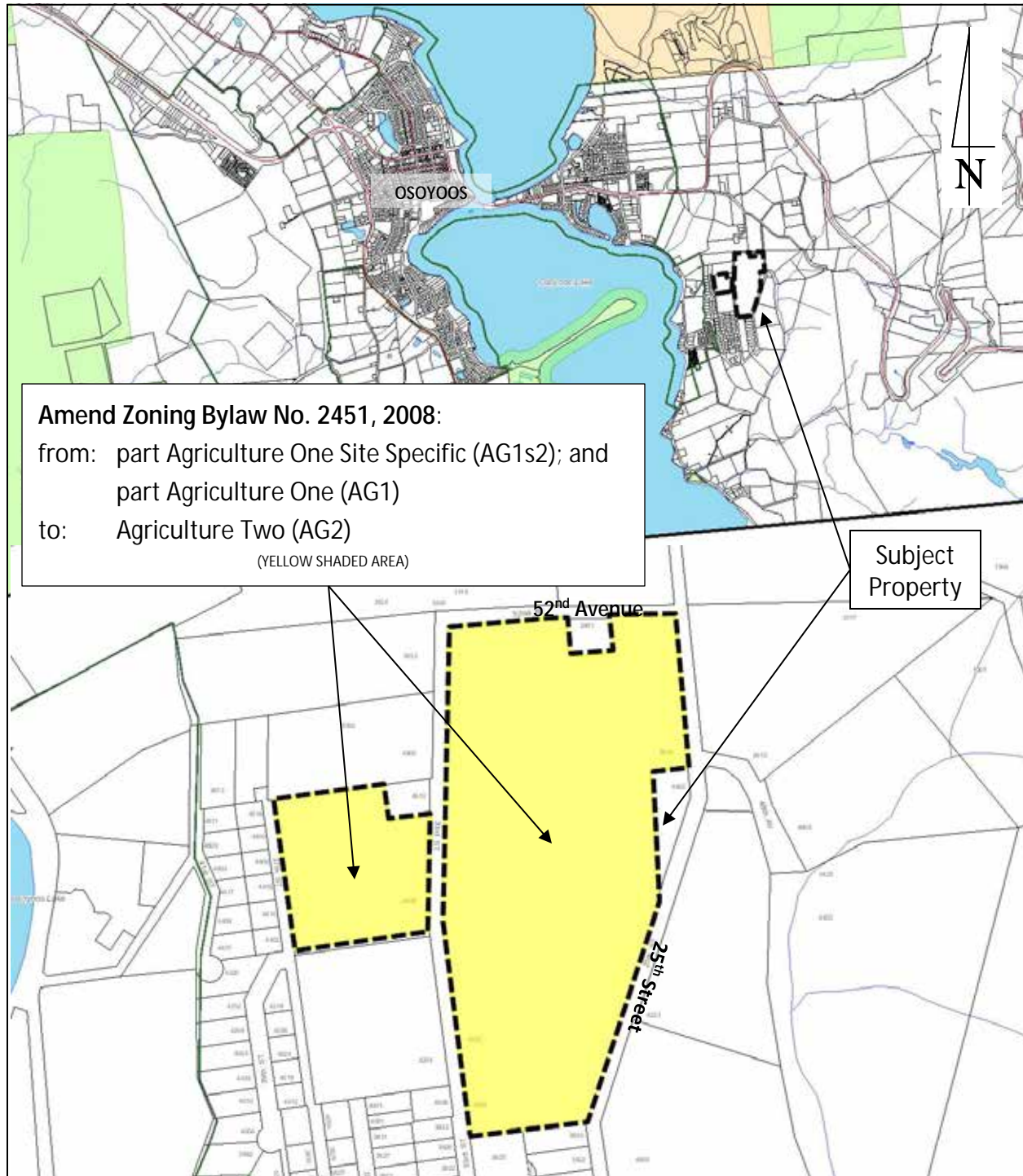
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Project No: X2014.085-ZONE

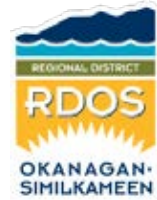
Schedule 'X-2'



Regional District of Okanagan-Similkameen

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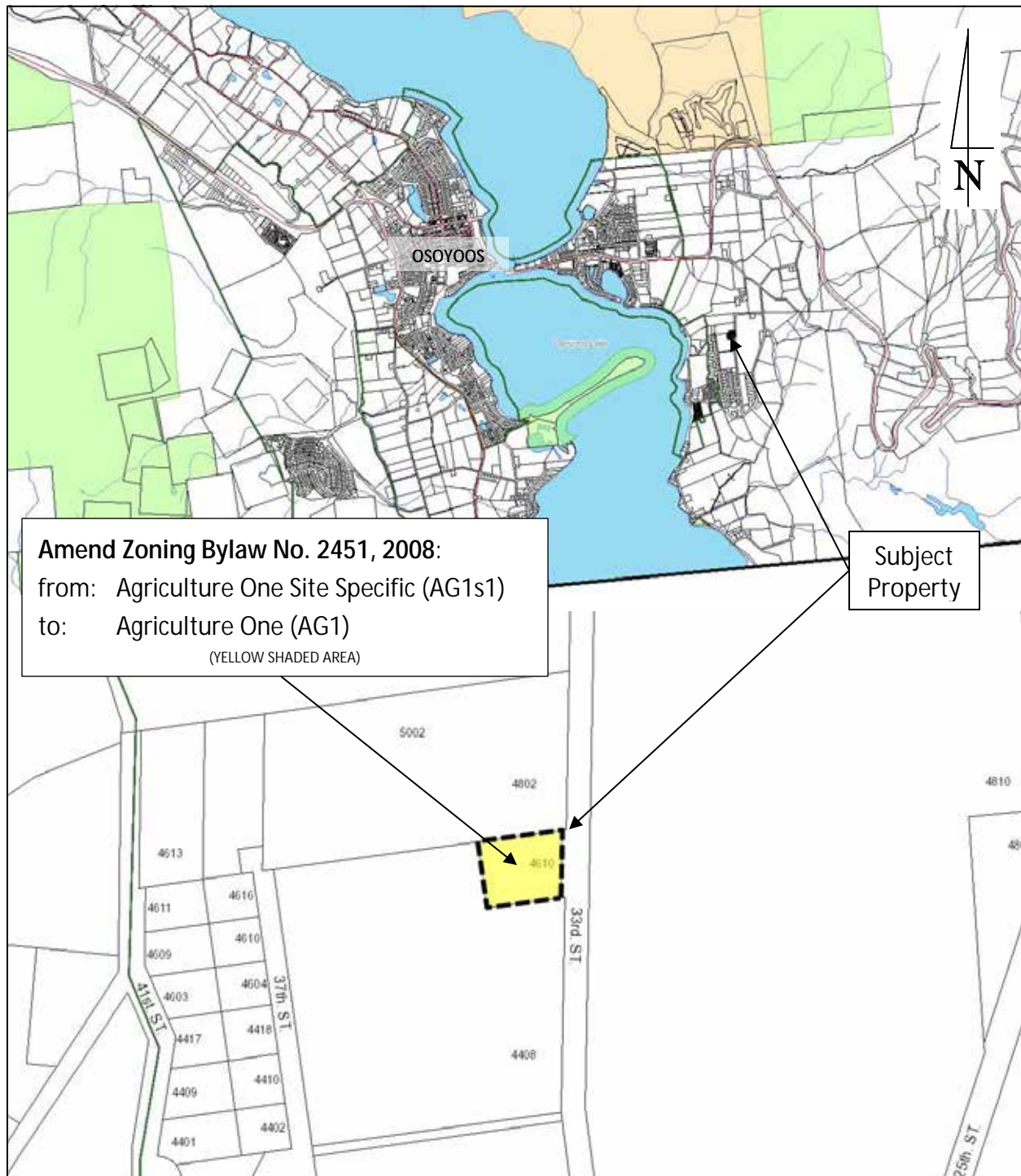
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Project No: X2014.085-ZONE

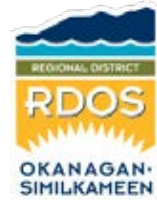
Schedule 'X-3'



Regional District of Okanagan-Similkameen

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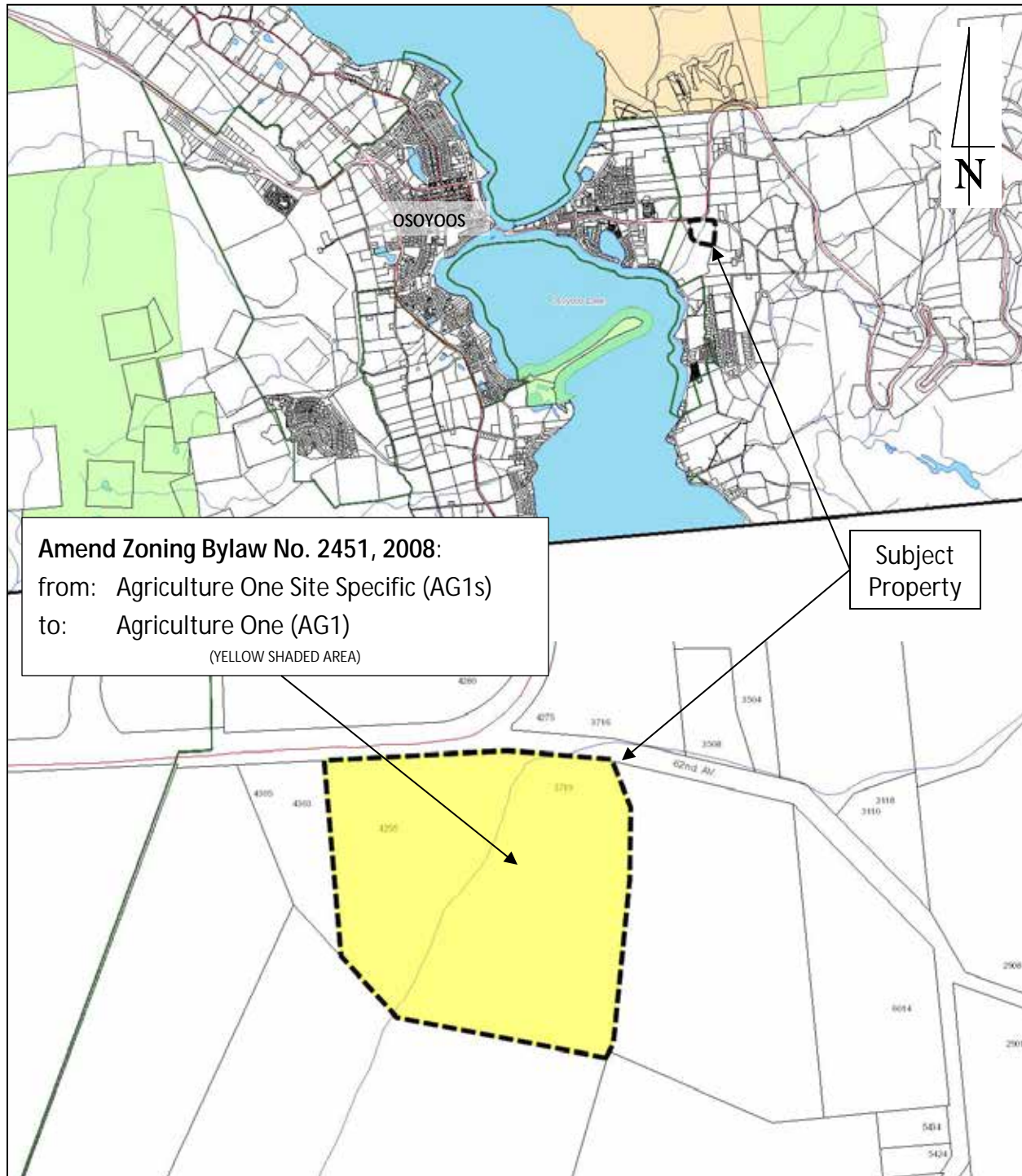
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

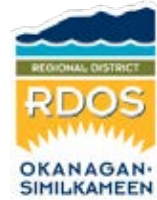
Schedule 'X-4'



Regional District of Okanagan-Similkameen

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

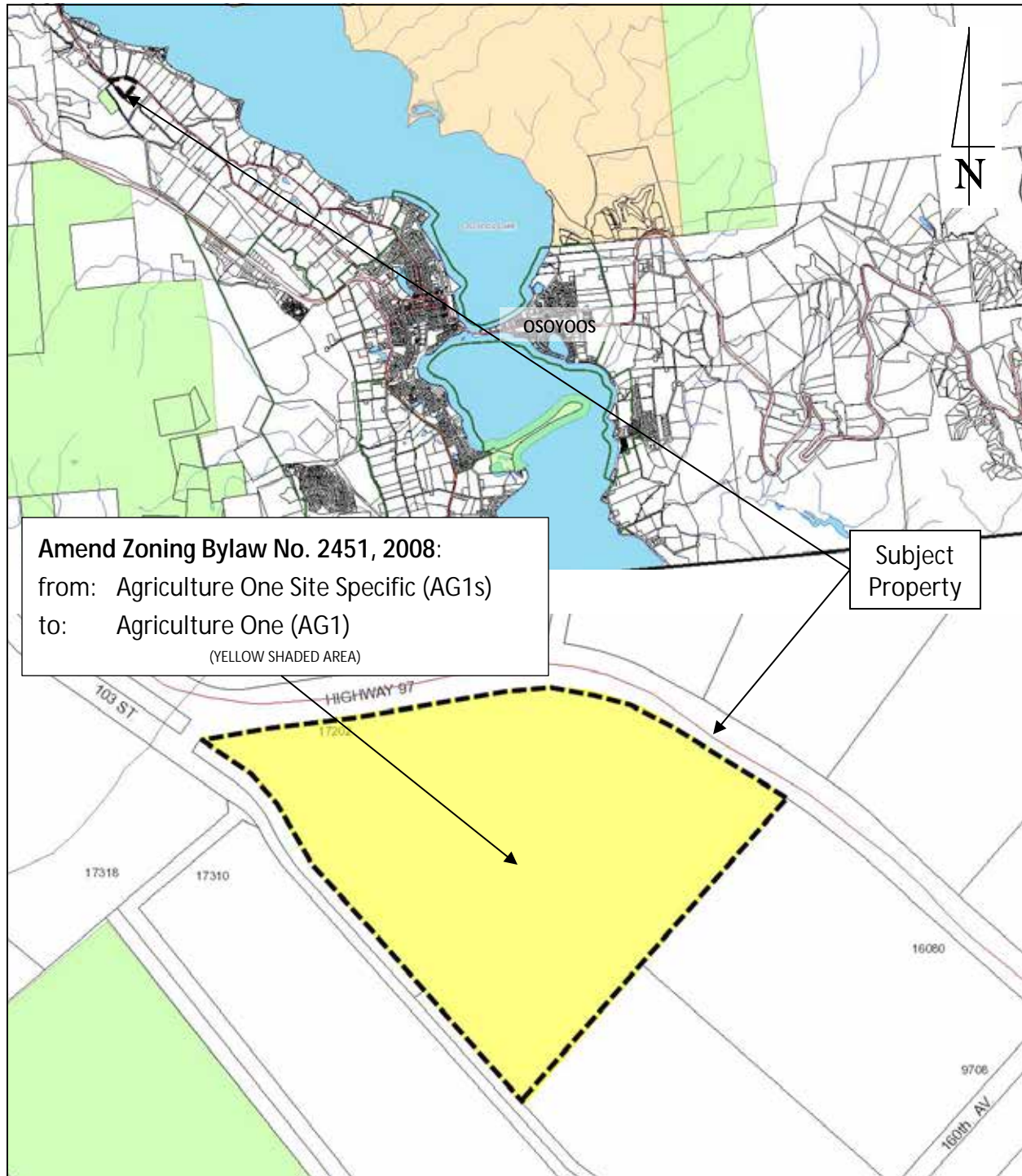
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-5'



Regional District of Okanagan-Similkameen

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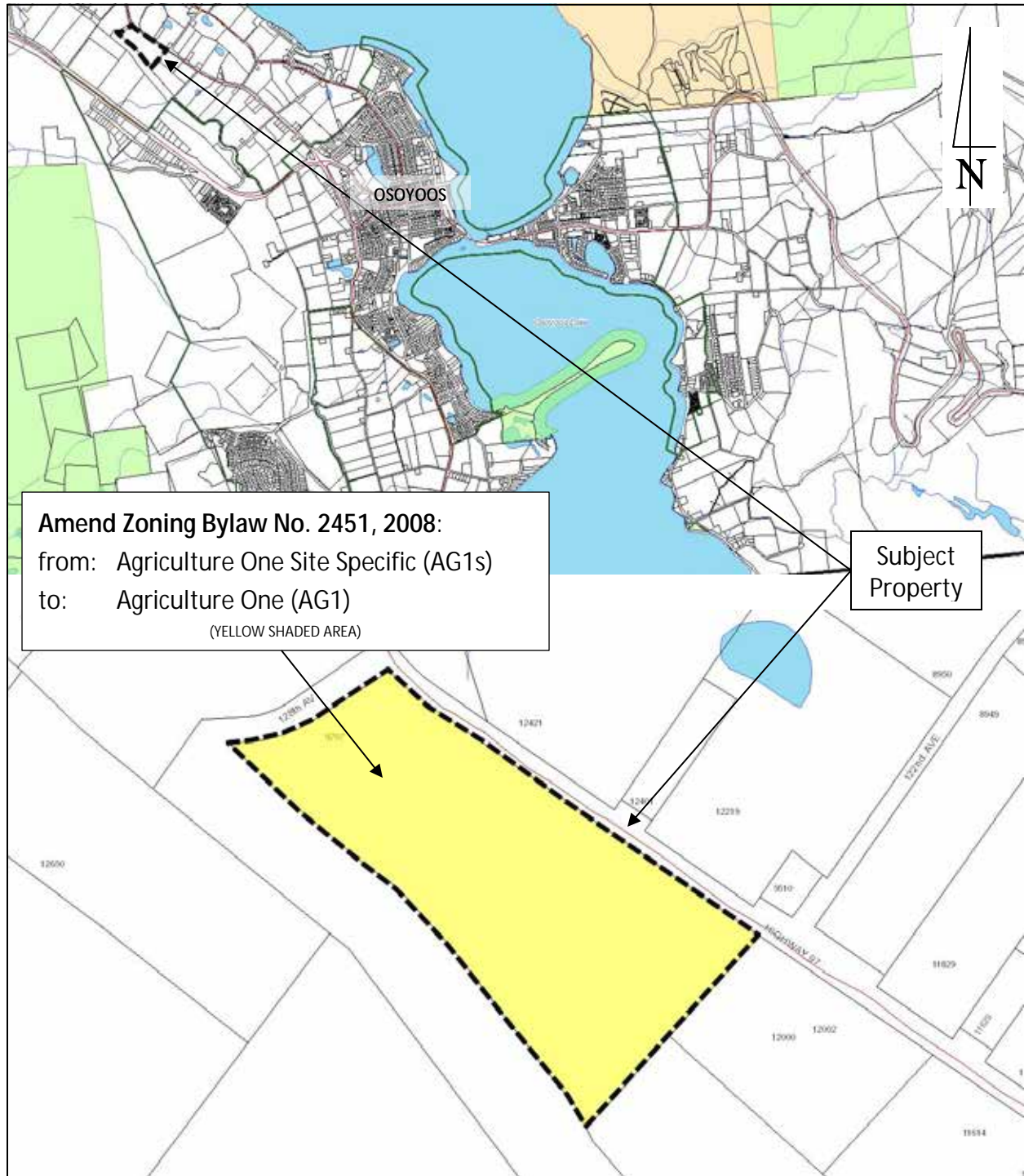
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-6'



Amend Zoning Bylaw No. 2451, 2008:

from: Agriculture One Site Specific (AG1s)

to: Agriculture One (AG1)

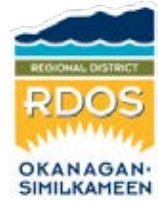
(YELLOW SHADED AREA)

Subject
Property

Regional District of Okanagan-Similkameen

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

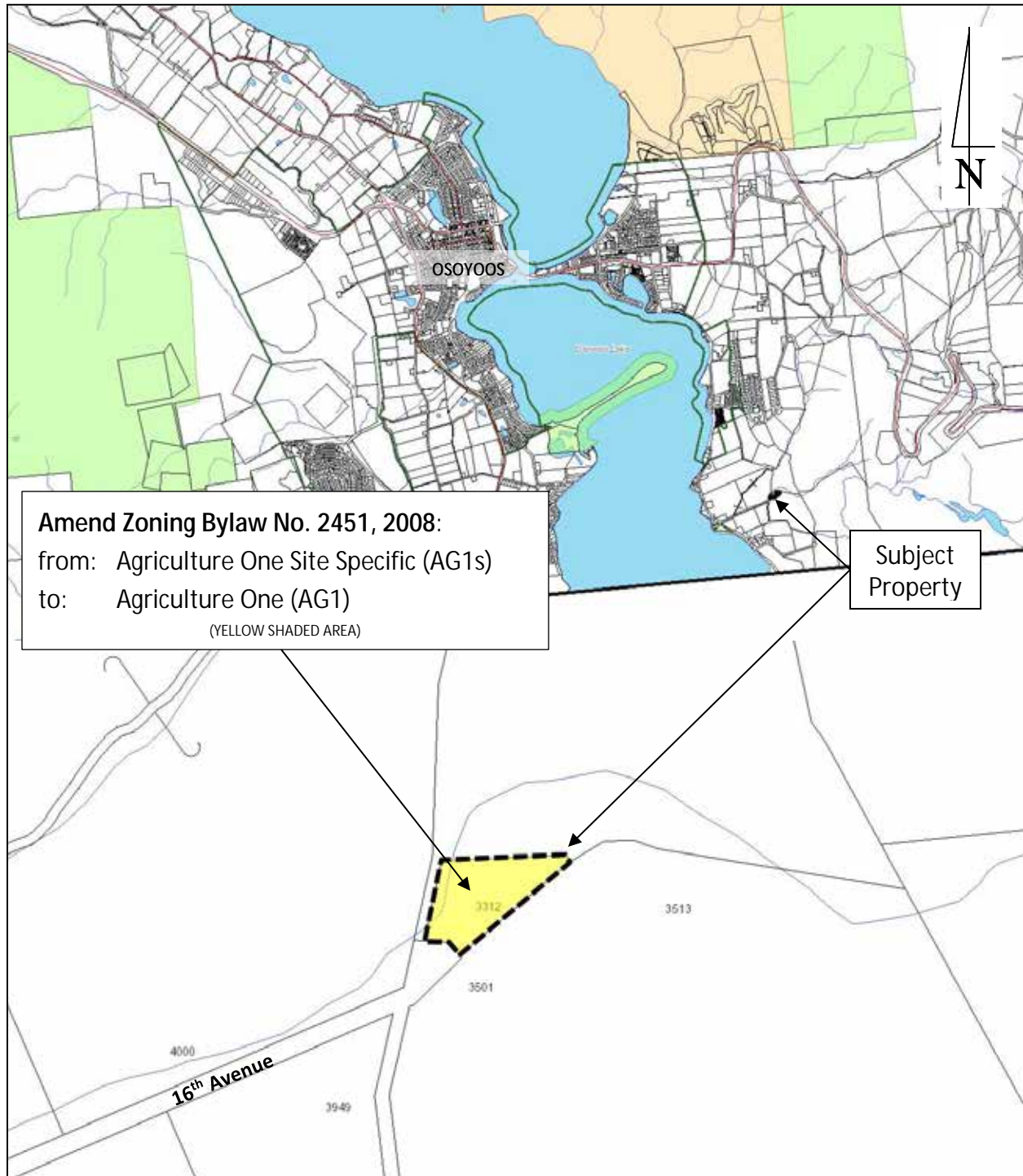
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-7'



Regional District of Okanagan-Similkameen

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

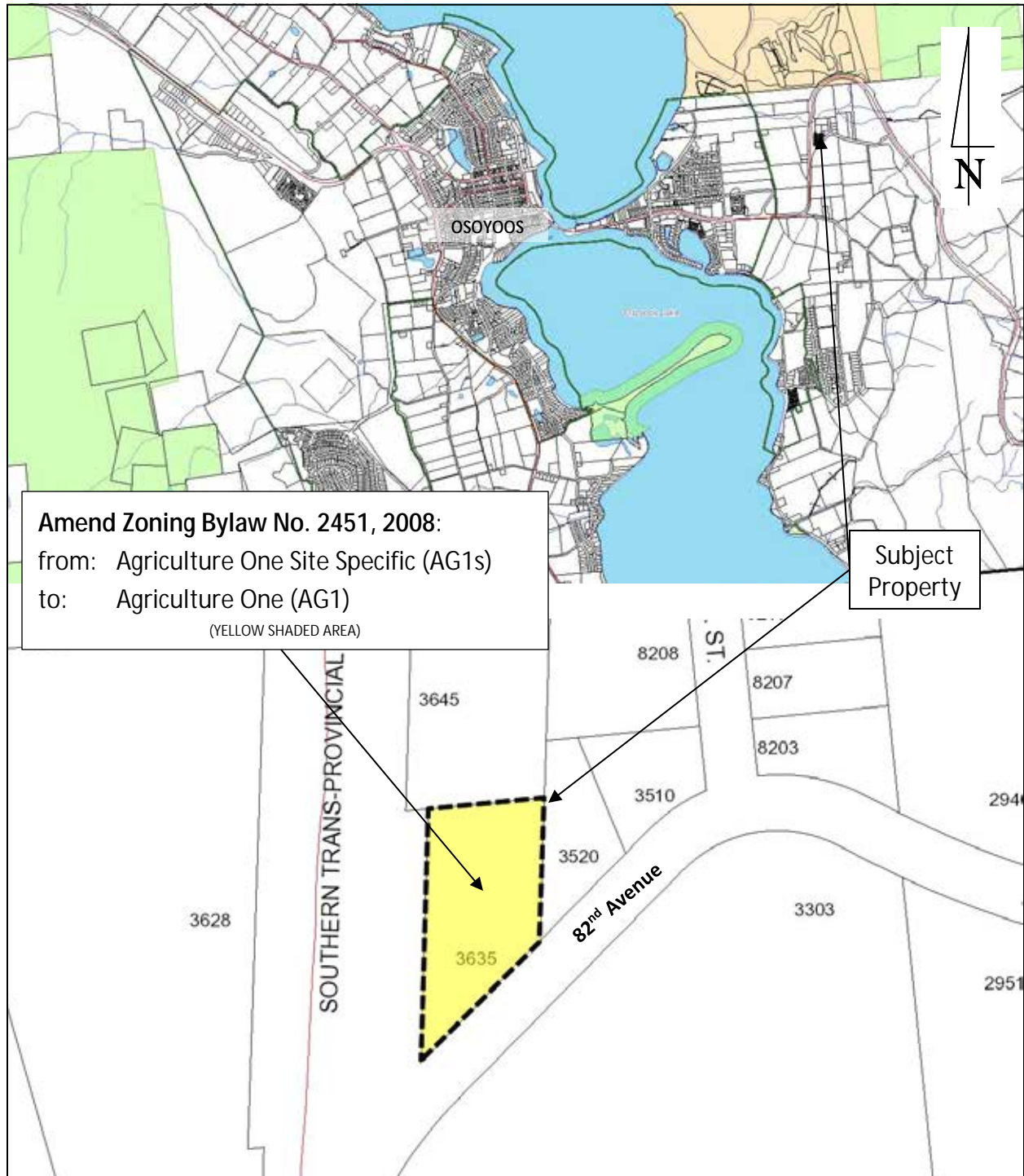
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

