



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, September 07, 2017

RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

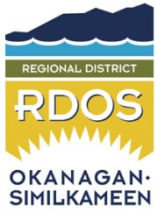
9:00 am	-	11:30 am	Protective Services Committee (Closed Session) [Page 2]
11:30 am	-	12:00 pm	Corporate Services Committee (Closed Session) [Page 3]
12:00 pm	-	12:30 pm	Lunch
12:30 pm	-	1:00 pm	Community Services Committee (Closed Session) [Page 4]
1:00 pm	-	1:30 pm	Planning and Development Committee [Page 39]
1:30 pm	-	2:30 pm	RDOS Board [Page 48]

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of 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
November 02, 2017	RDOS Board/Committee Meetings
November 16, 2017	RDOS Board/OSRHD Board/Committee Meetings
December 07, 2017	RDOS Board/Committee Meetings



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, September 07, 2017

9:00 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

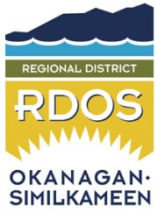
THAT the Agenda for the Protective Services Committee Meeting of August 3, 2017 be adopted.

B. CLOSED SESSION

RECOMMENDATION 2

THAT in accordance with Section 90(1)(k) of the *Community Charter*, the Board close the meeting to the public on the basis of negotiations and related discussions respecting the proposed provision of a regional service that are at their preliminary stages and that, in the view of the Board, could reasonable be expected to harm the interests of the Regional District if they were held in public.

C. ADJOURNMENT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, September 07, 2017

11:30 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Corporate Services Committee Meeting of September 7, 2017 be adopted.

B. CLOSED SESSION

RECOMMENDATION 2

THAT in accordance with Section 90(2)(b) and 90(2)(d) of the *Community Charter*, the Board close the meeting to the public on the basis of the consideration of information received and held in confidence relating to negotiations between the Regional District and a provincial government or the federal government or both, or between a provincial government or the federal government or both a third party; and a matter that, under another enactment, is such that the public must be excluded from the meeting.

C. ADJOURNMENT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, September 07, 2017

12:30 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Community Services Committee Meeting of September 7, 2017 be adopted.

B. CLOSED SESSION

RECOMMENDATION 2

THAT in accordance with Section 90(1)(k) of the *Community Charter*, the Board close the meeting to the public on the basis of negotiations and related discussions respecting the proposed provision of a regional service that are at their preliminary stages and that, in the view of the Board, could reasonable be expected to harm the interests of the Regional District if they were held in public.

C. COMMUNITY HERITAGE REGISTER – HEDLEY GRACE CHURCH [Page 5]

1. Statement of Significance for Hedley Grace Church [Page 6]
2. Supporting Documentation [Page 8]

To provide as information on the heritage value of Hedley Grace Church, for future nomination to the RDOS Community Heritage Register.

RECOMMENDATION 3

THAT the Committee recommend the Board of Directors support the nomination of Hedley Grace Church for inclusion on the RDOS Community Heritage Register.

D. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Community Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Community Heritage Register – Hedley Grace Church

Administrative Recommendation:

THAT the Committee recommend the Board support the nomination of Hedley Grace Church for inclusion on the RDOS Community Heritage Register.

Purpose:

To provide as information on the heritage value of Hedley Grace Church, for future nomination to the RDOS Community Heritage Register.

Reference:

- Statement of Significance for Hedley Grace Church
- Supporting Documentation

Business Plan Objective: KSD #3 Goal 3.1: To Develop a Socially Sustainable Community

Overview:

As part of the RDOS Heritage Strategic Plan that was completed in 2015, the Regional Heritage Program is focused on increasing recognition and awareness of heritage sites and supporting community groups in their ongoing heritage conservation activities.

As part of the nomination process, staff are holding heritage workshops in which community members identify potential heritage sites while articulating their heritage value. Once a statement of significance is complete with supporting documentation, the nomination is then forwarded for Board consideration on whether to include the site within the RDOS Community Heritage Register.

As an outcome of a heritage workshop held in Hedley in November 2016, Hedley Grace Church was selected for nomination to the Community Heritage Register. Cultural, spiritual, social, educational, and economic value have been associated with the site, as outlined in the attached Statement of Significance.

Respectfully submitted:

Candice Gartner

C. Gartner, Rural Projects Coordinator

STATEMENT OF SIGNIFICANCE

Hedley Grace Church Electoral Area "G"

DESCRIPTION OF HISTORIC PLACE

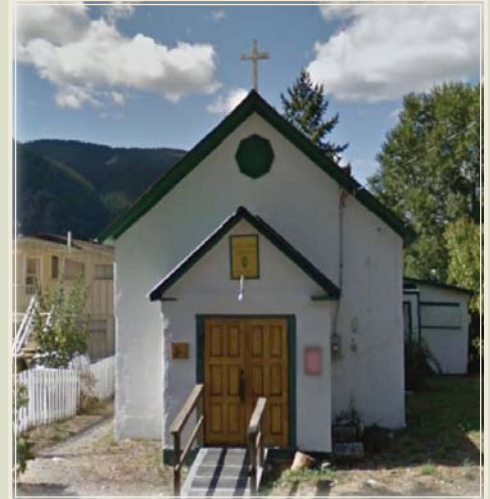
Hedley Grace Church is a small church building located on 864 Ellis Avenue in Hedley, British Columbia. It is positioned on Lot 5-6, Block 42, District Lot 1975, Similkameen Division Yale District, Plan 2565. Situated adjacent to Woodlie Park, the building features a white stucco exterior, green roof, with green trim, varnished doors and a wooden cross mounted over the entrance.

The Hedley Grace Church is valued today as a site of continuous spiritual worship since the early 20th century. The first service at the site is known to have occurred as early as 1901, when Rev. E.E. Hardwick, an employee at the local mine, held services in a tent at this location. A year later, Grace Methodist Church was constructed on donated land with volunteer labour and under the direction of Rev. J.W. Hedley. The rear of the church building hosted Hedley's first school, along with the first Library, and the headquarters of the Twentieth Century Club in 1903.

Throughout the years, the building has housed a number of religious denominations, including the Methodist Church (1902), the United Church (1925), the Keremeos Ecumenical Parish (1969), and Hedley Grace Church (2008). Since inception, the church building has played a prominent role in the social, cultural, and spiritual fabric of the community.

HERITAGE VALUES

The building holds aesthetic value for its physical features are true to architectural design of its time, many of which sit in their original form today. The cultural value of the site is apparent in the church mandate of community service of the church having served the community of Hedley for 113 years. The spiritual value of the site is embodied in the site being a place of spiritual worship and guidance, including Sunday school, Bible teachings, and regular Sunday services. Social value of the site is exemplified in that the church has served as a gathering place for community activities, including potlucks, Christmas and Easter pageants, and an emergency centre in times of crisis. Having functioned as a school and library, the site holds educational value for residents. Finally, Hedley Grace Church has provided significant economic value to the community, having provided donations for numerous community projects, such as sending children to summer camp, and providing hampers to families and individuals in need.



CHARACTER-DEFINING ELEMENTS

- Original doors and windows;
- Original chairs in the sanctuary and Sunday school room;
- A wooden cross on vestibule;
- The original platform;
- Fir wood floors;
- The original piano;
- Stucco siding from the 1930's;
- Built with 1" x 6" Shiplap

SUPPORTING DOCUMENTATION

1. Barnes, H. D., 1948. Early History of Hedley Camp. *Okanagan Historical Society*, 12: 67 - 88.
2. Hughesman, Rev. D., 2001. Celebrating 100 years of Worship. *The Review*, Keremeos, British Columbia.
3. Leslie, T. A., 1969. Hedley. *Okanagan Historical Society*, 33: 147-150.
4. Martens, A., 2015. Gifting of Hedley Grace Church. *Living Significantly*. Accessed at <http://livingsignificantly.ca/2015/04/28/> on December 22nd, 2016.

EARLY HISTORY OF HEDLEY CAMP

Harry D. Barnes

The little gold-mining town of Hedley, in the Similkameen Valley of British Columbia, lies at an elevation of about 1,700 feet above sea-level and is situated at a point where Twenty Mile Creek, after swinging around the western base of Nickel Plate Mountain, emerges from its canyon and has cut a boulder-strewn channel through the river-benches to flow into the Similkameen River a short distance below the town. Nickel Plate Mountain rises out of the Twenty Mile Creek in a series of bluffs with nearly vertical faces, but its southern slope is less rugged and is covered more or less with a scattered growth of Douglas fir. Prospectors and others travelling over the Dewdney Trail would notice the beds of limestone, quartzite, and other rocks outcropping on the slope above the river-valley. Looking up the Twenty Mile Creek the iron-stained rocks of Red Mountain would attract attention, as would also the folding of the stratified rock of Stemwinder Mountain on the west side of the creek. All of these together would indicate an area where conditions might be favourable for ore deposition and would, at least, warrant careful prospecting.

The first record of mineral claims having been staked on what is now known as Nickel Plate Mountain was in 1894, when James Riordan and C. Allison located three claims for the Hon. Edgar Dewdney, and J. O. Coulthard, of Keremeos, had a claim on what is now the Kingston Mineral Claim. These four claims were recorded at Granite Creek, but were not considered worth doing the annual assessment-work and were allowed to lapse. In 1897 Peter Scott located the Rollo and about the same time C. Johnson and Albert Jacobson, grub-staked by W. Y. Williams, then manager of the Granby mines

at Phoenix, staked the Mound and Copper Cleft claims. In 1898 Peter Scott returned to do the assessment-work on the Rollo and afterwards staked the Princeton, Warhorse, Kingston, and other claims. In August of that year C. H. Arundel and F. Wollaston staked the Horsefly, Sunnyside, Nickel Plate, Bulldog, and Copperfield, and still later located other claims on the mountain. It was the Nickel Plate which was to prove the bonanza claim and to become the first producing lode mine of the Similkameen, as well as one of the major gold mines of British Columbia.

It was about this time that Peter Scott and others agreed on "Camp Hedley" as a fitting name for the new camp, in honor of Robert R. Hedley, then manager of the Hall mines smelter at Nelson, B.C., who, it was understood, had grub-staked Peter Scott the summer before when the Rollo had been staked. The prospectors of the new camp had to travel to record their claims and assessment-work to Fairview, where C. A. R. Lambly was the mining recorder and gold commissioner for the Osoyoos Mining Division. As news of the then recent strikes began to circulate around the Fairview Camp, quite a number of the prospectors came over to the new camp in the early fall of 1898. Amongst the new arrivals to Camp Hedley were Harry Yates, Fraser Campbell, and George Cahill. Duncan Woods, for whom George Cahill staked the Mascot Fraction, did not come in until the spring of 1899. Later in the Camp's history it was the Mascot Fraction which was to become famous, for although it contains only 8 or 9 acres at depth it was to prove one of the camp's richest spots. Seldom in the history of lode mining in British Columbia has so small an area produced so much wealth in gold. During the spring of 1899 many more prospectors came into Camp Hedley, and by the end of the year the surface of Nickel Plate Mountain was almost entirely covered with mineral claims.

Now to go back to the Nickel Plate and a brief description

of the discovery showing as it was when found by Wollaston and Arundel. The red, rusty ore outcrop occupied a small clearing on a fairly steep hillside, and in all probability the ore outcrop exposed to sight was about 15 feet in width by 20 feet in length. The ground both to the right and left, as well as below the outcrop was covered by an overburden and thickly strewn with jack-pine windfalls, amongst which a second growth of young pines had already made a good start. On the upper side of the ore outcrop a light-colored hard igneous rock stood out boldly several feet higher than the ore, with the contact between the ore and igneous rock being sharply defined. As the development proceeded, the igneous rock was found to be a sill which formed the hanging wall of the ore-body. The igneous rock was later classified by Dr. Charles Camsell as gabbro.- The red dirt from the outcrop panned gold very freely, and a gold-pan of the material would often give twenty to thirty coarse colours about the size of a pin-head and also a long thick stream of fine gold. The results of their first panning must have given a thrill of excitement to the two lucky prospectors who had made the find, for few indeed are the prospectors of British Columbia who have been fortunate enough to find a prospect of equal size and so rich in gold from the grass-roots down, as was the discovery showing of the Nickel Plate.

In the fall of 1898 Wollaston and Arundel took out some samples of the surface ore of the Nickel Plate to the New Westminster Fair and exhibited them there. M. K. Rodgers, who was more directly connected with the early history and development of the camp than any other person, first saw the ore there. At that time he was travelling through the country in the interests of Marcus Daly, of Butte, Montana, and he was so impressed by the appearance of the ore samples that he immediately started on a trip to the Nickel Plate to make a close examination and obtain samples. The examination proved so satisfactory that in November Rodgers took a bond on the

Nickel Plate, Bulldog, Sunnyside, and Copperfield Mineral Claims, all of which were owned by Wollaston and Arundel.

The construction of a camp and the packing-in of supplies was at once commenced. The first supplies for the new camp at Nickel Plate were obtained from Fairview. In November, 1898, a pack-train of thirty-five horses laden with supplies left Fairview in the charge of George Cahill. Later, as things became better organized, supplies were shipped from the Coast cities to Penticton, then hauled by wagon to Keremeos, and from thence packed by horses to the Nickel Plate by the Camp Rest Trail. Permanent work on the claim was commenced on January 12, 1899, and within a year the bond was taken up. The consideration paid to Wollaston and Arundel was reported to have been \$60,000, and a few years later the two partners sold other claims to Rodgers, and said to have been for a similar consideration.

In the early years of the Nickel Plate mine M. K. Rodgers obtained a British Columbia charter for the Yale Mining Company, and business was done through this company. Later on, when it was decided to build a mill, it was found that the original company's charter was not sufficiently broad to provide for the building of tramways, power flumes and the like, or for the expropriation of land for rights-of-way. Consequently, a second company, the Daly Reduction Company, Ltd., was formed, and a charter obtained for it early in 1903, and from then on it became the operating company for both the mine and the mill.

Gomer P. Jones, who was to be connected with the Nickel Plate for so many years, was engaged by Rodgers as mine superintendent, and he arrived at the camp in August, 1900. Mrs. Jones and their daughter Avonia came in a month or so later and took up residence at the Nickel Plate. In the summer and early fall of 1900 a road about 15 miles in length was built over the mountains to the east of the mine to connect up with

the Penticton-Keremeos Road, and from then on supplies were hauled direct from Penticton to the Nickel Plate. In the fall of 1900 work was also commenced on the building of a road between Keremeos and Princeton, and it was completed by mid-summer of 1901. Before the building of this road only the old Dewdney Trail had connected these two points.

In the fall of 1899 Thomas Bradshaw came over from Greenwood and bought the newly built log hotel located near the mouth of Fifteen Mile Creek from a man by the name of Johnson. Shortly afterwards Mrs. Bradshaw and family came over to make their home on Fifteen Mile Creek. Bradshaw's stopping-place soon became well known to prospectors and others of Camp Hedley as a place where they could always be assured of a warm welcome, a good meal, and a comfortable bed. In course of time the establishment was expanded and, in addition, the Bradshaws had a thriving young orchard and alfalfa growing on their place and had also acquired a small herd of dairy and range cattle. All of the family has since passed on, with the exception of their only daughter, Edith, and the old log hotel, so long a landmark on the Keremeos-Hedley Road, has been torn down.

The land where the town of Hedley now stands was acquired by the Hedley City Townsite Company, and in the summer and fall of 1900 R. H. Parkinson, P.L.S., surveyed the townsite, and almost immediately building was commenced, judging by the *Similkameen Star*, which reported:-

This important townsite is situated half way between Princeton and Keremeos on the banks of the now famous Twenty-mile Creek. The new wagon road to be built this fall runs through the centre of the town. Hedley City will be the supply point for the rich district which surrounds Twenty Mile Creek and the Nickel Plate mine. The company owning the townsite is composed of well-known mining men who are fully alive to the importance of the mining district they will cater to and will loose (sic) no opportunity of pushing the place ahead.

Dave Hackney has a force of men busy constructing a large hotel. An assay office is also being built and will be occupied when completed by Messrs. Oliver and Fetherstonhaugh. Several other buildings will be started in the course of a few days, and as soon as the work on the road begins, application will be made for a post office and mail service. Mr. R. H. Parkinson, P.L.S., will be manager for the townsite company and will be glad to furnish information regarding prices of lots, etc.

That winter D. G. Hackney built the Hedley Hotel on Haynes Street, a neat two-storey hewed-log building which was opened early in March, 1901. Messrs, Kirby and Hind also erected a two-storey log store building near the spot where later the Daly Reduction Company's office building was erected, and opened for business early the following spring under the management of F. M. Gillespie. Two small log cabins were also built on the townsite that same winter. During the summer of 1901 I. A. Deardorf, of Fairview, built a livery-barn on the site now occupied by the Hedley Garage, and C. E. Oliver put up a two-storey frame building for an assay office and residence. The lumber for both of these buildings was hauled in from Penticton, but later that summer Messrs. Tillman, McDonald, and McRae hauled over their sawmill and planer from Phoenix and set it up on the river-bank across from the mouth of Sterling Creek and commenced cutting lumber. This mill was later to cut all the lumber required in the construction of the Daly Reduction Company's mill, the Twenty Mile flume, and other buildings, as well as the lumber needed in the town.

In 1901 F. M. Wells took a bond on the Kingston and Warhorse claims owned by Peter Scott, and development of the Kingston was commenced in the fall of the year. Later the Metropolitan claim was also acquired by Wells. Development-work on the group continued intermittently until about 1936, when the Kelowna Exploration Company acquired the Kingston group.

The winter of 1901-1902 was a very quiet one for the new town, but in the summer of 1902 it was decided to build a mill

Early History of Hedley Camp

for the Nickel Plate, and Hedley was selected as its site. Preliminary surveys were then made for the tramways, the power flume up Twenty Mile Creek, and for the mill-site by Wesley Rodgers, brother of M. K. Rodgers, and construction started that fall. Surveys were also sufficiently advanced so that contracts were let for the grading of the mill-site and for the building of the stone walls for the foundations of the mill, and this work was completed by the spring of 1903.

In the late summer and fall of 1902 Messrs. McDermott and Marks built the Grand Union Hotel, but sold it a few months later to Robert Herron and Anton Winkler. A few years later Herron sold out his interest to his partner, and under the management of Anton Winkler it was in continuous operation until it was destroyed by fire on December 31, 1918. C. E. Oliver and his associates in the fall of 1902 built the Commercial Hotel, and it was opened up in the late spring of the following year under the management of Neil Huston and W. A. McLean. Within a few months McLean became the sole proprietor, and the Commercial Hotel still stands. In August, 1902, James A. Schubert, well known in the Okanagan, bought out the Kirby and Hind store and moved it down into the town near the bridge, and the log building thus vacated was later used by the Daly Reduction Company for temporary offices in the early construction days at the mill. Later that year Charles Richter, of Keremeos, built a two-storey building as a butcher's shop and residence, and he supplied the town with its meat until he sold out the business to Cawston and Edmonds. Shortly after this, John Mairhofer became associated with the business, first as store manager and later as owner. His connection with the business continued until 1931, when he sold out to Eugene Quaadvlieg.

In the fall of 1902 W. E. Welby commenced running a stage line between Penticton and Hedley, and at first the stage left and arrived on alternate days, but the following year a

daily service each way went into effect, Sunday excepted. The trip usually took about twelve hours, which included a stop at the old town of Keremeos for dinner and a change of horses. Open stages were used, which carried six to eight passengers, and the mail and travellers had to take the weather as it came, be it sunshine, rain, or snow. Later Welby acquired a Concord covered-in-stage coach, but this was reserved for special trips and occasions. Fred Revely, who had bought out Deardorf's livery-barn, ran a daily stage to Princeton in conjunction with the Welby stages, but travellers from or to upper valley points had to stop over the night in Hedley.

Up to this time one of the principal complaints of the residents was the absence of mail service. However, in June, 1903, this was remedied when F. M. Gillespie was appointed the town's first postmaster. He combined these duties with those of manager of Schubert's general store, and at first the post-office was in that store. A little later an annex was built on the east side of the store building for the exclusive use of the post-office business, and boxes were installed for rental to the public. This continued to be the town's post-office until 1908, when Gillespie bought out Love's drug-store, and there it remained for the next twenty-seven years. In the early part of 1903 L. W. Shatford put up a one-storey building on Scott Avenue and opened a general store with F. H. French as manager. Two or three years later the store building was greatly enlarged and the firm's name changed to Shatfords Limited. The old building still stands, and is now occupied by Collen's Department Store. In 1903 Dr. F. Rolls opened a drug-store and office.

In the early spring of 1903 work was commenced simultaneously on the construction of the mill and the grading and building of the flume which was to furnish the power for the mill, and as soon as the snow had gone from the hills, the

work of clearing the right-of-way and grading for the tramways was started. Four-horse freight teams loaded with machinery, steel rails, and general supplies of all kinds now became a familiar sight on the roads. About this time S. L. Smith resigned as agent for the Canadian Pacific Railway at Penticton and accepted the position of accountant for the Daly Reduction Company, a position he held with this and the two succeeding companies until about 1937. Hedley became his home for forty-one years. In August, 1903, Dr. H. A. Whillans accepted the position of company doctor, and he and his family moved down from Princeton to take up residence in Hedley. Later that year A. H. Brown, of London, Ontario, was engaged as mill superintendent, and shortly afterwards took charge of the mill. Mr. Brown was well liked by the men serving under him and also was held in high regard by the people of the town.

In September, 1903, Hedley held its first Labour Day celebration, which was rather a modest affair, even although "some two or three coach loads of merrymakers came from Loomis, Wash., to join in the festivities and fraternize with the good people of Hedley". The main event was a baseball game between the Hedley team and one from Nighthawk and, although the visiting team was the better, due mainly to Wesley Rodger's pitching Hedley won the game, on which a good deal of money had been bet by the backers of the respective teams. In addition, there were two days of horse-racing, and a grand ball marked the climax to the event, with the music furnished by "that famous knight of the bow" Joseph Brent, of Okanagan Falls. Later, Labour Day celebrations were on a much larger scale. From a thousand to twelve hundred dollars would be given in prize-money, and rock-drilling contests, baseball, and horse-racing were featured. Rock-drilling teams would quite often come from places as far away as Rossland to compete in these contests. Many visitors would come to the celebrations from both upper and lower valley points. The visitors would begin to arrive on Sunday evening, and by Monday morning

the town would be full — and travel in those days was by democrat, buggy, or horse-back. The big Labour Day dance was the outstanding social event of the year for Hedley, and the best orchestra available was secured for the occasion. Sports would be resumed on the following Tuesday, but by early evening the visitors would have all departed to their various homes, and by nightfall the town had a tired, deserted look about it, with scarcely a soul to be seen on the streets as Hedley retired early to bed.

By the late fall of 1903 the mill building was about completed, and a good start had been made on the installation of the machinery. The tramways were all graded and most of the track laid, and also good progress had been made in the building of the Twenty Mile flume. It might be interesting to note that the ore-crushers and stamp-batteries were made in Eastern Canada, as was also the large air-compressor for the new power-house. But the ore-conveyors, Frue vanners, water-wheels, pumps for the cyanide plant, electric locomotives for the tramway, and most of the electrical equipment came from the United States, as did also the twenty large tanks for the cyanide plant. Twelve of these tanks were 34 feet in diameter by 6 feet in depth, and the remaining eight were 30 feet in diameter by 10 feet in depth. All were made from California redwood, knocked down and shipped from San Francisco by boat to Vancouver, thence by Canadian Pacific Railway to Okanagan Landing. From there they were transferred to the lake steamer and delivered at Penticton and hauled by freight teams the 50 miles to Hedley.