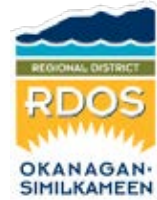
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Regional District of Okanagan-Similkameen

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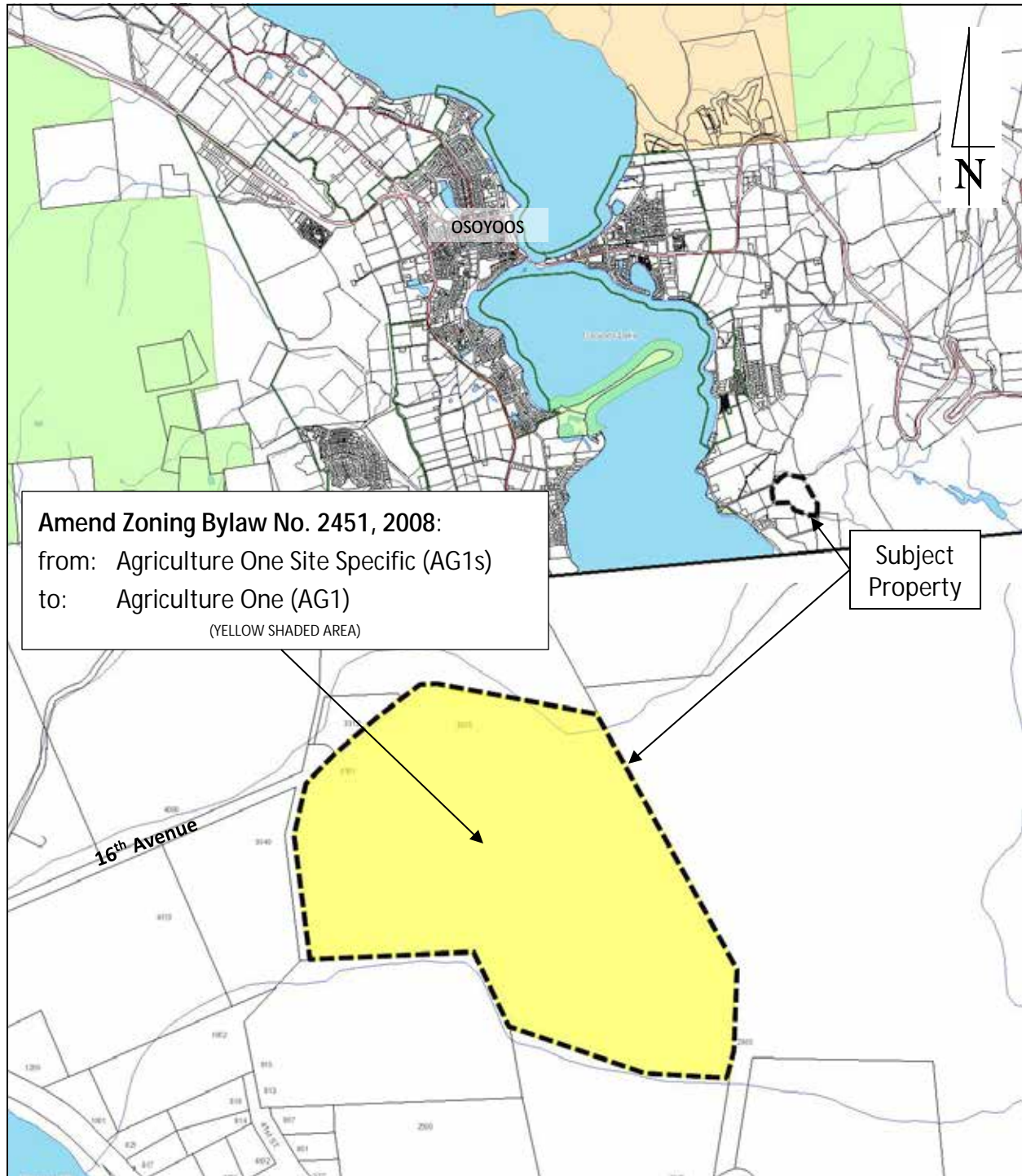
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

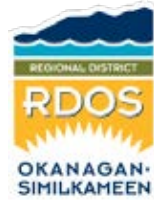
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Regional District of Okanagan-Similkameen

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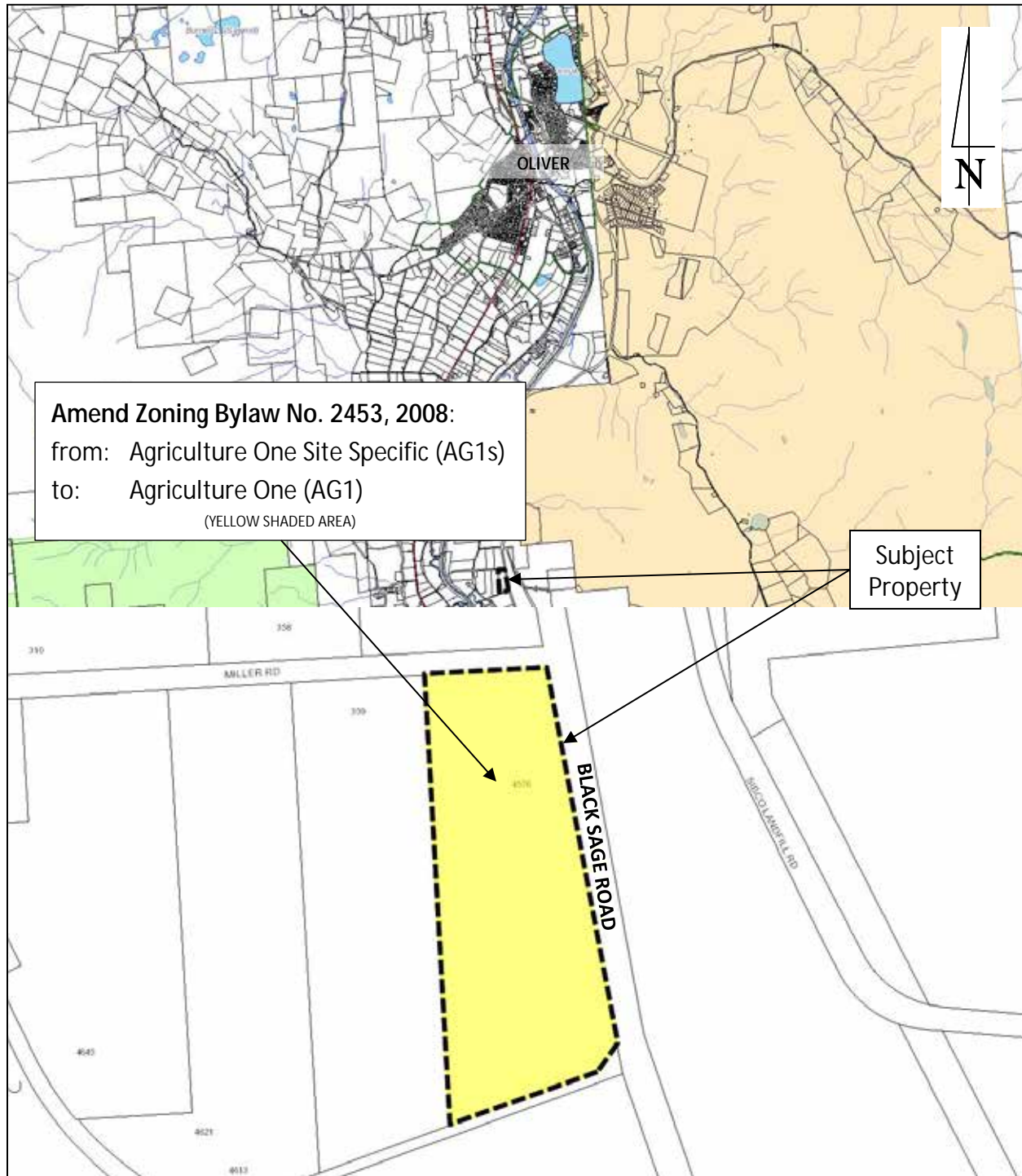
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

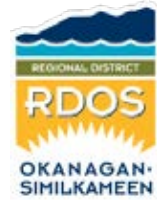
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Regional District of Okanagan-Similkameen

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

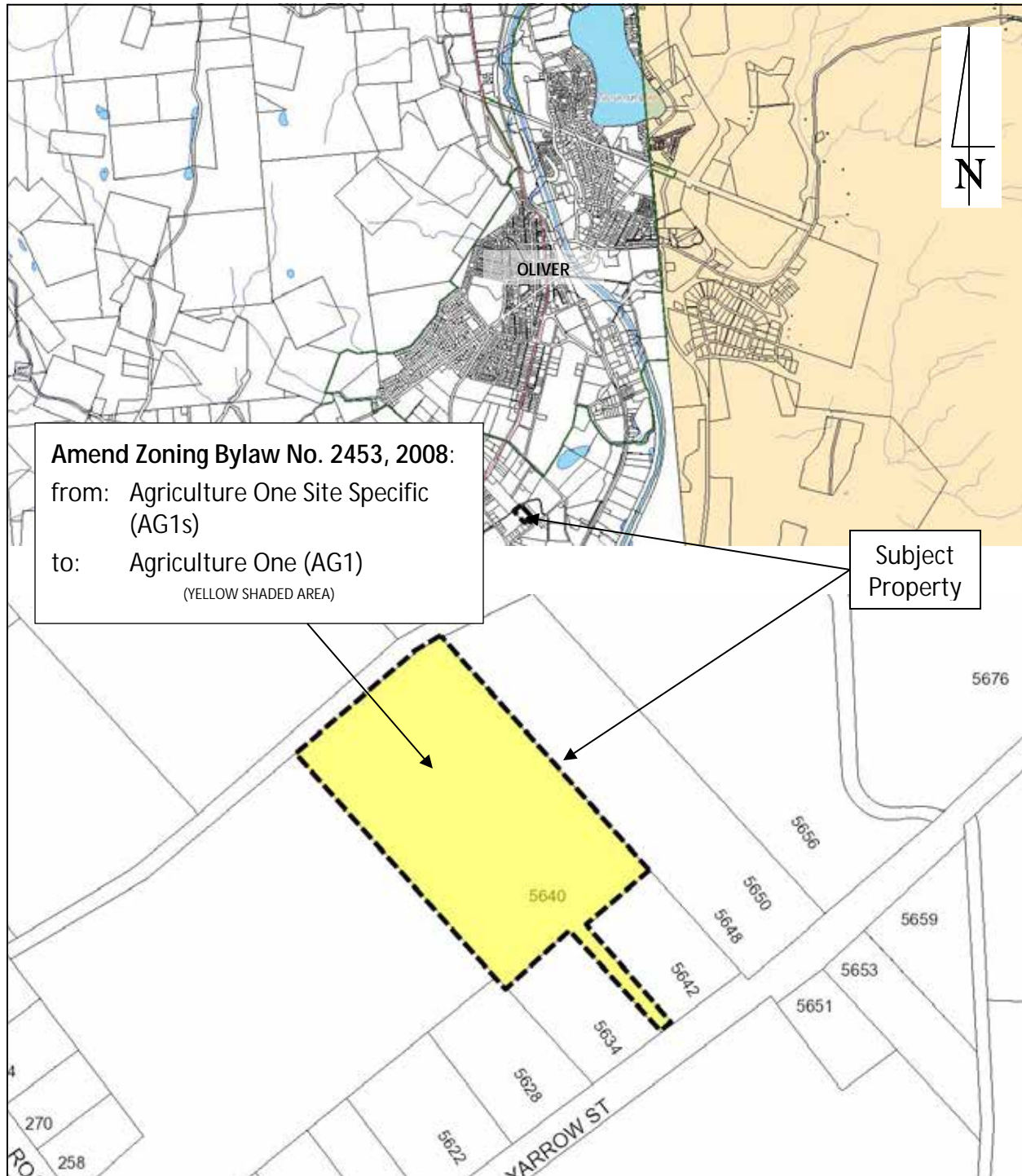
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-11'



Regional District of Okanagan-Similkameen

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

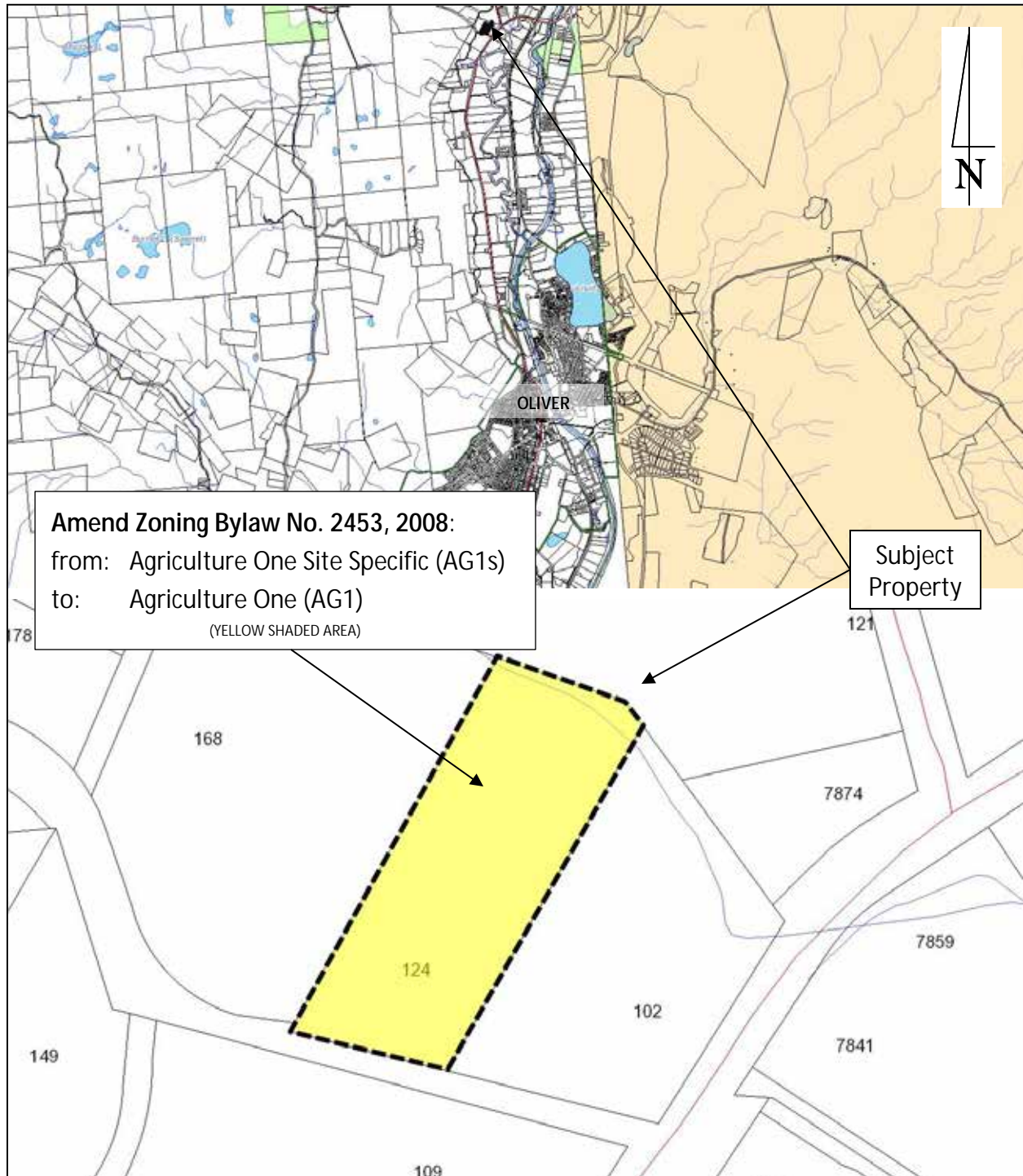
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Amendment Bylaw No. 2728, 2017

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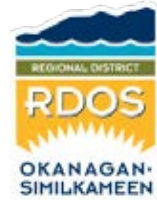
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Regional District of Okanagan-Similkameen

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

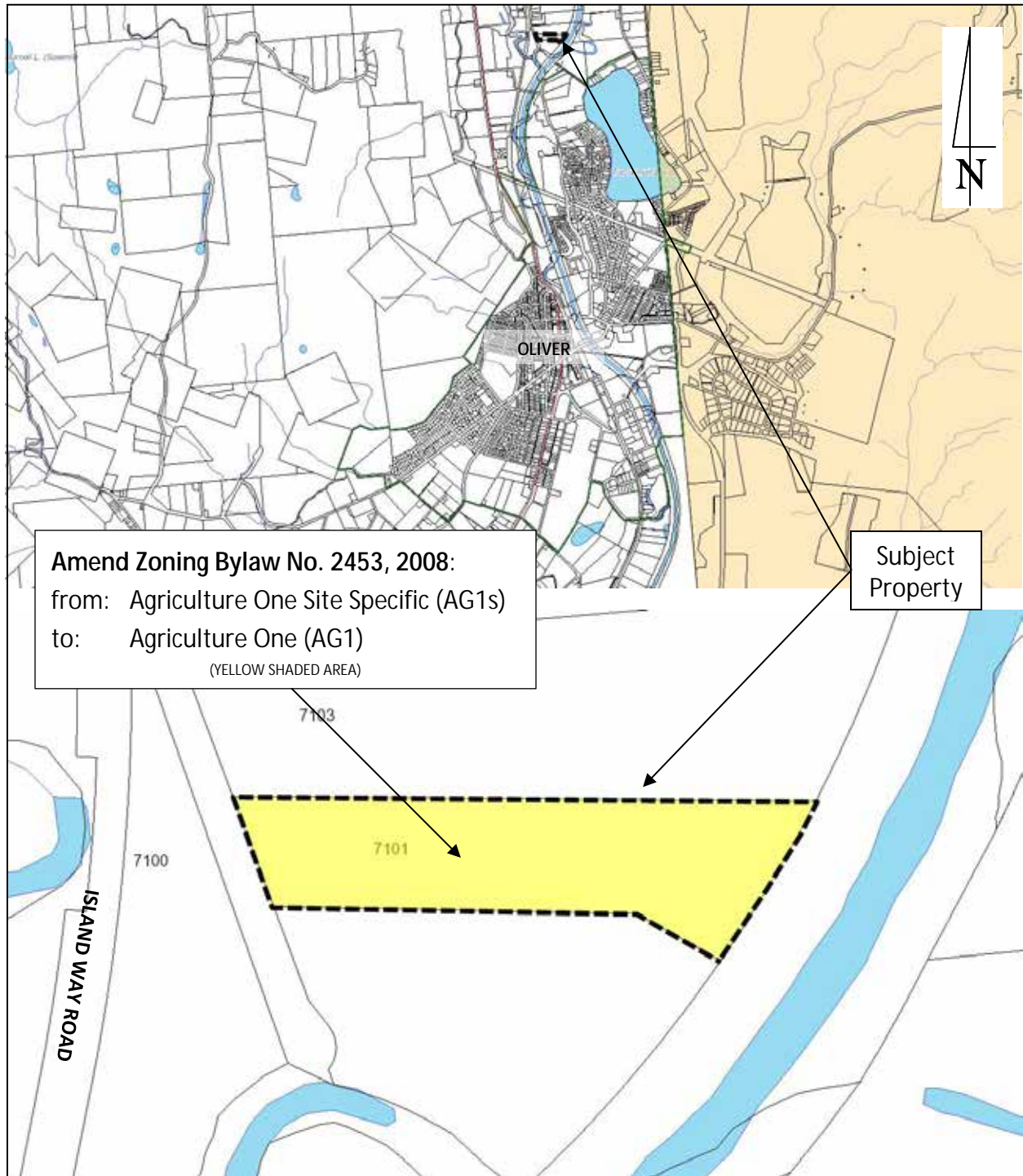
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

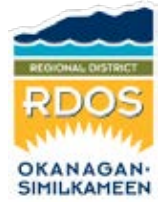
Schedule 'X-13'



Regional District of Okanagan-Similkameen

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

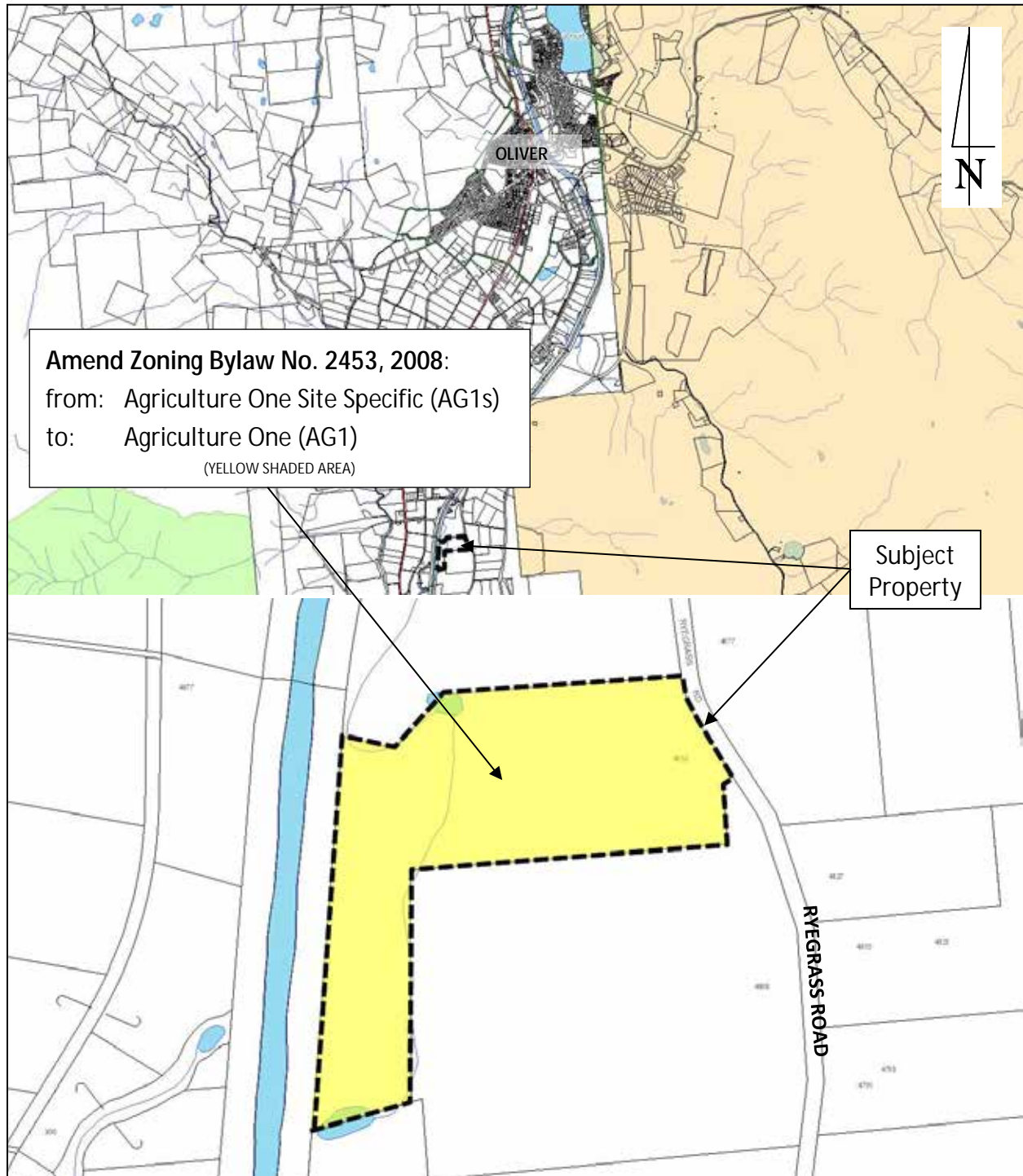
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-14'



Amend Zoning Bylaw No. 2453, 2008:

from: Agriculture One Site Specific (AG1s)

to: Agriculture One (AG1)

(YELLOW SHADED AREA)