The first stamps of the new mill were dropped on May 4, 1904, and after a short period for making necessary adjustments all forty stamps commenced to drop, and the muffled roar of the stamps became a familiar sound in the town. For the first few years of the mill's operation a considerable proportion of the values recovered was in the form of free gold

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caught on the plates. Each month two gold bricks, one from the free gold off the plates and the other from the gold recovered in the cyanide plant, were taken out under special escort to Penticton, and from there shipped by Dominion Express to the United States assay office in Seattle. The concentrates from the twenty-four Frue vanners, rich in gold, were pulled daily and dumped into the bin below, and after a period allowed for drying, the concentrates were then put into double sacks — a heavy cotton sack on the inside and a strong jute one on the outside — and the sacks well sewn. The sacked concentrates, weighing around a hundred pounds or better a sack, were hauled to Penticton, and from there were shipped to the Tacoma smelter. The four-horse teams which hauled in supplies also hauled out the sacked concentrates on their return trip to Penticton. Dougal Gillespie, of Okanagan Falls, who then held the contract for hauling the company's freight, was paid \$20 per ton on incoming freight and \$9 per ton for the back-haul of concentrates. The round trip usually took about a week to complete.

During the years 1903-1905 the town grew rapidly and many new buildings were erected.

Hedley City is the liveliest town of its size in the interior. Its hotels are always full, and, as in the case of the Commercial, an annex has been found hardly adequate for the demands upon this popular hostelry. There are two excellent general stores, in one of which, Mr. Schubert's, is the post office. There is a first class butcher shop conducted by Messrs. Edmonds & Cawston, and a livery and feed stable run by Fred Revely; a drug store and all the other businesses usually found in a bustling mining camp.

Good sidewalks have been laid and a lot of street improvements made by the townsite company of which C. Oliver is the energetic resident manager.

A fine hotel is now under construction at a cost of \$15,000 and a large residence for M. K. Rodgers has been completed.

In the summer of 1903 Grace Methodist Church was built. This was the first, and for many years the only, permanent church building in the town. It was built mostly by volunteer labour under the enthusiastic direction of Rev. J. W. Hedley. For many years it played a prominent role in the life of the community, serving as headquarters for the school, the Twentieth Century Club, and the library. Other early ministers were the Revs. J. E. Fleming, C. E. Dockstader, L. Thomas, R. W. Hibbert, J. J. Jones, and George Kinney. As was to be expected, Hedley was but one of the many churches served by these ministers in connection with their work elsewhere in the district. The Presbyterian church soon began to conduct services, at first with Rev. G. L. Mason in charge and later under Revs. J. C. Stewart, A. J. Fowlie, E. Hardwick, D. F. Smith, J. T. Conn, and A. H. Cameron. The latter, a pioneer of Western Canada at the time of the building of the Canadian Pacific Railway was probably one of the best remembered of the early ministers. Presbyterian services were usually held in Fraser's Hall (or Fraternity Hall, as it came to be called), which after 1905 was shared on alternate Sundays with the Anglican church. In May, 1905, the Archdeacon of Columbia, Ven. Edwyn S. W. Pentreath, visited Hedley, and as a result the congregation of St. Mary's was organized, complete with Ladies' Guild. Rev. E. P. Flewelling became the first resident Anglican clergyman, and the following year he was succeeded by Rev. E. R. Bartlett. Rev. Henry Irwin — Father Pat — so well known in Rossland in the early days of the camp and remembered for his many kindly acts, was an occasional visitor to Hedley in the early days of the town, and when here would conduct services in one or other of the hotel dining-rooms. An Anglican church, however, was not built until the early years of World War I, and to C. P. Dalton, then manager of the Bank of British North America in Hedley, must go the greater amount of the credit for the building of the church, although he was loyally assisted by Arthur Clare and other members of the

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church. From the early days of Hedley, Roman Catholic services had been conducted at frequent intervals by visiting priests.

The first school for the children of the town was opened in September, 1903, in a room at the rear of the Methodist Church. Miss M. L. Whillans, a sister of Dr. H. A. Whillans was Hedley's first school-teacher. Under the terms of the "Public Schools Act" this was known as an "assisted school," and it was administered by a board consisting of S. L. Smith (secretary), W. A. McLean, and J. Brass. When inspected on May 5, 1904, it was reported that nineteen pupils had attended irregularly throughout the year but that good work had been done. Miss Whillans resigned in June, 1904, and was replaced by Mrs. A. J. Colbeck, and in September of that year the Hedley School District was created.

From the outset the major problem facing the Board was that of finding suitable accommodation for its school. For a time a site on Ellis Street was occupied, then the Gazette Hall was used for a few months in 1905, after which the Ellis Street property again came into use. It is not to be wondered that the Inspector's report contained this comment: "The teacher is working under difficulties — room too small and poorly equipped." When school reopened on August 21, 1905, Mrs. Colbeck had been replaced by her daughter, Alice, and the house of W. A. McLean had been leased as a school. Plans had, however, been drawn for a new school-house, but the tenders received were too high. The School Board, having secured a promise that the Provincial Government would pay the rent until a proper building was built, soon embarked on a novel plan. Several business men in the town, S. L. Smith and G. B. Lyon amongst others, were consulted and they "secured a lot, built a house on it and moved the school into it before the last day of January, 1906", at a cost of \$756.38. In the meantime Miss Marion D. Lamont had become the teacher. In

February, 1906, the plan to build a two-room school was announced, but further delays ensued and the school was not completed until July, 1907. Miss H. J. Blake was the first teacher in this new school.

In passing, it should also be noted that a school was started at the Nickel Plate mine early in 1905 under Miss K. Johnson. Elected to the provisional School Board were G. P. Jones, Charles Joyner, and E. Mills. Miss M. R. Ford taught at this school during the 1905-06 term, and thereafter the school was discontinued.

In the summer of 1904 C. A. R. Lambly, Government Agent at Fairview, held an auction sale of the lots held at Hedley by the Government, and many of the lots were sold at good prices. About that time, too, M. K. Rodgers was successful in his negotiations with the Department of Indian Affairs at Ottawa for the purchase of the flat on Indian Reserve No. 2, which adjoined the company's mill-site. With the acquisition of this land the company had ample room for buildings for its staff, and also for sites for tailings-dam, lime-kiln, and lumber and wood yards. In the spring of 1904 the company announced its intention of laying pipe-lines to supply water from the Twenty Mile flume to the houses in the town, but evidently difficulties were encountered, for in August it was announced:—

... the town now depends almost entirely upon two wells and a water wagon for its supply of water. All the water in the creek is now diverted for mill purposes. In the meantime until a permanent system is completed, preparations are being made to give a temporary service through pipes laid on the surface of the ground.

This system was none too satisfactory and gave rise to the peculiar statement in the Princeton paper: "Hedley can boast of having the most unique water supply in B.C. It furnishes warm water during the day and cold at night." In due course pipes were laid underground and a normal service was instituted.

Early History of Hedley Camp

During this year, too, electrical power became available. As early as December, 1903, it was reported that "Electric light was used at Hedley on Saturday night (December 5) last, the dynamo being driven by steam power." Its use became more general the following spring, for in April the poles were in place, ready to receive the wire, and that month electric lights were used for the first time in the Methodist church. By the fall the houses were being wired for electric light.

In the summer of 1904 the Similkameen Hotel was built and opened for business in the fall. It was a modern, well-built, and comfortable hotel and soon became a popular stopping-place for travellers. Unfortunately for the town, it was burned down in February, 1916. For some time, too, it had been rumoured that a newspaper was to be published in the town. This became a reality on January 19, 1905, with the appearance of the first issue of the *Hedley Gazette*, with Ainsley Megraw, formerly of the *Vernon News* and *Midway Advance*, as editor and manager. The *Gazette* was, under his management, a clean, well-printed, weekly paper. This newspaper suspended publication on August 16, 1917, at which time James W. Grier, a veteran newspaper-man of the Kootenay and Boundary country, was manager and editor. Hedley had the distinction of having the first bank in the Similkameen Valley, and for a short time the only bank in the valley. On April 20, 1905, the Bank of British North America opened a branch, with G. H. Winters as manager and L. G. MacHaffie as teller. Mr. Winters was shortly afterwards transferred elsewhere, and L. G. MacHaffie was promoted to manager and J. J. Irwin became the new teller.

It was also in the summer of 1905 that John Jackson built the New Zealand Hotel on the site now occupied by the Shell Oil Company's station, but this hotel was destroyed by fire in the early morning hours of November 6, 1911. That fall G. H. Sproule leased a building he owned to John Lind and the

Peterson brothers which, when reconstructed by them, was opened in 1906 as the Great Northern Hotel. The old building, though with several additions, still stands and has been in continuous operation. Hedley now had six hotels and for a few years there was business for them all, and, as was common in mining towns of the day, the hotel bars were kept open twenty-four hours a day and seven days a week. In the summer of 1905 Finlay Fraser built Fraternity Hall, thus giving to the town its first hall for meetings, dances, and other social events. It was also used as a lodge-room by the Masonic Lodge and other fraternal organizations. When the hall was under construction, a freak wind-squall struck with such force that the building was toppled over and badly wrecked, but fortunately the men at work on it escaped with only minor injuries. Business houses were also increasing. John Love was now well established as the town's druggist, and James Clarke cleaned and repaired the watches and clocks for the camp. In September, 1905, Campbell and Shier opened their "gent's furnishing and clothing store."

Hedley was very definitely growing up, as is indicated by the number of community projects and organizations undertaken. No sketch of the early days of the town would be complete without some mention of the Twentieth Century Club, which had its birth on New Year's Eve, 1903, at a social evening held in the Methodist church. It had as its aims: "(a) literary and social improvement, (b) establishment and care of a circulating library and reading room, (c) securing newspapers, magazines and writing material for its members." During 1904 it held weekly meetings in the Methodist church and reached a membership of over 100. Its first officers were: President, J. A. McIntyre; vice-president, Mrs. Charles Joyner; secretary, Harvey Tingley; treasurer, Mrs. James Brass. Its career was, unfortunately, a short one, for it disbanded on September 7, 1906, at which time the *Gazette* reported:

The Twentieth Century Club was organized on New

Years Day, 1904, that being the particular species of good resolution which moved the members thereof. Its motto, from Emerson, was "Culture, how indispensable." Thus all that winter they imbibed culture in allopathic doses, the Fridays, upon which meetings were held being the one bright bonbon meted out to members and visitors. The town that winter was chock full of talent, musical and histrionic, some really good entertainment being given. The next summer it began to languish. Whether the lassitude was due to hay fever or some other kind of sleeping sickness, is not known, but the end came, and it is now in order to plant daisies.

The library which the club purchased was "small but showed a good selection of books," and later arrangements were made to secure one of the travelling libraries made available by the Provincial Government. Even when the club was waning, at least the reading-room in the rear of the Methodist church was kept open, largely through the energy of Rev. R. W. Hibbert.

By 1905, too, the Hedley Athletic Association was flourishing under the presidency of Dr. H. A. Whillans and plans were afoot to establish a gymnasium. In August of that year the Hedley Orchestra came into being, with H. A. Wright as conductor, and the following month the first concert was performed for the public. Fraternal organizations were also not neglected. Early in March, 1905, the first steps were taken towards the organization of a Masonic Lodge. The moving spirits in this effort were A. Megraw, Arthur Clare, Finlay Fraser, and A. H. Brown. The probationary stage of the lodge's existence came to an end in July, 1906, when full standing was granted to Hedley Lodge, No. 43. A few years later an Orange Lodge was also organized. One of the first campaigns undertaken by the editor of the newly established *Gazette* was the organization of a Board of Trade. Early in January, 1905, a preliminary meeting was held, with A. Megraw as chairman and John Love as secretary, and formal organization was soon completed.

While there was temporarily much enthusiasm, the interest began to wane, but later, in 1907, the organization was re-organized and continued to function with greater success.

In September, 1905, a change was made in the management of the Daly Reduction Company. M. K. Rodgers was succeeded as manager by R. B. Lamb, A. H. Brown was succeeded as mill superintendent by W. H. Brule, and Arthur Clare ceased to be mill foreman. However, Gomer P. Jones continued on as mine superintendent. Employees and residents of the camp alike were sorry to have to say "good-bye" to Mr. Rodgers and the members of his staff who were leaving with him. For the year that R. B. Lamb was manager, the Nickel Plate was a steady producer, and it might be noted that it was under his management that the present machine and carpentry shops were built and equipped with all the necessary machines and tools for making any needed repairs to the plant. In the fall of 1906 R. B. Lamb was replaced by F. A. Ross as manager and E. A. Holbrook replaced W. H. Brule as mill superintendent, and a few months later Arthur Clare returned to take up his former position as mill foreman. During the three years that Mr. Ross was manager, the mine continued to make steady shipments of ore to the mill at Hedley, which was also supplemented by ore from Sunnyside Nos. 2, 3, and 4, where important ore-bodies had been developed while Rodgers was still manager. During the early years of the mill's operation many were the visitors who came from far and near to see the plant and to have explained to them the various processes used to extract the gold and also, if possible, to ride up the tramways to the mine. In the spring of 1907 the Geological Survey of Canada sent in Charles Camsell to make a survey of Hedley Camp, and field-work was completed the following summer. Camsell's very comprehensive report on the geology of the camp was printed by the Department of Mines at Ottawa in 1910.

These changes in company management naturally affected the town, which was almost entirely dependent upon the mine and the mill. An indication of this dependence is reflected in the history of the Hedley Hospital. In February, 1905, employees of the Daly Reduction Company discussed the possibility of establishing a hospital. Many meetings were held and a public subscription raised which, together with a grant of \$1,000 from the Provincial Government, assured the funds for the construction of the building. In September the General Hospital Society was organized, with a provisional board comprising G. P. Jones and John McKinnon from the mill, and Finlay Fraser, F. H. French, and L. F. MacHaffie from the town. In addition, deeds of two town lots were transferred to the society by Messrs. Hedlund and Thomas. The following month a temporary hospital of two beds was opened in the building on Ellis Street vacated by the school. The following year the hospital was incorporated, and in the spring of 1907 the new building was erected by Messrs. Boeing and Brass.

The building is a three storey structure 24 x 40 feet with a wing 16 x 26. The lowest floor or basement contains kitchen and laundry and the main floor, entrance to which from the outside is made from the hillside, comprises the hallway, one large five-bed ward, two private wards, operating room and bath-room. The third-storey is yet unfinished but could supply two comfortable bedrooms for nurses.

However, the hospital was not opened until the early spring of 1910, at which time the *Gazette* made the following explanation of the delay.

Although young in years it has experienced the rigors of adversity, and that at a very early period of its existence, for the scheme was scarcely launched until a staggering blow was administered to it by accession to power of unsympathetic management of the leading industry of the place, and without the active sympathetic interest and co-operation of that industry the institution could not drag out an existence. That blow was administered when Lamb

became manager and the weight of it was not lifted until his successor, F. A. Ross had taken his departure. But it is pleasing to note that as it was the attitude of indifferent aloofness on the part of the management of the D. R. Co. which left the institution practically stranded and unable to open its doors when the building was completed, it was from the same institution that succor came under the new ownership, for it was the generous vote of \$500.00 by the directors of the present company in New York which put fresh life in the people here and encouraged others to help until the \$500 has grown to \$1300 and a sufficient sum was in hand to enable the institution to be opened for the reception of patients, while a contribution of 50 cents per month from each employee is an important lift for the board in providing funds for running expenses.

The first operation was performed in the hospital on February 23, 1910. Dr. M. D. McEwen was the surgeon-in-chief, and Miss Bond and Miss Fraser, both of Vancouver, were the first two nurses. The hospital was closed down in the fall of 1930 and never reopened, and finally in 1945 the affairs of the society were wound up and it passed out of existence. During the twenty years the hospital was in operation, it gave good service to the community and district, but, like many other small hospitals, receipts seldom, if ever, kept up with expenses, and at the end of the year there was usually a deficit which had to be met in order to keep the hospital in operation.

In the years 1906-08 building operations had slackened off somewhat, although T. H. Rotheram built and opened his pool-room and store on Scott Avenue in the summer of 1907. Shortly after his arrival, Rotheram organized a volunteer fire brigade, which later gave valuable service to the community in fighting the fires which occurred from time to time. As early as 1903 the possibility of telephone connection with other parts of the Province had been discussed. However, two years were to pass before the Dominion Government built a line from Kamloops to Penticton, by way of Merritt, Princeton, Hedley, and

Early History of Hedley Camp

Keremeos. By February, 1905, the valley had direct wire connection with the outside world, for a telephone had been installed in John Love's drug-store. Later an exchange was installed at the rear of this store, and Love received the appointment as agent. Originally the wires had been strung on trees, but by July, 1907, it was announced that they had been put on poles from Hedley to Vernon. Still further evidence of the town's growth was the organization of the Hedley Golf Club in April, 1909, with the links laid out on Pinto Flat.

The Daly Estate in 1909 gave an option on all its holdings in the Hedley camp to a New York syndicate headed by I. L. Merrill. That spring the syndicate sent in a party of five or six people to sample and make an examination of the mine. The examination took a good part of the summer to make, and, when completed, the decision was reached to take up the option. A new company, the Hedley Gold Mining Company, Limited, now came into being and took over the former company. In the reorganization which followed Gomer P. Jones became general superintendent and Roscoe Wheeler of Oakland, California, was engaged as mill superintendent. B. W. Knowles, one of the original examining party, became the mine engineer and William Sampson, who had been a shiftboss, was promoted to mine foreman. F. A. Ross and E. A. Holbrook, after a residence of three years at Hedley, left the camp, taking with them the good wishes of employees and residents of the town.

For years one of the great needs of the valley had been proper railroad connection with the outside. The agitation for such a line was prolonged and, with the advent of rival proposals, at times, heated. Principal contenders were the Vancouver, Victoria and Eastern Railway and the Great Northern Railway. In 1908 the latter company, having acquired the charter of its rival, commenced the grading of their line from Keremeos to Brookmere, and steel was laid during the following

summer and fall. Regular train service was commenced on December 23, 1909, and the first train from Oroville to Princeton arrived at Hedley Station at 11 a.m.

The station at Hedley has not yet been built, but a box car has been provided on a siding with steps leading up to it, a stove placed therein and shelves around the sides for parcels and luggage.

With the coming of the railroad the four-horse freight teams and stages disappeared from the roads, and a new era was entered upon. Of all the many prospectors who once had climbed the steep slopes of Nickel Plate Mountain and of nearby Apex, Northey, and Riordon Mountains, and had there trenched, dug open-cuts, sunk shafts, and driven tunnels in their search for gold, how very few now remain. Some had left early for distant green fields; others, with more faith, stayed on until no longer able to do the assessment-work on their claims; many are now dead. A few attained wealth, others made a smaller stake, but the majority gained experience only as the recompense for their labor. With their passing went much of the romance and glamour of those early days at Camp Hedley, the memories of which still linger on in the hearts of the few.

1. Reprinted from the *British Columbia Historical Quarterly*, XII (April, 1948), 103-126, with the kind permission of the editor.

Mar 1, 2001

Celebrating 100 years of worship

By Rev. David Hughesman

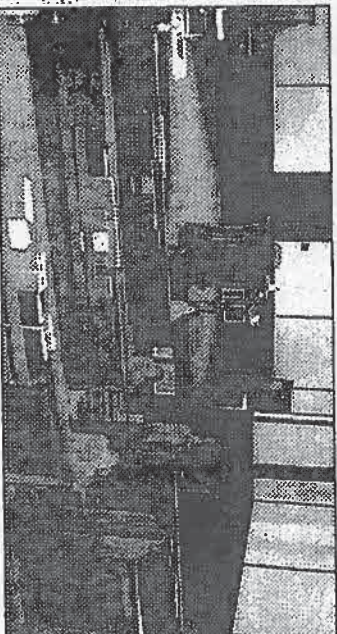
Grace Church, and Hedley, you could say, grew out of the "gold rush". The church was built for the miners, and continues to serve the community of Hedley. In the past hundred years, Hedley has continued through almost every success and every hardship faced by a "boom town".

Most "boom towns" have become "ghost towns", but Hedley is alive and well. Grace Church has been a part of both the "boom" and the "bust", and now is a part of the optimism of human discovery - living and working together in a small community - and is still very much in the "pioneer" spirit.

One account of the discovery of gold at Hedley took place in late August 1898. Two greenhorns walked into the base camp of two old prospectors, up 20-Mile Creek. They were very enthusiastic about prospecting, but it was evident that they had little experience. The two stayed for supper with the old men and asked about the prospects of gold. They were told jokingly that at the base of a cliff just over the hill, they would find gold. Not knowing that they were part of a joke, the two men, Wallaston and Arundel, spent the next day toiling up the slopes of the mountain. Just at dusk, they sighted the cliff, and lying beneath it were handfuls of gold, worn away by centuries of wind and rain. That day, one of the four claims they staked was the Nickel Plate, which became the Nickel Plate Mine. The famous "Mascof" mine started at a

prominent role in the life of the community, serving as headquarters for the school, the Twentieth Century Club, and the library as well as regular Christian worship, fellowship, and musical presentations and recitals.

The first school for the children of Hedley was opened in September 1903, in a room at the rear of Grace Church. Miss M. L. Whillans was Hedley's first schoolteacher. When inspected on May 5, 19049 it was reported that nineteen pupils had attended irregularly throughout the year, but that good work had been done.



For many years Grace Church has played a prominent role in the community in Hedley. On May 4 the church will be celebrating it's 100th anniversary.

Miss Whillans resigned in June, 1904, and was replaced by Mrs. A. J. Colbeck. In September of that year, the Hedley School District was created. In 1905, several businessmen in the town secured a lot, put up a building, and moved the school in before the last day of January 1906. During 1904, water pipes were laid underground for the residents of Hedley, and electric power was available. Electric lights were first used in Grace Church, although there was no water in the church

Similkameen Valley. However, in 1969, after a great deal of thought and soul searching, it was decided that the Keremeos, Cawston, and Hedley charges in the United Church and the Anglican parishes in Hedley and Keremeos would pool their resources and work together as the Keremeos Ecumenical Parish. Rev. Derek and Jill Salter co-ordinated the merger of the two denominations into the present ecumenical (under one roof) ministry.

St. John's Anglican building is being refurbished as a church muse-

from The Memorial Disaster Service, and some members (Kamloops United Church did a wonderful job helping to refurbish the interior and exterior of Grace Church.

We are in the process of finding ways to raise the \$6000 needed for a new roof. We entered 200 with work still ahead of us but with a sense of continuing with what has been started in Hedley and with a great deal of faith that God will provide.

We have church services second and fourth Sundays at 1:30 as well as Bible Study on the first and third Sundays, the latter with Rev. Graham Gore. Graham, who addressed our Keremeos congregation in December 2002, and his wife, Myrtle has recently moved Hedley. Myrtle leads the women's prayer group on Tuesday morning.

In the pioneering spirit Graham and Myrtle have renovated a historic property in "Old Hedley". The fifth Sunday of the month (when it occurs) is an Old time Gospel, singing at everyone is welcome any service.

During "Stamp Out Days" on May 4 at 1 p.m. in place of our regular service, please come our 100th Anniversary Celebration. A play depicting the early years of Grace Church, Hedley written and produced by Lorraine Lance, and directed by Terry Bishop will be presented. A fire will offering for the new roof will be taken.

Kaleden Volunteer Fire Department

just over the hill, they would find gold. Not knowing that they were part of a joke, the two men, Wallaston and Arundel, spent the next day toiling up the slopes of the mountain. Just at dusk, they sighted the cliff, and lying beneath it were handfuls of gold, worn away by centuries of wind and rain. That day, one of the four claims they staked was the Nickel Plate, which became the Nickel Plate Mine. The famous "Masot" mine started at a much later time. During the next century, there was more than gold mining taking place in Hedley.

In 1899, Peter Scott and others decided to name the new camp, located in the steep and narrow canyon of the Twenty Mile Creek, "Camp Hedley" in honour of Robert R. Hedley, the manager of Hall Mines Smelter at Nelson, B.C., who had grubstaked Scott. The name of R. R. Hedley should not be confused with Rev. J. W. Hedley who came to Hedley in 1902 as the Minister.

In the summer of 1903, Grace Church was built. This was the first, and for many years, the only permanent church building in the town. It was built mostly by volunteer labour under the enthusiastic direction of Rev. Hedley. For many years, it played a

replaced by Mrs. A. J. Colbeck. In September of that year, the Hedley School District was created. In 1905, several businessmen in the town secured a lot, put up a building, and moved the school in before the last day of January 1906. During 1904, water pipes were laid underground for the residents of Hedley, and electric power was available. Electric lights were first used in Grace Church, although there was no water in the church until 2001.

Rev. A. H. Cameron, a pioneer of Western Canada at the time of the building of the Canadian Pacific Railway, was probably one of the best remembered of the early ministers in Hedley. Rev. Cameron of the Presbyterian Church came to Keremeos and Hedley. He made his home in Hedley, where he retired in 1918.

St. John's Anglican Church, Hedley, was built during the early years of World War I. The Rev. David Somerville served Hedley during the depression, and later became the Metropolitan of British Columbia and Yukon.

For fifty years both the United Church and the Anglican Church maintained congregations and buildings in the lower

the Hedley Heritage Museum Society. For this stop on the Hedley walking tour, artifacts have been donated from both churches and individuals.

The septic tank, tile field, and water system for the restroom and kitchen were installed in 2001. The "new miners" in Hedley, who donated their pay from "The Pledge", starring Jack Nicholson, raised the money. A group

any service. During "Stamp M Days" on May 4 at 1 p.m. in place of our regular service, please come our 100th Anniversary Celebration. A play depicting the early years Grace Church, Hedley written and produced Lorraine Lance, and directed by Terry Bishop will be presented. A fire will offering for the new roof will be taken.

Kaleden Volunteer Fire Department



Annual Yard Sale

Sat., May 3rd

Rope Drops at

8 a.m. Sharp

Bargains right through till

12 Noon

TOYS

BOOKS

MOWERS

TOOLS

TREASURES OF ALL TYPES

APPLIANCES HOUSEHOLD ITEMS

Anglican/United Church growing in Similkameen

We take from our treasures what is new and what is old.

That's what Rev. David Hughesman has learned throughout his life with God.

"We come together to hear the story, a story that has been with us for a long time, but the story seems to be new all the time."

The minister of the Anglican and United Church in Keremeos clarified by saying there is always something new to discover from something old.

This brings him to the question -- why do people go to church?

Some people like himself were raised in the church.

"I grew up in a Sunday School youth group. I knew all the Bible stories by the age of eight or

nine," Hughesman said.

But he dropped out of the church at age 15 when the world beckoned with adventure in one hand and travel in the other.

However, when life wasn't going too well, he returned to the church to seek refuge, which he found.

Hughesman was a millwright and machinist by trade; a locomotive builder who loved to sing.

At the age of 45 he went back to school and earned a degree in English and history. He intended to teach history but ended up in theology. After taking a course in Bible college, Hughesman developed a great respect for all churches and denominations who followed the word of God.



Photo by Lyonel Doherty

REVEREND David Hughesman in St. John Divine church in Keremeos.

"The church has always been there. It has been what it's meant to be . . . there for the people."

Hughesman said you will find many strong friendships in the church, and acquaintances who may or may not get along on the outside.

But it's a place of refuge, a place of strength, a place where people come together to celebrate and contribute to each other's lives and their community.

Such contribution has gone a long way to support the history of the congregations in

Keremeos, Cawston and Hedley.

It was approximately 1970 when the Anglican and United Church came together in the Similkameen Valley.

At present, the churches are experiencing growth, Hughesman said. In Hedley, the communi-

ty came together to build new washrooms and refurbish the Sunday School. Part of the money came from the town's participation in the big screen movie *The Pledge*.

In Cawston, money was also raised to refurbish the church.

Hughesman said they are pinched for space in the Keremeos church, however, they now have two-thirds of the \$77,000 required for a 1,500 sq. ft. addition, including modern kitchen and bathroom facilities.

In terms of local outreach, the church assists people who are in need of food and shelter.

Cash vouchers are given for food, and on occasion the church will arrange a motel room for someone in need.

** Also, Pastor of Grace United Church in Hedley*



Celebrating Faith



HEDLEY

By Thomas A. Leslie

Hedley is located in the steep and narrow canyon of the Twenty Mile Creek, where it enters the Similkameen River. In bygone days, Hedley was one of the most important towns of southern British Columbia and contained one of the largest mines in Canada. When prospectors first came, the only way to get in or out was by way of the Dewdney Trail. This was built by Moberly and Dewdney in 1860 along the Fraser River from Hope down the Similkameen River and through to the Kootenays. It was first used by the Hudson's Bay Company traders, and later by prospectors, ranchers and other travellers.

After hearing of the rich placer discoveries in the Cariboo, most of the prospectors from California made their way north in the summer and fall of 1859. Many went by sea to Victoria and then up the Fraser River, and some followed the Columbia and Okanagan rivers; passing the mouth of the Similkameen, others followed the route to Kamloops and the Cariboo Trails, prospecting as they went. Others that were in no great hurry branched up the Similkameen to the mouth of the Twenty Mile Creek where they found gravels containing metals.

In 1894, C. Allison and J. Riordan staked three claims for Hon. E. Dewdney and others. These were the first recorded claims in Camp Hedley. Mr. Coulthard also had a claim on what was known as the Kingston Mineral Claim. These four claims were recorded at Granite Creek, but were not considered worth the annual assessment work and were allowed to lapse.

In 1897 Peter Scott located the Rollo claim and after doing the necessary assessment-work, he located three more in the following year. About this same time the Mound and Copper Cleft claims were staked by two Swedes and in August of that year Wallaston and Arundel located the Horsefly, Sunnyside, Nickel Plate, Bulldog and Copperfield. Some samples from the Nickel Plate and Copperfield surface ore were taken by Wallaston and Arundel to exhibit at the Provincial Fair at New Westminster. And it was here that M. K. Rogers first saw the ore. He was traveling through the country in the interests of Marcus Daly and was so impressed by the appearance of the ore samples that he immediately started on a trip to the Nickel Plate for a closer examination of the samples. Since the samples looked too good to be true he thought that they must be salted.

However, at this time there were no roads in the country and the journey took several days by rail, stage and horseback. After a personal examination Mr. Rogers found the samples genuine and immediately sent some to a Montana Assayer. When he had read the results, he found them so encouraging that he decided to obtain the property. A bond was taken in November on the four claims, and development work started in January, 1899—the work of cutting trails, erecting buildings and packing in supplies.

In 1899 Peter Scott and others decided to name the new camp "Camp Hedley", in honour of Robert R. Hedley, the manager of Hall Mines Smelter at Nelson B.C., who had grub-staked Scott when the Rollo claim was staked.

¹ Similkameen Secondary School (see page 166)

The name of R. R. Hedley should not be confused with Rev. J. W. Hedley who came to Hedley in 1902 as a Methodist Minister.

The first supplies for the new camp were brought in from Fairview by pack horses. Later as prospects improved, supplies were shipped from the Coast to Penticton, then hauled by wagon to Keremeos. From there they were packed by horses to the Nickel Plate by the Camp Rest Trail. In the fall of 1900 work had begun on the Keremeos-Princeton road and was completed in 1901, thus connecting Camp Hedley with shorter bases of supply routes.

In the early years of the Nickel Plate Mine, M. K. Rogers obtained a B.C. Charter for the Yale Mining Company and business was done through this company. When it was decided to build a mill, the original charter was found inadequate; as a result, a second company, the Daly Reduction Company Ltd. was formed and a charter was obtained for it in 1903.

Early in the spring of 1903, work started on the grading and building of the flume and construction of the mill. When the snow had gone from the hills, the work for clearing the right of way for the tramway was started.

The first stamps of the new mill were dropped in 1904. Making only a trial run, a battery of 10 stamps worked for nearly an hour; after the necessary adjustments all 40 stamps commenced to drop.

For the first few years of the mill's operation a considerable proportion of the value recovered was in the free gold caught on the plates. Each month two gold bricks, one from the free gold off the plates, and the other from the gold recovered in the cyanide plant, were taken out under special escort to Penticton, and from there shipped by Dominion Express to the U.S. Assay office in Seattle.

The concentrates from the 24 Frue vanners, were pulled daily and the rich gold dumped into the bin below. After a period of time allowed for drying, the concentrates were put into double sacks, heavy cotton on the inside and strong jute on the outside. The sacked, heavy concentrates were hauled to Penticton and from there were shipped to the Tacoma Smelter. The four-horse teams which hauled in supplies also hauled out the concentrates on their return trip to Penticton. The round trip usually took about a week to complete.

From 1903-1905 Hedley grew rapidly and quite a number of buildings were constructed. It was a lively, busy little town with six Hotels operating round the clock. Grace Methodist church was built in 1903 and was the first and for many years the only permanent church in the town, built mostly by volunteer labour under direction of the Rev. J. W. Hedley.

The School was held in a room at the rear of the church. Nineteen children attended sporadically throughout the year, but good work had been done. Although the first teacher resigned in 1904, she was soon replaced. The Hedley School District was created in 1904 and the Board was faced with a number of problems, the main one—to find a suitable place for its school. Plans were drawn for a school house, but the Board did not have the means to go ahead with the project. However several businessmen were consulted and they procured a lot at the foot of the mountain, on the north-west corner of the town, and built a house on it at a small cost. They moved the school children into it before the building was completed in 1907. After the big slide early in January 1939 it was torn down and some of the lumber was used to build the present school located opposite the Hedley Centennial Hall.

In 1900 the Hedley Townsite Company was formed and R. H. Parkinson made the first survey. That year D. G. Hackney built the first hotel. In 1902 the Grand Union Hotel was built and continued serving the people till fire destroyed it in 1918. The Commercial Hotel was opened in 1903. It too was destroyed by fire in August 1956, as was the Similkameen Hotel built in 1904 and burned in 1916. The New Zealand Hotel built in 1905, was destroyed by fire in 1911. The Great Northern, opened in 1906, met the same fate in January 1957.

Today, Hedley cannot boast of having six hotels, "with bars stocked with the best brands of liquor and cigars." However, a spacious staff house, formerly owned by the Kelowna Exploration Company opened for business in 1958 as the Colonial Lodge.

During 1904, water pipes were laid underground for the residents, and electric power became available. Electric lights were used for the first time in the Methodist Church. For a thriving community the next step would indicate some form of entertainment and in 1905 the Fraternity Hall was built and used by various organizations for meetings, dances, and other social activities. That year too, Ainsley Megraw was editor and manager of a newspaper, the "Hedley Gazette", but publication was suspended in 1917. It was through Megraw's efforts that a Board of Trade was organized. The Bank of British North America opened a branch in Hedley and for a short time was the only bank in the Similkameen Valley. With the opening of a bank, a newspaper, and churches, the next step was a hospital. After a long struggle the hospital was opened in 1910, with Dr. M. D. McEwen surgeon-in-chief. The hospital closed in the fall of 1930 and today it is used as a family dwelling.

F. M. Gillespie was appointed the first postmaster in 1903. He was succeeded in 1918 by R. E. Baxter; then by T. C. Knowles in 1937; M. W. Mack in 1959; and today Mrs. Anny Lyon.

The Daly Estate sold its holdings in Hedley Camp in 1909 to a New York syndicate, headed by I. L. Merrill, and a new company, the Hedley Gold Mining Company Ltd. took over the operations.

Still lacking was efficient transportation. After many proposals from other contenders, the Great Northern Railway upon acquiring a charter began grading a line from Keremeos to Brookmere. Steel was laid in the summer and fall of 1909 and late in December 1909 regular train service commenced. With the advent of the railroad, the stage coach and freight teams soon disappeared. Today the railroad has also disappeared, and is replaced by freight trucks and busses. The horse is still in demand but mainly for hunting and trail riding.

After the Daly Estate worked its holdings, the mine and plant continued operation, except during the winter of 1920 when ice on the Similkameen River caused a temporary shut-down of the hydroelectric plant. Then in 1930 the Hedley Gold Mining Company suspended operations because of the low grade of ore.

In the summer of 1932 the Hedley Gold Mining Company sold its holdings to the John W. Mercer Exploration Company which later was merged into the Kelowna Exploration Company Ltd. With price of gold on the upward swing the company continued operating till 1955. Then one day you suddenly realized that something was missing in the once-lively mining

town of Hedley. Where once the continuous roar of the mill spread over the valley there was just a deathly silence. Soon even the hulk of that mill will disappear and only the bare, peculiarly striped rocks will glisten. The people who come to Hedley wonder and ask questions, and some return to buy homes and live out the days left to them. Although there is no industry, only the few scattered farms, and cattle ranches, the children still attend school—summer and winter; the old age pensioners go out for a game of cards; and still others go fishing or hunting. The town is sleepy looking in the summer heat, and cool and crisp in winter months; but always the homes and gardens are well kept, and there are newly erected street signs. This is HEDLEY.

References

Barnes, H. D. 1948. Early history of Hedley Camp.
Annual Report O.H.S. 12:67-88.

Leslie, Mary. (Interview).

Megraw, A. In Hedley Gazette:

April 1904.

March 1906.

June 1906.

May 1908.

Living Significantly

COMMUNITY, HEDLEY TIMES

GIFTING OF HEDLEY GRACE CHURCH

APRIL 28, 2015 | ART MARTENS | 2 COMMENTS

For Graham Gore, pastor of the Hedley Grace Church, this past

Wednesday, April 22

was no ordinary day. He and church treasurer Peggy Terry signed legal papers by which the Cawston United Church “sold” the church building to the local congregation for \$1.00. At this time the land still belongs to the Crown.

From its earliest days, during the gold mining boom in Hedley, church work here was a collaborative effort. Historian Harry Barnes wrote that “afternoon services were conducted in a tent in Hedley by Rev. E.E. Hardwick. He was employed by the mine.”



Bud Best representing Cawston United Church with Peggy Terry and Graham Gore of Hedley Grace Church

In 1902, the Methodists sent J.W. Hedley (not the Hedley the town is named for) and he held evening services, initially in the hotel and then in a tent. A year later, in 1903, a church building was constructed by Rev. Hedley on donated land. M.K. Rodgers, general manager of the Kelowna Exploration Company, gave considerable assistance to this project. They also built a home for the minister. Workers at the Stamp Mill supported the project financially, and also with labour. Rev. Hedley regularly visited the families at the town site on Nickel Plate mountain.

In 1903 Hedley’s first school was opened, located in the rear of the church. The church building also served as headquarters for the Twentieth Century Club and the Library.

The United Methodists joined with other denominations in 1925 to establish the United Church. A further coalescing happened in 1969 when various denominations drew together to become the Keremeos Ecumenical Parish.

It was not until 2001 that a septic system was installed and water

lines were brought into the church for the kitchen and bathroom. Local Extras in the Jack Nicholson movie, The Pledge, donated some of their earnings toward this project. The Menonite Disaster Service and the Kamloops United Church joined up to refurbish the interior and exterior of the church.



Hedley Grace Church

In 2008 the congregation joined the “Congregational Christian Churches of Canada” and adopted the name, Hedley Grace Church. Now, as in earlier years, the church is deeply in-

involved in the life of the community. Each year it holds a bottle drive, with considerable support from the community, to raise funds to send Hedley children to camp. At Christmas it co-operates with The Country Market to provide hampers to needy families and individuals. Most of the adherents are also involved in other organizations in town. It’s still a collaborative effort.

2 THOUGHTS ON “GIFTING OF HEDLEY GRACE CHURCH”

Pingback: Gifting of Hedley Grace Church - Hedley BC



Bernard Demaere

JULY 22, 2015 AT 2:59 AM

I remember that church very well



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, September 07, 2017

1:00 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning and Development Committee Meeting of September 7, 2017 be adopted.

B. COMMERCIAL ZONE REVIEW AND CONSOLIDATION – For Information Only [Page 40]

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

C. ADJOURNMENT

TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Commercial Zone Review and Consolidation – For Information Only

Purpose:

This report proposes amendments to the Commercial 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 approximately eight (8) different Commercial Zones that Administration considers can be reduced to a single core General Commercial (C1) Zone with ancillary zones for the Okanagan Falls and Naramata Town Centres, services stations, the Penticton Speedway and Marinas.

For reference purposes, tables are included at Attachment Nos. 1-2 showing the transition of these zones as well as how existing zones compare to the proposed new zones.

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

Proposed General Commercial (C1) Zone:

The intent of the proposed C1 Zone is generally to provide for a wide range of commercial uses including businesses, offices, retail and entertainment.

This is the most common commercial zone and Administration is proposing to make the range of uses permitted in the existing C1 Zones consistent across Electoral Areas and to consolidate the Highway Commercial (C4) in Electoral Area “D-1” into this zone.

Administration is aware that the three properties in Electoral Areas “D-2” and “F” currently zoned Neighbourhood Commercial (C3) appear to not be currently used for commercial purposes. Accordingly, it is proposed to consult with the relevant property owners about more suitable zonings

(such as a residential zone), however, should they indicate a preference to retain a commercial zoning, it is proposed to consolidate the C3 Zone into the proposed new C1 Zone.

Okanagan Falls Town Centre Zone (OTC) Zone:

The introduction of an Okanagan Falls Town Centre Zone was a recommendation contained in the Electoral Area "D-2" OCP Bylaw No. 2603, 2013, and replaced the previous Highway Commercial (C4) Zone.

Administration is not proposing any change to this zone, other than to the abbreviation (i.e. from C4 to OTC), as part of this update. It is anticipated, however, that recommended changes to this zone will be included in the Okanagan Falls Town Centre Revitalisation Plan that is currently under preparation by Urban Forum Associates (and scheduled to be completed by Q4 2017).

Proposed Naramata Town Centre (NTC) Zone:

Similar to the approach applied to the Okanagan Falls Town Centre in 2014, Administration considers there to be merit to applying a town centre zoning to the commercial, tourist commercial, administrative and multi-unit residential properties generally fronting Robinson Avenue in Naramata (see Attachment No. 3).

Not only would this create a more coherent approach to this area, as with Okanagan Falls it would reflect the tone of the OCP for Electoral Area "E" to have the townsite develop as a "cohesive, identifiable, accessible town centre with a strong pedestrian orientation", as well as Naramata's designation as a Primary Growth Area under the Regional Growth Strategy (RGS).

If the concept of the NTC Zone is supported, Administration also favours re-drafting the Naramata Townsite Development Permit (NTDP) Area to focus on this same area (NOTE: since the adoption of the current OCP Bylaw in 2006, the Regional District has issued one NTDP).

Proposed Penticton Speedway (C2) Zone:

Use and development of the Penticton Speedway property is currently regulated through the "Commercial Amusement" (C6) Zone, which limits use of the site to "amusement establishments, indoor and outdoor".

Administration is concerned that the current definition of "amusement establishment, outdoor" (i.e. "where patrons are the primary participants") does not accurately capture the current race track use of the property as patrons are primarily spectators as opposed to active driving participants.

To address this, Administration is proposing to revise and rename the Commercial Amusement Zone to the "Penticton Speedway" Zone and to introduce a new definition of "motorsports facility" that will be the principal permitted use in the zone:

***"motorsports facility"** means land, buildings and structures used for the purpose of racing automobiles, motorcycles, go-karts and other motorized vehicles, and includes advanced driver training and vehicle testing, drag strip, racing circuit, sports car track, skidpad, off-road course and other uses and facilities accessory to motor vehicle racing;*

Commercial Marina (C3) Zone:

The C3 Zone currently applies to part of a single of parcel of land at Greata Ranch in Electoral Area "F" and Administration is proposing some modifications to the basic zoning regulations such as adjusting the minimum parcel size requirement to reflect the zoned area (i.e. 1.0 ha), parcel width (i.e. 25% of depth), setbacks (by removing references to building height) and height (increasing principal buildings to 10.0 metres as found in other commercial zones).

Proposed Service Commercial (CS1) Zone:

The Service Commercial One (CS1) was introduced into the Electoral Area "D-2" Zone as part of the creation of the Okanagan Falls Town Centre Zone in 2015 and applied to the two service stations operating within the Electoral Area at that time.

The intent of this zone is to permit uses related to the servicing of motor vehicles, such as fuel sales and vehicle sales, service and rentals.

Administration is proposing to extend this zoning approach to the remaining services stations within the Okanagan Electoral Areas, and which currently operate at 1146 Highway 3A, Twin Lakes, 8102 Highway 97, Gallagher Lake (EZ Gas) and 200 Highway 97, Kaleden (Petro-Canada).