Subject
Property

Regional District of Okanagan-Similkameen

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

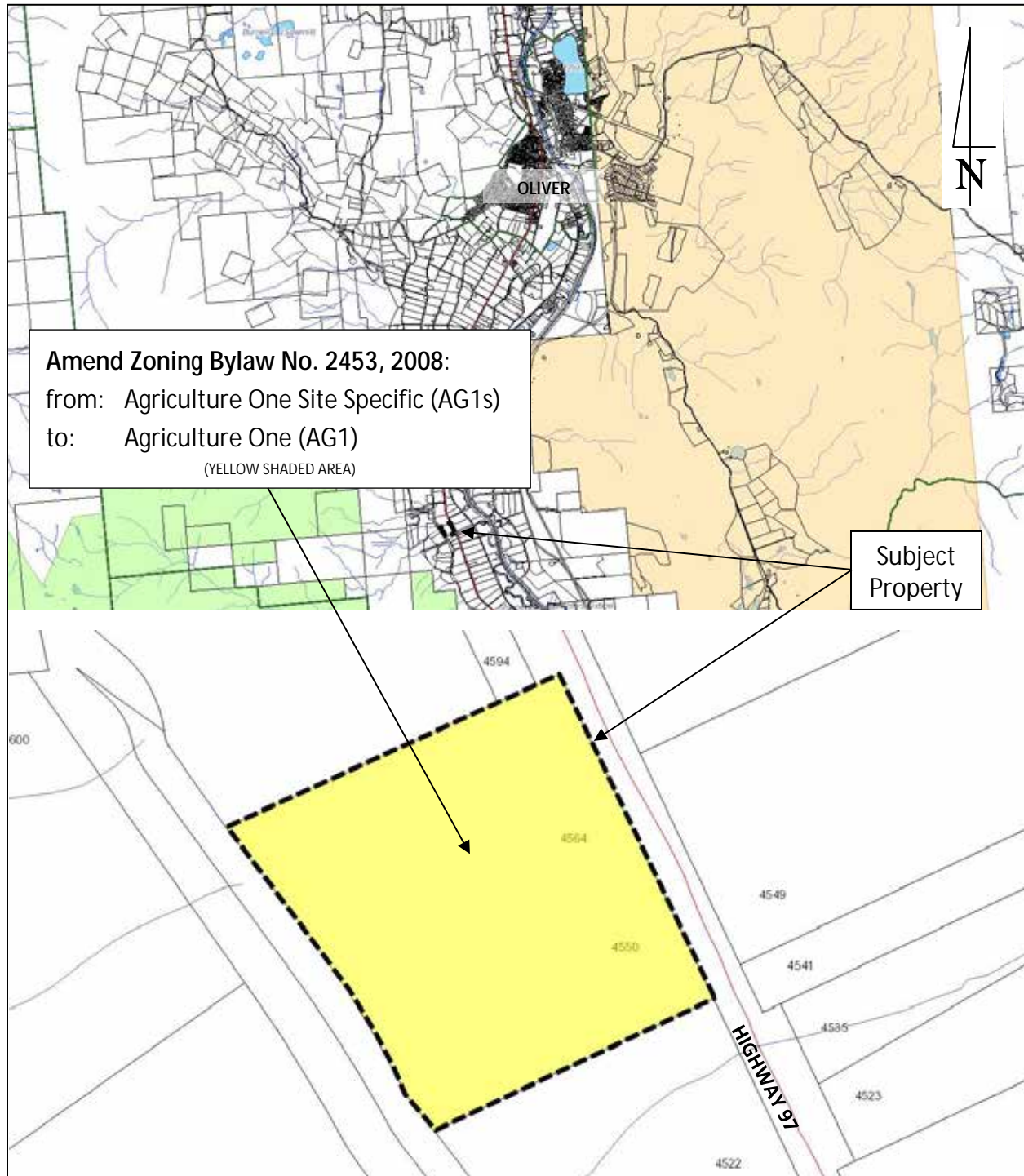
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-15'



Regional District of Okanagan-Similkameen

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

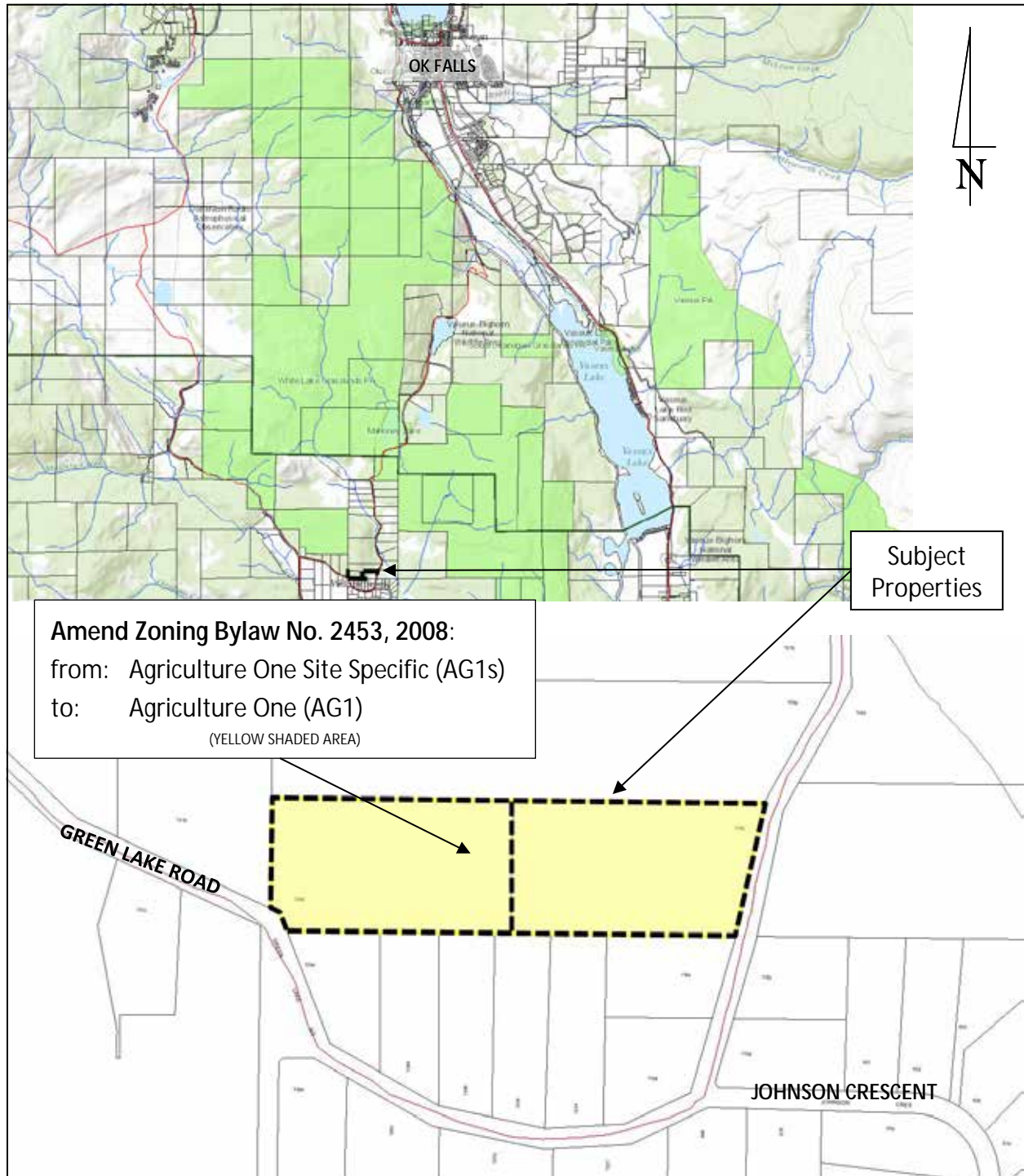
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

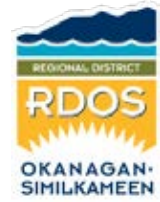
Schedule 'X-15a'



Regional District of Okanagan-Similkameen

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

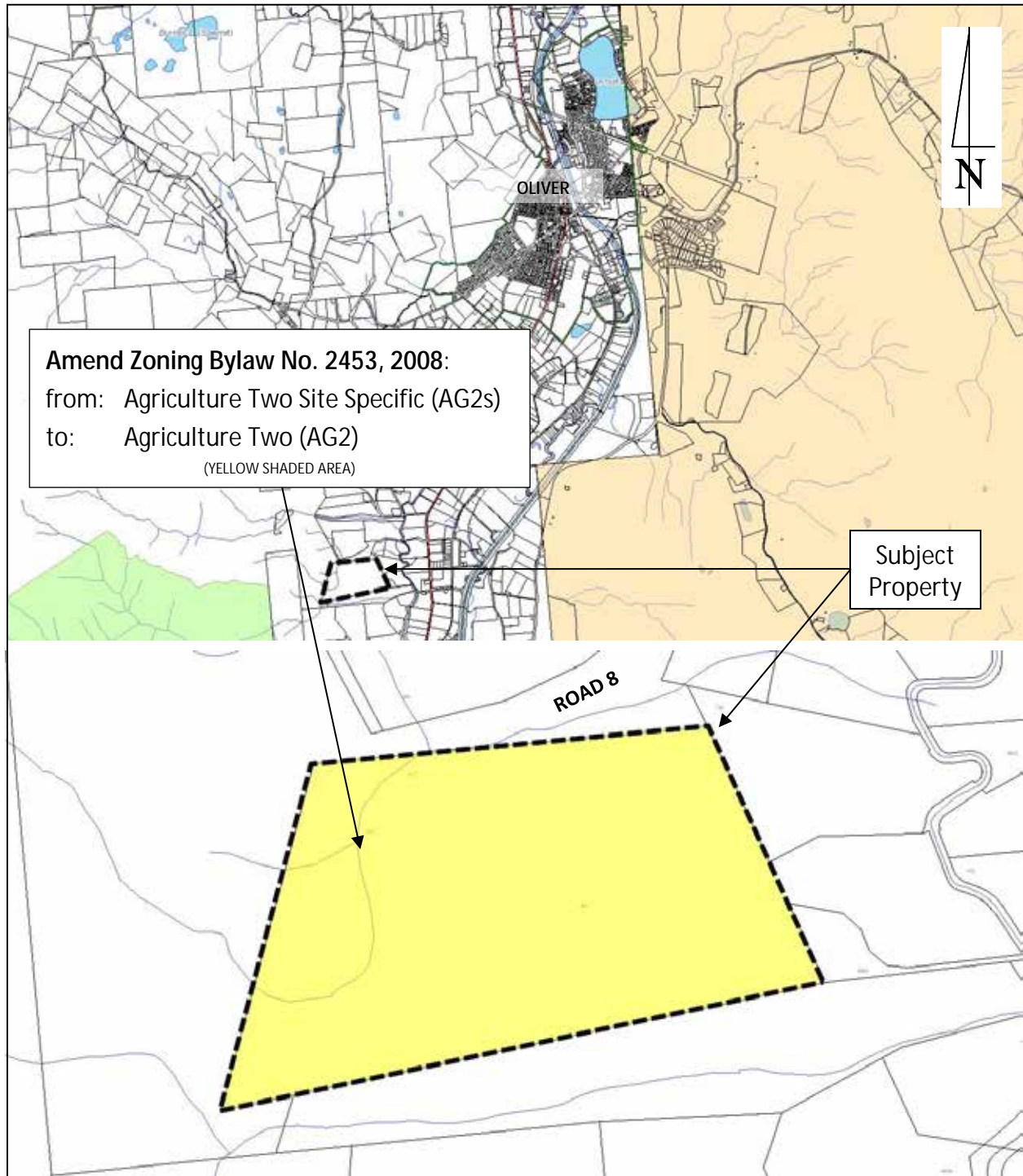
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

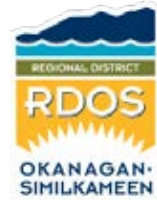
Schedule 'X-16'



Regional District of Okanagan-Similkameen

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

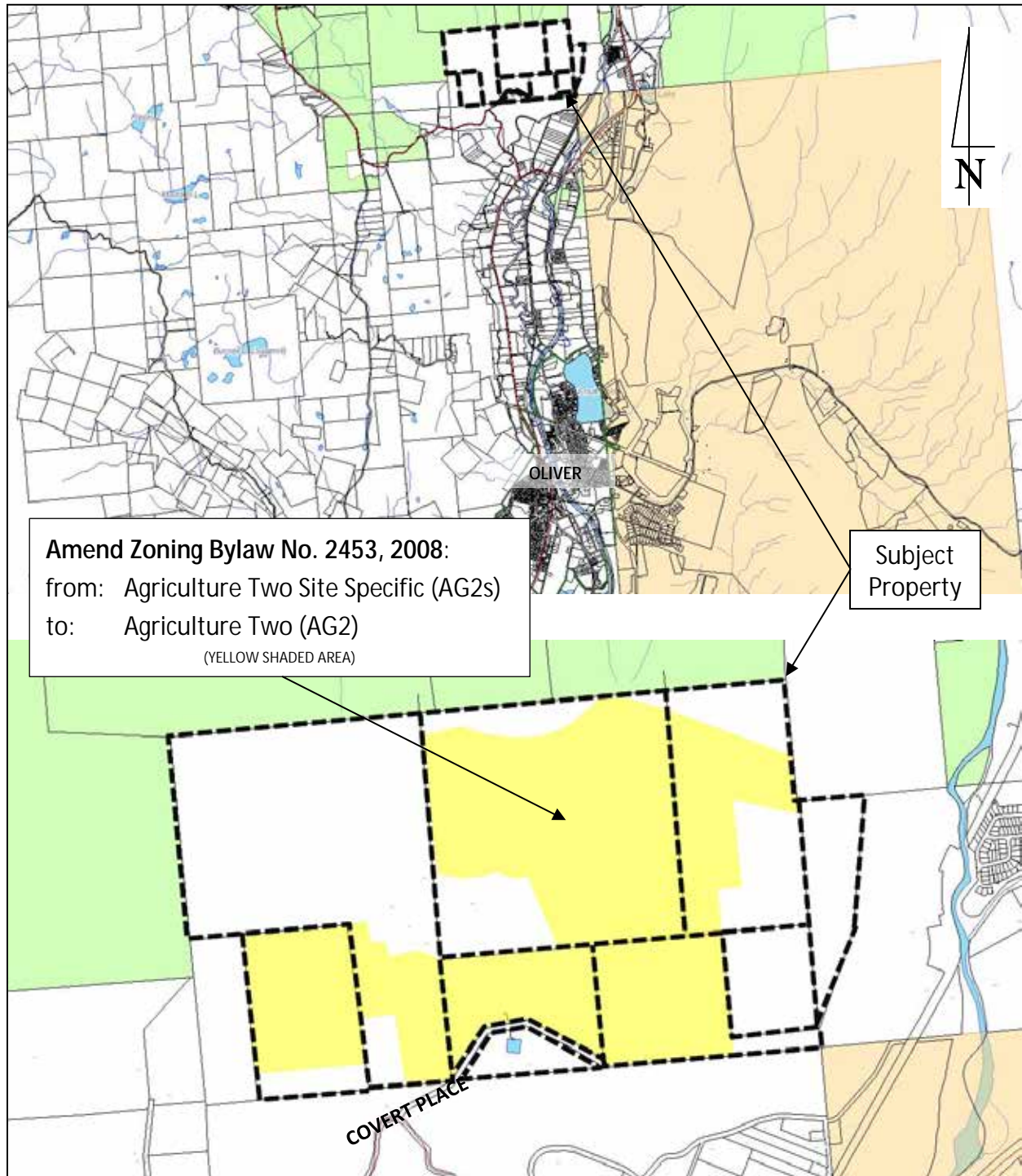
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

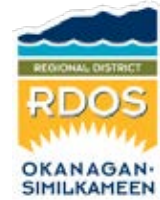
Schedule 'X-17'



Regional District of Okanagan-Similkameen

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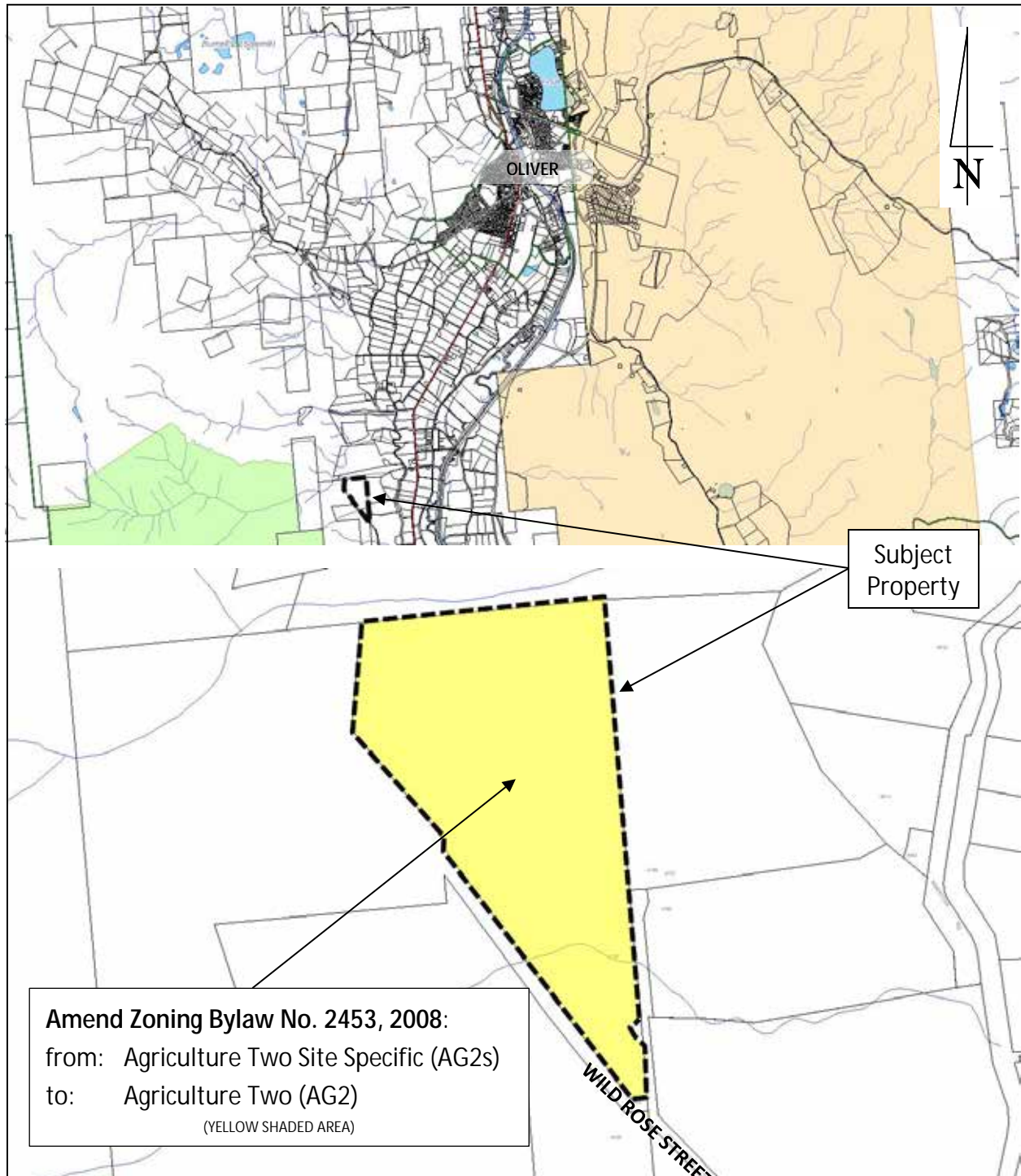
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

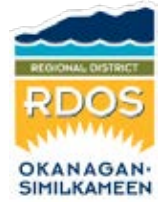
Schedule 'X-18'



Regional District of Okanagan-Similkameen

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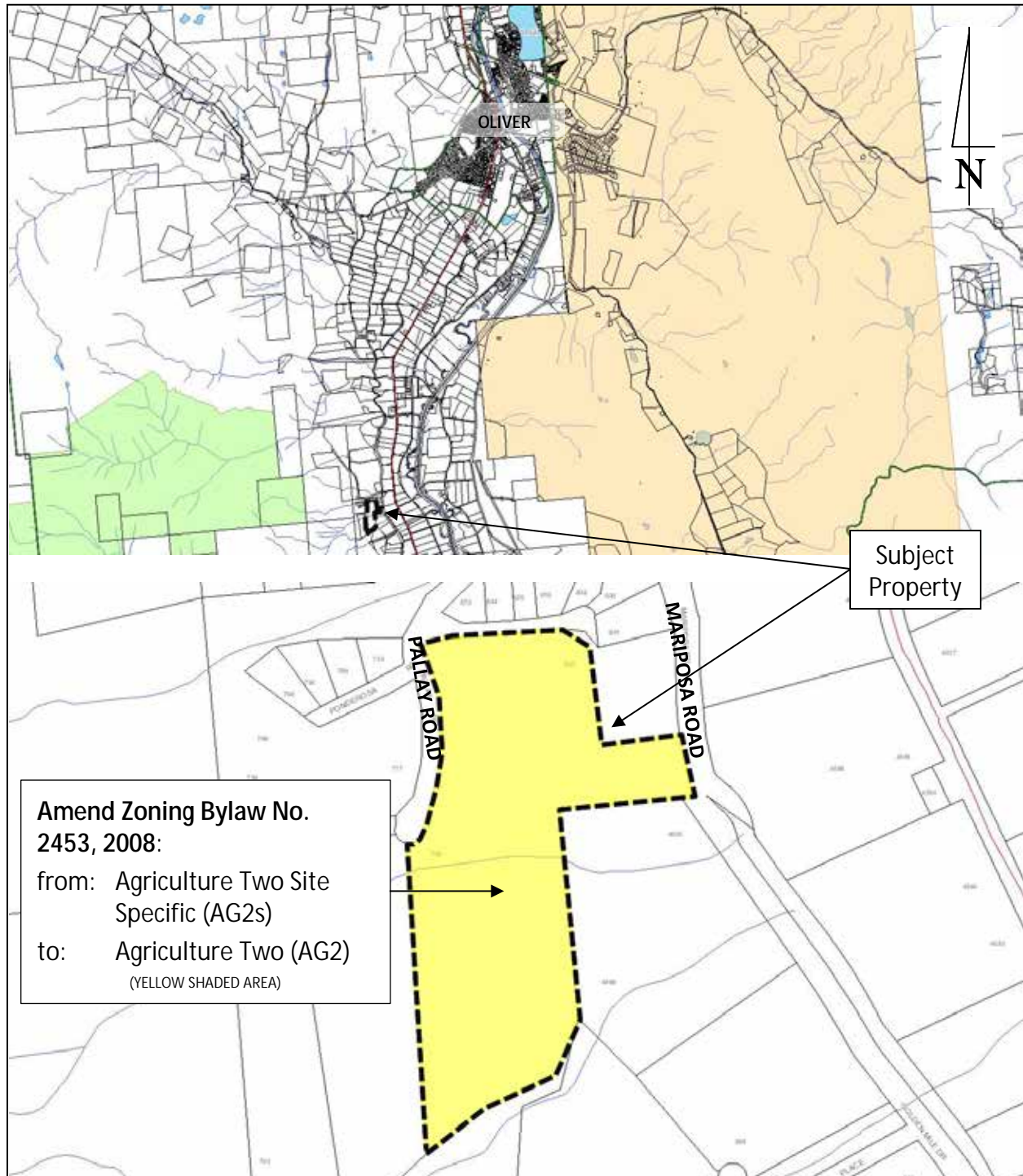
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-19'



**Amend Zoning Bylaw No.
2453, 2008:**

from: Agriculture Two Site
Specific (AG2s)

to: Agriculture Two (AG2)
(YELLOW SHADED AREA)

Regional District of Okanagan-Similkameen

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

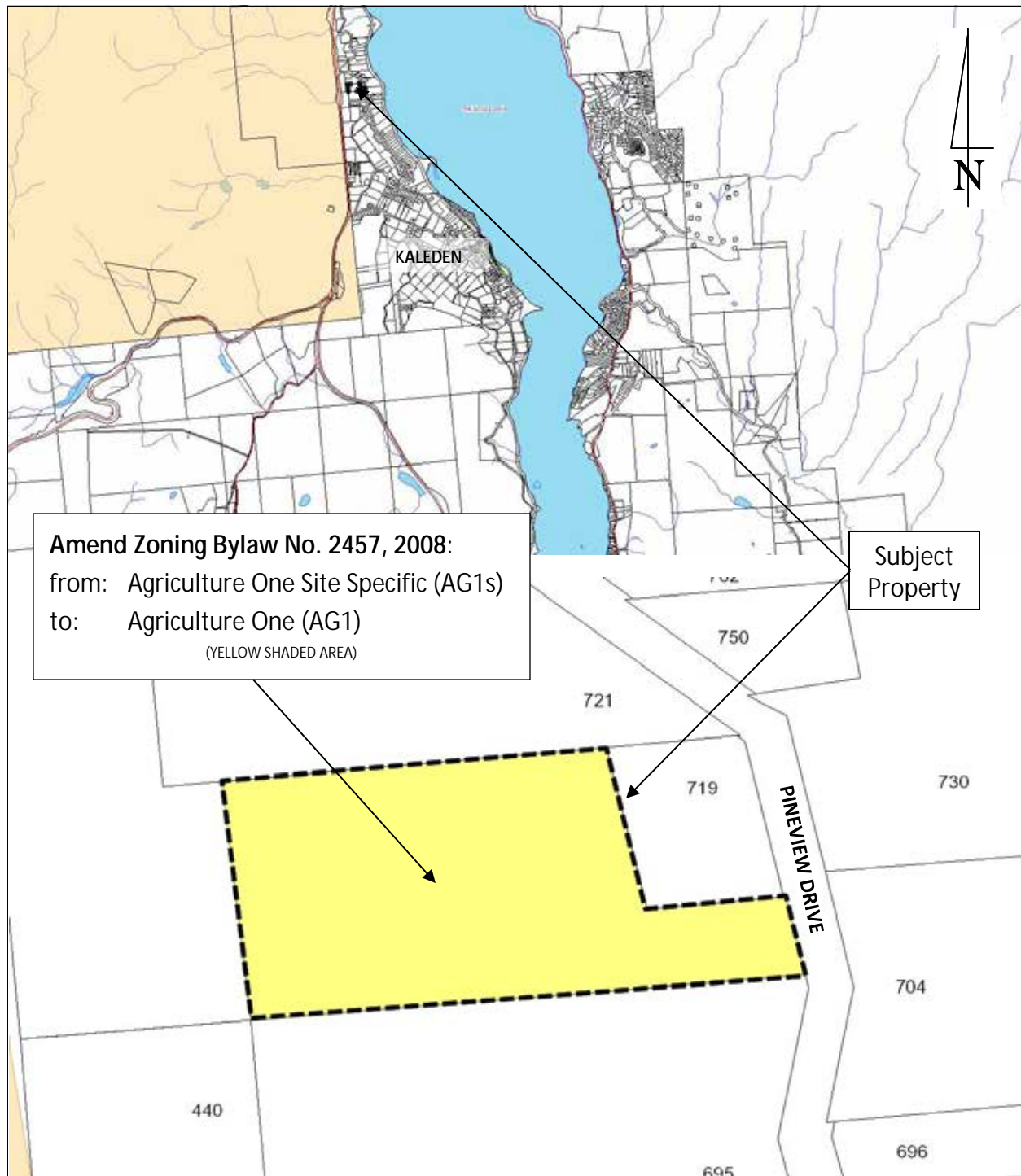
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-20'