Consultation / Non-conforming land uses:

In undertaking this review, Administration became aware of a number of properties currently zoned 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 Zone Transition Matrix
No. 2 — C1 Zone Comparison
No. 3 — Proposed Naramata Town Centre (NTC) Zone

Attachment No. 1 – Commercial Zone Transition Matrix

ELECTORAL AREA	EXISTING ZONE	PROPOSED ZONE	COMMENTS
"A"	General Commercial (C1)	General Commercial (C1)	
"C"	General Commercial (C1)	Service Commercial (CS1)	Apply to the Gas Station at Gallagher Lake
		General Commercial (C1)	C2 only applies to Distillery at Gallagher Lake
"C"	General Commercial (Limited) (C2)		
"C"	Neighbourhood Commercial (C3)	N/A	C3 Zone ceased to exist following rezoning of 8360 Gallagher Lake Road in 2016 (Amendment Bylaw No. 2453.28).
"D-1"	General Commercial (C1)	General Commercial (C1)	Proposed to consolidate the Highway Commercial Zone into the proposed C1 Zone.
"D-1"	Highway Commercial (C4)		
		Service Commercial (CS1)	Apply to the Petro-Canada in Kaleden and at Twin Lakes
"D-2"	Neighbourhood Commercial (C3)	General Commercial (C1)	Only parcel zoned C3: 5129 10 th Avenue
"D-2"	Okanagan Falls Town Centre (C4)	Okanagan Falls Town Centre (OTC)	No changes proposed, pending OK Falls Town Centre Plan
"D-2"	Commercial Amusement (C6)	Penticton Speedway (C2)	To be applied to Penticton Speedway property
"D-2"	Recreation Vehicle Park (C7)	N/A	Property owner has applied for RS3 Zone
"D-2"	Service Commercial One (CS1)	Service Commercial (CS1)	Continue to apply to service stations in OK Falls Town Centre
"E"	General Commercial (C1)	General Commercial (C1)	Will only apply to distillery and adjacent pottery operation.
		Naramata Town Centre (NTC)	Will apply to properties on Robinson St, including former Co-op site.
"E"	[various]		
"F"	Neighbourhood Commercial (C3)	General Commercial (C1)	2 parcels; West Bench & Greata Ranch, address through C1s zoning
"F"	Marina Commercial (C5)	Commercial Marina (C3)	Minor adjustments proposed for zoning regulations

Attachment No. 2 – C1 Zone Comparison

ELECTORAL AREA "A" (C1)	ELECTORAL AREA "C" (C1)	ELECTORAL AREA "D-1" (C1)	ELECTORAL AREA "D-1" (C4)	ELECTORAL AREA "E" (C1)	PROPOSED C1 ZONE
Principal Uses: eating & drinking establishment; indoor commercial warehousing, not to exceed 250 m ² in gross floor area; retail, outdoor, and fruit stands not to exceed 200 m ² in gross floor area; retail stores, general, not to exceed 200 m ² in gross floor area; vehicle sales and service establishments; veterinary establishment; recreation and farm equipment sales, service, rentals and repairs; service stations;	Principal Uses: eating & drinking establishment; indoor self-storage, not to exceed 250 m ² in gross floor area; retail, outdoor, and fruit stands not to exceed 200 m ² in gross floor area; retail stores, general, not to exceed 200 m ² in gross floor area; vehicle sales and service establishments; veterinary establishment; car wash; manufactured home sales and rentals; farm supply and equipment sales, service, rentals and repairs; recreation equipment sales, service, rentals and repairs; retail stores, convenience; service stations;	Principal Uses: eating & drinking establishment; offices; post office; personal service establishment; community hall; golf course; convenience store; gas bar;	Principal Uses: eating & drinking establishment; offices; fruit and vegetable stand; personal service establishment; campground; car wash; community hall; hotel; motel; convenience store; service stations; gas bar; tourist information facility;	Principal Uses: eating & drinking establishment; amusement establishment, indoor; indoor commercial warehousing, not to exceed 250 m ² in gross floor area; offices; retail, outdoor, and fruit stands not to exceed 200 m ² in gross floor area; personal service establishment; retail stores, general, not to exceed 200 m ² in gross floor area; vehicle service establishments; veterinary establishment; clubs, lodges and fraternal organisations; hotel; motel; parking lot; recreation and farm equipment sales, service, rentals and repairs;	Principal Uses: brewery, cidery, distillery or winery; eating & drinking establishment; indoor recreational facilities self-storage, not to exceed 250 m ² in gross floor area; offices; outdoor market; personal service establishment; retail store, general; vehicle sales, service and rental establishment; veterinary establishment;
Accessory Uses: accessory dwelling; car wash; accessory buildings and structures.	Accessory Uses: accessory dwelling; accessory buildings and structures.	Accessory Uses: accessory dwelling; accessory buildings and structures. care centre, minor; home occupation;	Accessory Uses: accessory dwelling; accessory buildings and structures. home occupation;	Accessory Uses: accessory dwelling; car wash; accessory buildings and structures.	Accessory Uses: accessory dwelling; car wash; accessory buildings and structures.
Minimum Parcel Size: 2,000 m ²	Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 505 m ²	Minimum Parcel Size: 505 m ²	Minimum Parcel Size: 505 m ²	Minimum Parcel Size: 1,000 m ²
Minimum Parcel Width:	Minimum Parcel Width:	Minimum Parcel Width:	Minimum Parcel Width:	Minimum Parcel Width:	Minimum Parcel Width:

ELECTORAL AREA "A" (C1)	ELECTORAL AREA "C" (C1)	ELECTORAL AREA "D-1" (C1)	ELECTORAL AREA "D-1" (C4)	ELECTORAL AREA "E" (C1)	PROPOSED C1 ZONE
18.0 metres	18.0 metres	15.0 metres	10.0 metres	Not less than 25% of parcel depth	Not less than 25% of parcel depth
Minimum Setbacks: <u>All buildings:</u> Front parcel line: 7.5 m Rear parcel line: 4.5 m Interior side parcel line: 4.5 m Exterior side parcel line: 4.5 m	Minimum Setbacks: <u>All buildings:</u> Front parcel line: 7.5 m Rear parcel line: 4.5 m Interior side parcel line: 4.5 m Exterior side parcel line: 4.5 m	Minimum Setbacks: <u>Principal buildings:</u> Front parcel line: 4.5 m Rear parcel line: 4.5 m Interior side parcel line: 1.5 m Exterior side parcel line: 4.5 m	Minimum Setbacks: <u>Principal buildings:</u> Front parcel: [various] Rear parcel: [various] Interior side parcel: [various] Exterior side parcel: [various]	Minimum Setbacks: <u>All buildings:</u> Front parcel line: 1.5 m Rear parcel line: 4.5 m Interior side parcel line: 4.5 m Exterior side parcel line: 4.5 m	Minimum Setbacks: <u>All buildings:</u> Front parcel line: 7.5 m Rear parcel line: 4.5 m Interior side parcel line: 4.5 m Exterior side parcel line: 4.5 m
Maximum Height: 10.0 metres	Maximum Height: 10.0 metres	Maximum Height: 10.0 metres	Maximum Height: 12.0 metres (principal) 5.5 metres (accessory)	Maximum Height: 10.0 metres	Maximum Height: 12.0 metres
Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 50%	Maximum Parcel Coverage: 50%	Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 50%

NOTES:

The General Commercial (Limited) Zone (C2) in Electoral Area "C" applies only to the property at 8486 Gallagher Lake Frontage Road ("The Dubh Glas Distillery") with the current distillery use permitted through a site specific amendment (Amendment Bylaw 2453.13, 2011). The proposed C1 Zone includes "brewery, cidery, distillery or winery" as a principal permitted use and it is proposed to consolidate the C2 Zone into the proposed C1 Zone.

There are currently only three remaining Neighbourhood Commercial (C3) zoned parcels, one in Electoral Area "D-2" (5129 10th Avenue) and two in Electoral Area "F" (2002 West Bench Drive & 697 Highway 97). None of these parcels are currently being utilised for neighbourhood commercial purposes and Administration is proposing to contact the relevant property owners to discuss other zoning options (such as residential). This may result in the disappearance of the C3 Zone, however, should the relevant property owners indicate a preference to retain a commercial zoning, Administration favours the consolidation of the C3 Zone with the proposed C1 Zone.

Attachment No. 3 – Proposed Naramata Town Centre (NTC) Zone

Permitted Uses:

Principal Uses:

- a) art galleries, libraries, museums
- b) brewery, cidery, distillery or winery;
- c) eating and drinking establishments;
- d) indoor recreational facilities;
- e) multi-dwelling units;
- f) offices;
- g) outdoor market;
- h) personal service establishment;
- i) retail stores, general;
- j) tourist accommodation;

Secondary Uses:

- k) accessory dwelling, subject to Section 7.11;
- l) bed and breakfast operation, subject to Section 7.19;
- m) home occupations, subject to Section 7.17; and
- n) accessory buildings and structures, subject to Section 7.13.

Site Specific Naramata Town Centre (NTCs) Provisions:

- a) see Section 15.XX.

Minimum Parcel Size:

- a) 500 m², subject to servicing requirements.

Minimum Parcel Width:

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

Minimum Setbacks:

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

Maximum Height:

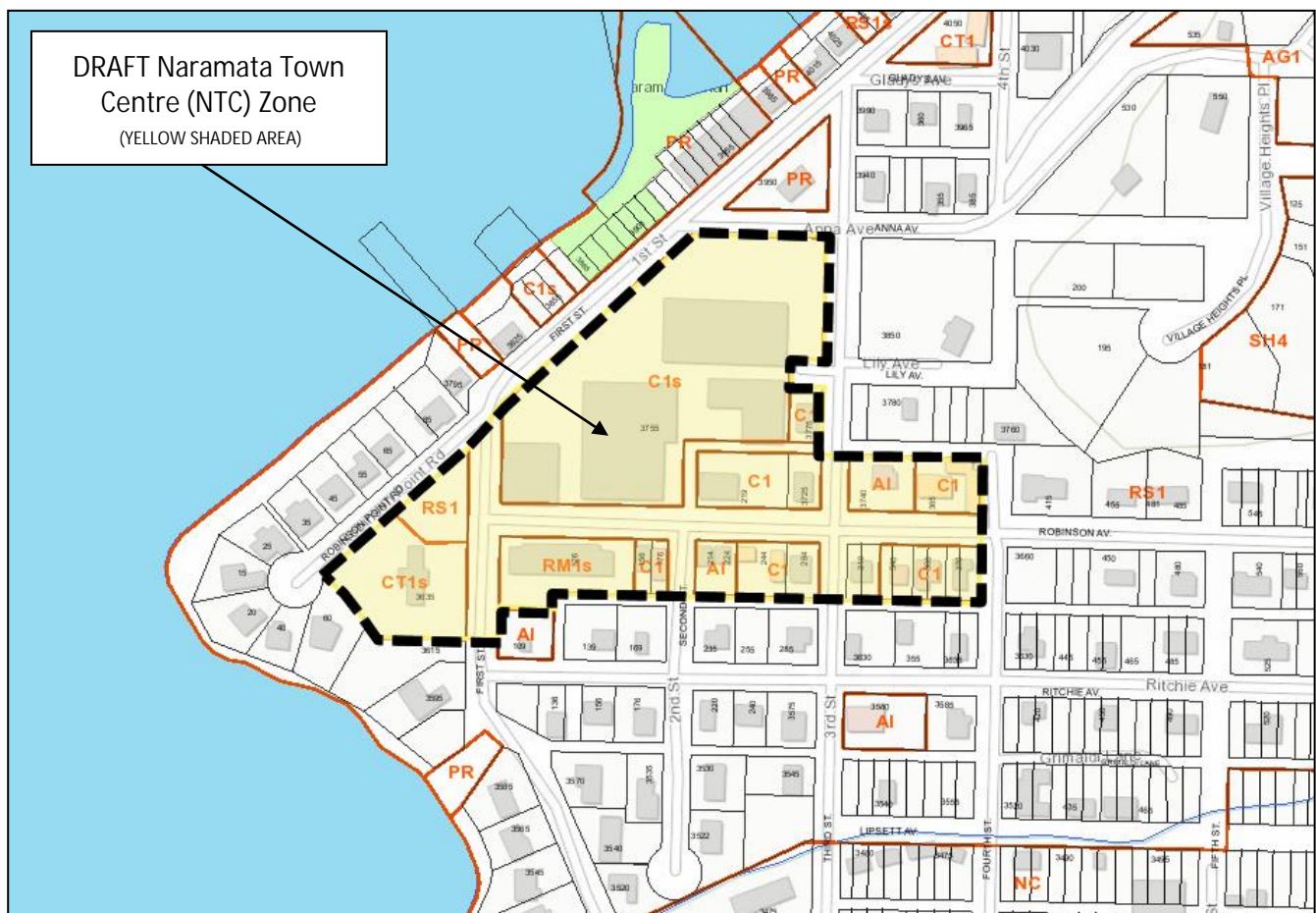
- a) No building or structure shall exceed a height of 12.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

Maximum Parcel Coverage:

- a) 80%

Multi-Unit Dwelling Regulations:

- a) multi-dwelling units shall be located above the first floor or at the rear of a building containing a principal commercial use.





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, September 07, 2017

1:30 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of September 7, 2017 be adopted.

1. Consent Agenda – Corporate Issues

a. Naramata Water Advisory Committee – August 8, 2017 [Page 54]

THAT the Minutes of the August 8, 2017 Naramata Water Advisory Committee be received.

b. Corporate Services Committee – August 17, 2017 [Page 57]

THAT the Minutes of the August 17, 2017 Corporate Services Committee be received.

c. Environment and Infrastructure Committee – August 17, 2017 [Page 59]

THAT the Minutes of the August 17, 2017 Environment and Infrastructure Committee be received.

d. Planning and Development Committee – August 17, 2017 [Page 61]

THAT the Minutes of the August 17, 2017 Planning and Development Committee be received.

THAT the Regional District of Okanagan-Similkameen introduce a scaled permit fee for large-scale building projects and eliminate the 50% reduction for professional involvement in the next version of the Building Bylaw.

THAT staff be directed to initiate an amendment to the Electoral Area “D-2” Official Community Plan (OCP) Bylaw in order to amend the Hillside and Steep Slope Development Permit Area to apply to subdivisions only.

e. Protective Services Committee – August 17, 2017 [Page 63]

THAT the Minutes of the August 17, 2017 Protective Services Committee be received.

f. RDOS Regular Board Meeting – August 17, 2017 [Page 65]

THAT the minutes of the August 17, 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. Development Variance Permit Application – F. & A. De Sousa, 254 Alder Avenue, Electoral Area “D” [Page 70]**
 - i. Permit No. D2017.120-DVP [Page 74]
 - ii. Responses Received [Page 79]

THAT the Board of Directors approve Development Variance Permit No. D2017.120–DVP.

- b. Temporary Use Permit Application – Sail Away Vineyards, 1015 Hyde Road, Naramata, Electoral Area “E” [Page 82]**
 - i. Permit No. E2017.-37-TUP [Page 87]
 - ii. Responses Received [Page 94]

THAT the Board of Directors approve Temporary Use Permit No. E2017.037-TUP.

- c. Development Variance Permit Application – T. & R. McLachlan, 2639 Otter Avenue, Tulameen, Electoral Area “H” [Page 102]**
 - i. Permit No. H2017.085-DVP [Page 105]
 - ii. Responses Received [Page 109]

THAT THAT the Board of Directors approve Development Variance Permit No. H2017.085–DVP

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

B. DEVELOPMENT SERVICES – Rural Land Use Matters

- 1. Crown Land Application for Residential-Rural Residential Purposes – Electoral Area “C” [Page 110]**

To dispose of two sections of Crown land representing a combined area of approximately 0.98 ha and which are to be consolidated with an adjacent privately held parcel.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)
THAT the Regional District Board recommends to FrontCounter BC that the application to purchase approximately 0.98 hectares of Crown land by the property owner of 6864 Leighton Crescent for “Rural Residential Purposes” is not supported.

2. Board Policy – Enforcement of Hillside Steep Slope DP Area [Page 118]

This item was brought forward from the August 17, 2017 Planning and Development Committee. New policies do not go on consent agenda.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)
THAT the Board of Directors approve the *Update of Hillside / Steep Slope Development Permit Area Policy*.

3. Zoning Bylaw Amendment – M. Ferrer (Estate of), 2027 Carmi Road, Penticton, Electoral Area “D” [Page 121]

- a. Bylaw No. 2455.28, 2017 [Page 125]
- b. Public Hearing Report – August 9, 2017 [Page 128]
- c. Responses Received [Page 132]

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

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)
THAT the public hearing report dated August 9, 2017, regarding Bylaw No. 2455.28, 2017, be received.

RECOMMENDATION 7 (Unweighted Rural Vote – 2/3 Majority)
THAT Bylaw No. 2455.28, 2017, Electoral Area “D” Zoning Amendment Bylaw be read a third time and adopted.

4. Zoning Bylaw Amendment – D. Bennett & R. Bryant, 4820 9th Avenue, Okanagan Falls, Electoral Area “D” [Page 179]

- a. Bylaw No. 2455.29, 2017 [Page 181]
- b. Public Hearing Report – August 17, 2017 [Page 182]

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

RECOMMENDATION 8 (Unweighted Corporate Vote – Simple Majority)
THAT the public hearing report dated August 17, 2017, regarding Bylaw No. 2455.29, 2017, be received.

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2455.29, 2017, Electoral Area “D” Zoning Amendment Bylaw be adopted.

5. **Zoning Bylaw Amendment – R. & K. Sanders, 2804 Liddicoat Road, Electoral Area “G”** [Page 184]
 - a. Bylaw No. 2462.03, 2017 [Page 192]
 - b. Responses Received [Page 196]

To allow for the development of an accessory dwelling unit as part of a new garage.

RECOMMENDATION 10 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2462.03, 2017, Electoral Area “G” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing.

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

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

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

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

C. PUBLIC WORKS

1. **Campbell Mountain Landfill Environmental Upgrades Tender Award** [Page 249]
 - a. Sperling Hansen Associates report dated August 29, 2017 [Page 252]

To approve the award of construction to a contractor to complete the drainage diversion system and collection pond at the Campbell Mountain Landfill.

RECOMMENDATION 12 (Weighted Corporate Vote – Majority)

THAT the Board of Directors receive the August 29, 2017 tender evaluation report for award of the “Campbell Mountain Landfill Environmental Upgrades” tender from Sperling Hansen Associates; and

THAT the Regional District award the “Campbell Mountain Landfill Environmental Upgrades” project to Green Leaf Enterprises Ltd. O/A O.K. Excavating in the amount of \$1,578,977.28 plus applicable taxes; and

THAT the Regional District approve a contingency for the construction in the amount of \$235,000.

D. COMMUNITY SERVICES – Rural Projects

- 1. Budget Expansion for Spare Bus Lease Fees [Page 257]**
 - a. BC Transit Memorandum of Understanding dated August 2, 2017 [Page 260]

To explore the implications of leasing a spare transit bus.

RECOMMENDATION 13 (Weighted Corporate Vote – Majority)
THAT the Regional District enter into a Memorandum of Understanding with BC Transit to approve the lease fees of a spare bus.

E. FINANCE

- 1. Reserve Fund Expenditure Bylaw [Page 264]**
 - a. Bylaw No. 2782, 2017 [Page 266]

RECOMMENDATION 14 (Weighted Corporate Vote – Majority)
THAT Bylaw No.2782, 2017, being a bylaw to issue funds from the Electoral Area “H” Community Facilities Capital Reserve Fund for capital upgrades to the Hayes Creek and Eastgate Fire Brigades be read a first, second and third time and be adopted.

- 2. Property Tax Exemption Bylaw No. 2784, 2017 [Page 267]**
 - a. Bylaw No. 2784, 2016 [Page 270]

RECOMMENDATION 15 (Weighted Corporate Vote – Majority)
THAT Bylaw No. 2784, 2017 Regional District of Okanagan-Similkameen Property Tax Exemption Bylaw be read a first, second and third time and be adopted.

F. LEGISLATIVE SERVICES

- 1. UBCM Ministry Meetings - Briefing Notes [Page 272]**
 - a. Campbell Mountain Landfill Gas Management [Page 274]
 - b. Orphan Dikes [Page 276]
 - c. Electoral Area D/I Boundary [Page 278]
 - d. Rural School Enhancement Fund [Page 281]
 - e. Highway 97 & Community Interface Concerns [Page 283]
 - f. Rural Road & Ditch Maintenance [Page 285]
 - g. Road Vegetation Maintenance [Page 286]
 - h. Gravel Road Maintenance (Staff) [Page 287]
 - i. Highway Road Improvements (Staff) [Page 289]
 - j. Fortis Electric Conservation Rate [Page 290]
-

2. 2017 Year-End Meeting Schedule [Page 292]

The purpose of this report is to provide the Board with an overview of the meeting schedule for year-end meetings and to bring forward the option to cancel the December 21, 2017 Board and Committee meetings.

RECOMMENDATION 16 (Unweighted Corporate Vote – Simple Majority)
THAT the December 21, 2017 Board and Committee meetings be cancelled.

G. CAO REPORTS**1. Verbal Update**

H. OTHER BUSINESS**1. Chair's Report**

2. Directors Motions

3. Board Members Verbal Update

I. ADJOURNMENT



Minutes

Naramata Water Advisory Committee

Meeting of Tuesday, August 8th, 2017 at 7:00 p.m.

RDOS Field Office, 224 Robinson Avenue, Naramata, BC

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

1. CALL TO ORDER

The meeting was called to order at 7:05 p.m., Quorum not Present

2. ADOPTION OF AGENDA

Agenda not adopted, Quorum not present.

3. ADOPTION OF THE PREVIOUS MEETING MINUTES

Meeting minutes will be distributed by email to NWAC members upon completion.

Minutes not adopted, Quorum not present.

4. Audit Report Discussion

- a. Discussed the Auditor Generals report.

ACTION - Peter Graham to email the report to all NWAC members.

ACTION - Each NWAC member to review the report and compile a list of top priorities for the September NWAC meeting.

Discussed water audit responsibilities and the report used as supporting documentation for future potential funding requests.

5. DIRECTOR'S UPDATE

Karla Kozakevich (Area 'E' RDOS Director) reported on the following:

- a. Water Pipe Replacement Project Update - The pipe replacement project continues. Some of the cement asbestos pipes are being removed and replaced. Discussed the Canada Clean Water Grant, Hayman Road logistics and issues. The project is on track to be completed on time.

ONGOING

6. NEW BUSINESS

- a. Water Quality Advisory - The advisory is no longer in effect. There was a lot of communication between the Interior Health Authority and the RDOS regarding water treatment methods and testing results. Discussed the required Manitou Beach water quality testing.

ACTION - Karla to check on Goose management inquiry.

- b. Houseboats - Discussed people living on boat in Manitou bay and access issues. The Parks Bylaw is being amended to prevent boaters from tying up to RDOS trees..
- c. Goose Management - Discussed deterrent methods and results.
- d. Terms of Reference - NWAC requests the updated Terms of Reference be re-distributed and presented to NWAC Members. Discussed the roles and responsibilities of volunteer committee members.

7. OLD BUSINESS

None

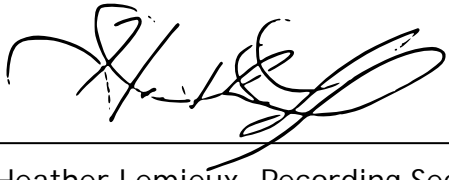
8. ADJOURNMENT

Meeting adjourned at 7:43 p.m.

NEXT MEETING

Tuesday, September 12th, 2017, 7:00 pm at the RDOS Field Office

Minutes Approved by
Naramata Water Advisory Committee Chair



Heather Lemieux, 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, August 17, 2017

9:05 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 J. Sentes, City of Penticton
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

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 August 17, 2017 be adopted. - **CARRIED**

IT was MOVED and SECONDED

THAT in accordance with Section 90.(2)(b) of the *Community Charter*, the Committee close the meeting on the basis of the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party. - **CARRIED**

The meeting was closed to the public at 9:05 a.m.

The meeting was opened to the public at 9:25 a.m.

B. ADJOURNMENT

By consensus, the Corporate Services Committee meeting of August 17, 2017 adjourned at 9:25 a.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, August 17, 2017

10:05 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 J. Sentes, City of Penticton
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

STAFF PRESENT:

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

J. Dougall, Manager of Development Services
Z. Kirk, Public Works Project Coordinator

A. APPROVAL OF AGENDA

RECOMMENDATION 1

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

THAT the Agenda for the Environment and Infrastructure Committee Meeting of August 17, 2017 be adopted. - **CARRIED**

B. Mosquito Control Program Mid-Season Information Update – Flood Response - For Information Only

1. Presentation
2. Additional Sites and Estimated Costs

To discuss the extraordinary challenges this year, address anticipated budget deficits and the need to prepare for the future. The unforeseen major flooding events beginning May 4th, 2017 added a significant load on the crew (2) and resources.

C. ADJOURNMENT

By consensus, the Protective Services Committee meeting of August 17, 2017 adjourned at 10:31 a.m.

APPROVED:

CERTIFIED CORRECT:

T. Siddon
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, August 17, 2017

9:26 a.m.

Minutes

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

STAFF PRESENT:

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

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of August 17, 2017 be adopted. - **CARRIED**

B. Review of Building Permit Fees for Large Construction Value Building Projects

To determine whether the existing building permit fees for large-scaled building projects are appropriate.

RECOMMENDATION 2

It was MOVED and SECONDED

THAT the Regional District of Okanagan-Similkameen introduce a scaled permit fee for large-scale building projects and eliminate the 50% reduction for professional involvement in the next version of the Building Bylaw. - **CARRIED**

C. Review of Hillside Steep Slope DP Area – Electoral Area “D-2”

To seek direction regarding the Hillside and Steep Slope Development Permit (HSSDP) Area designation in the Electoral Area “D-2” Official Community Plan (OCP) and enforcement of the current HSSDP Area guidelines while amendments are being prepared.

RECOMMENDATION 3**It was MOVED and SECONDED**

THAT staff be directed to initiate an amendment to the Electoral Area “D-2” Official Community Plan (OCP) Bylaw in order to amend the Hillside and Steep Slope Development Permit Area to apply to subdivisions only; and

THAT the Board of Directors approve the *Update of Hillside/Steep Slope Development Permit Area Policy*.

CARRIED

D. Commercial Zone Review and Consolidation – For Information Only

Due to time constraints, this item was deferred to the next Planning and Development Committee meeting.

E. ADJOURNMENT

By consensus, the Planning and Development Committee meeting of August 17, 2017 adjourned at 10:04 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Brydon
Planning and Development Committee Chair

B. Newell
Corporate Officer



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approval by the Regional District Board

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, August 17, 2017

10:32 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 J. Sentes, City of Penticton
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Protective Services Committee Meeting of August 17, 2017 be adopted. - **CARRIED**

B. DELEGATION

Superintendent Ted De Jager, Detachment Commander, RCMP South Okanagan-Similkameen Regional Detachment

Supt. De Jager presented the [2017 second quarter report](#) which covers the entire regional detachment with all of our communities, along with initiatives and priorities.

Closed Session**It was MOVED and SECONDED**

THAT in accordance with Section 90.(1)(f) and (j) of the *Community Charter*, the Committee close the meeting to the public on the basis of law enforcement, if the Committee considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; and, information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under Section 21 of the *Freedom of Information and Protection of Privacy Act*. - **CARRIED**

The meeting was closed to the public at 11:02 a.m.

The meeting was opened to the public at 11:25 a.m.

C. ADJOURNMENT

By consensus, the Protective Services Committee meeting of August 17, 2017 adjourned at 11:25 a.m.

APPROVED:

CERTIFIED CORRECT:

A. Jakubeit
Protective Services Committee Chair

B. Newell
Chief Administrative Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Minutes of the Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 11:31 a.m. Thursday, August 17, 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 J. Sentes, City of Penticton
Director T. Schafer, Electoral Area "C"
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

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 August 17, 2017 be adopted. -
CARRIED

1. Consent Agenda – Corporate Issues

- a. Naramata Parks & Recreation Commission – July 24, 2017

THAT the Minutes of the July 24, 2017 Naramata Parks & Recreation Commission be received.

- b. Corporate Services Committee – August 3, 2017

THAT the Minutes of the August 3, 2017 Corporate Services Committee be received.

THAT Director Boot be appointed as the Regional District representative to the Okanagan Similkameen Healthy Living Society.

- c. Community Services Committee – August 3, 2017

THAT the Minutes of the August 3, 2017 Community Services Committee be received.

- d. Environment and Infrastructure Committee – August 3, 2017

THAT the Minutes of the August 3, 2017 Environment and Infrastructure Committee be received.

THAT the Regional District identify the Summerland Landfill as the preferred site for a Regional Compost facility.

- e. Protective Services Committee – August 3, 2017
THAT the Minutes of the August 3, 2017 Protective Services Committee be received.
- f. RDOS Regular Board Meeting – August 3, 2017
THAT the minutes of the August 3, 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**

B. DEVELOPMENT SERVICES – Rural Land Use Matters

- 1. Zoning Bylaw Amendment – D. Bennett & R. Bryant, 4820 9th Avenue, Okanagan Falls, Electoral Area “D”
 - a. Bylaw No. 2455.29, 2017

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

The public hearing for this item will have been held Thursday, August 17, 2017 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2455.29, 2017, Electoral Area “D” Zoning Amendment Bylaw be read a third time, as amended. - **CARRIED**

C. PUBLIC WORKS

- 1. Five Year Financial Amendment – Compost Facility Siting Project
To authorize the expenditure for public consultation and technical reports to evaluate the potential lease of lands from the District of Summerland for a Regional Compost Facility.

RECOMMENDATION 4 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Board of Directors amend the 2017 Five Year Financial Plan to authorize an expenditure of up to \$63,000 from the SWMP Operational Reserve for public consultation and technical studies related to siting of a Compost Facility at the Summerland Landfill. - **CARRIED**

D. COMMUNITY SERVICES – Recreation Services

1. Award of Road 22 KVR Trail Boardwalk
 - a. Area Map

The RDOS continues to work to connect the communities of the South Okanagan with a regional active transportation and recreation trail. This project is the next step towards realizing the goal, by connecting two newly constructed KVR trail segments, with a boardwalk adjacent to wetlands.

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

THAT the Board of Directors approve the tender evaluation report and recommendations for award of the “Road 22 KVR Boardwalk”; and,

THAT the Board of Directors award the “Road 22 KVR Boardwalk” project to Trademark Industries Ltd. up to the amount of \$256,588 exclusive of GST.

CARRIED

E. LEGISLATIVE SERVICES

1. Olalla Local Community Commission By-Election

To advise the Board about an upcoming by-election for the Olalla Local Community Commission and to fulfil the statutory requirements with respect to conduct of a local government by-election.

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

THAT the Board of Directors appoint Christy Malden as the Chief Election Officer and Gillian Cramm as the Deputy Chief Election Officer for the Olalla Local Community Commission by-election; and further,

THAT the Board of Directors send a letter to Bev Fraser thanking her for her service on the Olalla Local Community Commission.

CARRIED

2. 2017 Union of BC Municipalities (UBCM) Ministry Meetings

The Committee finalized the list of meetings to be requested at the 2017 UBCM Convention.

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

G. 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*
 - a) Board Report – August 3, 2017
 - f. Okanagan Film Commission (OFC) – *Jakubeit*
 - g. Okanagan Regional Library (ORL) – *Kozakevich*
 - h. Okanagan Sterile Insect Release Board (SIR) – *Bush*
 - i. Okanagan-Similkameen Healthy Living Coalition (OSHLC) - *Boot*
 - j. Okanagan-Similkameen Regional Hospital District (OSRHD) - *Brydon*
 - k. Southern Interior Beetle Action Coalition (SIBAC) - *Armitage*
 - l. Southern Interior Local Government Association (SILGA) – *Kozakevich*
 - m. Southern Interior Municipal Employers Association (SIMEA) – *Kozakevich, Martin*
 - n. Starling Control - *Bush*
 - o. UBCO Water Chair Advisory Committee – *Bauer*
-

3. Directors Motions
Director Schafer

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors seek to obtain Intervener Status with FortisBC and that administration apply for any funding assistance available to assist with obtaining Intervener status.

It was MOVED and SECONDED

THAT the motion be amended to read, “THAT the Board of Directors seek to obtain Intervener Status with BCUC ON THE FortisBC GENERAL RATE APPLICATION and that administration apply for any funding assistance available to assist with obtaining Intervener status.” - **CARRIED**

Opposed: Directors Sentes, McKortoff, Martin

Question on the Main Motion as Amended

THAT the Board of Directors seek to obtain Intervener Status with BC Utilities Commission on the FortisBC General Rate Application and that administration apply for any funding assistance available to assist with obtaining Intervener status. - **CARRIED**

Opposed: Directors Sentes, McKortoff, Bush, Martin

4. Board Members Verbal Update

H. ADJOURNMENT

By consensus, the meeting adjourned at 1:10 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: September 7, 2017

RE: Development Variance Permit Application — Electoral Area “D”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. D2017.120–DVP

Purpose: To formalize an existing patio roof structure attached to a single detached dwelling.

Owners: Florival & Ana Maria De Sousa Folio: D-01538.005

Civic: 254 Alder Avenue Legal: Lot A, Plan EPP43166, District Lot 105s, SDYD

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

Variance Request: to vary the minimum exterior side parcel line setback from 4.5 metres to 0.0 metres.

Proposed Development:

The applicant seeks approval to formalize an existing patio roof structure attached to an existing single detached dwelling to within 0.0 metres of the exterior side parcel line setback when the Residential Single Family One (RS1) Zone otherwise requires a setback of 4.5 metres.

In support of the application, the applicant has stated that the patio roof structure “does not present any fire, sound, or safety issues” and is located “far from [our] nearest neighbour.”

Site Context:

The subject property is approximately 815 m² in area and is located adjacent to Skaha Lake at the corner of Alder Avenue and an unnamed public road right-of-way (lake access).

The property contains a single detached dwelling and a detached garage. The surrounding pattern of development is generally characterized by low density residential development.

Background:

The subject property was created by a subdivision plan deposited with the Land Titles Office on November 13, 1961.

Under the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2456, 2008 the property is designated as Low Density Residential (LR), and is also identified as being within a Watercourse Development Permit (WDP).

While Section 19.3.7 (Variances to Protect the SPEA) of the OCP Bylaw states that “the relaxation of zoning (parcel line) setbacks on existing small lots [is encouraged] in order to reduce impacts and preserve the SPEA”, a WDP was previously issued for this property in 2010 and reduced the Streamside Protection and Enhancement Area (SPEA) to 15.0 metres (from 30.0 metres).

As the patio roof structure is beyond the 15.0 metre SPEA established for this property, the development is exempt and further riparian assessments are not required.

Under the Electoral Area "D" Zoning Bylaw No. 2457, 2008, the subject lot is zoned as Residential Single Family One (RS1), wherein a "single detached dwelling" and "accessory structure" are permitted uses and the exterior side parcel line setback for all buildings and structures is 4.5 metres.

In a letter, dated June 15, 2017, the Building Department advised the applicants that "if the plexi-glass roofing material were removed from this structure a building permit would not be required.... [however,] if you wish the structure to remain as is you will be required to apply for a development variance permit as well as a building permit."

On June 29, 2017, the Ministry of Transportation advised that it has "no objections to the covered patio construction. Further, the Ministry would not issue a Setback Permit for this type of construction, as it is not deemed to be a safety concern and it's not a permanent structure with concrete footings/foundation."

Public Process:

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

Analysis:

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

In this instance, Administration notes that the intent of setbacks residential zones is generally to provide a physical separation between roads and buildings; to improve traffic and pedestrian safety; to maintain an attractive streetscape by ensuring a uniform building line and discouraging encroachments that could adversely affect overshadowing and privacy on adjacent parcels and providing opportunities for openness and landscaping.

When considered against these criteria, Administration recognises that the function of the adjacent "road" is to provide lake access and that it does not function as an important part of the local road network for traffic movements. Accordingly, reducing the building setback to 0.0 metres – while not desirable – is unlikely to affect vehicle site distances or traffic movements. Moreover, given the form of the patio cover, it is unlikely to affect established streetscape characteristics or the amenity of adjoining uses.

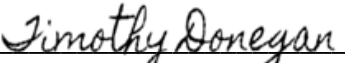
There also appear to be limited alternative locations for covered outdoor living space that would not require an intrusion into the SPEA, which the OCP Bylaw discourages (and explicitly supports variances to zoning setbacks to protect riparian areas).

Conversely, other options appear to have been available to the applicant such as providing the covered patio area at the front of the dwelling along the northern side.


Alternative:

THAT the Board of Directors deny Development Variance Permit No. D2017.120–DVP.

Respectfully submitted:


T. Donegan, Planning Tech.

Endorsed by:


C. Garrish, Planning Supervisor

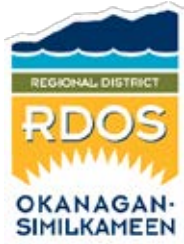
Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Site Photos

Attachment No. 1 – Site Photos





Development Variance Permit

FILE NO.: D2017.120-DVP

Owner: Florival & Ana Maria De Sousa
RR1 Site 11 Comp 8
254 Alder Avenue
Kaleden, BC V0H-1K0

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot A, Plan EPP43166, District Lot 105s, SDYD

Civic Address: 254 Alder Avenue, Kaleden

Parcel Identifier (PID): 029-461-537 Folio: D-01538.005

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "D" Zoning Bylaw No. 2457, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The minimum exterior side parcel line setback for an accessory structure in the Residential Single Family One (RS1) Zone, as prescribed at Section 11.1.6(b)(iv), is varied:
 - i) from: 4.5 metres.

to: 0.0 metres, as shown on Schedule 'B'.

7. COVENANT REQUIREMENTS

- a) Not Applicable

8. SECURITY REQUIREMENTS

- a) Not applicable

9. EXPIRY OF PERMIT

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

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

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

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

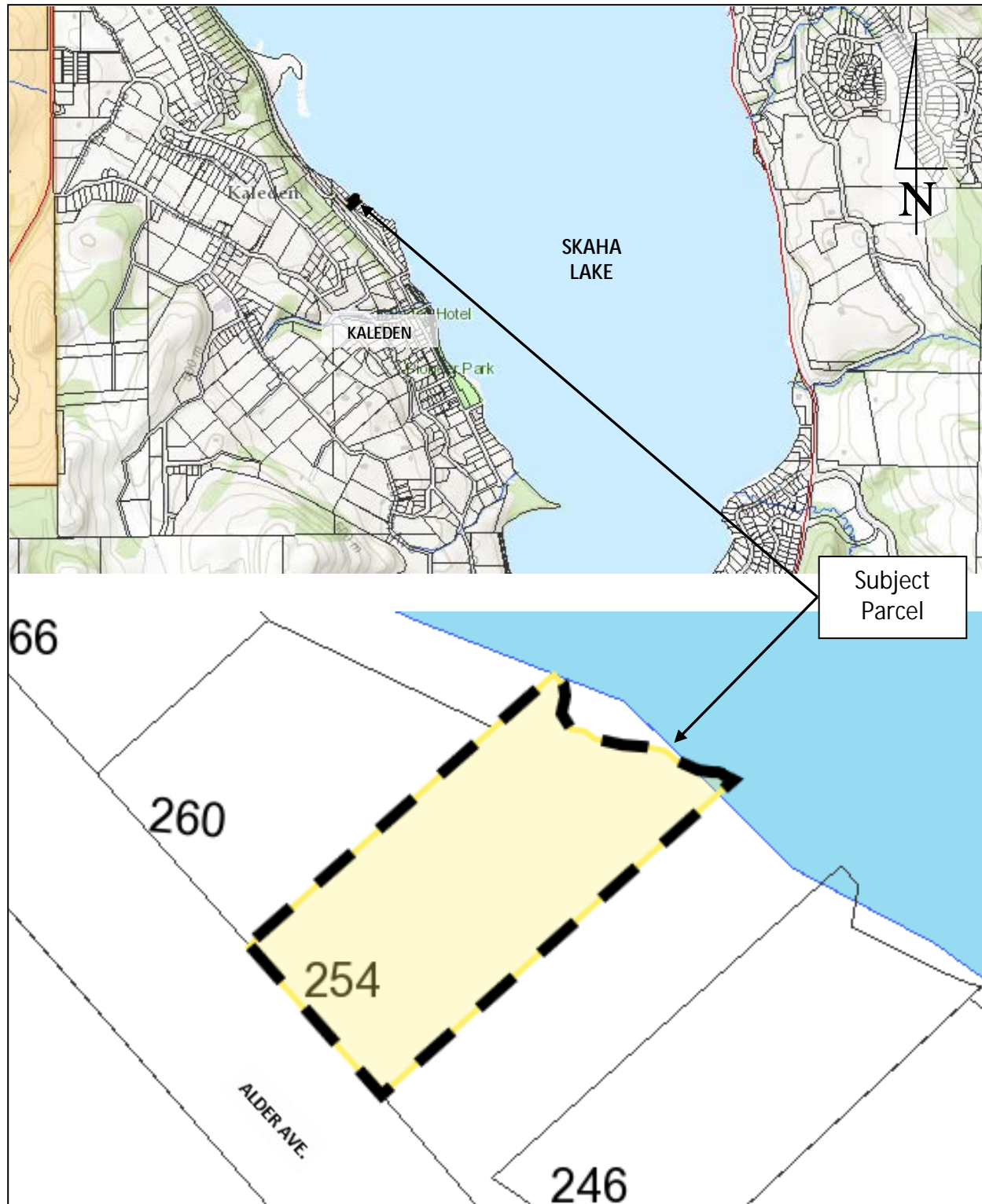
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2017.120-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

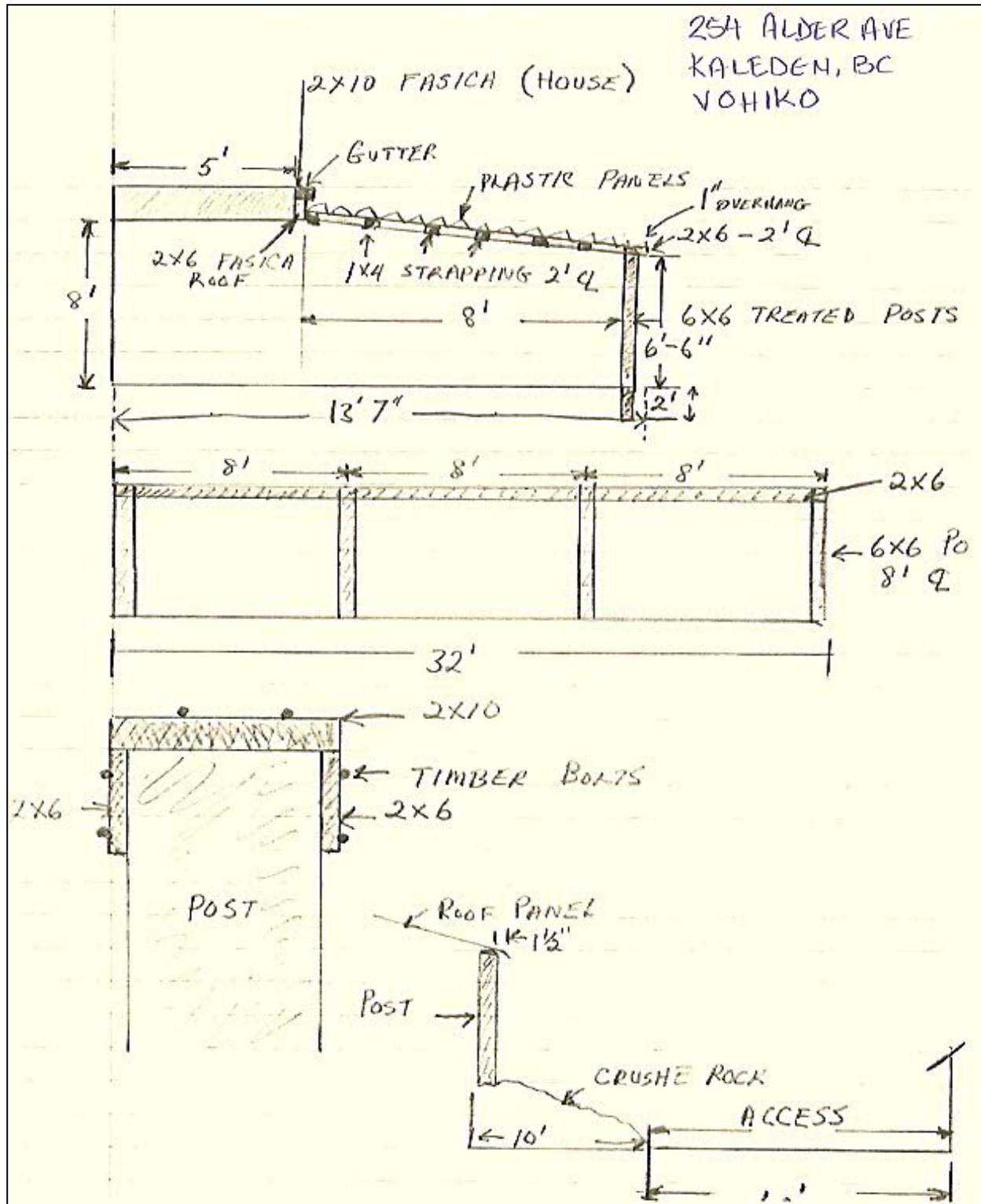
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2017.120-DVP

Schedule 'B'

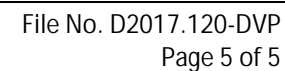


101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



File No. D2017.120-DVP

Schedule 'C'



Lauri Feindell

To: Timothy Donegan
Subject: RE: Variance Permit

From: Bev Marling [<mailto:bmarling@shaw.ca>]
Sent: August-29-17 12:18 PM
To: Timothy Donegan <tdonegan@rdos.bc.ca>
Subject: Variance Permit

Hello Timothy:

We have received a letter regarding a Variance Permit Application at 254 Alder Ave. Kaleden B.C. File # D2017-120-DVP
After viewing the property in question, we see no reason to object to this variance it is very tastefully done and in no way, does it alter the neighborhood.

Yours truly
Gary & Beverly Marling
272 Alder Ave Kaleden BC



August 30, 2017

725 9th Ave, Apt 2001
Seattle WA 98104

Re: RDOS File: D2017.120-DVP
Folio No.: D01538.005

We are writing in support of the Development Variance Permit (DVP) application number D2017.120-DVP involving the land at 254 Alder Ave, Kaleden.

We own the property two doors north of this property, namely 266 Alder Avenue. We can say that if the RDOS Board of Directors approves this permit, it will have no negative impact on us or our property.

We hope you will approve the permit.

Sincerely,

Sincerely,

Allan Affleck

Margaret (Anne) Affleck

Lauri Feindell

To: Timothy Donegan
Subject: RE: Variance Permit

From: Bev Marling [<mailto:bmarling@shaw.ca>]
Sent: August-29-17 12:18 PM
To: Timothy Donegan <tdonegan@rdos.bc.ca>
Subject: Variance Permit

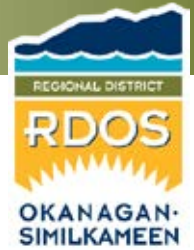
Hello Timothy:

We have received a letter regarding a Variance Permit Application at 254 Alder Ave. Kaleden B.C. File # D2017-120-DVP
After viewing the property in question, we see no reason to object to this variance it is very tastefully done and in no way, does it alter the neighborhood.

Yours truly
Gary & Beverly Marling
272 Alder Ave Kaleden BC



ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Temporary Use Permit Application — Electoral Area "E"

Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. E2017.037-TUP.

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

Owner: Sail Away Vineyards Applicants: Jarrett Lobley Folio: E-02055.030

Civic: 1015 Hyde Road, Naramata Legal: Lot C, Plan KAP45584, District Lot 206, SDYD

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

Proposal:

This application seeks approval for the operation of a short-term vacation rental use which will be comprised of approximately two (2) bedrooms within a secondary suite located in the principal dwelling unit. It is further proposed to operate the vacation rental use from April 1st to October 31st.

In support of this proposal, the applicant has stated that they wish "to continue the rentals/B&B that had been up and running on this property for 15 years ago."

Site Context:

The subject parcel is approximately 2.64 ha in area and is situated on the west side of Naramata Road and is bounded by Little John Road to the north and Hyde Road to the south and is situated approximately 0.4 km south of the Naramata Town site.

The property is seen to be comprised of a single detached dwelling and associated accessory buildings with those parts of the property not in the ravine 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 on August 16, 1991, while available Regional District records indicate that a Building Permit was issued for the construction of a single detached dwelling on November 3, 1994, an addition to the dwelling unit on May 2, 2000, the repair of a deck on October 18, 2013, and the conversion of the basement to a secondary suite on March 8, 2017.

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the property is currently zoned Agriculture One (AG1) which only allows for commercial agricultural operations as principal permitted uses. To

the extent that the zoning allows for non-agricultural commercial uses, this is generally restricted to small-scale residential uses such as “home occupations” and “bed and breakfast operations”.