Regional District of Okanagan-Similkameen

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

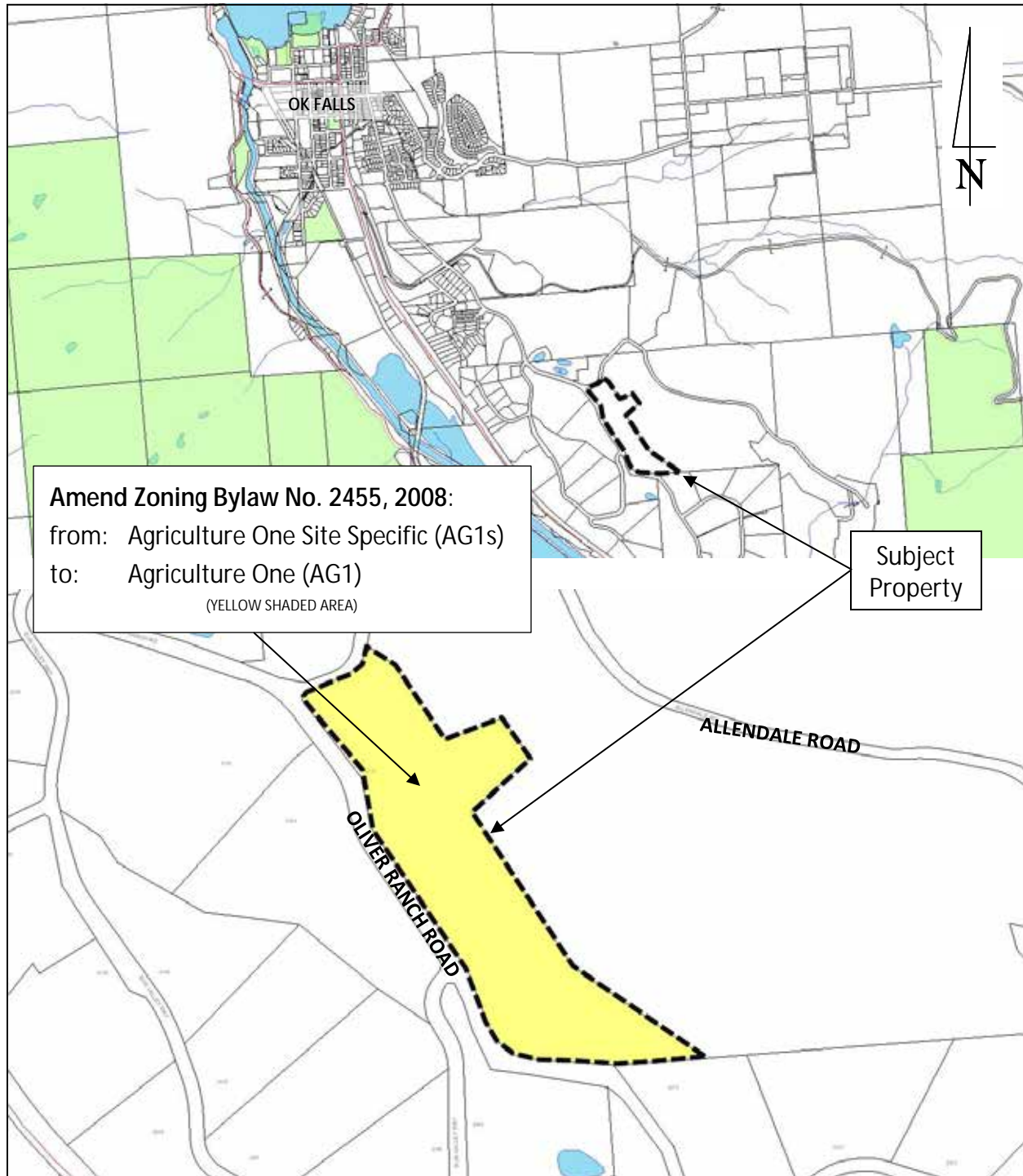
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-21'



Regional District of Okanagan-Similkameen

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

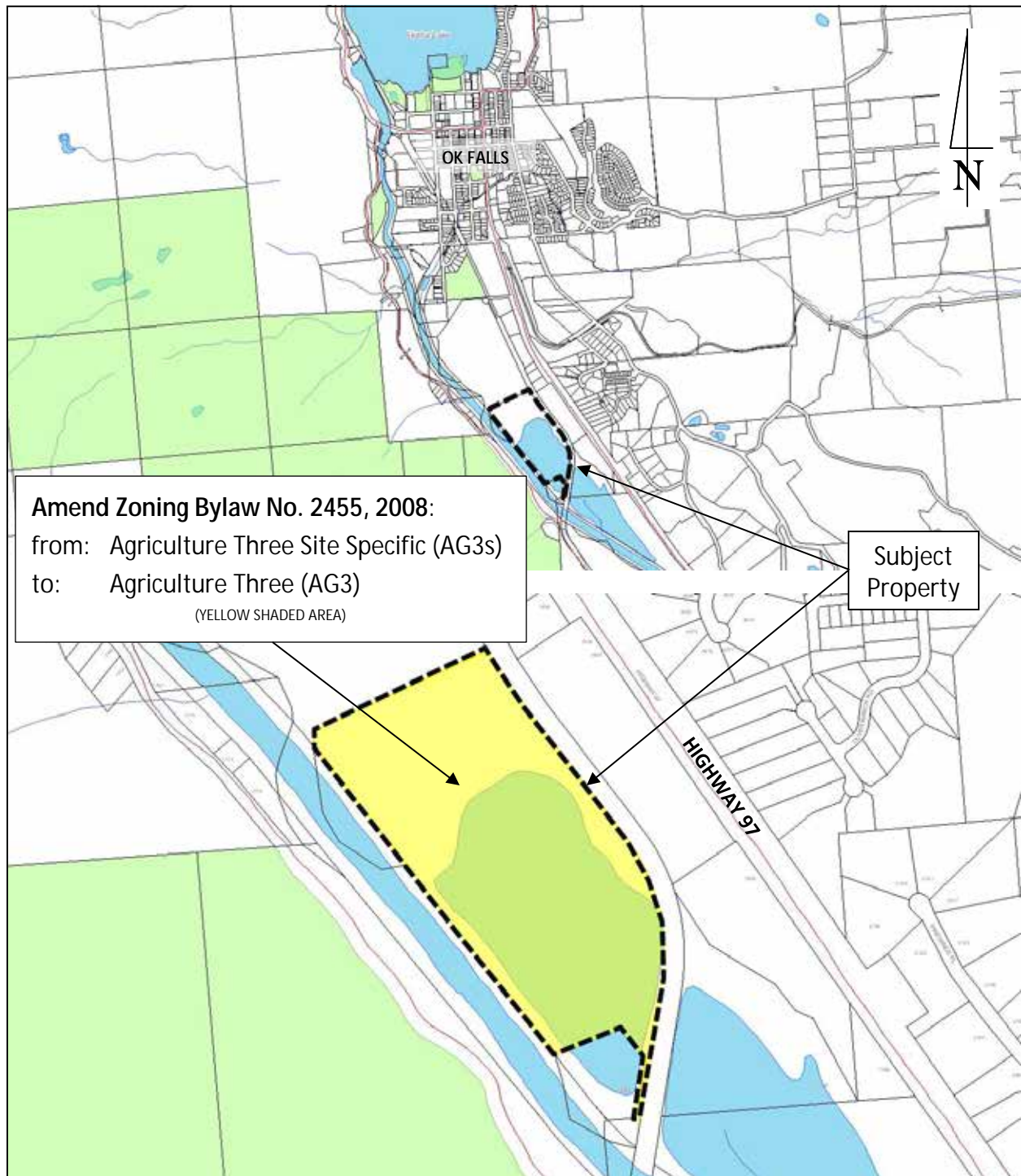
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-22'



Regional District of Okanagan-Similkameen

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

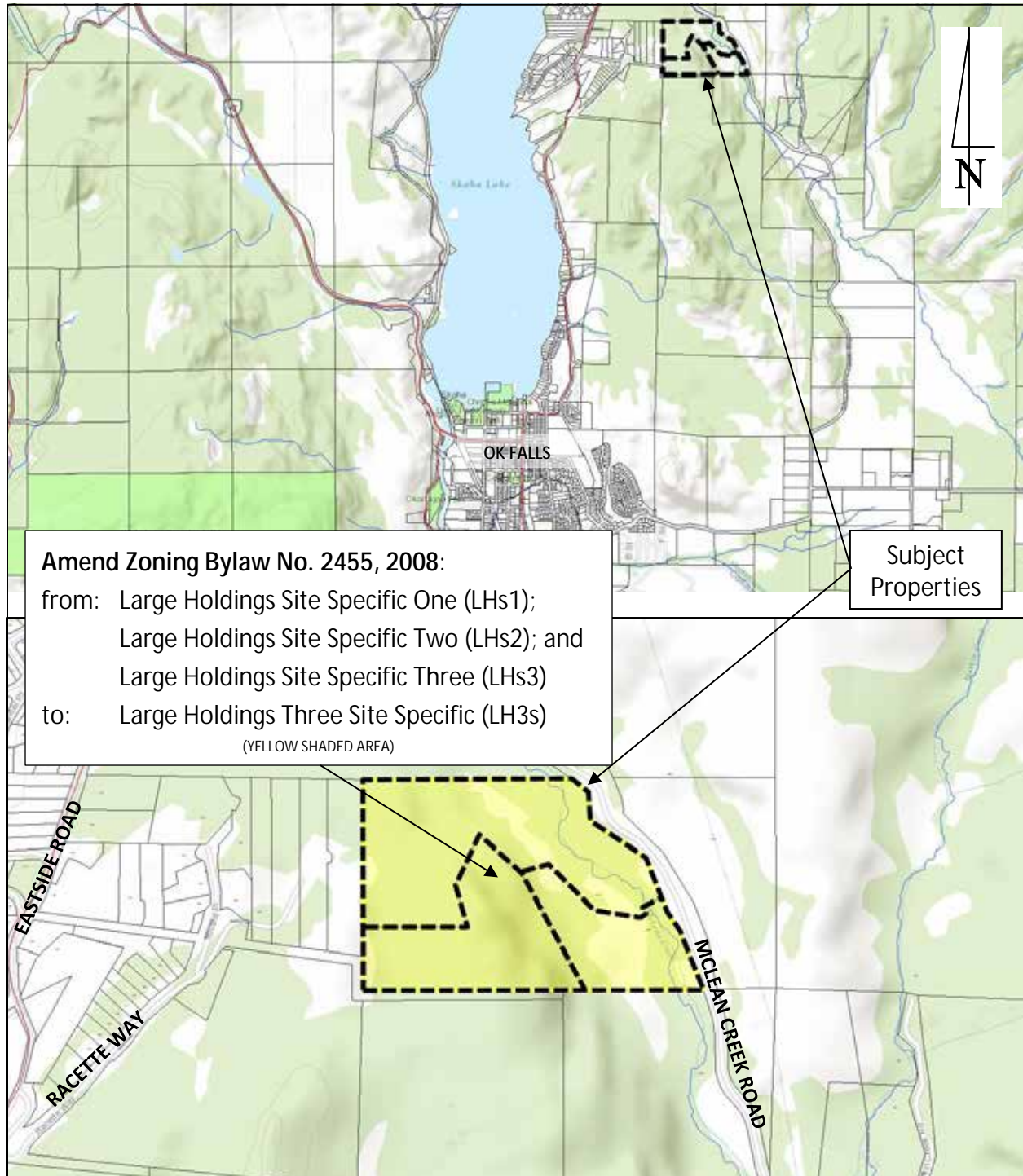
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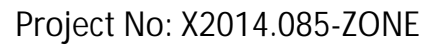
Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-22a'



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

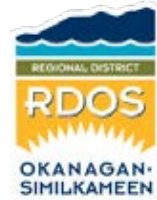


Update of Agricultural Regulations Amendment Bylaw No. 2728, 2017
Page 205 of 215

Regional District of Okanagan-Similkameen

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

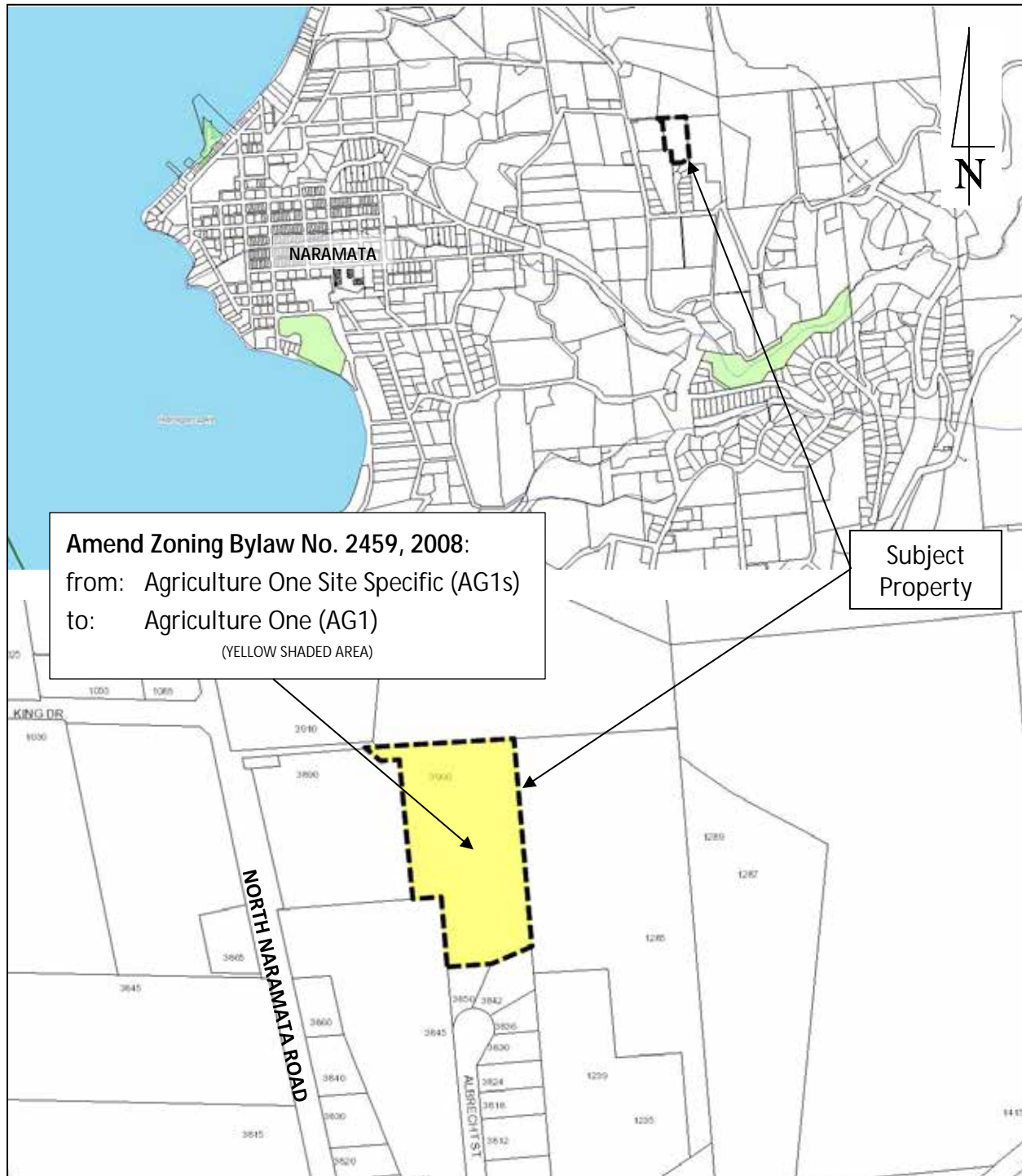
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

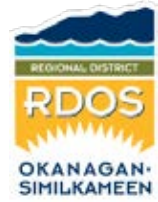
Schedule 'X-24'



Regional District of Okanagan-Similkameen

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

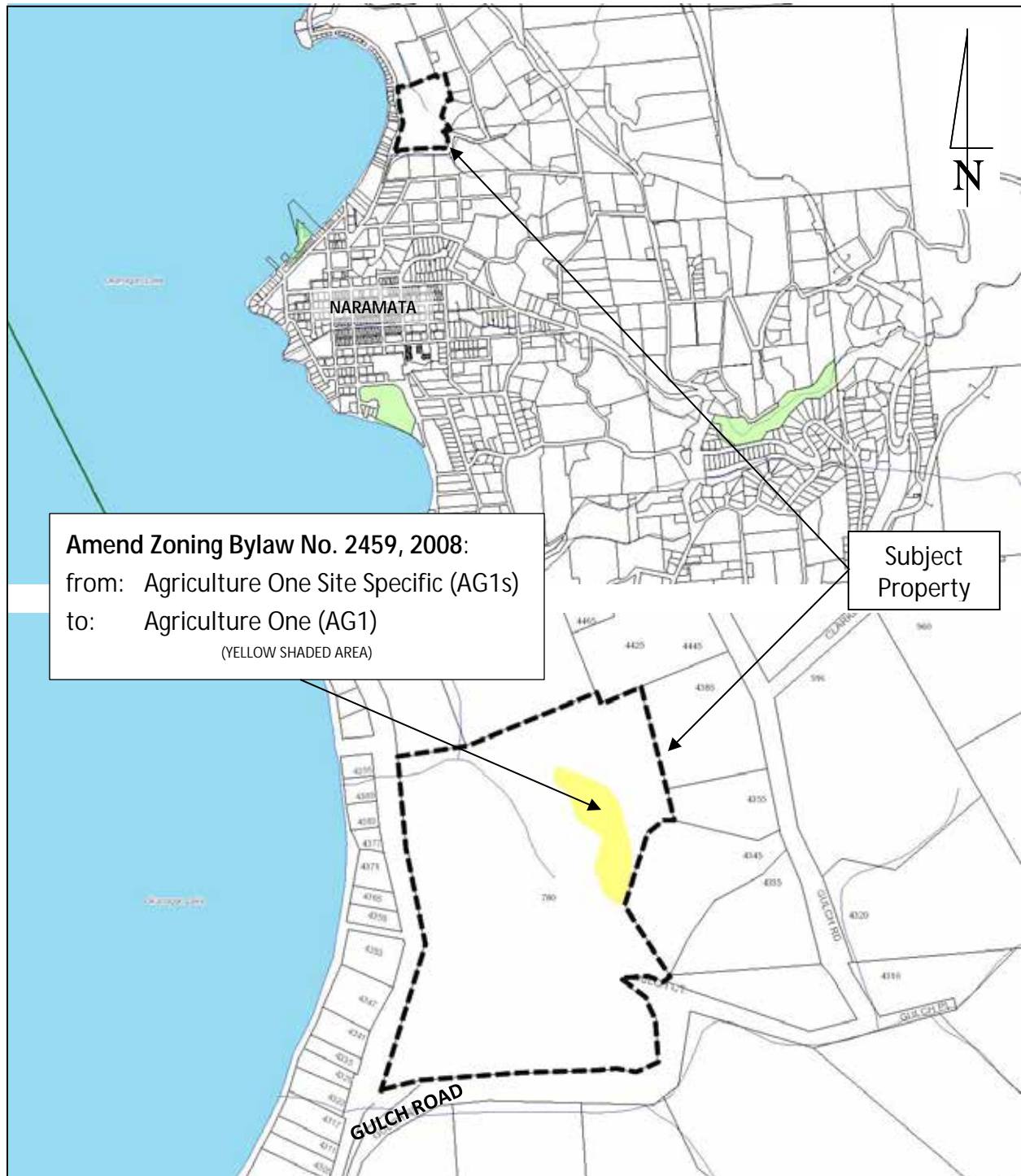
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-25'



Regional District of Okanagan-Similkameen

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

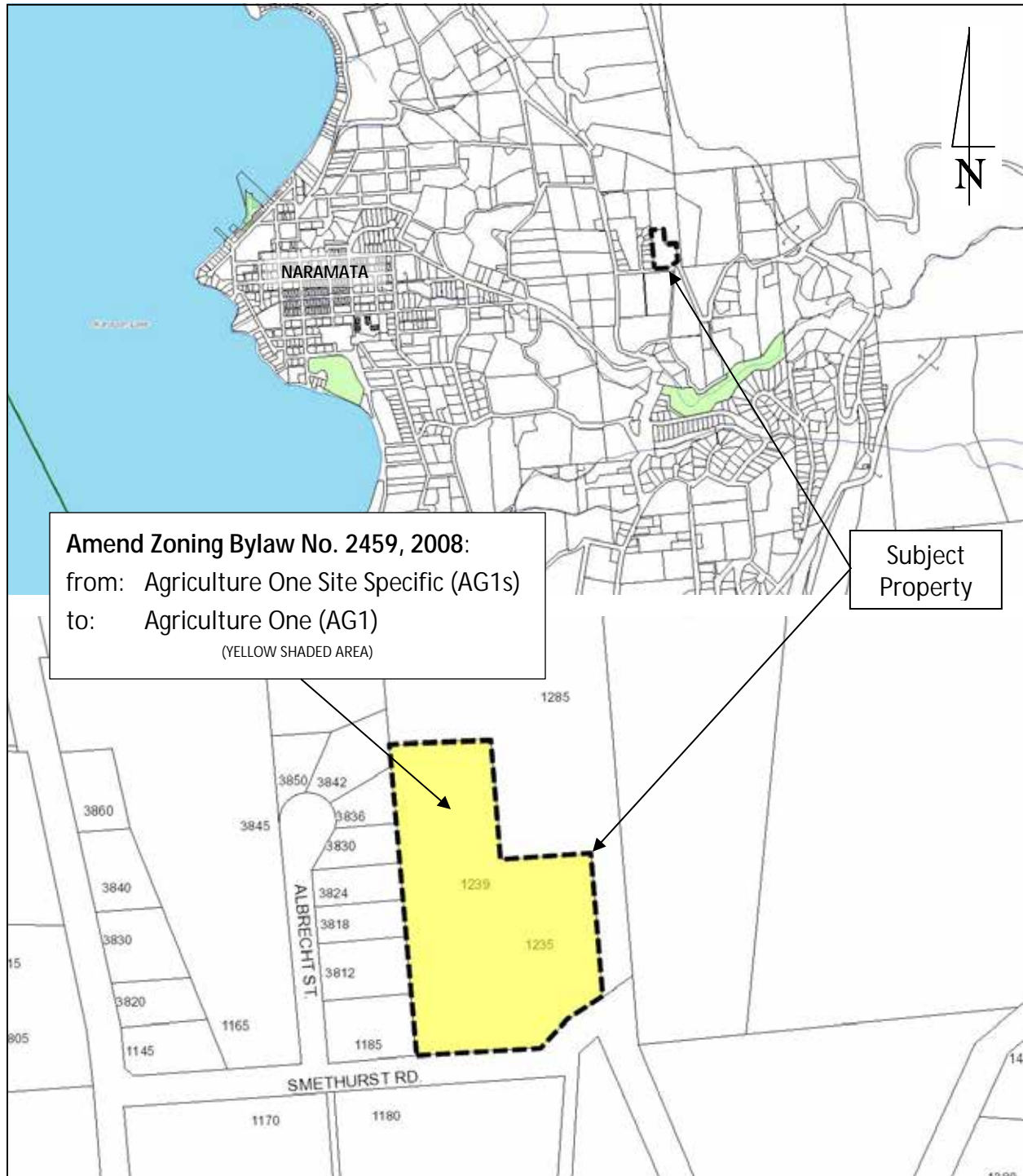
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

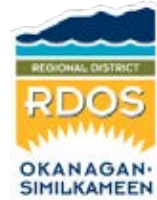
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Regional District of Okanagan-Similkameen

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

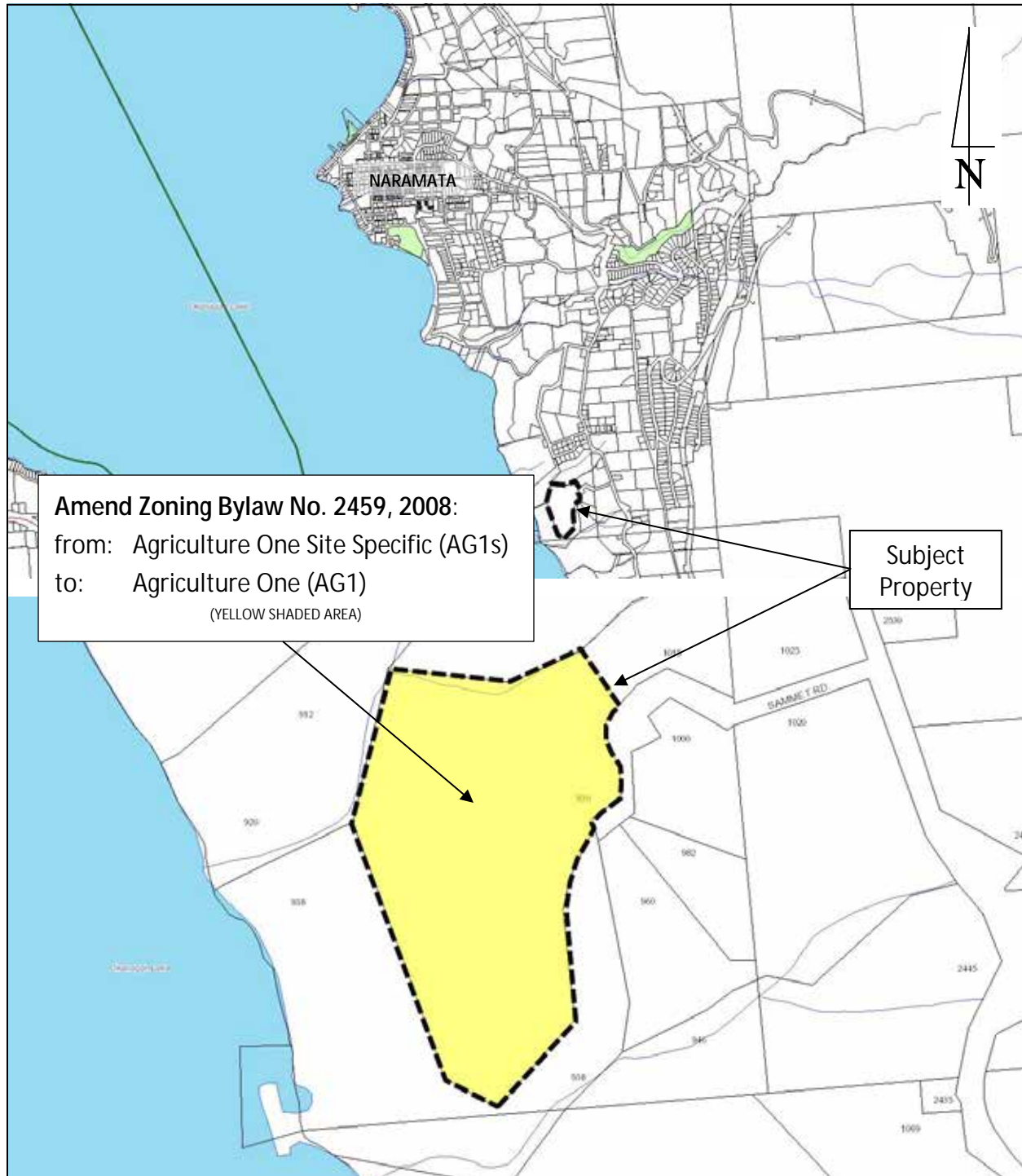
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