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 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:

A Public Information Meeting was held prior to a previous APC meeting on April 10, 2017, and three (3) members of the public attended.

At its meeting of August 14, 2017, the Electoral Area “E” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the proposed temporary use be approved.

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

In accordance with Section 2.5 of Schedule ‘5’ of the Development Procedures Bylaw, this proposal has been referred to the external agencies listed on Attachment No. 1. To date, comments have been received from the Interior Health Authority (IHA), Fortis BC (electrical) and the Penticton Indian Band (PIB) 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 septic compliance inspection from Graham Burke which has concluded that “based on the design calculations and the site evaluation of the existing system the system will be able to handle effectively the proposed change of B & B based on a 7 room accommodation and a Secondary suite.”

Building Inspection has also confirmed that the proposed secondary suite meets minimum standards for health and safety and as the creation of the suite is an internal renovation of an existing structure, no geo-technical studies are being requested.

Due to the property being in a large-lot agricultural area, the dwelling is screened from neighbours by fruit trees as well as orchards and, due to the size of the property, there is sufficient area for vehicle parking.

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 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.

Accordingly, Administration is recommending that the term of this TUP be to December 31, 2018.

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. E2017.037-TUP.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Development Services Manager

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

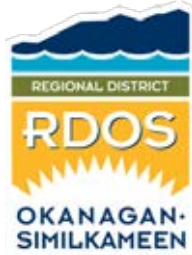
Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. E2017.037-TUP:

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

Attachment No. 2 – Aerial Photo (2007)





TEMPORARY USE PERMIT

FILE NO.: E2017.037-TUP

TO: Jarrett Lobley

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', 'C' and 'D', and described below:

Legal Description: Lot C, Plan KAP45584, District Lot 206, SDYD

Civic Address/location: 1015 Hyde Road, Naramata

Parcel Identifier (PID): 017-436-460 Folio: E-02055.030

TEMPORARY USE

6. In accordance with Section 19.0 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:

Temporary Use Permit No. E2017.037-TUP

Page 1 of 7

- (a) the vacation rental use shall occur only between April 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 "D" 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;
- (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 the 31st day of December, 2018.

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

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

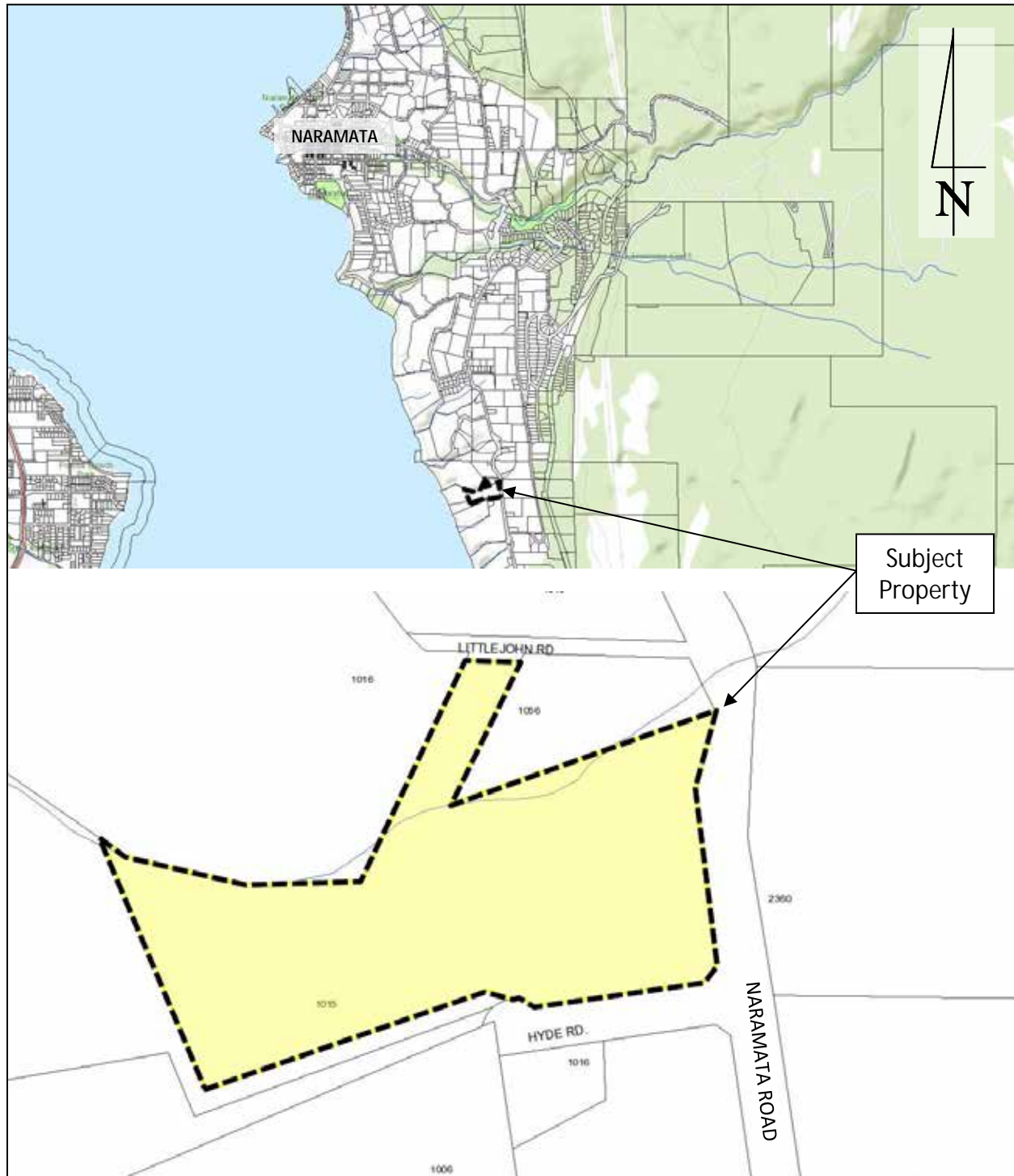
Tel: 250-492-0237 Email: info@rdos.bc.ca



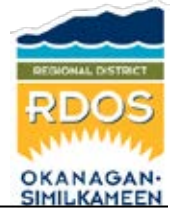
Temporary Use Permit

File No. E2017.037-TUP

Schedule 'A'



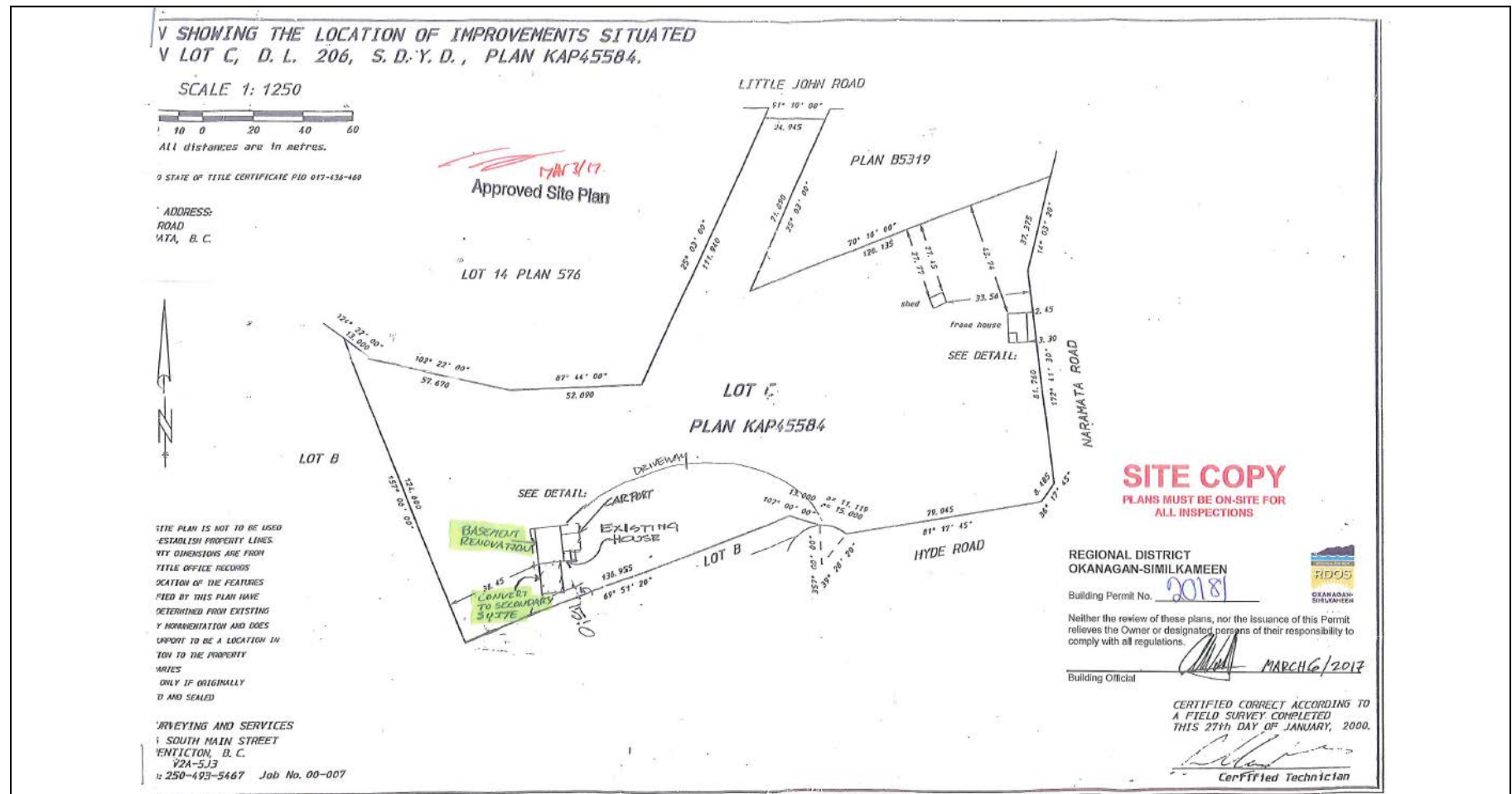
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. E2017.037-TUP

Schedule 'B'

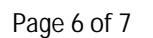


Temporary Use Permit No. E2017.037-TUP

Page 5 of 7

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

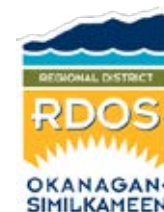
File No. E2017.037-TUP



Regional District of Okanagan-Similkameen

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

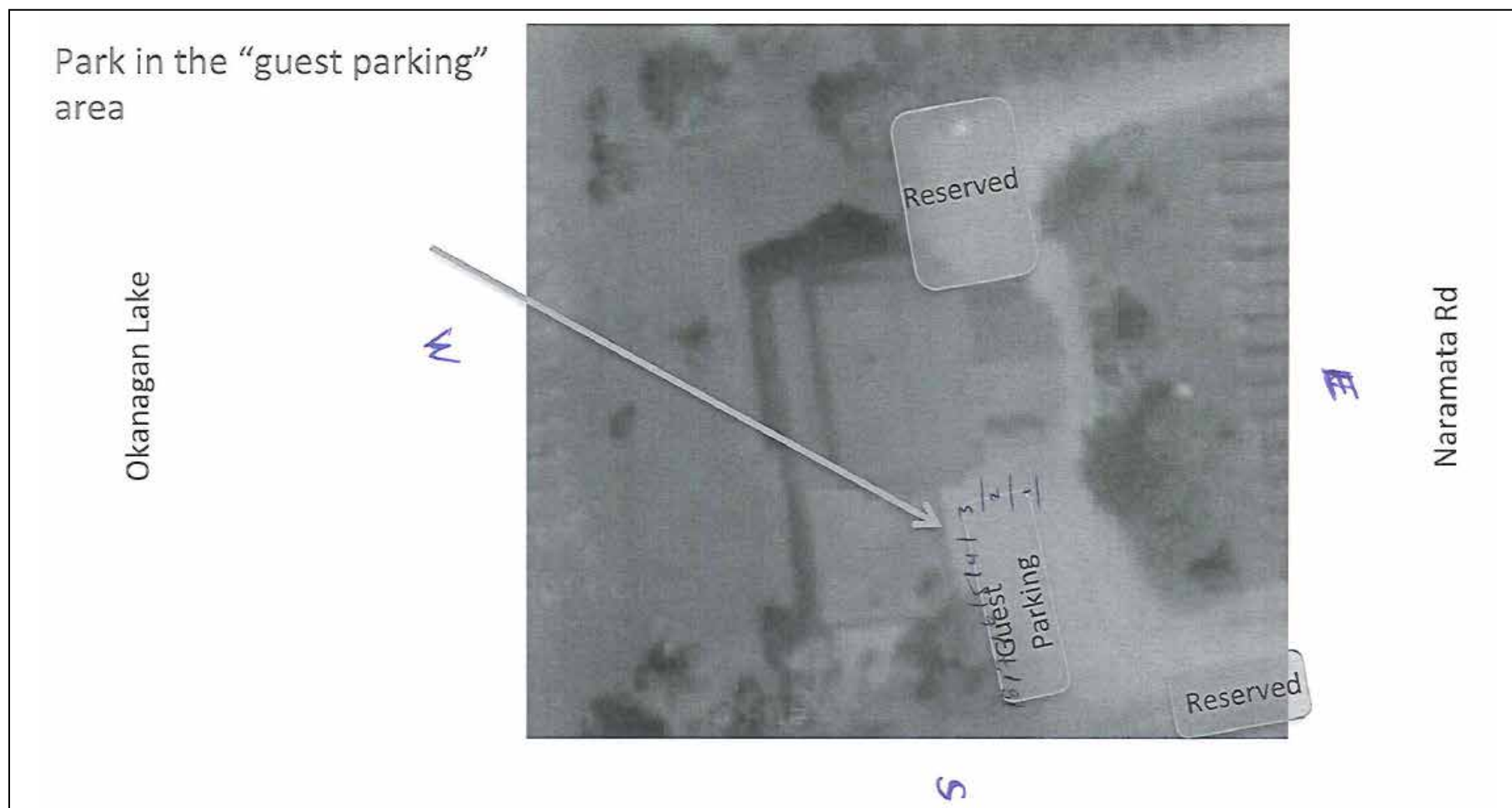
Tel: 250-492-0237 Email: info@rdos.bc.ca



Temporary Use Permit

File No. E2017.037-TUP

Schedule 'D'



Temporary Use Permit No. E2017.037-TUP

Page 7 of 7

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: April 20, 2017 3:36 PM
To: Planning
Subject: Hyde Rd, 1015 Naramata (E2017.037-TUP)

With respect to the above noted file,

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

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

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

<http://www.fortisbc.com/InstallGuide>

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

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

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

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

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

Best Regards,

Steven Danielson,
Contract Land Agent for:

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

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



RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2017.037-TUP

☐ Approval Recommended for Reasons
Outlined Below

☐ Interests Unaffected by TUP

☒ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended
Due to Reasons Outlined Below

Provided that the subject property can accommodate the increase in wastewater flows that the secondary suite will generate this office does not object to the approval of the Temporary Use Permit.

This office recommends having an "Authorized Person" (AP) as defined in the Sewerage System Regulation investigate the subject property and the existing onsite sewerage dispersal system (SDS) serving the existing dwelling. The AP should confirm whether or not the existing SDS can be increased in size and capacity to service both the primary dwelling and the secondary suite. Should the AP determine that the existing SDS is unsuitable for expansion to accommodate the sewage flows from the suite the AP should determine whether or not suitable area exists on the property for installation of a new SDS to service the secondary suite.

Consideration should also be given to providing suitable area for replacement SDS's for when the initial ones fail.

Please contact me with any questions you may have.

Thank you.

John Beaupre
Interior Health
250-770-5540

Signature: *John C. Beaupre*

Signed By: John Beaupre

Agency: Interior Health Authority

Title: Environmental Health
Officer

Date: March 28, 2017



Lauri Feindell

Subject: FW: Referral E2017.037-TUP

From: Collins, Martin J ALC:EX [mailto:Martin.Collins@gov.bc.ca]
Sent: March 21, 2017 8:25 AM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: RE: Referral E2017.037-TUP

Lauri

This is to advise that the ALC has no objection to the issuance of the TUP for a basement suite vacation rental for the property referenced below.

Regards

Martin Collins
Director, Policy and Planning
Agricultural Land Commission
#133 4940 Canada Way
Burnaby, BC, V5G 4K6
martin.collins@gov.bc.ca
604-660-7014



From: Referral Apps REG8 FLNR:EX [mailto:ReferralAppsREG8@gov.bc.ca]
Sent: March 23, 2017 9:32 AM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: RE: Referral E2017.037-TUP

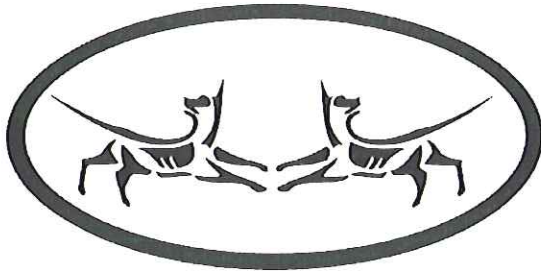
Hi Lauri,

The Section Head, Grant Furness, with the Ecosystems Section of the Ministry of Forest Lands and Natural Resources has reviewed the above noted referral and has "No Comment".

Thank you

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton





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**

March-30-17

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

RTS ID: 2284

Referral ID: 2017-03-20 ZON 2284

Reference ID: E-02055.030 E2017.037 TUP

Referral Date: March-20-17

Summary: This application seeks approval for a TUP permitting the operation of a short-term vacation rental use at the subject property. Lot C, Plan KAP45584, District Lot 206, SDYD; 1015 Hyde Road, Naramata.

Attention: Christopher Garrish

The Penticton Indian Band acknowledges receipt of your referral dated March-20-17. 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.

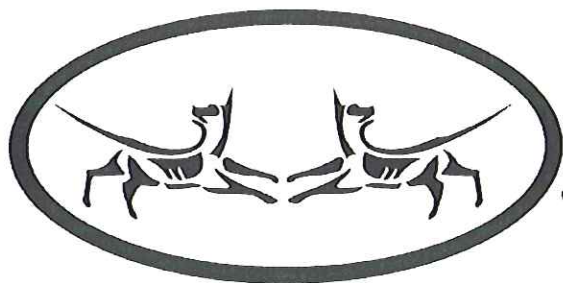
Limlëmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 2284

CC: Penticton Indian Band (jpepper@pib.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

March-30-17

**WITHOUT PREJUDICE AND NOT TO
BE CONSTRUED AS CONSULTATION**

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

RTS ID: 2284

Referral ID: 2017-03-20 ZON 2284

Date: March-20-17

Reference ID: E-02055.030 E2017.037 TUP

Summary: This application seeks approval for a TUP permitting the operation of a short-term vacation rental use at the subject property. Lot C, Plan KAP45584, District Lot 206, SDYD; 1015 Hyde Road, Naramata.

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: 712

	SubTotal	Tax	Total
Admin (12%)	\$ 52.50	\$ 0.00	\$ 52.50
G.I.S. Tracking and Review (GIS Project Technician)	\$ 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

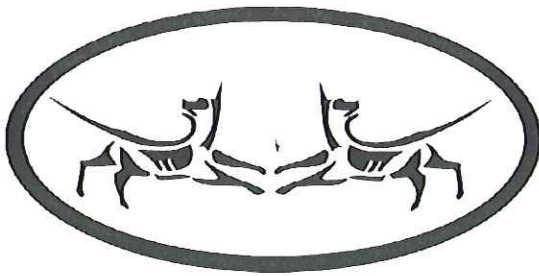
Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #2284

limlæmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 2284
CC: Penticton Indian Band (jpepper@pib.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

March-30-17

**WITHOUT PREJUDICE AND NOT TO
BE CONSTRUED AS CONSULTATION**

Regional District of Okanagan Similkameen
101 Martin Street
PentictonBC V2A 5J9

RTS ID: 2284

Date: March-20-17

Referral ID: 2017-03-20 ZON 2284

Reference ID: E-02055.030 E2017.037 TUP

Summary: This application seeks approval for a TUP permitting the operation of a short-term vacation rental use at the subject property. Lot C, Plan KAP45584, District Lot 206, SDYD; 1015 Hyde Road, Naramata.

Attention: Christopher Garrish

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on March-30-17. 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 economically from those uses.

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

I appreciate your co-operation.

Limlɛmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 2284

CC: Penticton Indian Band (jpepper@pib.ca)



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Development Variance Permit Application — Electoral Area “H”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. H2017.085–DVP

Purpose: To allow for the development of accessory building.

Owners: Tracey & Russell McLachlan Folio: H-00479.000

Civic: 2639 Otter Avenue, Tulameen Legal: Lot 10, Block 20, District Lot 128, Tulameen Townsite, YDYP

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

Requested Variance: To reduce two exterior side parcel lines for an accessory structure from 4.5 m to 0.6 m.

Proposed Development:

This application seeks to vary two side parcel line setbacks as specified in the Residential Single Family One (RS1) Zone in order to allow for the development of a new accessory building with a floor area of approximately 41.6 m².

Specifically, it is being proposed to reduce an exterior side parcel line setback to an unmade road (i.e. Fifth Street, which is situated adjacent the northern parcel line) from 4.5 metres to 0.6 metres, and to similarly reduce a separate exterior side parcel line setback to an unconstructed lane (i.e. adjacent the eastern side parcel line) from 4.5 metres to 0.6 metres.

The applicant is requesting the variance due to the location of the septic system limiting the building envelope available outside of the required setbacks. In support of this proposal the applicant has stated; “the road is undeveloped, we believe the structure will not affect the area,” and “the proposed building will be constructed to match the existing cabin on the property.”

Site Context:

The subject parcel is approximately 557 m² in area and is situated within the Tulameen Townsite on the east side of Otter Avenue and approximately 295 metres south of Otter Lake.

The property currently has one (1) single detached dwelling, and is situated among similarly sized and zoned parcels. The pattern of surrounding development includes many accessory structures to the rear of the principal dwelling unit along the rear lane.

Background:

Under the Electoral Area ‘H’ Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is designated Low Density Residential (LR) and is zoned Residential Single Family One (RS1)

under Zoning Bylaw No. 2498, 2012, which establishes a minimum exterior side parcel line setback for principal and accessory structures of 4.5 metres.

The Ministry of Transportation has issued a permit to reduce the building setback to less than 4.5 metres from the property line front a provincial public highway. The minister has granted the structure to be located less than 4.5 metres from the property line adjacent to Fifth Street and from the unnamed, unconstructed, and unmaintained lane to the rear of the property.

Public Process:

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

Analysis:

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

In this instance, Administration notes that the intent of setbacks in residential zones is generally to provide a physical separation between roads and buildings; to improve traffic and pedestrian safety; to maintain an attractive streetscape by ensuring a uniform building line and discouraging encroachments that could adversely affect overshadowing and privacy on adjacent parcels and providing opportunities for openness and landscaping.

When considered against these criteria, Administration recognises that the variance request is adjacent to a road right-of-way rather than next to a residential use, and that this road is currently undeveloped, lightly forested and these considerations are less significant. The MoTI has issued a permit allowing a similar reduced setback suggests that the impact of this development on the local traffic network is negligible.

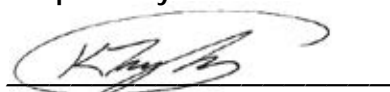
Accordingly, Administration considers this proposal to be appropriate on this lot and not out of place with surrounding development, and considers the requested variance to be relatively minor and will not negatively impact the streetscape characteristics or impose on neighbouring properties.