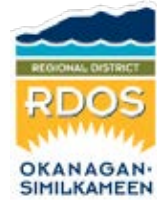
Schedule 'X-27'



Regional District of Okanagan-Similkameen

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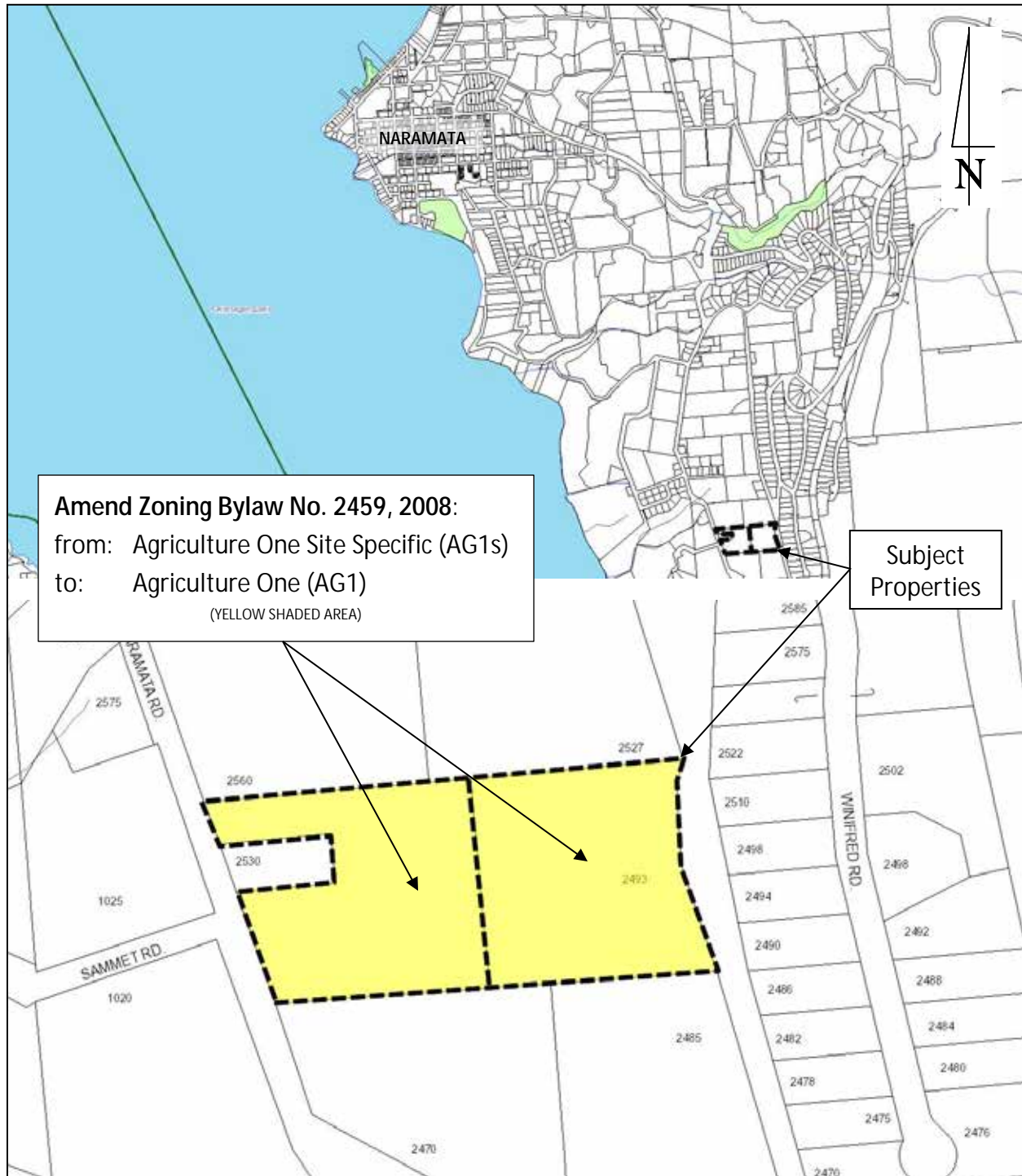
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

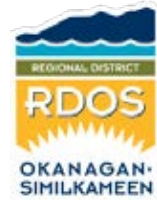
Schedule 'X-28'



Regional District of Okanagan-Similkameen

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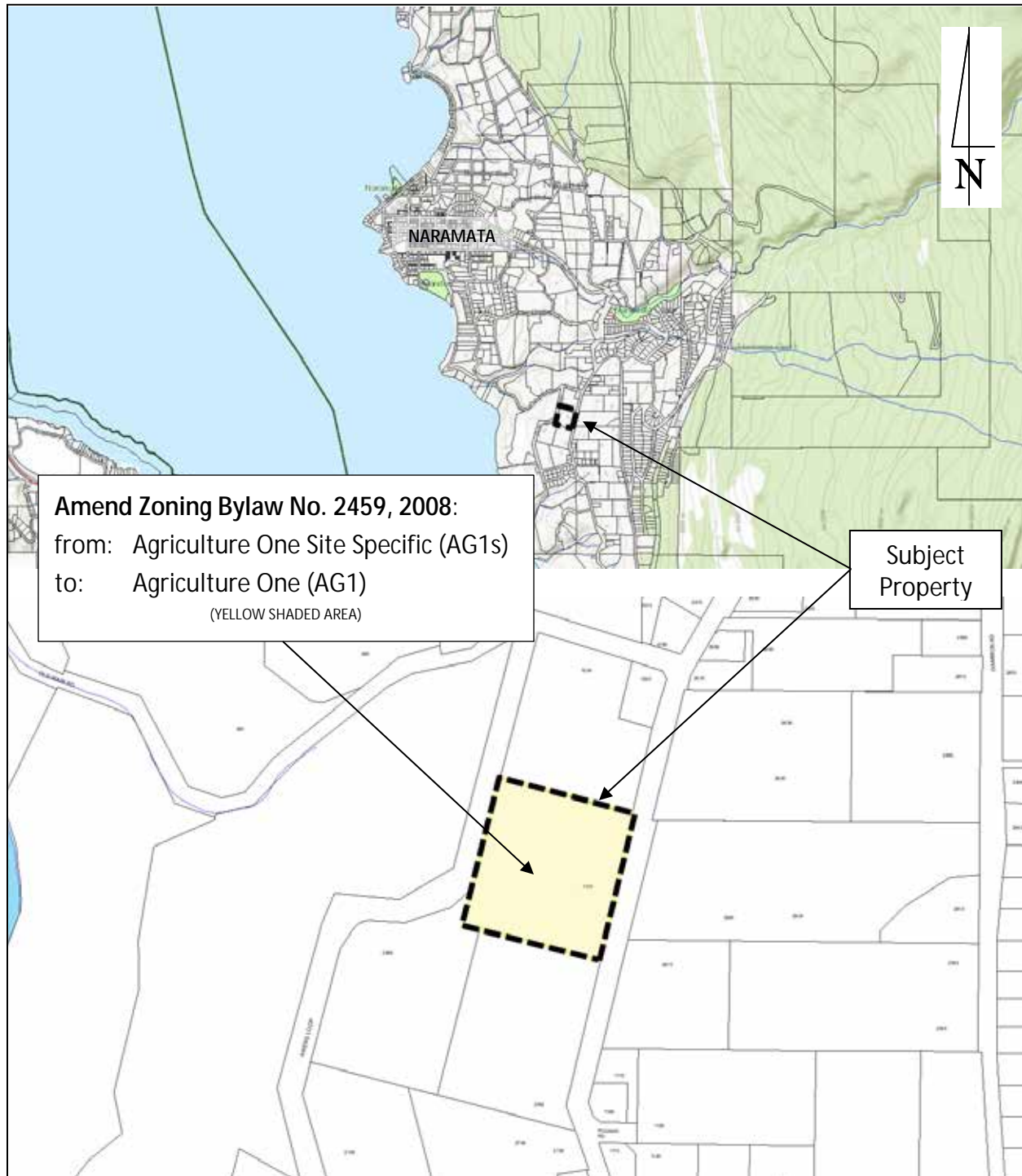
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Amendment Bylaw No. 2728, 2017

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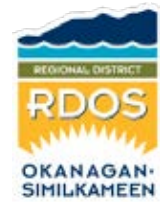
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Regional District of Okanagan-Similkameen

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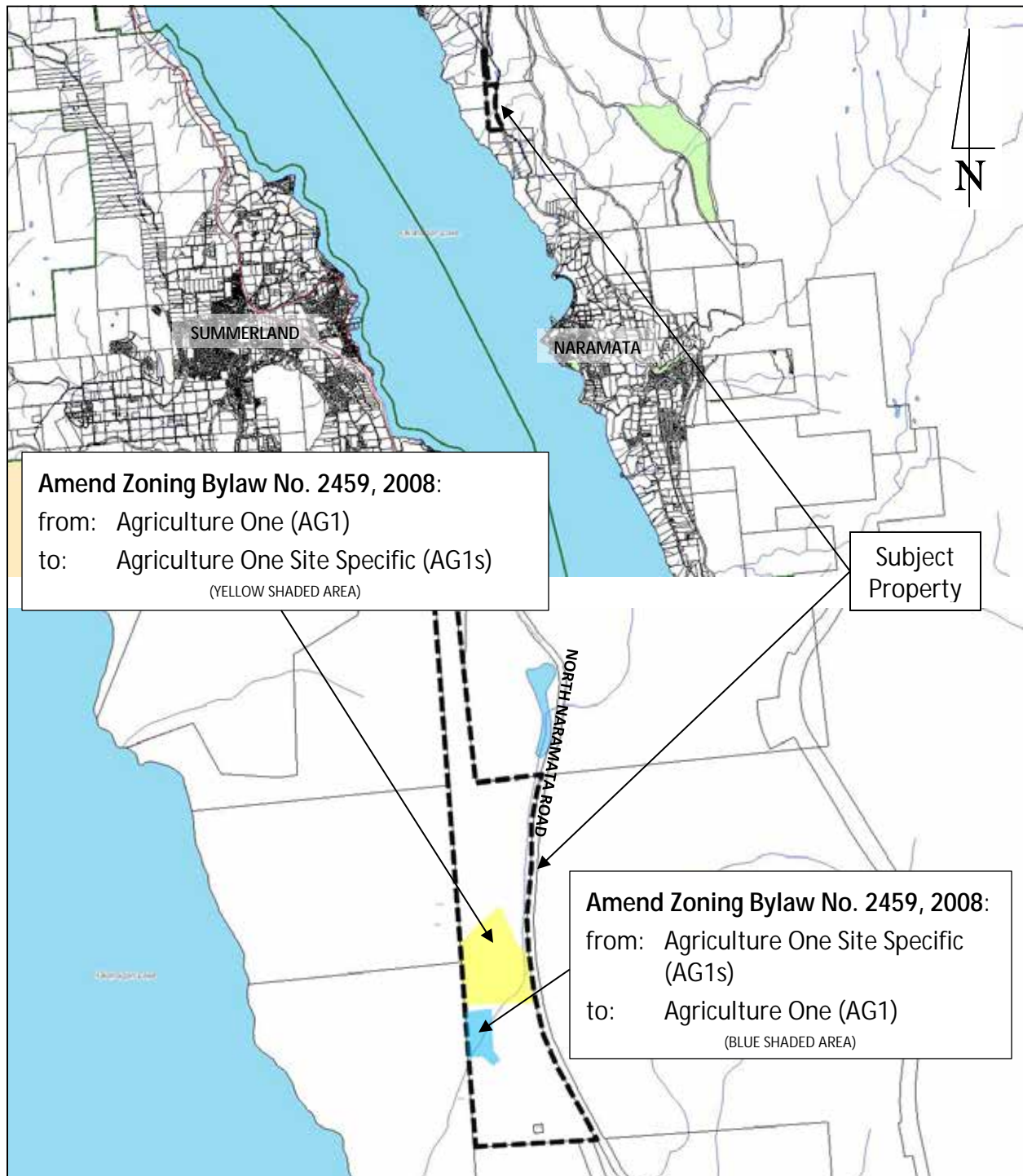
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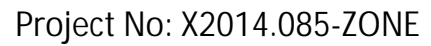
Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-29'



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

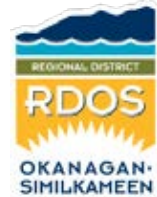


Update of Agricultural Regulations Amendment Bylaw No. 2728, 2017
Page 213 of 215

Regional District of Okanagan-Similkameen

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

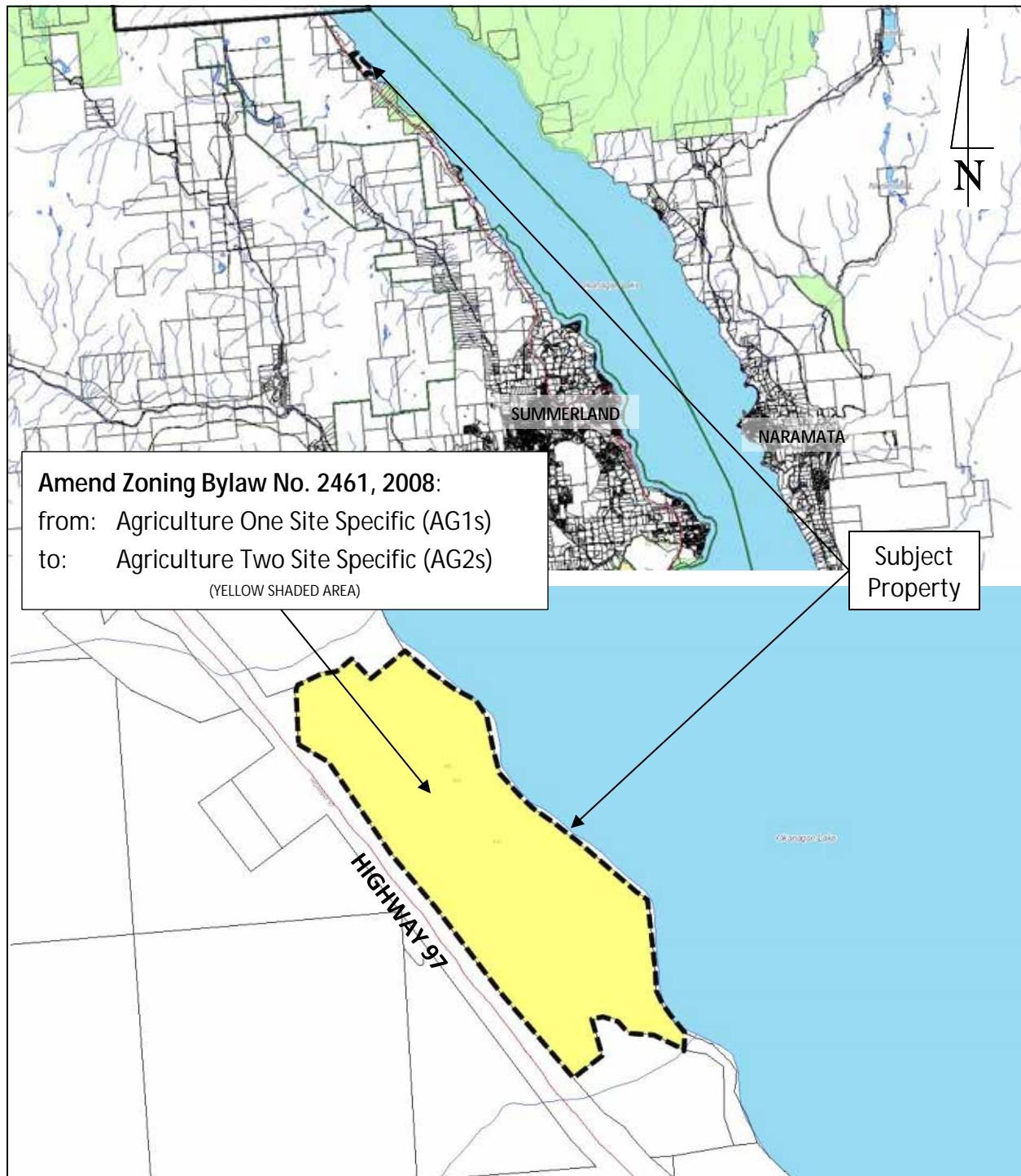
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Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

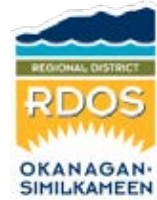
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Regional District of Okanagan-Similkameen

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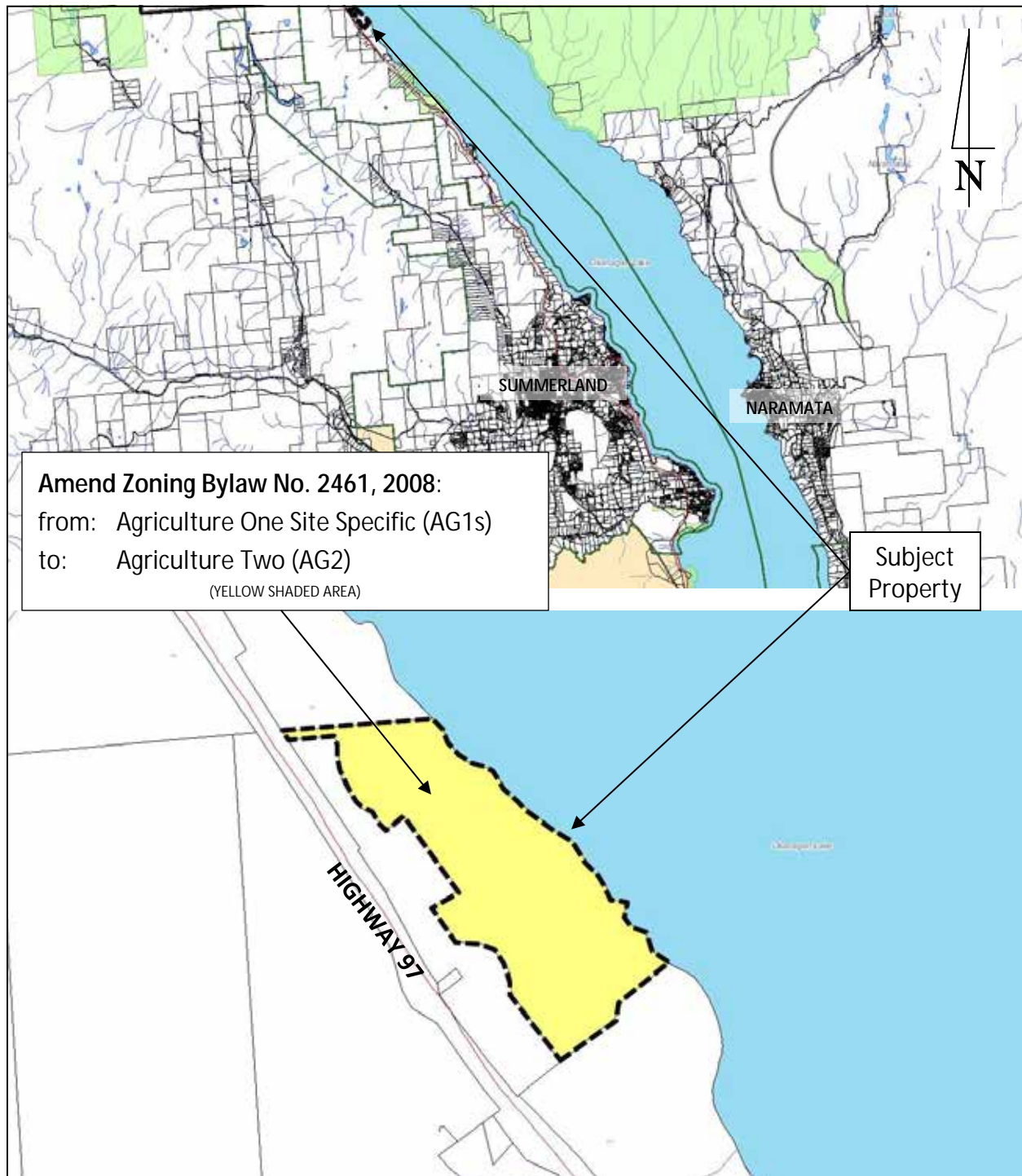
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2728, 2017

Project No: X2014.085-ZONE

Schedule 'X-31'



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Award of Tendering and Construction Services for CML Leachate and Drainage Works

Administrative Recommendation:

THAT the Board of Directors approve an increase to the budget of the Campbell Mountain Landfill Design, Operations and Closure Plan for tendering, inspection and construction services to Sperling Hansen Associates up to the amount of \$220,000 plus GST; and

THAT a further contingency be approved at \$50,000 for the consulting services if required; and

THAT an extension to the Sperling Hansen Associates consulting services agreement be granted until March 31, 2018.

Purpose:

Complete the tendering, contract administration and inspection during construction of the Campbell Mountain Landfill drainage and leachate collection.

Reference:

In accordance with the Purchasing and Sales Policy, the Regional District Board of Directors shall approve all purchases over \$50,000.

Business Plan Objective: *(Tie to current RDOS Business Plan)*

Continued objective from the 2016 Corporate Business Plan – Completion of the Campbell Mountain Landfill was a task under objective 3.3.7 to implement the 2016 phase of the Solid Waste Management Plan.

Background:

On November 5, 2015 the Board approved the award of the Design, Operations and Closure (DOC) Plan for the Campbell Mountain Landfill to Sperling Hansen Associates for the amount of \$222,649. As part of the DOC plan work, the detailed design of the surface water drainage and leachate collection system was included. At the November 5 Board meeting a contingency of \$75,000 was

also approved. At the time, it was anticipated that this contingency would be sufficient for dealing with any unknowns as well as the tendering and construction services.

During the design of the leachate collection system, several issues occurred. The initial plan for the development of extraction wells for leachate collection was proven not to be a viable option. The test wells drilled during the design stage did not produce the leachate volumes expected and other alternatives for a collection system needed to be investigated. Several options were proposed and evaluated and this work has increased the overall design costs for the leachate and drainage systems.

Analysis:

The Design Operations and Closure (DOC) Plan project work included the development of the DOC plan document to comply with the Operating Certificate for the landfill as well as the following:

- Leachate system design
- Drainage system design
- Tendering of construction
- Contract administration for construction
- Biocover test plot pilot program basics

During the DOC plan preparation, the leachate extraction system design became more complicated than proposed in the original scope. The original scope included the design of adding extraction wells in a grid design over the entire southwest side of the landfill property. Unfortunately the initial test wells did not produce the leachate volumes anticipated. A general grid of extraction wells would not be adequate for the landfill and construction of a trench along the bedrock was investigated.

A geophysical study and a conductivity survey were conducted to determine the depth of the bedrock along the proposed extraction trenchline line and the flowpath of the leachate respectively. The results produced from these activities were excellent and clear areas were identified where the majority of leachate is flowing across the bedrock. The results also indicated that the bedrock depth varied from a few meters to over 30 meters from the ground surface.

Given the excavation depths required for adding a trench to the bedrock, it was deemed not viable for the landfill site. With the data collected from the seismic and conductivity testing, a revised approach is being used with specific placement of extraction wells in the identified low points of the bedrock and high leachate flow areas. One extraction well has now been installed that yields substantial leachate as estimated.

The increase in design issues and complexity contributed to the increase in budget to the overall DOC project plan. The following table provides a summary of the initial cost plus all the scope expansions required within the DOC project:

Project Component	Expense
Original Contract from Request for Proposals	\$ 222,649
Approved Contngency with Original Contract	\$ 75,000
TOTAL ORIGINAL CONTRACT PLUS CONTINGENCY	\$ 297,649
ACTUAL Contingency Items (Scope changes)	
Enhanced analysis and design work for leachate design	\$ 48,793
Additional meetings/site visits during project	\$ 7,774
Increased MOE requirements, plan preparation and additional testing	\$ 48,579
ACTUAL Contingency Used to Date	\$ 105,146
Total Allocated to Date under DOC Project Scope	\$ 327,795
ADDITIONAL Approved Funding Needed for Remaining Work	
1. Amount to cover previous overage from Awarded amount	\$ 30,000
2. Contract Administration and Inspection (12 weeks)	\$ 140,000
3. Tendering Services, Record Drawings, Project Close-out	\$ 50,000
ADDITIONAL FUNDING TO AWARD TO SPERLING HANSEN ASSOCIATES (Recommendation 1)	\$ 220,000
ADDITIONAL CONTINGENCY FOR UNKNOWNNS (Recommendation 2)	\$ 50,000

Changes in the leachate designs, additional meetings and reporting, as well as increasing the scope of the designs have increased the overall budget. The initial award to Sperling Hansen Associates was \$222,649 before taxes. With the various scope changes in the past 12 months, the additional expense has reached about \$105,000. The initially approved contingency for the project was \$75,000 and this was expected to also cover the tendering and construction services required. An additional \$30,000 has been allocated to the project over the initial award contingency

The designs are complete for the surface drainage system and the leachate collection pond and the construction contract will be going out for tender shortly. In order to proceed with the construction, the overall budget for Sperling Hansen Associates needs to be increased to accommodate the costs of tendering and construction services.

The scope of construction has increased since the initial proposal in 2015 and as such the requirements for onsite monitoring and inspection during construction has increased. The estimated cost for these services during the anticipated construction time of 12 weeks, as well as the construction closeout components, is about \$190,000 in total.

The full time construction and inspection services onsite is expected to last between 8 and 12 weeks and cost up to \$140,000. The tendering services, record drawings and detailed operation and maintenance manuals are estimated at approximately \$50,000.

The unit rates and estimated time for inspection and construction management is consistent with a project of this magnitude and complexity. It is recommended that the Board approve a budget increase and an extension of the current contract to accommodate the construction time period.

CML Budget Summary

The following is a summary of the current reserves available for Campbell Mountain Landfill.

Fund Name	Balance at end of 2016	Budgetted expense in 2017 from Reserve
Operating Reserve	88,208	17,783
Capital Reserve	1,008,059	500,000
Closure Reserve	6,026,792	2,100,000
Environmental Impairment Reserve	1,492,862	-

Operating Reserve: Applied to shortfalls in expected revenue from tipping fees or recycle materials or unexpected events requiring repairs or mitigation work on site.

Closure Reserve: Applied to expenditures for or in respect of the closure of the CML

- 20% of tipping fees received at CML should be put into Closure Reserve annually
 - o Currently in budget at about 10%
- Bylaw No. 2578, 2011

Capital Reserve: Applied to expenditures for infrastructure projects at the site

- Appropriate amount from surplus can be allocated annually
- Bylaw No. 1281, 1991

Environmental Impairment Reserve: Applied for the purpose of expenditures for or in respect of environmental impairment caused by the landfill

- 10% of tipping fees collected at CML should be put into this Reserve annually
 - o Currently in budget at about 5%
- Bylaw No. 2579, 2011
- This reserve plus the insurance obtained need not exceed \$3.0 Million annually

In 2017, about \$2.6M was estimated for the drainage and leachate sysem design and construction as well as the biocover pilot study. At the present time, the additional costs encountered during design have been accounted for in the 2017 budget; the Consulting line item has \$460,000 and the Capital Expenditure line item has \$2.3 Million allocated. Once the construction costs have been obtained through the upcoming tender process, the amount coming from reserves may need to be altered if there was insufficient funds allocated in the 2017 budget. The construction costs should be available by the end of Q3 to determine if additional reserve funds must be used in 2017.

Communication Strategy:

A letter will be provided to Sperling Hansen Associates as well as the signed scope change after approval of the increase in budget and contract length.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Biocover and Test Plot Project Update

Administrative Recommendation:

THAT the Board of Directors approve a budget of \$250,000 to complete the biocover test plot study and analysis to meet the objectives set by the Ministry of Environment.

Purpose:

Meet the compliance requirements of the Landfill Gas Management Regulation through the use of biocover rather than the typical gas management system.

Reference:

Purchasing and Sales Policy

Business Plan Objective: *(Tie to current RDOS Business Plan)*

Objective 3.3.4 discusses the 2017 phase of the Solid Waste Management Plan. The continuation of the Campbell Mountain Landfill biocover methane mitigation project to apply for substituted permit requirements.

Background:

The Campbell Mountain Landfill (CML) is an ideal landfill for the use of a passive biocover to breakdown any generated methane instead of installing an active gas collection system due to climate and physical characteristics. The landfill is an unlined natural attenuation system located on fractured bedrock. The fractured bedrock is a concern as air intrusion into the landfilled garbage is very likely if gas was actively drawn out, potentially causing large landfill fires.

As a refresher on the history of the proposed biocover for Campbell Mountain Landfill, the following summarizes the general process:

- 2009 - Landfill Gas Management Regulation came into effect requiring landfills producing over 1000 tonnes of methane/year to construct an active gas capture system by January 1, 2016.
- 2010 - Landfill gas generation study was completed for CML
 - Initial model results showed CML produced about 1500 tonnes of methane per year.

- 2011 - Discussions with the Ministry of Environment were initiated on validity of the model in applying to CML and on measuring the actual methane emitted.
 - Proposed conducting onsite tests in existing gas monitoring wells and using a new technology being developed by a consultant to show that the methane actually produced is below the threshold.
- 2011 - Ministry rejected the RDOS results.
- 2012 - Solid Waste Management Plan approved by Ministry of Environment included recommendation to divert all organics from the landfills and create an organics composting site.
- 2012 - Continued discussions with the Ministry of Environment (MOE) on regulations and Consultant was retained to refine the model input values to account for site climate conditions and specific composition of buried waste.
- 2013 - Request sent to the MOE to consider substituted requirements for use of a biocover for gas mitigation instead of an active gas system.
 - Response from MOE indicated that proof was not yet available to determine if the proposed biocover would meet the LFG reduction targets for the short and long term.
- 2014 - Sperling Hansen Associates measured actual landfill gas emissions from the surface of the entire CML site using a newer field measuring technique validated from measurements and research at other landfill sites.
 - Actual measurements indicated 550 tonnes of methane produced per year.
- 2014 - MOE indicated our request to apply for substituted requirements would not be approved as they felt it did not meet the intent of the regulations.
- 2014 - Design for an active landfill gas collection system was prepared but work on the proposed biocover continued.
- 2015 - Further detailed request sent to the MOE on a proposed biocover pilot study at CML
 - MOE considered request for the next year
- 2015 - Discussion at UBCM with Minister of Environment regarding support on Substituted Requirements Application was received favourably.
- 2016, January 1 – CML out of compliance with the Landfill Gas Management Regulation.
- 2016 - Meeting with MOE held to discuss how to move forward with biocover test plots and what information the MOE required.
- 2016 - MOE response included details on the application requirements and comparing the biocover pilot data with an active gas collection.
 - Proposed extra test plot at CML with an active collection system installed.
 - Require detailed comparison and literature research.
 - Require an independent Qualified Professional to review all information submitted.
- 2016 - Biocover test plot project development continued.
 - University of Calgary determined optimal mix for biocover using biosolids, woodchips and sand materials.
 - Metro Vancouver was brought into the study as a partner as biosolids from Iona Island wastewater treatment plant were included as an option.

- 2016, June – Design, Operations and Closure plan was completed and submitted to the MOE for CML. The use of biocover was included in the submitted plan for landfill gas.
- 2016 - Discussion with MOE over requirement for adding an active gas collection test plot and alternatives were sought out.
 - Proposal on using the Mission Flats Landfill in Kamloops as a comparator during our pilot study instead of installing one collection well at CML was developed.
 - Detailed memo on the biocover test plot pilot was submitted with methodology, schedule and how the details will be presented to show compliance with the regulation.
- 2016, December – verification received from MOE to proceed with the biocover pilot project and prepare necessary documentation for the application for substituted requirements under the Landfill Gas Management Regulation.

Analysis:

The biocover pilot testing involves the use of stabilized or composted sludge from wastewater treatment plants, termed biosolids, mixed with sand and wood chips. Different ratios of the materials were studied at the University of Calgary to determine the optimal mixes for methane removal at the landfill.

The various mixes were determined and in May 2017, four test plots were completed. One plot serves as the control and does not have any biocover applied. Two plots contain different ratios of the Iona Island Wastewater Treatment plant biosolids mixed with sand and woodchips. The fourth plot contains a mixture of sand, woodchips and biosolids from the City of Penticton composting operation at CML.

The Ministry of Environment has stipulated the detailed conditions for a substituted requirements application and it must include a comparison between the proposed biocover test plots and an active collection system test plot. Thus an “apples-to-apples” comparison is desired prior to the Ministry committing to allowing the substituted requirements for the CML gas system. Mission Flats Landfill in Kamloops was accepted as the comparable active collection landfill for the analysis in determining the effectiveness of the biocover in eliminating the fugitive methane emissions.

The pilot project will include completing six to eight monitoring events in each test plot at CML and at Mission Flats Landfill. After the second monitoring event in July, an interim report is expected to provide some preliminary results. The last monitoring event is expected to occur in March or April of 2018. A final report will be prepared at that time for submission to the MOE.

The initial scope of work proposed for the biocover design has drastically expanded and increased in complexity since the work was initially awarded to Sperling Hansen Associates as part of the Design, Operations and Closure (DOC) Plan in November 2015. The initial scope included a simple, industry standard design of the biocover without additional testing. Since November 2015, the plan for biocover pilot project was developed and work has been initiated. Additional testing

requirements, analysis and reporting necessary for the application to the Ministry of Environment have increased the scope of work. Additionally, a peer review by an independent professional will be required after the final report has been prepared.

An increase is therefore being requested specifically for the items required to finish the analysis and all requirements for the Ministry of Environment for the biocover pilot test project. The budget is estimated to be approximately \$250,000 to cover what has been expensed to date and to complete the pilot project. This includes the setup and construction costs from the test plots as well as all monitoring and analysis of the results.

Budget:

Funds for the biocover pilot study are available in the Campbell Mountain Landfill Closure Reserve.

Alternatives:

The Board may select to not approve funding, resulting in the termination of the biocover pilot project. An active gas collection system would then need to be installed.

Communication Strategy:

Updates will be brought to the Board as information becomes available.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: FCM Grant Resolution

Administrative Recommendation:

THAT the Regional District submit an application to the Federation of Canadian Municipalities Climate Innovation Program for completion of a feasibility study on reducing GHG emissions using biocover at the Campbell Mountain Landfill.

Purpose:

Request endorsement of the application to the Federation of Canadian Municipalities – Municipalities for Climate Innovation Program (MCIP) to request funding for the biocover pilot testing project.

Reference:

Program Information on the FCM – MCIP grants

<https://fcm.ca/home/programs/municipalities-for-climate-innovation-program/climate-change-plans-and-studies-grants/solid-waste---climate-mitigation-studies-funding.htm>

Business Plan Objective:

Objective 3.3.4 discusses the 2017 phase of the Solid Waste Management Plan. The continuation of the Campbell Mountain Landfill biocover methane mitigation project to apply for substituted requirements permit.

Background:

The Federation of Canadian Municipalities (FCM) currently has a grant program providing funding for climate change mitigation and adaptation studies under the Municipalities for Climate Innovation Program (MCIP). The intent of this study stream is to assess the technical and financial feasibility of a specific project to reduce or avoid GHG emissions leading to a recommended course of action.

Grants are available to cover up to 80% of the eligible costs up to a maximum of \$175,000.

The Campbell Mountain Landfill (CML) is an unlined landfill situated on fractured bedrock in an arid climate region. The mitigation of landfill gas produced at the site is a good candidate for the use of biocover to breakdown any generated methane instead installing an active gas collection system.

Analysis:

The CML biocover feasibility study is a project designed to confirm the capacity of an engineered biocover to oxidize methane emissions at the landfill site and to optimize the biocover composition prior to proceeding with full scale construction of a 26.3 hectare final cover at the landfill site.

The study is driven by the British Columbia Landfill Gas Management Regulation (LGMR). As per this regulation, landfills that generate more than 1000 tonnes of methane per year must install active gas collection systems. The Regional District has proposed an alternative to the Ministry of Environment and has received permission to move forward with a feasibility study for using biocover to mitigate the gas generated.

The general steps involved in the study include:

- Determination of mixture ratios for biocover test plots
- Construction of the test plots
- Monitoring and analysis of the surface emissions
- Comparison with an active gas collection system for efficiency
- Reporting the results and submission to the Ministry of Environment.

The estimated budget for completion of the work proposed in this grant application is about \$250,000. The requested funds from the FCM grant will be \$174,016. The balance of the project expenses are available in the Campbell Mountain Landfill Closure Reserve Fund.

Alternatives:

The Board of Directors may select to not support the application for funding towards the biocover test plot study.

Communication Strategy:

Resolution will be included with the grant application to FCM.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Tulameen Community Club Agreement

Administrative Recommendation:

THAT the Regional District enter into 5-year agreement with the Tulameen Community Club (TCC) to manage, operate and maintain the Tulameen Arena.

Reference:

1. Form of Agreement

Background:

The Regional District of Okanagan Similkameen owns a property in the unincorporated community of Tulameen in Electoral Area "H" which contains a rink and a number of support facilities. The TCC, an incorporated society, has provided management, operation and maintenance of the RDOS facility over the past number of years, as well as providing additional recreational facilities and programs of their own volition.

This Agreement formalizes the management of the RDOS facility, only. The RDOS may provide additional resources to the TCC for other recreational pursuits in accord with the Recreation Service established for the Tulameen/Coalmont area.

Alternatives:

1. Sign the Agreement
2. Reject the Agreement
3. Manage, operate and maintain the facility in-house

Analysis:

The Area "H" Director has met with the TCC executive to discuss the arrangement and can now advise that the TCC has approved the terms of the agreement. Community Services employees will liaise regularly with the TCC, complete any repairs necessary to the facility and provide oversight on the agreement.

Should the Board be uncomfortable with the Agreement, they could direct Administration to retain employees to operate and maintain the facility in-house but with the lack of an Office on-site oversight would be lax.

THIS AGREEMENT made as of the of ____ day of _____, 2017

BETWEEN:

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

a duly incorporated Regional District under the laws of the Province of British Columbia, having its office at
101 Martin Street,
Penticton, British Columbia
V2A 5J9

(hereinafter called the "Regional District")

OF THE FIRST PART

AND:

Tulameen Community Club (S.0005957)

a duly incorporated Society under the laws of the Province of British Columbia, having its office at
2595 Coalmont Road
Tulameen, British Columbia
V0X 2L0

(hereinafter called the "Society")

OF THE SECOND PART:

WHEREAS the Society is a body registered under the *Societies Act* of British Columbia;

AND WHEREAS the Regional District has established a service for the pleasure, recreation and other community use for a geographic area including Tulameen and Coalmont, and which authorizes entering into contracts for the implementation of the Service Establishment Bylaw.

AND WHEREAS it has been agreed between the parties that the Regional District shall contract the management, supervision, and operation of the Facilities (hereinafter defined) to the Society;

AND WHEREAS the Regional District has agreed, subject to the limitations herein, to requisition funds for costs associated with the management, supervision and operation of the Facilities, with such funding to be calculated as agreed herein;

NOW THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants herein contained, the parties mutually covenant and agree as follows:

1.0 DEFINITIONS

In this Agreement:

- a) "Facilities" means the improvements on the real property legally described as PID 006-965-601, Lot 17, DL 128, YDYD, Plan 38045, including the buildings, facilities and parks or any portion located thereon and more specifically:
 - 1) Tulameen Arena;
 - 2) Zamboni Shed;
 - 3) Concession Building;
 - 4) Washroom Building; and
 - 5) such other improvements that may be constructed on the said real property from time to time;
- b) "Tulameen" means the unincorporated portion of Electoral Area "H" of the Regional District known as Tulameen, British Columbia;
- c) "Term" means the period of time described in Paragraph 2.0.

2.0 TERM

- a) The Term of this Agreement is for Five (5) years commencing January 1, 2017; and
- b) The parties shall commence discussions One (1) year prior to the scheduled termination date of this Agreement, concerning potential renewal thereof for a further term. The Society has no right of renewal and no obligation to renew.

3.0 SERVICES

The Regional District hereby engages the Society and the Society agrees to manage, operate and upkeep the Facilities during the Term (collectively the "Services") on the terms and conditions set forth herein, and the Society hereby accepts such engagement. The Society shall provide the standard of services that are appropriate or necessary to operate, upkeep, maintain and manage the Facilities in a manner consistent with similar type of facilities with the requirements contained in this Agreement and without limitation, the operation and management of the Facilities by the Society shall include, but not be limited to, the performance of the following specific duties by the Society:

- a) Manage, coordinate, conduct and organize community programs for Tulameen and surrounding area residents at the Facilities.
- b) Manage the scheduling of events in or about the Facilities, the rental of the Facilities, and the use of the Facilities for recreational and community purposes

on the terms and conditions set out in this Agreement;

- c) Undertake the long and short term planning for the Facilities and activities that comprise the recreation functions; and
- d) Such other duties as the Regional District may reasonably require from time to time consistent with the management, use and operation of the Facilities.

4.0 **TERMINATION**

- a) Notwithstanding anything herein to the contrary, either party may terminate this Agreement for whatever reason, on Sixty (60) days' prior written notice to the other and in such event, each of the parties will be unconditionally released from any of their respective obligations herein, save and except those obligations which are outstanding as of the date of termination. Neither party shall be liable to compensate the other for any damages, costs or losses resulting from the exercise of this right of termination; During the Thirty (30) days immediately following the notice, the Society and the Regional District will meet to address the reasons for termination and within that period and by mutual agreement in writing, the termination notice may be withdrawn;
- b) Despite any other provision of this Agreement to the contrary, in the event the Society fails to maintain its status as an incorporated society pursuant to the *Societies Act* for a period exceeding Thirty (30) days, the Regional District may terminate this Agreement by giving Twenty-four (24) hours prior notice; or
- c) Notwithstanding paragraph 4.0(a) in the event the Society fails to comply with its obligations pursuant to this Agreement, the Regional District may give to the Society notice of its intention to terminate this Agreement and upon expiration of Thirty (30) days prior written notice thereof and upon expiration of such period, this Agreement shall be at an end, provided however, if the Society promptly and with all due diligence cures the default provided in the notice within the said Thirty (30) day period, the said notice of intention to terminate shall be rescinded.

5.0 **ACCESS**

The Regional District shall have access and possession of the Facilities at all times upon reasonable notice (provided that any regularly scheduled events or activities have been otherwise accommodated).

6.0 NOT A LEASE

It is the intention of the parties hereto that this Agreement is not to be construed as a lease of any kind, but is a contract for the supply of the Services for the administration of properties identified in the applicable services establishment bylaws of the Regional District.

7.0 CONSTRUCTION ON LANDS

Only if the Society receives the prior written approval of the Regional District to do so, the Society may, in accordance with the provisions of this Agreement and on other terms and conditions specified by the Regional District, improve or add to any of the Facilities or construct any additional improvements on the real property hereinbefore described. All such construction and improvements to the Facilities shall forthwith become the property of the Regional District.

8.0 CONSIDERATION FOR SERVICES

In consideration of the Society providing the Services the Regional District shall pay to the Society over the Term of this Agreement the aggregate sum of One Dollar (\$1.00) payable on the commencement of the Term (the receipt of which is hereby acknowledged) plus an additional amount pursuant to paragraph 9.0(a) herein.

9.0 BUDGETING PROCESS

- a) In order to assist the Society to provide the Services subject to annual operating budget approval by the Regional District and paragraph 9.0(b), the Regional District will provide a contract fee to the Society to assist in funding operating costs and maintenance not covered by rental fees and other revenues generated by the Society;
- b) Budget Review – in each year of this Agreement, the Society shall, on or before September 15, commencing on September 15, 2017, submit their draft budget to the Regional District for approval in accordance with the budget approval process as outlined in Appendix 'A'. In the event the Regional District has any inquiries regarding any matter pertaining to the said budget, the Society shall promptly provide a response thereto in a form and content satisfactory to the Regional District.

10.0 REGIONAL DISTRICT REQUISITION MONIES

The Regional District will pay to the Society the annual approved requisitioned amounts annually in August of each year of the Term, commencing August, 2017.

11.0 FINANCIAL RESTRAINTS

- a) The Society will not in any financial year incur expenses having an aggregate value in excess of revenue in that financial year and the Society will not make any expenditures which are not provided for in the annual budget of the Society as approved or subsequently amended by the Regional District and otherwise without the prior written approval of the Regional District; and
- b) The Society shall advise the Regional District of any fees and charges established by the Society for the use of the Facilities and these fees and charges shall be applied to all users of the facility, regardless of membership in the Society.

12.0 LOCAL GOVERNMENT ACT / COMMUNITY CHARTER

The Society will not enter into any agreement or do anything which the Regional District would be prohibited from entering into or doing pursuant to the *Local Government Act / Community Charter* or which is contrary to the bylaws of the Regional District.

13.0 APPLICATION OF FUNDS

The Society will use all income received from the use of the Facilities to meet the Society's obligations under this Agreement.

14.0 MAINTENANCE AND REPAIR

The Society shall be under no obligation to repair any of the Facilities, provided that the Society will be responsible for the maintenance of the Facilities during the Term as provided herein.

15.0 CERTIFICATE

The Society shall deliver to the Regional District by June 1 of each year commencing June 1, 2018, or at any time upon the demand of the Regional District, a certificate from the Society's directors and accountant that includes/specifies:

- i) The Society is in good standing with respect to filing requirements of the Registrar of Companies for the Province of British Columbia and the filing of any other returns required pursuant to any other statutory requirement;

- ii) The Society's books of accounts have been maintained in accordance with generally accepted accounting principles or such other requirements as the Regional District may require from time to time;
- iii) An up-to-date inventory of equipment; and
- iv) Annual financial statements.

16.0 **ACTIVITIES OF THE SOCIETY**

The Society may, in its sole discretion:

- a) Charge and collect fees;
- b) Hold fund-raising activities and special events that are beneficial to the Society;
- c) Retain surplus funds obtained from program fees, if any, and re-invest them into the appropriate function; and
- d) Close to public use the whole or any part of the Facilities at such times and for such periods as may be deemed advisable by the Society and to charge and collect admission to the Facilities or parts thereof during such periods.

17.0 **SERVICE LEVELS**

The parties agree that the Society will regularly evaluate levels of the Services related to the operations and maintenance, public spending on parks and recreation services, service objectives, and levels of satisfaction

18.0 **INSURANCE**

The Regional District will obtain and maintain satisfactory comprehensive liability insurance in amounts determined by the Regional District, acting reasonably. The Society will be an Additional Named Insured on the Regional District's Insurance policy and be entitled to receive certificates of the Regional District's insurance coverage upon written request.

The Regional District will obtain and maintain satisfactory property and machinery coverage for the Facilities and recreation assets.

All costs associated with insurance premiums will be deducted from the annual requisition payout.

19.0 **ENUREMENT**

This Agreement shall enure to the benefit of the parties and their respective successors

and permitted assigns and shall be binding upon the successors and permitted assigns.

20.0 **COMPLYING WITH LAWS**

The Society covenants it will comply with all applicable laws, including, without limiting the generality of the foregoing, Federal and Provincial legislative enactments, zoning and building bylaws and any other governmental or municipal regulations with respect to the operation of the Facilities, and all applicable police, fire and sanitary regulations imposed by any Federal, Provincial or Municipal authorities, and all applicable bylaws, regulations and policies of the Regional District.

21.0 **NOTICES**

Any notice, request, or demand required or permitted be given must be in writing and will be sufficiently given if personally served or mailed by prepaid registered post as follows:

- a) To the Regional District: Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, B.C. V2A 5J9
Attention: Legislative Services Manager

- b) To the Society: Tulameen Community Club
Box 1D, Compt. 9
Tulameen, B.C. VOX 1LO
Attention: President

Any notice, request, or demand will be presumed, if mailed, to have been received five business days after the day on which it is mailed and, if delivered, upon receipt, except that if, between the time of mailing and actual receipt, there is a mail strike, slowdown, or labour dispute which might affect delivery, the notice will be effective only if actually delivered. Either the Regional District or the Society may give notice to the other changing its address for service.

22.0 **SEVERABILITY**

Should any provision of this Agreement be declared or held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability of any or all of the remaining provisions of this Agreement which will continue in full force and effect and be

construed if this Agreement had been executed without the invalid or unenforceable provision.

23.0 DISPUTE RESOLUTION

If there is any dispute regarding the interpretation, the performance, breach or negotiation of this Agreement, any party may give notice of dispute to the other party. In the event of a dispute, the following procedures will be used in sequence to seek a resolution; provided however that by unanimous consent, the parties may by agreement in writing, omit or substitute procedures as they see fit:

- a) a representative of each party having authority to settle the dispute must meet with representatives of the other party within Ten (10) days after the notice of dispute is given and must attempt in good faith, and using reasonable efforts, to resolve the matter equitably to the satisfaction of all parties;
- b) if the dispute is not settled by the designated representatives within Ten (10) days after the notice of the dispute is given, the dispute must be referred to the President of the Society and the Chief Administrative Officer of the Regional District, or the respective successors in function to those positions, for resolution, and these officers must meet promptly after the dispute is referred to them and must attempt in good faith, and using reasonable efforts to resolve the matter equitably to the satisfaction of all parties;
- c) if the officers in subparagraph b) cannot resolve the dispute within Twenty (20) days after it is referred to them, the dispute must be referred to the Board of the Society and the Board of the Regional District for resolution through negotiations between them, which must be carried out in good faith, and using reasonable efforts to resolve the matter equitably to the satisfaction of all parties;
- d) if the Board of the Society and the Board of the Regional District cannot resolve the dispute within Thirty (30) days after it is referred to them, the parties shall share the cost of a moderator or mediator and continue to try to resolve the dispute with the intent of achieving a mediated resolution; and
- e) if a mediated resolution is not achieved within Thirty (30) days after it was referred to mediation, then the dispute must be referred to arbitration by a single arbitrator appointed and acting under the *Arbitration Act* (British Columbia). The costs of the arbitration will be shared equally by the parties.

24.0 NAMING RIGHTS

At all times the Regional District retains the naming rights to the Facilities and the right to identify and brand the Facilities as the property of the Regional District.

25.0 INDEMNITY

The Society shall indemnify, defend and hold harmless the Regional District and their elected officials, officers, employees and agents (collectively the “Indemnity”) from and against:

- a) any and all claims, suits, lawsuits, injuries, damages, liabilities and expenses (including, without limitation, reasonable legal fees and expenses on a solicitor-client basis) and costs of investigation (whether or not litigation occurs), (collectively, the “Losses”), occasioned in connection with, or arising, or alleged to arise from, wholly or in part, any breach by the Society of any representation, warranty, covenant or agreement contained herein; and
- b) any and all losses occasioned in connection with, arising or alleged to arise from, wholly or in part,
 - i) any act or omission or violations of any applicable law, rule, regulation or order, of or by the Society, or any of its agents, owners, officers, directors, members, managers, representatives, suppliers, employees, servants, invitees and participants using the Facilities; or
 - ii) the Society’s exercise of the privileges herein granted, except to the extent any such Losses were caused by the negligence of the party seeking indemnity, or its employees or agents.

It is the intent of this indemnity provision that it shall apply, without limitation, to any claims by employees of the Society or any third party against the Regional District. The indemnification herein will survive any termination or expiration of this Agreement.