Conversely maintaining a physical separation between structures and a road right-of-way that is used as, and understood to be, a local trail may be in the community's best interest. Structures that abut commonly used walking paths can create the feeling of an alleyway rather than an open path. Setbacks this close to a parcel line are more appropriate in commercial and industrial areas.

Alternative:

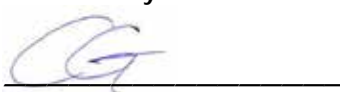
THAT the Board of Directors deny Development Variance Permit No. H2017.085-DVP.

Respectfully submitted



K. Taylor, Planning Technician

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Site Photo (Google Streetview)

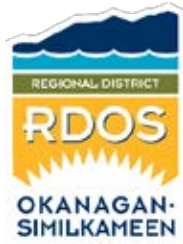
Attachment No. 1 – Site Photos



Top Left: Existing dwelling on 2639 Otter Avenue

Bottom Right: Undeveloped road right-of-way, officially designated as Fifth Street.





Development Variance Permit

FILE NO.: H2017.085-DVP

Owner: Russell & Tracey McLachlan
19689 70th Avenue
Langley, BC, V2Y 3E8

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot 10, Block 20, District Lot 128, YDYD, Townsite of Tulameen

Civic Address: 2639 Otter Avenue, Tulameen, BC

Parcel Identifier (PID): 012-914-622 Folio: H00479.000

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "H" Zoning Bylaw No. 2498, 2012, in the Regional District of Okanagan-Similkameen:

- a) The minimum exterior side parcel line setback for an Accessory Building in the Residential Single Family One (RS1) Zone, as prescribed at Section 12.1.5(b)(iv) is varied:
 - i) from: 4.5 metres on the northernmost parcel line,
to: 0.6 metres, as measured to the outermost projection and as shown on Schedule 'B'; and
 - ii) from: 4.5 metres on the easternmost parcel line,
to: 0.6 metres, as measured to the outermost projection and as shown on Schedule 'B'; and

7. COVENANT REQUIREMENTS

- a) Not Applicable

8. SECURITY REQUIREMENTS

- a) Not applicable

9. EXPIRY OF PERMIT

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

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

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

B. Newell, Chief Administrative Officer

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



File No. H2017.085-DVP

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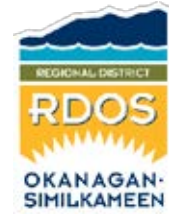
TULAMEEN

Subject Property

Regional District of Okanagan-Similkameen

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

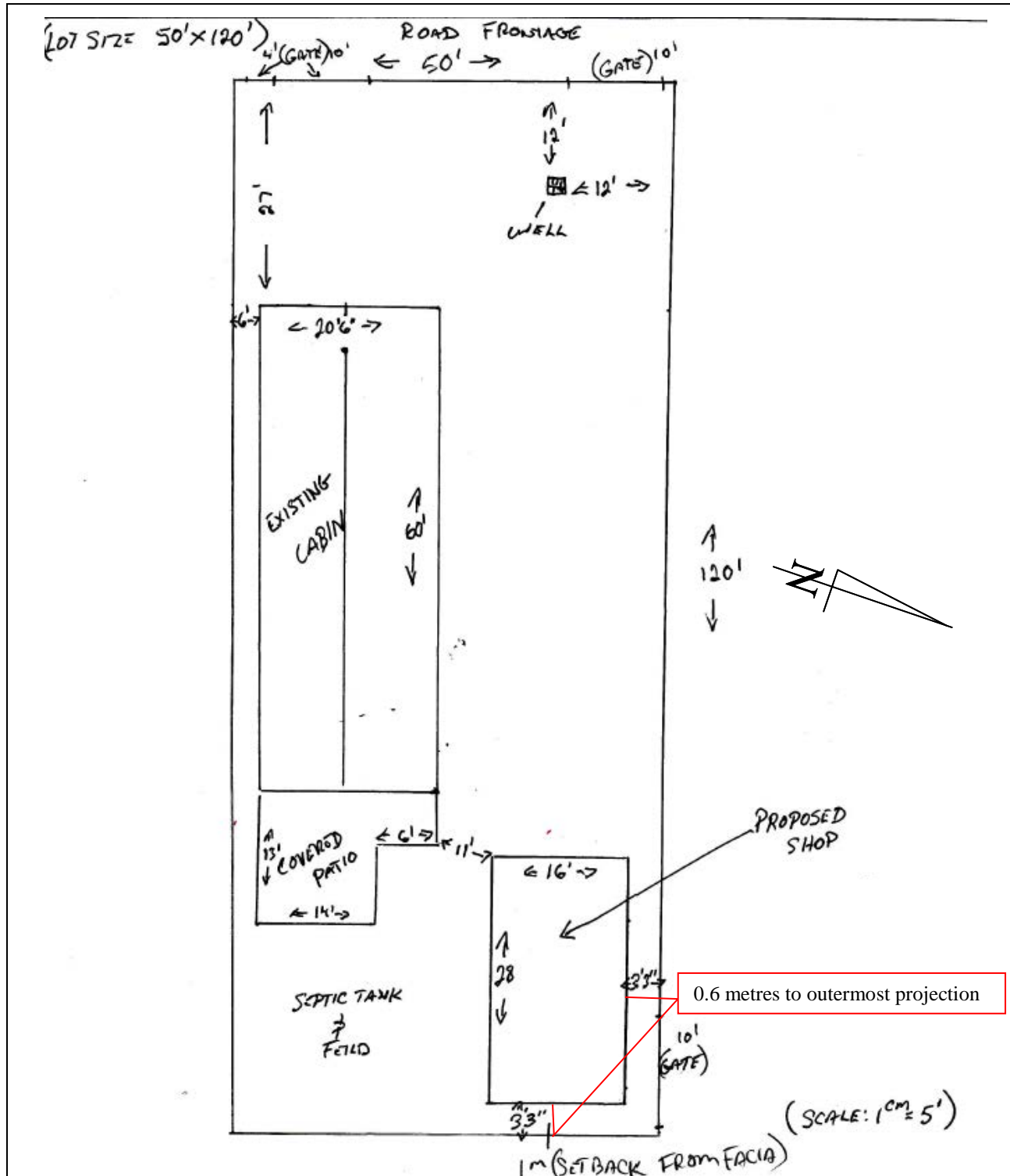
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. H2017.085-DVP

Schedule 'B'



File No. H2017.085-DVP

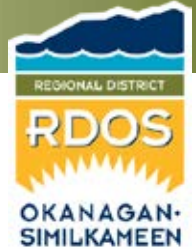
Page 4 of 4

From: Bob Geoghegan
Sent: August 25, 2017 8:22 AM
To: Kevin Taylor <ktaylor@rdos.bc.ca>
Subject: dvp

DVP H2017.085 2639 Otter ave tilameen bc
support the proposal

we the geoghegan family of 2636 strathcona ave

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Crown land application for Residential- Rural Residential purposes — Electoral Area "C"

Administrative Recommendation:

THAT the Regional District Board recommends to FrontCounter BC that the application to purchase approximately 0.98 hectares of Crown land by the property owner of 6864 Leighton Crescent for "Rural Residential Purposes" is not supported.

Purpose: To dispose of two sections of Crown land representing a combined area of approximately 0.98 ha and which are to be consolidated with an adjacent privately held parcel.

Owners: Crown Land Agent: Bill Ross (obo Michael & Violet Wadman) Folio: N/A

Legal: That part of Lot 2f, District Lot 2450s, SDYD, Plan 1729, except Plans 26484, 26683, 35150 and part within the Boundaries of District Lot 3583s, known as the "Flagstaff" Mineral Claim.

Civic: n/a OCP: Agriculture (AG) Zone: Agriculture One (AG1)

Proposed Development:

FrontCounter BC has referred to the Regional District an application to purchase Crown land for "Rural Residential Purposes" involving two sections of the former "irrigation lateral" near Leighton Crescent that represent a land area of approximately 0.98 hectare (ha).

The proponent is proposing to consolidate this parcel with their property at 6864 Leighton Crescent and has stated that "the irrigation r/w would be added to my present property and I could plant fruit trees or grapes over a period of time, if I wished to."

Referral Requirements:

FrontCounterBC has referred this application to the Regional District for comment and has advised a response is required by September 15, 2017, "in order for the application and adjudication process to move ahead."

Site Context:

The subject area of Crown land comprises two distinct parts, one of which runs east-west and adjoins Highway 97 immediately north of its intersection with Leighton Crescent, with the second section running north-south and situated between the proponent's properties at 6858 & 6864 Leighton Crescent to the east and the neighbouring Pacific Silica & Rock Quarry Limited operation to the west.

This "irrigation lateral" has, in parts, been revegetated and reverted to a natural state, or been put into agricultural production or has been utilised as road access for the adjacent rock quarry. A

structure has also been placed on part of the “irrigation lateral” and an adjacent Crown parcel (6880 Leighton Crescent), and is possibly being used for residential purposes (by whom is unknown).

The proponent’s property (at 6864 Leighton Crescent) is used primarily for agricultural purposes and includes a residential dwelling near the southern boundary and a vehicle storage use near the western boundary (possibly associated with their operation of “Mike’s Automotive Services” at 6886 Highway 97).

The surrounding pattern of development is largely characterised by agricultural uses to the north, the aforementioned quarry operation to the west, and residential development within the Town of Oliver to the south.

Background:

Under the Electoral Area “C” Official Community Plan (OCP) Bylaw No. 2452, 2008, the subject parcel is designated as Agriculture (AG), while Zoning Bylaw No. 2453, 2008, has zoned the land as Agriculture (AG1).

It is understood that the “irrigation lateral” parcel was created in the early 1920s in relation to the construction of an irrigation canal and was subsequently decommissioned in the 1960s and has remained largely un-used over the past 50 years.

The proponent’s property (6864 Leighton Crescent) was created at the same time as the Crown land parcel (i.e. 1921) and has subsequently been subdivided a number of times, with the most recent subdivision occurring on April 4, 1960, when the adjacent property at 6858 Leighton Crescent was created.

The proponent’s properties at 6864 & 6858 Leighton Crescent and parts of the Crown land parcel are within the Agricultural Land Reserve (ALR).

Analysis:

In considering this proposal, Administration has no concerns with the proposed consolidation of that part of the “irrigation lateral” that adjoins the proponent’s property along its northern side boundary. This area already appears to be used for agricultural purposes by the proponent and its consolidation with their property is unlikely to affect public access or adjacent property owners and users (i.e. such as the Fortis power lines that run over this section of Crown land).

With regard to the remainder of the “irrigation lateral”, which runs north-south between the proponent’s property and the Pacific Silica & Rock Quarry Limited operation, Administration does have a number of concerns.

First, it appears that a significant portion of this section of the “irrigation lateral” is required by the Pacific Silica & Rock Quarry Limited operation either for access to their site or storage of equipment. Allowing this part of the “irrigation lateral” to be added to the proponent’s property could have negative implications for the on-going viability of the quarry operation as it would remove access to the local road network.

The OCP Bylaw shows the Pacific Silica & Rock Quarry Limited site as having “primary potential” for mineral resources and speaks to protecting “lands having recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.”

At a minimum, Pacific Silica should be offered an opportunity, as an adjacent property owner, to acquire those parts of this Crown land parcel required to maintain access to their quarry operation. Alternatively, access to the quarry operation should be addressed through a statutory right-of-way of the lands should they be sold to the proponent.

A second concern is that this proposal may result in the structure/residence that appears to be straddling the parcel line separating the “irrigation lateral” and the Crown land at 6880 Leighton Crescent being partially incorporated in the proponent’s property at 6864 Leighton Crescent.

As it is unknown who constructed this building and currently uses it, Administration is concerned that this proposal could adversely affect its continued use. Accordingly, any Crown grant of this land is seen to be premature and should be deferred pending the resolution of this building’s status.

A third concern is that this proposal may result in the creation of an approximately 450 m² remnant parcel of the “irrigation lateral” immediately to the north of the aforementioned structure/residence. Administration is concerned that the creation of such a small, un-serviced parcel is not consistent with the requirements of the zoning bylaw (i.e. 1.0 ha requirement for un-serviced parcels) and how it may attempt to be used in future (i.e. for residential purposes).

Accordingly, Administration considers that — should this application be approved by the province — this remaining section of the “irrigation lateral” be formally consolidated into Lot 48D, Plan KAP1729, District Lot 2450S, SDYD.

Finally, Administration does not support the proposal to consolidate that part of the “irrigation lateral” which adjoins the property at 6858 Leighton Crescent into the property at 6864 Leighton Crescent. The section of the lateral is approximately 1,500 m² in area and shares a 75 metre frontage with 6858 Leighton Crescent.

While the applicant has verbally advised Administration that it is the proponent’s intent to split the lateral between these two properties, this is not formally indicated in the application materials and Administration considers it should be a condition of any approval.

In summary, while Administration is not opposed to the province divesting itself of this section of Crown land to adjacent property owners, the implications of this proposal on the continued viability of the adjacent quarry operation suggest it is premature and should be re-considered. For these reasons, Administration does not support the current proposal.

Alternatives:

- .1 THAT the Regional District Board recommends to the FrontCounter BC that the application to purchase approximately 0.98 hectares of Crown land by the property owner of 6864 Leighton Crescent for “Rural Residential Purposes” is supported, subject to:
 - a) access by Pacific Silica & Rock Quarry Limited to their quarry operation at District lot 3098S, SDYD not being compromised by the sale of subject “irrigation lateral” lands;
 - b) that any remnant part of the subject “irrigation lateral” lands be formally consolidated within Lot 48D, Plan KAP1729, District Lot 2450S, SDYD;
 - c) that the structure/residence at 6880 Leighton Crescent not be comprised within any subject “irrigation lateral” lands that may consolidated into the property at 6864 Leighton Crescent; and

-
- d) that the approximately 1,500 m² of the subject "irrigation lateral" lands adjacent to the property at 6858 Leighton Crescent be consolidated with that property (being Lot 1, Plan KAP10499, District Lot 2450S, SDYD).


OR

- .2 THAT the Board of Directors defers making a decision and directs that the proposal be considered by the Electoral Area "C" Advisory Planning Commission (APC).

Respectfully submitted:


C. Garrish, Planning Supervisor

Endorsed by:

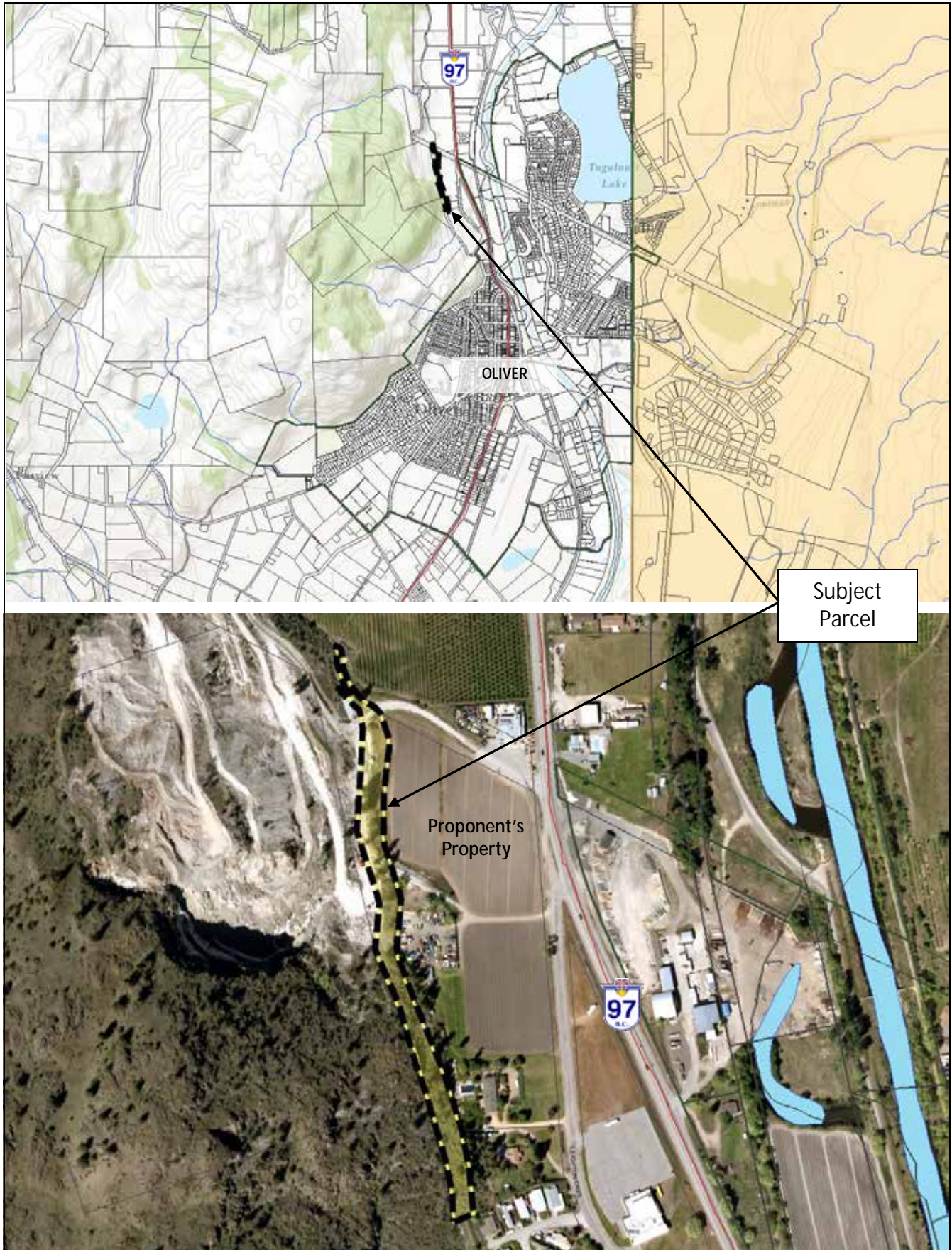

B. Dollevoet, Development Services Manager

Attachments: No. 1 – Context Maps

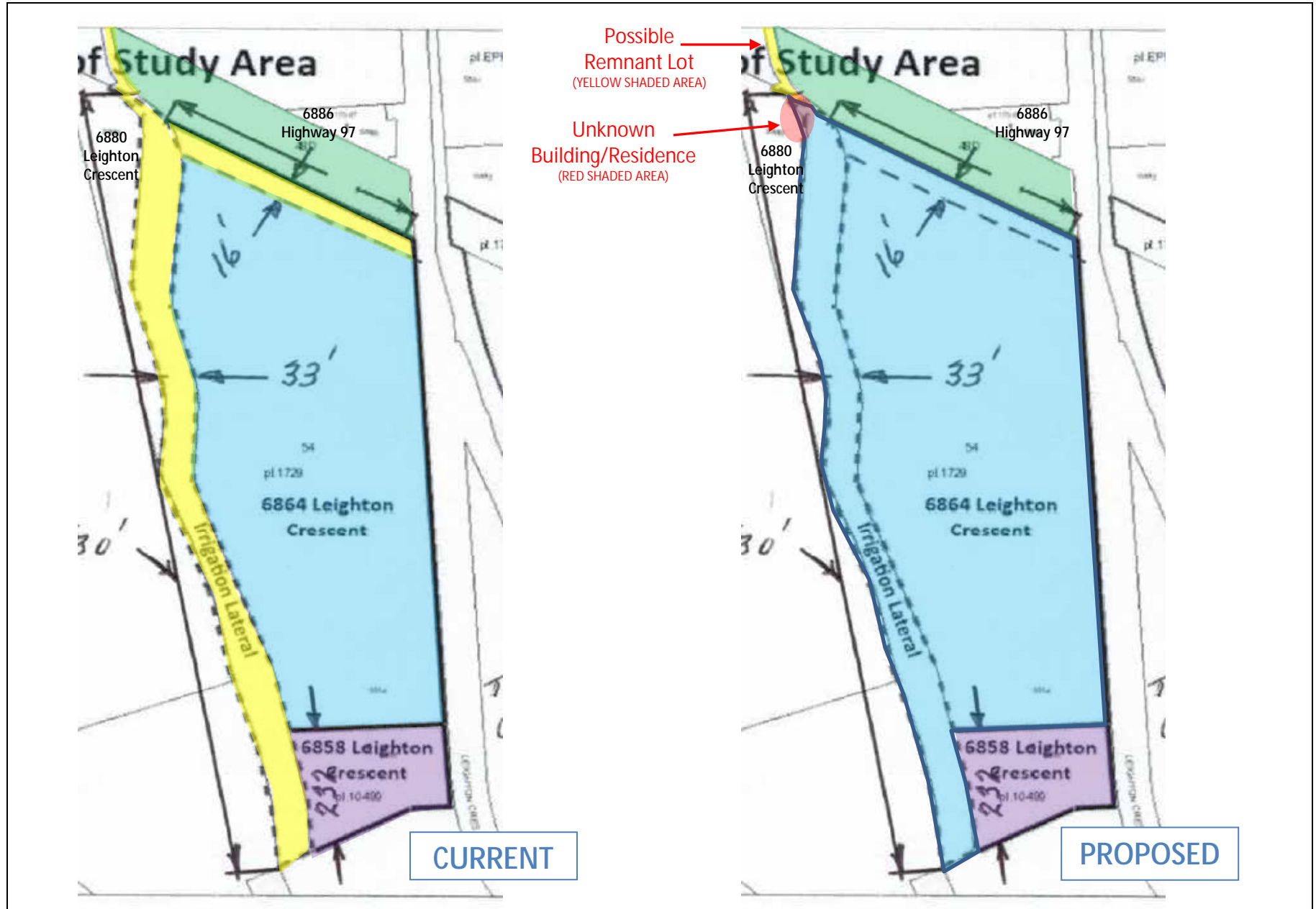
No. 2 - Proposed Consolidation Plan

No. 3 - Site Photos (Google Streetview)

Attachment No. 1 – Context Maps



Attachment No. 2 – Proposed Consolidation Plan



Attachment No. 3 – Site Photos (Google Streetview)



Attachment No. 4 – Aerial Photo (2007)



"Irrigation Lateral"
(YELLOW SHADED AREA – APPROX.)

Proponent's Property
(6864 Leighton Crescent)

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Board Policy – Enforcement of Hillside Steep Slope DP Area

Administrative Recommendation:

THAT the Board of Directors approve the *Update of Hillside / Steep Slope Development Permit Area Policy*.

Purpose:

The purpose of this report is to seek direction from the Regional District Board regarding enforcement of the Hillside and Steep Slope Development Permit (HSSDP) Area designation in the Electoral Area “D-2” Official Community Plan (OCP) Bylaw during the preparation of amendments to this development permit area.

Background:

At its meeting of March 6, 2014, the Board adopted the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013. Amongst other things, this bylaw introduced the Hillside and Steep Slope Development Permit (HSSDP) Area designation.

The objectives of the HSSDP are, amongst other things, to minimize the risk of erosion, landslip or rockfall on development in steep slope areas; and to preserve significant natural features and landscapes that contribute to the positive image and identity of the community (eg. rock outcroppings, ravines, hilltops and ridgelines).

In the intervening three years, the Regional District has issued approximately 27 Hillside Development Permits. These have largely related to the construction of single detached dwellings and accessory buildings, but have also been issued for two (2) subdivisions.

At its meeting of May 4, 2017, the Planning and Development (P&D) Committee resolved to direct staff to “amend the Hillside and Steep Slope Development Permit Area to better address subdivision and neighbourhood character.”