26.0 GENERAL

- a) The parties will execute and deliver all such further documents and assurances and to do and perform all such other acts and things as may be reasonably required to carry out the terms and conditions of this Agreement according to its true intent and meaning;
- b) This Agreement is to be construed according to the laws of the Province of British Columbia;

- c) Wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require;
- d) The headings herein are intended solely for convenience of the parties only, and no heading will be considered to affect the meaning or interpretation of any of the Agreement;
- e) All schedules attached to this Agreement are considered to be part of this Agreement;
- f) Any waiver by the Regional District of any breach of any term, covenant or condition of this Agreement by the Society, shall not be deemed to be a waiver of any subsequent default by the Society. Failure by the Regional District to take any action with respect to any breach of any term, covenant or condition of this Agreement by the Society shall not be deemed to be a waiver of such term, covenant or condition;
- g) The Society shall not have the right to assign, sublicense, mortgage, pledge or otherwise transfer this Agreement or any of the Society's rights and obligations herein without the prior written consent of the Regional District, which consent may be arbitrarily withheld;
- h) Pursuant to this Agreement, the relationship between the Society and the Regional District is that of an independent contractor and not agents and employees. Under no circumstances shall this Agreement be considered a contract of joint venture or partnership. The Society is not authorized to enter into any agreement or incur any expense or liability on behalf of the Regional District;
- i) Neither this Agreement nor any other terms may be changed or modified, waived, terminated (unless otherwise provided hereunder), except by an instrument in writing signed by the authorized representatives of the party against whom the enforcement of the change, waiver or termination is sought;
- j) All representations and warranties set out in the Agreement and all provisions of this Agreement, the performance of which is not required prior to the termination of the Agreement, shall survive such termination, shall be fully enforceable hereunder.
- k) This Agreement shall enure to the benefit of the parties and their respective successors and permitted assigns and shall be binding upon the successors and permitted assigns.

IN WITNESS WHEREOF the parties hereof executed this Agreement in the Province of British Columbia the day and year first above written.

THE REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN by its Authorized Signatories:

Karla Kozakevich, Board Chair

Bill Newell, CAO

TULAMEEN COMMUNITY CLUB
by its Authorized Signatories:

Mark Jones, President

Cheryl Maddalozzo, Secretary

APPENDIX "A"

BUDGET APPROVAL

Stage 1 - Budget Workshop (late August)

Society and Regional District representatives will attend a budget meeting

The purpose of the meeting is to:

- review existing services and service levels
- identify future trends and needs

Stage 2 – Budget Preparation (September)

The Society will draft a budget based in part from the outcome of the workshop.

The Society will present the budget to Manager of Community Services for submission to Finance.

Stage 3 - Budget Meetings (Oct./ Nov.)

If required, either Party may request a meeting during the budget process to provide clarification on budget, or amendments to the submission.

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Five Year Financial Plan Amendment - Similkameen Recreation Facility

Administrative Recommendation:

THAT the Regional District amend the 2017 Five Year Financial Plan to authorize the Similkameen Recreation Commission to conduct a Capital Recreation Facilities Improvement Survey by moving up to \$20,000.00 from the Recreation Reserve into the Capital and Equipment Line Account.

Reference:

1. Similkameen Recreation Commission Resolution
2. Bylaw, 2017 RDOS 2017-2021 Five Year Financial Plan

Background:

The Similkameen Recreation Commission (the "Commission") was created by the Regional District to cover the Village of Keremeos, Electoral Area B and Electoral Area G. The following duties have been delegated through bylaw:

- i. Organize and conduct a recreation program
- ii. Establish rates and admission charges
- iii. Conduct surveys of recreational facilities, areas and programs
- iv. Develop and recommend a budget to the Regional District
- v. Set rules and procedures for the Recreation Centre and the Swimming Pool

The Similkameen Recreation Centre has evolved over the years and currently provides an outdoor artificial ice surface with change rooms, bowling alley, fitness centre, squash/racquet courts, Recreation Manager's office and a small concession area. Popularity of the various components has varied over the years, but currently, the fitness centre is very popular while the rink and bowling lanes are sporadic. In addition, the Commission manages and operates the Village outdoor swimming pool over the summer months.

From time to time, the Commission has investigated the interest in the development of an Indoor Aquatics Facility. A Recreation Services Survey of 800 randomly selected households in the Service Area conducted by P.E.R.C Ltd. in 2006 found 63% support for the facility. 446 responses were received reaching that confidence level that the response would be within 4.5% 95% of the time. The P.E.R.C Survey was a test of public opinion and did not go further to design or provide

cost estimates on any facilities.

Following the survey, an indoor aquatic facility was conceptually designed and a cost estimate developed. The project failed at referendum for a variety of reasons, not the least of which was cost.

Interest in an indoor aquatic facility remains in the Service Area and the Commission would like additional information in order to inform them as to whether it would be beneficial to test the community once more. At some point, the existing outdoor pool will need replacement and the Commission wants to identify facility priorities prior to advancing further.

Alternatives:

1. Authorize the survey
2. Deny the survey
3. Defer the survey to the 2018 Budget process.

Analysis:

The Commission did not budget to conduct a perception survey in 2017 and would need the Board's approval to proceed. There are 5 specific projects they believe they need feedback on prior to proceeding further. Funds for the survey are available in the Recreation Reserve, which was at \$297,870.00 as at 31 December 2016.

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, CAO

DATE: July 20, 2017

RE: Rural Dividend Program – Hedley Community Recreation Commission Association

Administrative Recommendation:

THAT the Board apply to the BC Rural Dividend Program on behalf of the Hedley Community Recreation Commission Association, for financial support to complete exterior improvements to the Hedley Community Hall.

Purpose:

To support a local community organization in their effort to maintain and improve public spaces.

Reference:

Grant Application

Resolution from the Hedley Community Recreation Commission Association

Background:

Every year, the BC Rural Dividend fund supports projects that strengthen and enhance sustainability of small rural communities with a population of 25,000 or less. To secure funding through the program, the Hedley Community Recreation Commission (HCRC) has initiated application to complete improvements to the exterior of the Hedley Community Hall.

In support of the application, the HCRC are committing \$4,000 in community support including \$2000 in in-kind contributions. Specifically, the project involves the removal of old deteriorating exterior stucco and the installation of new siding.

The Regional District is able to satisfy all requirements of the application, and as such seeks approval to apply to the Rural Dividend Fund on behalf of the Hedley Community Recreation Commission Association. If successful, the RDOS will serve as trustee for awarded funds, while the Hedley Community Club will manage the project. Hence, costs to RDOS administration are expected to be minimal.

Alternatives:

THAT the Board not apply to the BC Rural Dividend Program on behalf of the Hedley Community Recreation Commission Association, for financial support to complete exterior improvements to the Hedley Community Hall.

Respectfully submitted:

M. Woods, Manager of Community Services



Request for support

Reference #: 2017050153
Submitted: May 31, 2017
Status: Pending

Contact information

Organization	Regional District of Okanagan Similkameen	Primary contact	Mark Woods
Address	102 Martin Street Penticton, BC, CA V2A 5J9	Title	Community Manager
B/N	BN10221	Phone	250-492-0237
		Email	mwoods@rdos.bc.ca
		Signatory Authority	elef christensen
		Title	Director, Electoral Area G
		Phone	250-292-8620
		Mobile	250-499-0900
		Email	echristensen@rdos.bc.ca

Organizational profile

Type of organization	Local Government
Project partners associated	No
Destination trails project	No

Request details

Request type	Single Applicant Project (up to \$100,000)
Kind of support	Financial support
Total amount requested	C\$13,700
Total project budget	C\$17,120

Project details

Name of project	Hedley Community Hall Exterior Finish Improvements
Location impacted	Canada - Thompson/Okanagan - Okanagan-Similkameen - Scott Avenue, Hedley BC
Focus of initiative	Community and economic development
Description	Removing the old deteriorating exterior stucco and replacing with new siding.
Beneficiaries	Hedley 600 Upper Similkameen Indian Band 70
<u>Outcomes & Indicators #1</u>	
Outcome	We expect public and community events will increase by 50% minimum once the outer improvements are completed.
Indicators of success	More bookings for the community hall and more community events.

Community Need Addressed	<p>The external stucco is unhealthy due to its composition includes glass particles.</p> <p>The new siding will make the building more fireproof.</p> <p>The existing exterior is an eyesore to the community and tourists. The new building will be more attractive and inspire civic pride and greater useage by the community as a whole.</p>
Community Strength Increased	<p>The building was recently improved with handicap access, bathroom improvements and kitchen improvements. It now needs an improvement to the outer shell to finalize the creation of a town centre the community can be proud of. The improved exterior will encourage greater useage for community events like weddings, funerals and town meetings.</p>
Project supports innovation	<p>Business groups can meet at the new facility.</p>
Project creates shared prosperity	<p>The Upper Similkameen Indian Band has no alternative for their social, childrens functions, recreational purposes and community functions. These improvements, along with the prior ones, will encourage greater useage by the USIB and, therefore, more interaction with the citizens of Hedley.</p>
Project creates jobs	<p>No</p>
Economic opportunities for youth	<p>Yes - More functions will create some part time employment for local youth for cleaning up after events, serving, etc...</p>
Potential indirect employment created	<p>Increased hall bookings and useage will create indirect jobs in organizing and staffing events.</p>
Current community development plan	<p>No</p>
Existing community support	<p>The local church, farmers market group, community groups, museum, Upper Similkameen Indian Band, seniors centre are all in support of this project.</p>
Contribution from other	<p>C\$1,710</p>
In-kind contribution from others	<p>C\$1,710</p>
Other organizations providing fund	<p>No</p>
Project start date	<p>Oct 01, 2017</p>
Project end date	<p>Nov 30, 2017</p>
Project duration	<p>1</p>
Project ready to commence	<p>Yes</p>
Key milestones	<p>Removing and dispose of exterior stucco - Oct 1 - Oct 15</p> <p>Prep building for new siding - Oct 15 - Nov 1</p> <p>Apply new exterior siding - Nov 1 - Nov 30</p>
Project ongoing	<p>No</p>
Project management skill	<p>The Chairman of the Hedley Community Club will be the project manager. Rod Moncrieff successfully managed the previous kitchen and bathroom upgrades. His organization is providing the \$4,000 in community support including the \$2,000 in in-kind contributions.</p>
Role of project partner	<p>we are not using the partnership funding stream</p>
Project risks	<p>Very limited risks involved in this type of project.</p>
Project include physical	<p>No</p>

infrastructure	
Destination trails	N/A
permits/jurisdiction	
Resolution	To Whom it may concern, By resolution passed on the 15th May 2017 meeting of the board of Hedley Community Recreation Commission Association , have agreed to provide \$2,000 cash and \$2000 worth of in-kind work/labour, by removing the old exterior stucco as required for new sliding. Also to dispose of said material. Work to be done under direction of G&B Contracting.
Resolution moved by	Rod Moncrieff, President
Resolution seconded by	Meghan Garbett
Resolution date	May 15, 2017

Hedley Community Recreation Commission Association

To whom it my concern

By resolution past on the 15th May 2017 meeting of the board of Hedley Community Recreation Commission Association, have agreed to provide up \$2000,00 cash and \$2000,00 worth of in-kind labour, by removing the old exterior stucco as required for new siding. Also to dispose of said material. Work to be done under direction of G & B Contracting.



Rod Moncrieff

President of HCRCA



Meghan Garbett

Secretary

-ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: Bylaw 2780, 2017 Security Issuing Bylaw – 9-1-1 Emergency Service, Naramata Fire Truck Acquisition, Tulameen Fire Truck Acquisition

Administrative Recommendation:

THAT Bylaw No 2780, 2017 Regional District Okanagan Similkameen Security Issuing bylaw be read a first, second and third time and be adopted.

Reference:

Section 411 of the Local Government Act
Bylaw 2651, 2014 9-1-1 Emergency Service Temporary Borrowing Bylaw
Bylaw 2718, 2015 Naramata Fire Truck Temporary Borrowing Bylaw
Bylaw 2726, 2016 Tulameen Fire Truck Acquisition Temporary Borrowing Bylaw
Bylaw 2744, 2016 Area "E" Parkland Acquisition Temporary Borrowing Bylaw

Background:

The Board approved temporary borrowing for the 9-1-1 Emergency Service, the purchase of a fire truck for Naramata, a fire truck for Tulameen and the parkland acquisition in Area E with the adoption of Bylaws as noted above.

Analysis:

All above noted projects are now complete or substantially complete. To date, debt funding has been provided through temporary borrowing. All temporary borrowing will be paid down with the funds drawn on the long term debt. The security issuing bylaw completes the borrowing process and allows conversion during (Municipal Finance Authority) MFA's fall borrowing cycle. The issuance of long-term debt with the MFA includes fees of 1%, which is applied to the MFA debt reserve fund.

The security issuing total contained in the bylaw consists of the following:

Project	Loan Authorization Bylaw No.	Maximum Allowed under the Loan Authorization Bylaw	Less one off payments per 2017 Budget	Total contained in Bylaw
9-1-1 Emergency Service	2623 2013	\$1,640,000.00	(139,796.00)	\$1,500,204.00
Naramata Fire Truck	2698 2015	\$400,000.00	(20,370.00)	\$379,630.00
Tulameen Fire Truck	2704, 2015	\$230,000.00	0.00	\$230,000.00
Area "E" Parkland Acquisition	2729, 2016	\$1,150,000.00	0.00	\$1,150,000.00
			Total	\$3,259,834.00

Respectfully submitted:

"Maureen Hayter"

M. Hayter, Finance Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2780, 2017

A bylaw to authorize the entering into of an Agreement respecting financing between the Regional District of Okanagan-Similkameen and the Municipal Finance Authority of British Columbia

WHEREAS the Municipal Finance Authority of British Columbia (the "Authority") may provide financing of capital requirements for Regional Districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds there from to the Regional District on whose request the financing is undertaken;

AND WHEREAS under the provisions of section 411 of the Local Government Act, the amount of borrowing authorized by each of the following loan authorization bylaws, the amount already borrowed under the authority thereof, the amount of authorization to borrow remaining thereunder, and the amount being issued under the authority thereof by this bylaw;

AND WHEREAS the table contained in this bylaw is to provide clarity and information for the purposes of this bylaw;

AND WHEREAS the Regional Board, by this bylaw, hereby requests such financing shall be undertaken through the Authority:

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

Regional District Loan Authorization Bylaws

L/A Bylaw Number	Purpose	Amount of Borrowing Authorized	Amount Already Borrowed	Borrowing Authority Remaining	Term of Issue	Amount of Issue
2623	9-1-1 Emergency Service	\$1,640,000.00	\$0	\$1,640,000.00	10	\$1,500,204.00
2698	Naramata Fire Truck	\$400,000.00	\$0	\$400,000.00	15	\$379,630.00
2704	Tulameen Fire Truck	\$230,000.00	\$0	\$230,000.00	15	\$230,000.00
2729	Area "E" Parkland Acquisition	\$1,150,000.00	\$0	1,150,000.00	20	\$1,150,000.00
Total		\$3,420,000.00	\$0	\$3,420,000.00		\$ 3,259,834.00

GRAND TOTAL: \$ 3,259,834.00

- 1 This Bylaw shall be cited as the Regional District of Okanagan-Similkameen Security Issuing Bylaw No. 2780, 2017.
- 2 The Authority is hereby requested and authorized to finance from time to time the above noted undertakings, under further described in the Regional District Loan Authorization Bylaws table, at the sole cost of the Regional District not to exceed three million two hundred and fifty nine thousand eight hundred and thirty four dollars (\$3,259,834.00) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed \$3,259,834.00 in Canadian Dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.
- 3 Upon completion by the Authority of financing undertaken pursuant hereto, the Chair and officer assigned the responsibility of financial administration of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements, which said agreement or agreements shall be substantially in the form annexed hereto as Schedule "A" and made part of this bylaw (such Agreement or Agreements as may be entered into, delivered or substituted hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.
- 4 The Agreement in the form of Schedule "A" shall be dated and payable in the principal amount or amounts of monies and in Canadian Dollars or as the Authority shall determine and subject to the *Local Government Act*, in such currency or currencies as shall be borrowed by the Authority under Section 2 and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.
- 5 The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.
- 6 The Agreement shall be sealed with the seal of the Regional District and shall bear the signature of the Chair and the officer assigned the responsibility of financial administration of the Regional District.
- 7 The obligations incurred under said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Victoria and at such time or times as shall be determined by the Treasurer of the Authority.
- 8 During the currency of the obligations incurred under the said Agreement to secure borrowings in respect of Regional District Okanagan-Similkameen Loan Authorization bylaws, the anticipated revenues accruing to the Regional District from the operation of the relative service areas are at any time insufficient to meet the annual payment of interest and the repayment of principal in any year, there shall be requisitioned an amount sufficient to meet such insufficiency.

- 9 The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the terms of the Agreement, provided, however, that if the sums provided for in the Agreement are not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be a liability of the Regional District to the Authority and the Regional Board of the Regional District shall make due provision to discharge such liability.
- 10 The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums as are required pursuant to section 15 of the *Municipal Finance Authority Act* to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.

READ A FIRST, SECOND, AND THIRD TIME this ____ day of ____, 20__

ADOPTED this ____ day of ____, 20__

RDOS Board Chair

Corporate Officer

SCHEDULE "A" to Bylaw No. 2780

C A N A D A
PROVINCE OF BRITISH COLUMBIA
A G R E E M E N T

Regional District of Okanagan-Similkameen

The Regional District of Okanagan-Similkameen (the "Regional District") hereby promises to pay to the Municipal Finance Authority of British Columbia at its Head Office in Victoria, British Columbia, (the "Authority") the sum of three million two hundred fifty nine thousand eight hundred and thirty four dollars (\$3,259,834.00) in lawful money of Canada, together with interest calculated semi-annually in each and every year during the currency of this Agreement; and payments shall be as specified in the table appearing on the reverse hereof commencing on the ___ day of _____, provided that in the event the payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

DATED at _____, British Columbia, this _____ day of _____, 20____

IN TESTIMONY WHEREOF and under the authority of Bylaw No. 2780 cited as "Regional District of Okanagan-Similkameen Security Issuing Bylaw" This Agreement is sealed with the Corporate Seal of the Regional District of and signed by the Chair and the officer assigned the responsibility of financial administration thereof.

Chair

Financial Administration Officer

Pursuant to the Local Government Act, I certify that this Agreement has been lawfully and validly made and issued and that its validity is not open to question on any ground whatever in any Court of the Province of British Columbia.

Dated _____ (month,day) 20____

Inspector of Municipalities

(Reverse Side)

PRINCIPAL AND/ OR SINKING FUND DEPOSIT AND INTEREST PAYMENTS

Date of Payment	Principal and/or Sinking Fund Deposit	Interest	Total
	\$	\$	\$
	\$	\$	\$

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

RE: 2017 UBCM Convention – For Information Only

The Union of BC Municipalities (UBCM) convention will take place September 25 through 29 in Vancouver. Cabinet Ministers and provincial staff will be available at the convention to meet with delegates.

The typical process involves the Board identifying issues they would like to discuss with the Province. Administration will then submit the list and prepare a Briefing Note for the Board and the Minister. Shortly before the convention, we will be advised of a meeting time and location if our meeting request has been approved.

It would be beneficial if the Board could identify issues that they may wish to pursue at this time. In 2016, meetings were requested with Ministers and/or Senior Provincial Staff on the following topics:

Ministry of Forests Lands and Natural Resource Operations

- Wildfire Mitigation Program Funding - RDOS
- South Okanagan KVR Trail - RDOS
- Electoral Approval for Essential Water Works – RDOS
- Prohibiting Riverbed Camping – Village of Keremeos

Ministry of Justice / Attorney General

- Increased policing related to the new correctional facility - RDOS

Ministry of Education

- School Closures – RDOS
- Secondary School Closure / Rural Education Enhancement Funds / Future Funding – Town of Osoyoos
- Development of Adequate Library Funding Model – Village of Keremeos

Ministry of Health

- Youth Mental Health - RDOS
- IH Planning for Aging Populations - RDOS
- Sage Mesa Water – Boil Water Notice - RDOS
- High Risk Hazard Field Support Guide – RDOS
- Electronic Medical Records Technology (jointly with Town of Osoyoos) – Town of Oliver

Ministry of Environment

- Landfill Gas Capture Regulation Substituted Requirements - RDOS
- Sage Mesa Water – Water Comptroller - RDOS

Ministry of Community, Sport and Cultural Development

- Electoral Area “D” Governance Study – RDOS
- Rural Education Enhancement Fund / School Board Governance – Town of Osoyoos
- Infrastructure Funding (replace grants with funding modeled after gas tax) – City of Penticton
- Governance / Infrastructure Study for Westbench (sewer, possibly water) – City of Penticton

Ministry of Transportation and Infrastructure

- Gallagher Lake Speed Limits - RDOS
- Weyerhauser Road - RDOS
- Traffic Speed at Cedar Street – RDOS
- Elimination of Illegal Highway Signage – Town of Osoyoos

Ministry of Natural Gas, Deputy Premier and Minister Responsible for Housing

- Okanagan Falls Affordable Housing Program - RDOS

MINISTRY STAFF – Ministry of Forests, Lands and Natural Resource Operations

- South Okanagan KVR Trail - RDOS

Ministry of Finance

- Resort Municipality – Town of Osoyoos
- Canal Rehabilitation and Repairs (Joint with Ministry of Agriculture) – Town of Oliver

Ministry of Small business, Red Tape Reduction and Responsible for the Liquor Distribution Branch

- Central Job Board, Support for Relocation of Spousal Employment – City of Penticton

Minister of Aboriginal Relations and Reconciliation

- Referral Fees - RDOS

MINISTRY STAFF - Ministry of Environment

- Sage Mesa Water - RDOS

All Directors who have confirmed their attendance at the 2017 Convention should have received their registration notification by email, which includes “Additional Options”, “Photo Release”, “Partner/Guest Information, and “Partners Programs”.

Respectfully submitted:

Endorsed by:

“Debra Paulhus”

D. Paulhus, Administration Support Clerk

C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

SUBJECT: Electoral Area “D” Division – For Information Only

Reference

1. [Electoral Area “D” Governance Study Administrative Report – Oct/16](#)
2. [Electoral Area “D” Governance Study Committee Report – Sept/16](#)
3. [LeftSide Partners Consultants Report Aug/16](#)

Background

In the spring of 2015, with funding and support from the Province, Regional District representatives met with Ministry staff to outline the process to commence an Area “D” Governance study.

Early in the process, an advisory committee consisting of Area “D” residents was formed and a consultant retained to assist with the identification of the range of issues of greatest concern to citizens in Area “D”, how citizens envision future governance and services provision, and the nature of citizen feedback on proposed future options.

The consultant’s findings and committee recommendations included 9 points relating to Water, Fire Services, Roads, Policing and Bylaw Enforcement, Landfill hours, Committee and Commission structure, and Boundary adjustments. Many of the recommendations have been implemented or are in progress.

With respect to boundary adjustments, the committee recommended that the Board consider a boundary change involving Area “D” that would create at least one additional electoral area, and address the imbalance of representation, and the diversity of communities encompassed within one electoral area.

While various options were proposed, including a north-south split, adjustments to neighbouring electoral areas, the creation of a separate electoral area for Okanagan Falls and for Apex, the preferred public option was to use the existing RDOS planning division of D1 and D2.

Analysis:

Because changes to the boundaries of an electoral area can be expected to have impacts with respect to governance and service delivery, as well as cost to citizens, a rationale for and potential effects of a change to boundaries must be developed.

The information provided to the Minister for consideration will include:

1. **Boundary Changes Defined.**

Defining of the new Electoral Area boundary change, including mapping which clearly identifies the line of division, the new naming convention and the reasons for the split. **Appendix 'A'** of this report outlines the proposed boundary division.

2. **Impacts of Boundary Changes.**

Potential effects of dividing Electoral Area "D" including:

a. Population impacts

The Ministry of Community Sport and Cultural Development use census data and a provincial formula to calculate populations for Electoral Areas which includes the population of citizens on reserve lands within the electoral area. At this time, Ministry staff are preparing population figures based on 2016 data and expect to release those figures by the end of the year.

b. Tax base for each area

Appendix 'B' to this report details the estimated tax requisition and rates based on the 2017 revised role. The calculations for each property class in Electoral Area "D" as it exists currently, and as proposed to be divided are included.

c. Serving arrangements

A service analysis conducted to determine impacts of a division in Electoral Area "D" took into account approximately 50 services which Electoral Area "D" is currently a participant in. It is expected that status quo will remain initially as the electoral area is divided; however, a schedule to review the service bylaws will be developed and commenced in 2019. Amendments and redrafts will be necessary for any bylaws which are impacted by the division of the electoral area.

d. Financial effects on servicing

Staff time to adjust the bylaws, services and budgets will be included in business plans and will be completed over a period of a few years.

e. Potential effects on RDOS governance

If Electoral Area "D" is to be divided, an additional member would be included on the RDOS Board, bringing the figures to 9 Electoral Area Directors and 10 Municipal Directors.

The Board overall would not be impacted by a division of the existing electoral area with respect to weighted votes. As is currently legislated, each of the two 'new' electoral areas would have the number of votes based on population and with a voting unit of 1,800. The electoral area currently has a voting strength of 5, which would be split between the newly established areas, based on population.

f. Workload adjustments

It is expected that with a division of this very large electoral area, citizens may see increased access to representation with fewer residents per Director. The Director would realize a reduction in the number of committee/commission meetings requiring their attendance. Currently it is not uncommon for the Director to be required at a commission meeting in one community, and another committee meeting in a different area. Due to the vastness of Electoral Area “D”, often the alternate Director is required to attend these meetings on behalf of the Director.

3. Public Consultation and Communication

The consultation process consists of four interrelated project phases.

Phase 1: Confirm Public Consultation Goals and Project Context

Phase 1 will review and confirm the overall purpose and goals of the public consultation process and include a strategy session. Background information, key issues, project risks and other aspects of the project context are to be discussed to inform the development and refinement of key consultation questions and key communication messages.

Phase 2: Confirm Public Consultation Plan and Prepare Consultation Materials

The proposed public consultation methods are confirmed in Phase 2. The following public consultation methods and communication tools are proposed:

- Overview/Information Brochure
- Web Update
- Online Citizen Questionnaire
- Two (2) Open Houses
- Information Booth at a Music in the Park event
- Information Booth at key locations
- Open House Exit Questionnaire
- Poster/Flyer Advertising Open Houses

The goal of the consultation materials in Phase 2 is to inform and gather responses from citizens specifically on their thoughts on a proposed Area “D” division, as opposed to the higher level questions on servicing and governance posed in the initial governance study consultation.

Phase 3: Implementation of Public Consultation Activities

Phase 3 would see the implementation of consultation activities. RDOS staff will be in attendance , coordinate a press release and establish an avenue for media and public questions.

Phase 4: Public Consultation Summary and Reporting

In Phase 4, the consultant will gather feedback from all input sources and prepare a Public Consultation Summary Report to staff which will form part of a final report to the Board in October, 2017.

4. Final Report

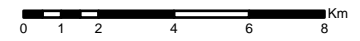
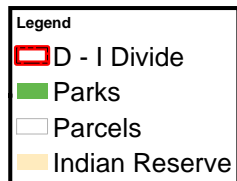
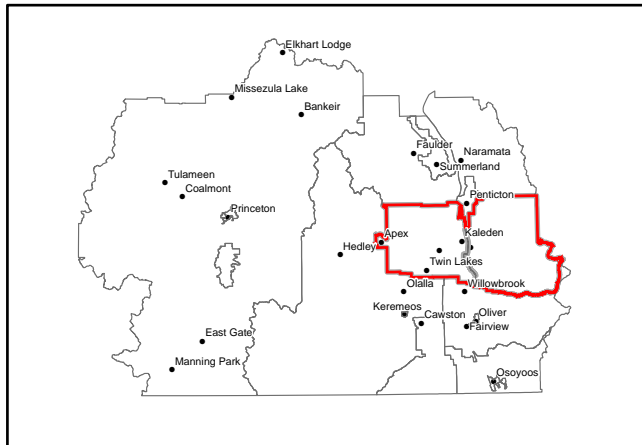
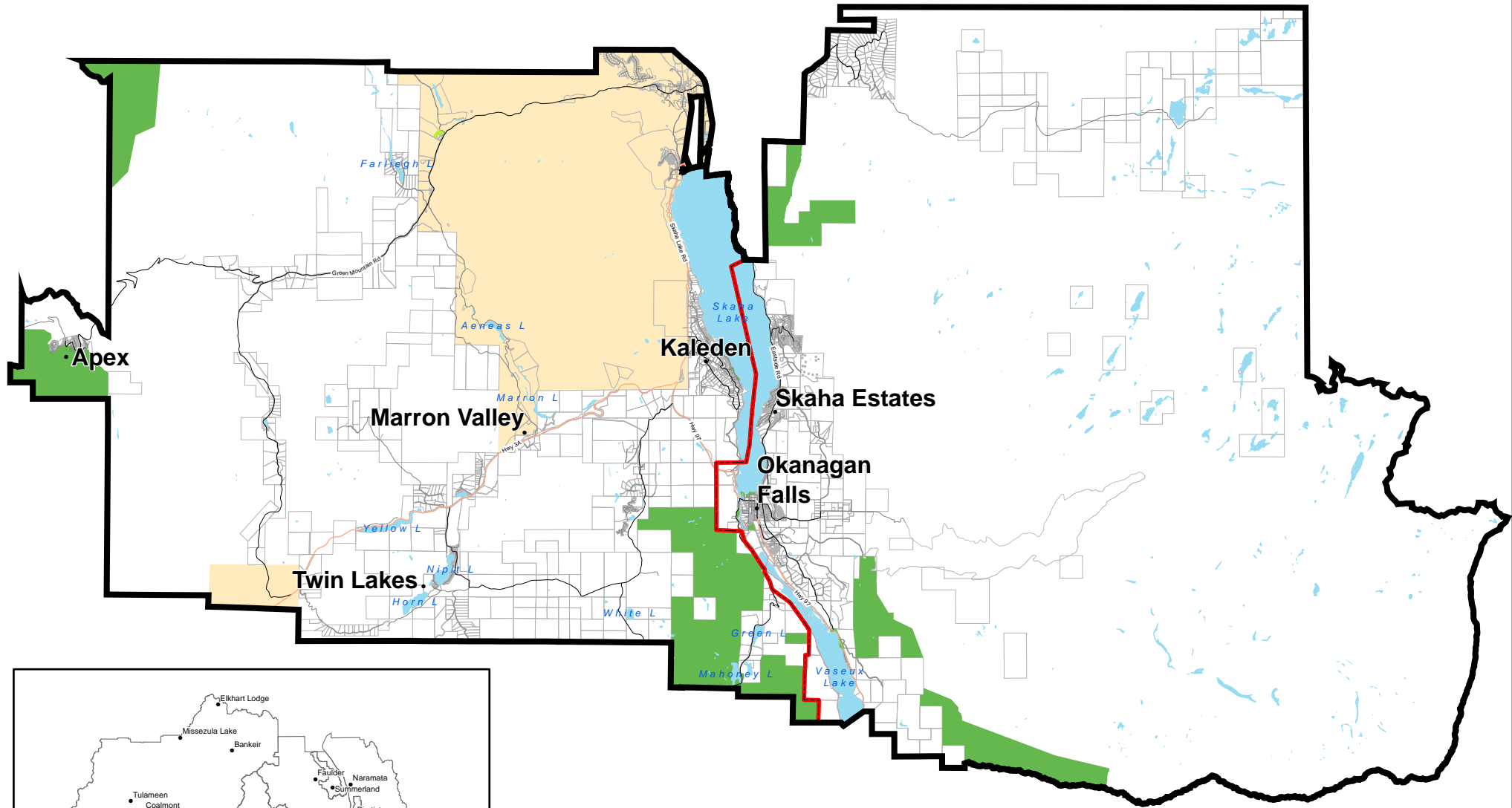
Upon Board approval, the report will be forwarded to the Minister and advanced to Cabinet for the creation of an Order in Council. It is anticipated that upon approval of an Order in Council, the Regional District may prepare for the division of the Electoral Area and the addition of another Director through election at the 2018 General Local Elections.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

Electoral Areas D and I



ESTIMATING TAX REQUISITION & RATES									
2017 HOSPITAL NET TAXABLE AND CONVERTED VALUES FOR MUNICIPALITIES & REGIONAL DISTRICT ELECTORAL AREAS									
- Per Sec 804.2 (1) (A) & (B) Local Government Act									
2017 Revised Roll - March 2017									
	Electoral Area:	D (before split into New Area D & I)							
	Jurisdiction:	714 - Oliver Rural/715 - Penticton Rural/716 - Keremeos Rural							
Property Class	Occurrences	Land	Improvements	Total	Conversion	Converted Land	Converted Improvements	Converted Total	
01 RESIDENTIAL	3,927	709,610,414	748,763,087	1,458,373,501	1.00	709,610,414	748,763,087	1,458,373,501	
02 UTILITIES	97	1,445,717	34,872,225	36,317,942	3.50	5,060,010	122,052,788	127,112,798	
03 SUPPORTIVE HOUSING	0	-	-	-	1.00	-	-	-	
04 MAJOR INDUSTRY	3	1,200	-	1,200	3.40	4,080	-	4,080	
05 LIGHT INDUSTRY	24	2,483,100	14,364,900	16,848,000	3.40	8,442,540	48,840,660	57,283,200	
06 BUSINESS & OTHER	205	18,046,000	14,496,100	32,542,100	2.45	44,212,700	35,515,445	79,728,145	
07 MANAGED FOREST	0	-	-	-	3.00	-	-	-	
08 REC/NON-PROFIT	105	8,333,900	56,200	8,390,100	1.00	8,333,900	56,200	8,390,100	
09 FARM	255	2,057,536	-	2,057,536	1.00	2,057,536	-	2,057,536	
TOTAL	4,616	741,977,867	812,552,512	1,554,530,379		777,721,180	955,228,180	1,732,949,360	
	Electoral Area:	D (proposed new electoral area)							
	Jurisdiction:	714 - Oliver Rural/715 - Penticton Rural							
Property Class	Occurrences	Land	Improvements	Total	Conversion	Converted Land	Converted Improvements	Converted Total	
01 RESIDENTIAL	2,170	436,885,672	420,319,302	857,204,974	1.00	436,885,672	420,319,302	857,204,974	
02 UTILITIES	64	924,424	33,862,515	34,786,939	3.50	3,235,484	118,518,803	121,754,287	
03 SUPPORTIVE HOUSING	0	-	-	-	1.00	-	-	-	
04 MAJOR INDUSTRY	3	1,200	-	1,200	3.40	4,080	-	4,080	
05 LIGHT INDUSTRY	20	2,463,700	14,097,900	16,561,600	3.40	8,376,580	47,932,860	56,309,440	
06 BUSINESS & OTHER	86	13,806,750	9,548,050	23,354,800	2.45	33,826,538	23,392,723	57,219,261	
07 MANAGED FOREST	0	-	-	-	3.00	-	-	-	
08 REC/NON-PROFIT	4	1,440,100	56,200	1,496,300	1.00	1,440,100	56,200	1,496,300	
09 FARM	96	1,088,252	-	1,088,252	1.00	1,088,252	-	1,088,252	
TOTAL	2,443	456,610,098	477,883,967	934,494,065		484,856,706	610,219,888	1,095,076,594	
	Electoral Area:	I (proposed new electoral area)							
	Jurisdiction:	714 - Oliver Rural/715 - Penticton Rural/716 - Keremeos Rural							
Property Class	Occurrences	Land	Improvements	Total	Conversion	Converted Land	Converted Improvements	Converted Total	
01 RESIDENTIAL	1,757	272,724,742	328,443,785	601,168,527	1.00	272,724,742	328,443,785	601,168,527	
02 UTILITIES	33	521,293	1,009,710	1,531,003	3.50	1,824,526	3,533,985	5,358,511	
03 SUPPORTIVE HOUSING	0	-	-	-	1.00	-	-	-	
04 MAJOR INDUSTRY	0	-	-	-	3.40	-	-	-	
05 LIGHT INDUSTRY	4	19,400	267,000	286,400	3.40	65,960	907,800	973,760	
06 BUSINESS & OTHER	119	4,239,250	4,948,050	9,187,300	2.45	10,386,163	12,122,723	22,508,886	
07 MANAGED FOREST	0	-	-	-	3.00	-	-	-	
08 REC/NON-PROFIT	101	6,893,800	-	6,893,800	1.00	6,893,800	-	6,893,800	
09 FARM	159	969,284	-	969,284	1.00	969,284	-	969,284	
TOTAL	2,173	285,367,769	334,668,545	620,036,314		292,864,475	345,008,293	637,872,768	

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN		
2017 TOTAL REQUISITION SUMMARY		
	<u>2017</u>	<u>% of Total</u>
PROPOSED ELECTORAL AREA D	\$ 1,997,923	65.29%
PROPOSED ELECTORAL AREA I	1,062,054	34.71%
TOTAL TAX REQUISITION	\$ 3,059,977	100.00%
<p>A pie chart illustrating the distribution of the 2017 total tax requisition between two proposed electoral areas. The chart is divided into two segments: a larger blue segment representing Proposed Electoral Area D at 65.29%, and a smaller red segment representing Proposed Electoral Area I at 34.71%. A legend below the chart identifies the colors: blue for Proposed Electoral Area D and red for Proposed Electoral Area I.</p>		
	<u>2017</u>	
PROPOSED ELECTORAL AREA D	65.29%	
PROPOSED ELECTORAL AREA I	34.71%	

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT														
2017 TOTAL REQUISITION SUMMARY														
	<u>2017</u>	<u>% of Total</u>												
PROPOSED ELECTORAL AREA D	\$ 340,299	63.19%												
PROPOSED ELECTORAL AREA I	198,221	36.81%												
TOTAL TAX REQUISITION	\$ 538,520	100.00%												
<div data-bbox="479 777 1339 1585" data-label="Figure"> <p>A pie chart illustrating the distribution of the 2017 total tax requisition. The chart is divided into two segments: a larger blue segment representing Proposed Electoral Area D at 63.19%, and a smaller red segment representing Proposed Electoral Area I at 36.81%. A legend below the chart identifies the colors: blue for Proposed Electoral Area D and red for Proposed Electoral Area I.</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Amount</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>PROPOSED ELECTORAL AREA D</td> <td>\$ 340,299</td> <td>63.19%</td> </tr> <tr> <td>PROPOSED ELECTORAL AREA I</td> <td>\$ 198,221</td> <td>36.81%</td> </tr> <tr> <td>TOTAL</td> <td>\$ 538,520</td> <td>100.00%</td> </tr> </tbody> </table> </div>			Area	Amount	Percentage	PROPOSED ELECTORAL AREA D	\$ 340,299	63.19%	PROPOSED ELECTORAL AREA I	\$ 198,221	36.81%	TOTAL	\$ 538,520	100.00%
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PROPOSED ELECTORAL AREA D	\$ 340,299	63.19%												
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TOTAL	\$ 538,520	100.00%												
	<u>2017</u>													
PROPOSED ELECTORAL AREA D	63.19%													
PROPOSED ELECTORAL AREA I	36.81%													

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN				
2017 Budget Comparative Requisition				
PROPOSED ELECTORAL AREA D (OK FALLS/HERITAGE HILLS/CARMI)				
PROPOSED ELECTORAL AREA I (APEX/TWIN LAKES/KALEDEN)			Proposed	Proposed
CURRENTLY ELECTORAL AREA D		Current Area D	Area D	Area I
	Converted Assessed Land	77,772,119	48,485,671	29,286,448
	Converted Assessed Improvements	95,522,818	61,021,989	34,500,829
	Total Converted Assessment	173,294,937	109,507,660	63,787,277
Participating Directors determine budget by weighted vote				
911 EMERGENCY CALL SYSTEM - Impr. Only		\$ 67,349	\$ 43,024	\$ 24,325
ANIMAL CONTROL		39,018	24,656	14,362
EMERGENCY PLANNING		15,568	9,838	5,730
BUILDING INSPECTION		67,299	42,527	24,772
DESTRUCTION OF PESTS		780	493	287
ELECTORAL AREA ADMINISTRATION		346,160	218,744	127,416
ELECTORAL AREA PLANNING		281,251	177,727	103,524
ENVIRONMENTAL CONSERVATION		49,426	31,233	18,193
GENERAL GOVERNMENT		109,123	68,956	40,167
HERITAGE (Subregional)		1,613	1,019	594
ILLEGAL DUMPING		763	482	281
MOSQUITO CONTROL - Impr Only		7,289	4,656	2,633
NOXIOUS WEEDS		3,569	2,255	1,314
NUISANCE CONTROL		2,225	1,406	819
REGIONAL GROWTH STRATEGY - SUB-REGIONAL		6,487	4,099	2,388
REGIONAL ECONOMIC DEVELOPMENT (OK FILM COMM)		3,115	1,968	1,147
REGIONAL TRAILS		23,024	14,549	8,475
SOLID WASTE MANAGEMENT PLAN		12,989	8,208	4,781
SUBDIVISION SERVICING		28,279	17,870	10,409
Subtotal		1,065,327	673,710	391,617
Regional Director determines budget				
ECONOMIC DEVELOPMENT		131,796	83,284	48,512
GRANT IN AID		18,000	11,374	6,626
NOISE BYLAWS		7,614	4,811	2,803
RURAL PROJECTS		82,419	52,082	30,337
UNSIGHTLY/UNTIDY PREMISES		7,276	4,598	2,678
VICTIM SERVICES DEF		5,910	3,735	2,175
Subtotal		253,015	159,884	93,131
SUBTOTAL		1,318,342	833,594	484,748
Service Areas - Ok Falls				
FIRE PROT-OK FALLS-J(714) & J(715)		305,005	305,005	-
RECREATION-OK FALLS-F(714) & F(715)		512,320	512,320	-
Subtotal		817,325	817,325	-
Service Areas - Kaleden				
FIRE PROT-KALEDEN-H(714) H(715)		245,826	-	245,826
REC COMM KALEDEN-N(714)(715)		134,751	-	134,751
Subtotal		380,577	-	380,577
Service Areas - Other				
APEX CIRCLE DEBT SERVICING -parcel		5,128	-	5,128
APEX WASTE TRANSFER STATION		35,822	-	35,822
AREA D TRANSIT		85,418	85,418	-
HERITAGE HILLS ELEC. SYS-M(715)		6,251	6,251	-
OBWB - Defined Area A/D (1/2 of Req)		28,066	17,735	10,331
OBWB - Defined Area D		29,421	18,592	10,829
OKANAGAN REGIONAL LIBRARY		301,768	190,692	111,076
SEPTAGE DISPOSAL SERVICE		7,852	4,962	2,890
STERILE INSECT RELEASE (Land Only & Parcel Tax)		37,461	23,354	14,107
TRANSIT - SOUTH OKANAGAN		6,546	-	6,546
Subtotal		543,733	347,004	196,729
TOTAL		\$ 3,059,977	\$ 1,997,923	\$ 1,062,054
Tax Rate/\$1000		1.8585	1.9669	1.7524
Average Taxes per Property		\$ 690.19	\$ 776.98	\$ 599.59
REGIONAL HOSPITAL DISTRICT		\$ 538,520	\$ 340,299	\$ 198,221
Tax Rate/\$1000		0.3271	0.3271	0.3271
Average Taxes per Property		\$ 121.48	\$ 129.21	\$ 111.92

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

2017 Budget Director's Expenses

<u>CURRENT ELECTORAL AREA D</u>	<u>2017 Budget</u>	<u>Area D Portion</u>	<u>Proposed Area D</u>	<u>Proposed Area I</u>
<u>Regional District</u>				
1-2-0100-1210 - HONORARIUMS - DIRECTORS	\$ 282,388	\$ 24,955	\$ 15,769	\$ 9,186
1-2-0100-1240 - HONORARIUMS - CHAIRMAN	33,130	2,928	1,850	1,078
1-2-0100-1245 - HONORARIUMS - VICE CHAIRMAN	5,875	519	328	191
1-2-0100-7040 - SUPPLIES - BOARD DINNERS	26,356	2,329	1,472	857
1-2-0100-8240 - TRAVEL - BOARD	27,895	2,465	1,558	907
1-2-0300-1210 - HONORARIUMS - DIRECTORS	132,835	42,665	26,961	15,704
1-2-0300-4100 - MEMBERSHIP & DUES (UBCM,SILGA,FCM)	15,000	4,818	3,045	1,773
1-2-0340-8210 - TRAVEL - UBCM & OMMA CONVENTION	6,000	6,000	3,791	2,209
1-2-0340-9300 - CONTINGENCY	30,000	30,000	18,957	11,043
TOTAL	\$ 559,479	\$ 116,679	\$ 73,731	\$ 42,948
Tax Rate/\$1000		0.0709	0.0709	0.0709
Average Taxes per Property		\$ 26.33	\$ 28.01	\$ 24.36
<u>Regional Hospital District</u>				
9-2-0000-1210 - HONORARIUMS - DIRECTORS	\$ 14,000	\$ 1,237	\$ 782	\$ 455
Tax Rate/\$1000		0.0008	0.0008	0.0008
Average Taxes per Property		\$ 0.30	\$ 0.32	\$ 0.27
<u>Honorarium per Rural Director</u>	<u>General Government</u>	<u>EA Admin</u>	<u>Annual Total</u>	
Board Meetings	\$ 2,472	\$ 3,000	\$ 5,472	
Committee Meetings Same Day	888	936	1,824	
Meetings Separate Day	984	1,044	2,028	
Rural Director Stipend	14,328	6,744	21,072	
OSRHD Meetings	-	-	500	
	\$ 18,672	\$ 11,724	\$ 30,896	
<u>Remmunerations & Expenses per 2016 SOFI Report</u>			<u>2016 SOFI</u>	
2016 Remmunerations - Area D Director			\$ 26,614	
2016 Expenses - Area D Director			\$ 2,208	
2016 Remmunerations - Area D Alternate			\$ 4,570	
2016 Expenses - Area D Alternate			\$ 3,256	

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

2017 Budget Director's Expenses (Area D Split Analysis)

	2017		
PROPOSED ELECTORAL AREA I	Budget (Revised)	Proposed Area D	Proposed Area I
Regional District			
1-2-0100-1210 - HONORARIUMS - DIRECTORS	\$ 298,076	\$ 16,646	\$ 9,696
1-2-0100-1240 - HONORARIUMS - CHAIRMAN	33,130	1,850	1,078
1-2-0100-1245 - HONORARIUMS - VICE CHAIRMAN	5,875	328	191
1-2-0100-7040 - SUPPLIES - BOARD DINNERS	27,820	1,554	905
1-2-0100-8240 - TRAVEL - BOARD	29,445	1,644	958
1-2-0300-1210 - HONORARIUMS - DIRECTORS	149,439	30,331	17,667
1-2-0300-4100 - MEMBERSHIP & DUES (UBCM,SILGA,FCM)	16,875	3,425	1,995
1-2-0340-8210 - TRAVEL - UBCM & OMMA CONVENTION	6,000	6,000	6,000
1-2-0340-9300 - CONTINGENCY	30,000	30,000	30,000
TOTAL	\$ 596,660	\$ 91,778	\$ 68,490
Tax Rate/\$1000		0.0882	0.1130
Average Taxes per Property		\$ 34.84	\$ 38.66
Regional Hospital District			
9-2-0000-1210 - HONORARIUMS - DIRECTORS	\$ 14,500	\$ 810	\$ 472
Tax Rate/\$1000		0.0008	0.0008
Average Taxes per Property		\$ 0.32	\$ 0.27
Honorarium per Rural Director	General Government	EA Admin	Annual Total
Board Meetings	\$ 2,472	\$ 3,000	\$ 5,472
Committee Meetings Same Day	888	936	1,824
Meetings Separate Day	984	1,044	2,028
Rural Director Stipend	14,328	6,744	21,072
OSRHD Meetings	-	-	500
	\$ 18,672	\$ 11,724	\$ 30,896

Figure 3 - Cost of Additional Electoral Area Director and APC on Typical Residence 2017 (\$373,371)

<u>Current Area D</u>	<u>Tax Req</u>	<u>Res. Rate</u>	<u>Owing</u>
General Government \$	3,569	0.0022	\$ 0.82
EA Admin	3,766	0.0023	0.86
EA Planning (APC)	63	-	-
Hospital District	44	-	-
Total			\$ 1.68

<u>New Area D</u>	<u>Tax Req</u>	<u>Res. Rate</u>	<u>Owing</u>
General Government \$	2,255	0.0022	\$ 0.82
EA Admin	2,380	0.0023	0.86
EA Planning (APC)	40	-	-
Hospital District	28	-	-
Total			\$ 1.68

<u>New Area I</u>	<u>Tax Req</u>	<u>Res. Rate</u>	<u>Owing</u>
General Government \$	1,314	0.0022	\$ 0.82
EA Admin	1,386	0.0023	0.86
EA Planning (APC)	23	-	-
Hospital District	16	-	-
Total			\$ 1.68



Okanagan Basin
WATER BOARD

BOARD REPORT: June 9, 2017

1450 KLO Road, Kelowna, BC V1W 3Z4
P 250.469.6271 F 250.762.7011
www.obwb.ca

OBWB Directors

Tracy Gray - Chair,
Regional District of Central
Okanagan

**Juliette Cunningham - Vice-
Chair,** Regional District of
North Okanagan

Doug Dirk, Regional District of
North Okanagan

Rick Fairbairn, Regional
District of North Okanagan

Doug Findlater, Regional
District of Central Okanagan

Cindy Fortin, Regional District
of Central Okanagan

Ron Hovanes, Regional
District of Okanagan-
Similkameen

Sue McKortoff, Regional
District of Okanagan-
Similkameen

Peter Waterman, Regional
District of Okanagan-
Similkameen

Lisa Wilson, Okanagan Nation
Alliance

Toby Pike, Water Supply
Association of B.C.

Brian Guy, Okanagan Water
Stewardship Council

**The next regular meeting of
the OBWB will be at 10 a.m.
August 1, 2017 at Regional
District of Central Okanagan
in Kelowna.**

Okanagan Basin Water Board Meeting Highlights

Water Board updated on flooding situation: Executive Director Anna Warwick Sears provided a valley-wide perspective on current flooding, noting inflow into Okanagan Lake appears to be flat-lining and should continue this trend unless there are significant rains. This is an important improvement since, for the last few weeks, inflow into the lake was greater than what could be released through dams in the south Okanagan without causing erosion problems. In addressing what led to current conditions, Sears added it was thought the valley was at risk for drought this summer with Mission Creek snowpack at 85% of normal in March, but then the April rains came. Since then, we have seen rain-on-snow events, as well as warm temperatures causing increased snowmelt. Climate change models have suggested the Okanagan is going to see more extreme weather. With Okanagan Lake levels now surpassing the 1948 historic flood record, local governments will need to review the new high water mark and how to prepare for these extreme events. Looking ahead, the summer is forecasted to be drier than normal for most of B.C. The Southern Interior is expected to have more 30+ degrees Celsius days than normal.

Directors report on mussel meeting in Ottawa: Chair Tracy Gray reported on a June 2 meeting she and a number of directors attended in Ottawa with Ministry of Fisheries and Oceans Canada. The directors were in the nation's capital for the Federation of Canadian Municipalities conference and requested a meeting with the ministry to discuss invasive mussels. In addition to the Chair, Vice-Chair Juliette Cunningham, Dir. and Past-Chair Doug Findlater and Dir. Peter Waterman attended the meeting. Also in attendance were Burnaby North-Seymour MP Terry Beech, who is also Parliamentary Secretary to Min. of Fisheries and Oceans (DFO), Nicholas Winfield – Director General Ecosystems Management for DFO, Ashraf Amlani – DFO Special Assistant for Pacific-West Coast, and Kelowna-Lake Country MP Stephen Fuhr. Federal officials acknowledged \$43 million over five years was allocated in the most recent budget to address aquatic invasive species in Canada. OBWB directors asked that some funding be spent to address the mussels. Gray added the feds agreed to OBWB's request that a senior official attend an upcoming Pacific NorthWest Economic Region summit where the mussels will be addressed. And, Beech and Fuhr committed to talk with Canada Border Services Agency about enhanced border protection.

Joint Board-Council session hears special invasive mussel presentation: The Water Board and its technical advisory body, the Water Stewardship Council, heard presentations from Ontario-based environmental scientist Renata Claudi, and Okanagan-based biologist Heather Larratt. The two were presenting on the vulnerability of Okanagan watershed infrastructure to invasive mussels, the importance of prevention measures and potential control options. With no proven method to eradicate the mussels once they arrive that doesn't also cause significant environmental impacts, the experts stressed prevention measures. A 2013 report by Larratt estimated the cost to the Okanagan at \$43 million per year to manage the mussels. With watercraft being the number one way the mussels are introduced, the "Clean-Drain-Dry" protocol was promoted as the best way to prevent the spread. Learn more about the mussels and how to Clean-Drain-Dry at www.DontMoveAMussel.ca/prevention.

For more information, please visit: www.OBWB.ca