At its meeting of August 17, 2017, the Planning and Development (P&D) Committee resolved to direct staff to “amend the Hillside and Steep Slope Development Permit Area to better address subdivision only.” At this same meeting, the Committee was also asked to consider a Policy deferring enforcement of the HSDDP Area designation for building permit applications and land alterations.

Analysis:

Administration is recommending that the Board adopt of a policy (see Attachment No. 1) suspending enforcement of the current HSSDP Area for a period of 12 months as it relates to the construction, addition or alteration of a building or other structures; and alteration of land.

This is due to concerns that, despite the direction previously provided by the P&D Committee of the Board to refocus the HSSDP Area to subdivision applications, building permit applications are continuing to trigger the requirement for a development permit.

Administration is anticipating that an updated HSSDP Area will be completed and implemented into the Electoral Area "D-2" OCP Bylaw well in advance of August 17, 2018, and will likely recommend the rescinding of this policy immediately following the implementation of any new HSSDP Area Guidelines.

Respectfully submitted:

A handwritten signature in blue ink, appearing to be 'C. Garrish', written over a horizontal line.

C. Garrish, Planning Supervisor

Endorsed by:

A handwritten signature in blue ink, appearing to be 'B. Dollevoet', written over a horizontal line.

B. Dollevoet, Development Services Manager

Attachments: No. 1 — DRAFT RDOS Update of HSSDP Area Policy

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

POLICY: Update of Hillside / Steep Slope Development Permit Area Policy

AUTHORITY: Board Resolution No. _____ dated _____.

POLICY STATEMENT

The Regional District of Okanagan-Similkameen will not enforce the requirement that the “construction, addition or alteration of a building or other structure”, or the “alteration of land” obtain a Hillside / Steep Slope Development Permit under the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013, for a period of 12 months commencing on August 17, 2017.

PURPOSE

At its meeting of August 17, 2017, the Planning and Development (P&D) Committee of the Regional District Board directed staff to “initiate an amendment to the Electoral Area “D-2” Official Community Plan (OCP) Bylaw in order to amend the Hillside and Steep Slope Development Permit Area to apply to subdivisions.”

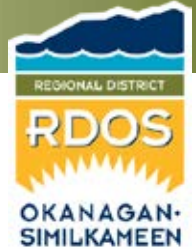
The purpose of this policy is, therefore, to ensure that building permit applications received prior to the implementation of new HSSDP Area Guidelines (estimated to occur prior to August 17, 2018) are not required to obtain a development permit.

RESPONSIBILITIES

Development Services Department.

PROCEDURES

Building permit applications submitted to the Regional District and involving land designated as a Hillside / Steep Slope Development Permit (HSSDP) Area at Schedule ‘F’ of the Electoral Area “D-2” OCP Bylaw No. 2603, 2013, are not required to obtain a development permit as otherwise required by Sections 23.6.4(b) & (c) of the bylaw.



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2455.28, 2017, Electoral Area “D” Zoning Amendment Bylaw be read a third time and adopted.

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

Owners: Maria Ferrer (Estate of) Agent: Donna, Eric & Jamie Jensen Folio: D-06788.135

Civic: 2027 Carmi Road, Penticton Legal: Lot B, Plan KAP72393, District Lot 2710, SDYD

Zone: Small Holdings One (SH1) Proposed Zoning: Small Holdings One Site Specific (SH1s)

Proposed Development:

This application is seeking to allow for a “kennel” use on the subject property, which will involve “dog training, walks and hikes, home check ins and overnight boarding”.

Specifically, it is being proposed to introduce “kennel” as a permitted accessory use on the subject property through a site specific amendment that will also limit the maximum number of dogs that could be accommodated at any one time to no more than 15 and also limit the floor area of the facility to no more than 90.0 m².

In support of the application, the applicant has stated that it is their intention to construct a new kennel facility behind the existing dwelling (to the north) and “furthest away from [the] neighbours”. In addition, the applicant has stated that the proposed kennel facility will be “climate controlled and in complete compliance with all dog boarding regulations” and will further be visually “compatible with the main house including wood framing, sound insulation, a peaked roof and up to date building code” compliance.

Site Context:

The subject property is approximately 4.05 ha in area and is situated on the east side of Carmi Road at its intersection with Joy Road and is approximately 550 metres east of the boundary between the City of Penticton and Electoral Area “D”.

Development of the property is seen to be comprised of a single detached dwelling and various accessory buildings and structures. The surrounding pattern of development is generally characterised by similar rural-residential uses on parcels greater than 4.0 ha in area.

Background:

At its meeting of June 13, 2017, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be approved.

A Public Information Meeting was held ahead of the APC meeting on June 13, 2017, and was attended by approximately 16 members of the public.

At its meeting of July 6, 2017, the Regional District Board resolved to approve first and second reading of the amendment bylaws and delegated the holding of a public hearing to Director Siddon

A Public Hearing was held on August 9, 2016, where approximately 16 members of the public attended.

All comments received through the public process, including APC minutes are compiled and included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the proposal is situated beyond 800 metres of a controlled area.

Analysis:

In considering this proposal, Administration recognises that dogs will bark as part of the regular comings-and-goings in a neighbourhood, but that excessive barking is also a common source of complaint due to the impact it has on the amenity of a neighbourhood.

In order to address this – i.e. routine versus excessive barking — the Regional District has implemented a number of regulations through its zoning bylaws, animal control bylaws and noise control bylaws.

This includes a limitation on the number of dogs that can be kept on a property for personal enjoyment at no more than 4 (zoning), a requirement that dogs not run at large or cause annoyance to any person (animal control), and that no dog “disturbs the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood, or of persons in the vicinity” (noise control).

In addition, the Regional District has generally limited “kennels” (i.e. the keeping of more than 4 dogs) to zones with parcel sizes larger than 4.0 ha; such as the Resource Area, Agriculture and Large Holdings zones.

In this context, the SH1 Zone in Electoral Area “D-2” is an outlier in that it is the only zone in the Regional District that has a minimum parcel size requirement for subdivision of 4.0 ha but does not currently permit “kennel” as either a principal or accessory use.

That the bylaw excludes “kennels” yet permits “agriculture” and “veterinary establishment” with no limits on the number of livestock or animals that may be cared for is seen to be an internal contradiction of the SH1 Zone.

Due to the proximity of the property to the City of Penticton boundary, a review of its zoning bylaw was undertaken for comparative purposes and the City permits kennels in its Agriculture (A) Zone, subject to a minimum parcel size of 3.0 ha.

Conversely, Administration recognises that barking dogs are a common source of noise complaint and that many of the concerns expressed at the public information meeting for this rezoning involved the potential noise and loss of amenity that adjacent property owners might experience if this use is approved.

In summary, Administration considers that the proposed limitation on the number of dogs, the floor area restriction on the kennel facility as well as the proponents expressed intention to sound proof the facility to mitigate some of the concerns that might exist around noise from the animals. It is also noted that the proponent intends to reside on the property full-time.

Alternatives:

THAT the Board of Directors rescind first and second reading of Amendment Bylaw No. 2455.28, 2017, and abandon the bylaw.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



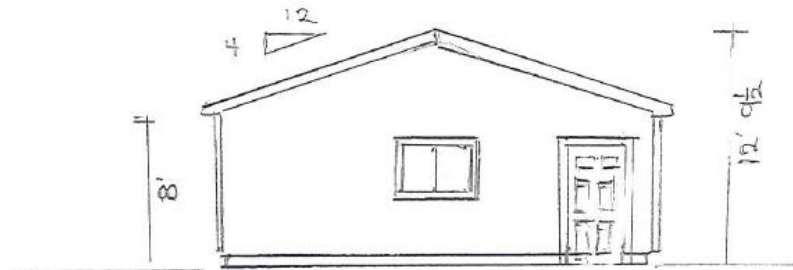
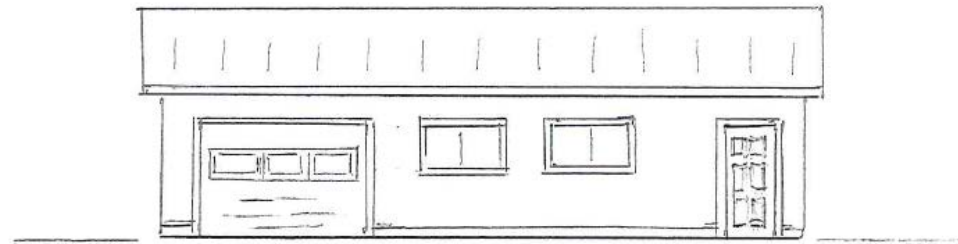
B. Dollevoet, Development Services Manager

Attachments: No. 1 – Applicant's Site Plan

Attachment No. 1 – Applicant's Site Plan & Elevations



Proposed Kennel - Garage Type 40' x 24'



- proposed Kennel site - 24x40 foot building
- 33 meters and 50 meters in from property lines
- fenced (chain link) exercise area in close proximity to Kennel
- noise buffered behind main dwelling

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

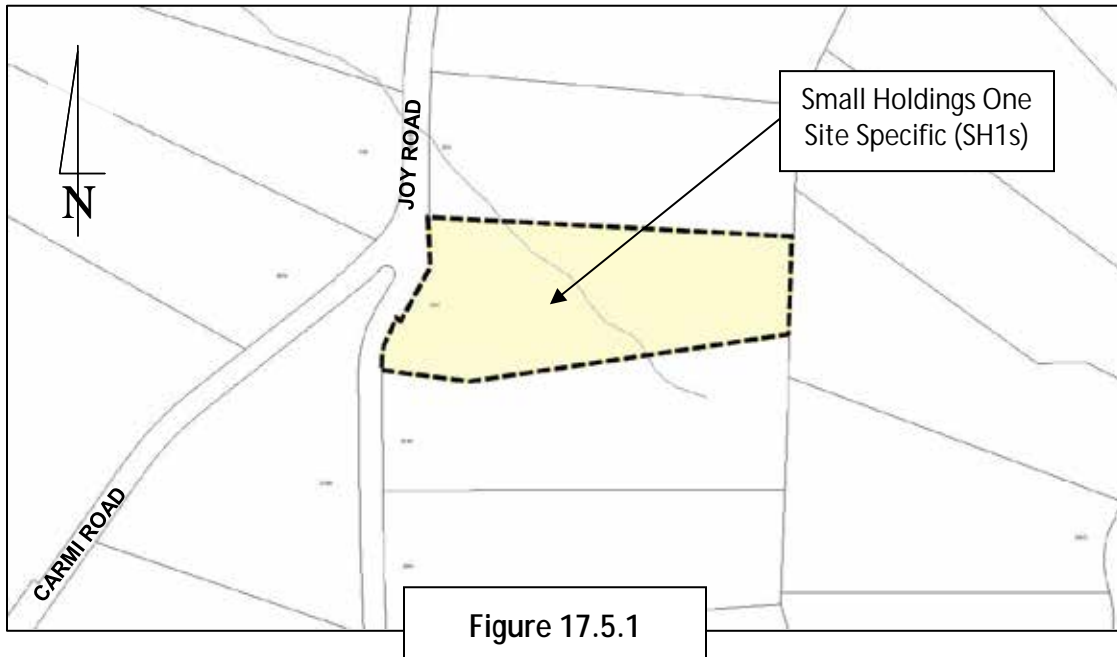
BYLAW NO. 2455.28, 2017

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.28, 2017."
2. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of the land described as Lot B, Plan KAP72393, District Lot 2710, SDYD, and as shown shown shaded yellow on Schedule 'X', which forms part of this Bylaw, from Small Holdings One (SH1) to Small Holdings One Site Specific (SH1s).
3. The Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:
 - i) replacing section 17.5.1 (Site Specific Small Holdings One Provisions) under Section 17.0 (Site Specific Provisions) to read as follows:
 - .1 in the case of land described as Lot B, Plan KAP72393, District Lot 2710, SDYD, and shown shaded yellow on Figure 17.5.1:
 - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 10.5.1:
 - i) kennel, which is defined as meaning the care of no more than fifteen (15) dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment.
 - b) despite Section 10.5.6, the minimum setback for buildings, structures and areas utilized in association with a kennel from all parcel lines shall be 30.0 metres.

- c) the gross floor area of a building or structure used in association with a kennel shall not exceed 90 m².



READ A FIRST AND SECOND TIME this 6th day of July, 2017.

PUBLIC HEARING held on this 9th day of August, 2017.

READ A THIRD TIME this 17th day of August, 2017.

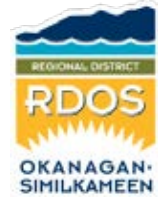
ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

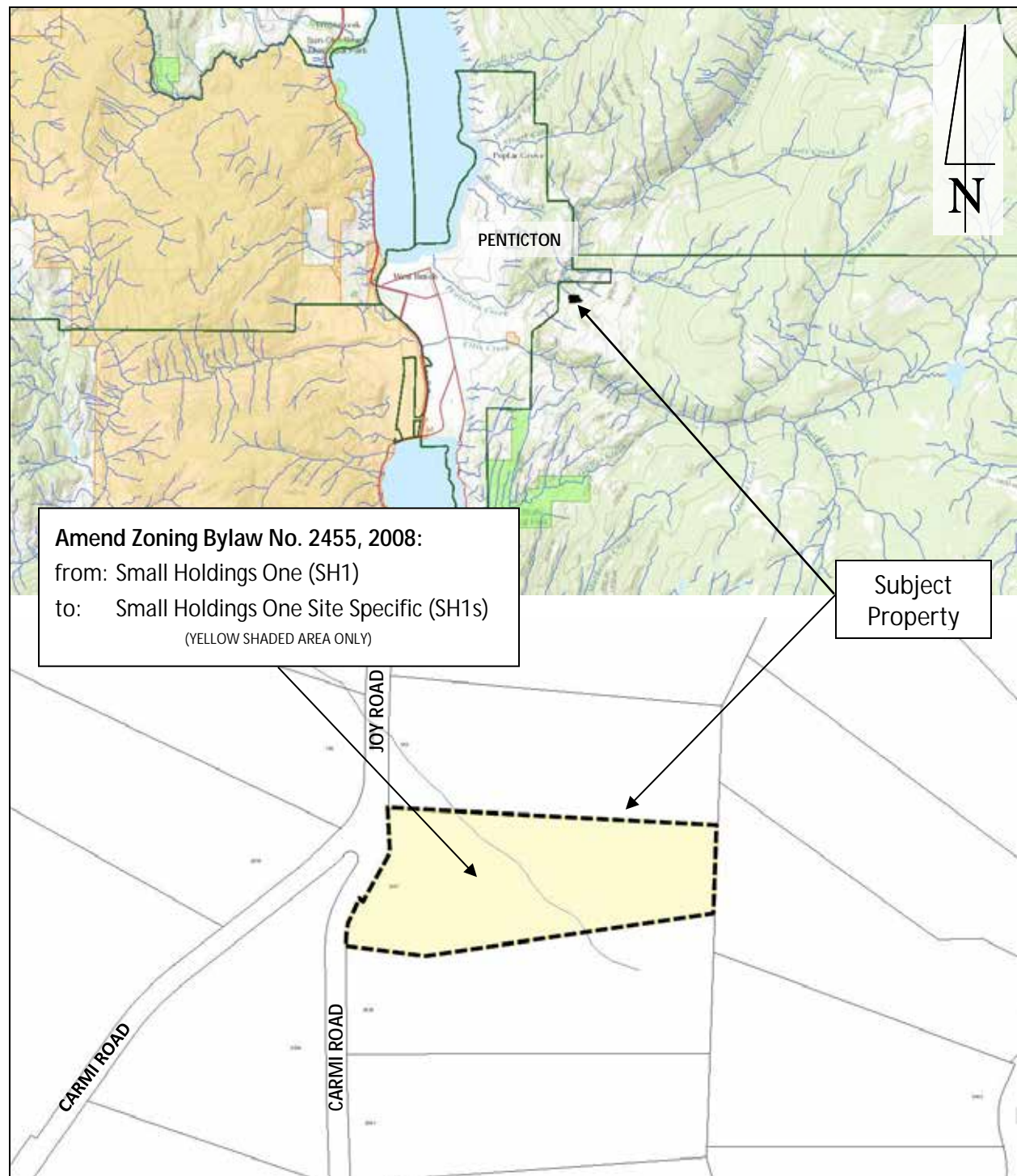
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.28, 2017

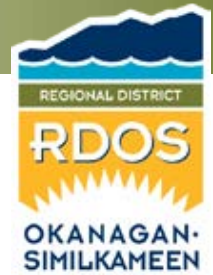
Project No: D2017.062-ZONE

Schedule 'Y'



Amend Zoning Bylaw No. 2455, 2008:
from: Small Holdings One (SH1)
to: Small Holdings One Site Specific (SH1s)
(YELLOW SHADED AREA ONLY)

Subject
Property



TO: Board of Directors

FROM: Chair Tom Siddon, Electoral Area "D"

DATE: August 9, 2017

RE: Public Hearing Report on Amendment Bylaw No. 2455.28, 2017

Purpose of Bylaw:

The purpose of this amendment bylaw is to change the zoning of the parcel at 2027 Carmi Road, (Lot B, Plan KAP72393, District Lot 2710, SDYD) from Small Holdings One (SH1) to Small Holdings One Site Specific (SH1s).

The site specific regulation will introduce "kennel" as a permitted accessory use on the subject property and also limit the maximum number of dogs that could be accommodated at any one time to no more than 15 and also limit the floor area of the kennel facility to no more than 90.0 m².

Public Hearing Overview:

The Public Hearing for Bylaw No. 2455.28, 2017, was convened on Wednesday, August 9, at 7:00 pm, at the RDOS Board Room, 101 Martin Street, Penticton.

There were sixteen (16) members of the public present.

Members of the Regional District Board present were:

- Chair Tom Siddon

Members of the Regional District staff present were:

- Brad Dollevoet, Manager of Development Services
- Christopher Garrish, Planning Supervisor
- Kevin Taylor, Recording Secretary

Chair Siddon called the Public Hearing to order at 7:03 p.m. at the RDOS Board Room, 101 Martin Street, Penticton, pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Bylaw No. 2455.28, 2017.

In accordance with Section 466, the time and place of the public hearing was advertised in the July 28 and August 4th editions of the Penticton Western.

Copies of reports and correspondence received related to Bylaw No. 2455.28, were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There was one (1) written brief submitted at the public hearing.

Chair Siddon called a first time for briefs and comments from the floor and noted that a binder is available which includes all written comments received to date and anyone wishing to review the comments could do so.

C. Garrish, Planning Supervisor, outlined the proposed bylaw.

Chair Siddon asked if anyone wished to speak to the proposed bylaw.

Corine Wilson, 2035 Carmi Road – Spoke against the proposal for the following reasons:

- hopes the RDOS animal control can deal with the complaints that will arise;
- strongly believes that it will disrupt peace and quite of the community; and
- believes the “community of Carmi” does not want kennels.

Daniel Peters, 110 Joy Road – Spoke against the proposal for the following reasons:

- spoke to the kennel being a 24/7 operation;
- sound travels in the Carmi area; and
- believes this in an inappropriate land use.

Monalise Elkjar, 2155 Carmi Road – Spoke against the proposal for the following reasons:

- the concerns listed in the preamble to a petition dated June 11, 2017 (which was read aloud at the public hearing); and
- concerns around sounds.

Michael Hanak, 2267 Carmi Road – Spoke against the proposal for the following reasons:

- concerns over availability of bylaw enforcement;
- there is a neighbourhood dog that has not been addressed yet (to the satisfaction of the speaker); and
- believes it will be precedent setting for other non-residential uses.

Nola Beard, 113 Daloc Road – Spoke against the proposal for the following reasons:

- concerns over noise from the facility; and
- concerns about the impact on property values if the use is approved.

Lisa Schmidt, 2027 Carmi Road – Spoke for the proposal for the following reasons:

- believes that permitted agricultural uses on the lots are far more disruptive than a kennel would be.

Shirley McGregor 103 Bear End Road – Spoke against the proposal for the following reasons:

- believes neighbourhood notification was insufficient; and
- objections to the noise.

Chuck Neufeld – Realtor – Spoke for the proposal for the following reasons:

- stated that current SPCA is only 500 feet from adjacent houses; and
- spoke with RDOS residents who are in favour.

Trevor Wilson 2035 Carmi Road – Spoke against the proposal for the following reasons:

- the kennel will be too close to his property;
- worried about constant noise; and
- hopes RDOS bylaw enforcement is available to handle complaints.

Lars Elkjar, 2155 Carmi Road – Spoke against the proposal for the following reasons:

- hopes RDOS bylaw enforcement is available to handle complaints.

Nola Beard, 113 Daloc Road – Spoke against the proposal (continuation of earlier comments) for the following reasons:

- livestock are permitted; kennels are not;
- does not believe the omission of kennels in SH1 Zone was a clerical error.

Jamie Jensen, Agent & Applicant for 2027 Carmi Road – Spoke for the proposal for the following reasons:

- believes the area is already zoned for a variety of businesses, including a veterinarian type business;
- Penticton area needs more canine facilities;
- this business would be a reliable and safe option for dog owners;

[submitted signatures of RDOS residents who support the business]

Shirley McGregor – Spoke against the proposal (continuation of earlier comments) for the following reasons

- peoples comfort come before animals comfort.

Corine Wilson – Spoke against the proposal (continuation of earlier comments) for the following reasons

- states that the positive response for the business comes from areas not immediately adjacent to the proposal.

Donna Jensen, Agent & Applicant for 2027 Carmi Road – Spoke for the proposal for the following reasons:

- pointed out that some support comes from Carmi Road.

Daniel Peters – Spoke against the proposal (continuation of earlier comments) for the following reasons

- suggested that there are other properties within the RDOS that would be more suitable.

Chair Siddon asked a second time if there was anyone who wished to speak further to the proposed bylaw.

Chair Siddon asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at 8:00 p.m.

Recorded by:



Kevin Taylor
Recording Secretary

Confirmed:



Christopher Garrish
Planning Supervisor

Confirmed:

Tom Siddon

Tom Siddon
Chair

Penticton B.C.
August 9, 2017

Re: Jamie Jensen - rezoning
application for 2027 Carri

To: Whom it may concern;

Please accept this letter as a letter of support for Jamie Jensen as part of her application to have the property (ten acres) at 2027 Carri zoned so as to allow her to operate a fifteen dog training and boarding and daycare facility.

I will be upfront, and reveal that I am Jamie's dad. We are new to the community and don't know many people here, so I realize any support for Jamie at this point is very important.



Not only am I Jamie's dad but I am extremely fortunate to be so. Her mom and I support her completely in this endeavour, and for good reason.

Jamie has worked hard at trying to find a suitable property. The property we are looking at, being over ten acres, provides, we feel, a reasonable buffer to surrounding properties that share ^{the} outlying community. Jamie is very conscious of the possible noise concerns and I observe her continuously learning and working towards various management techniques to problem solve workable solutions. She has two university degrees (Biology and Environmental Science) and is geared towards finding solutions and making things happen. "Find a way or make a way" is how she thinks. Hopefully, she continues to draw on her Saskatchewan farm family upbringing.

3.
She has worked with a variety of kennel businesses and has learned a lot from her experiences. She is also a certified dog trainer and has invested considerable time training and working to learn those skills. She is now very excited to have the opportunity to run her own business, to contribute and build her own life.

She loves working with animals and is good at what she does. As you likely observed, she has a calm and thoughtful nature and that is how she will approach her business. She continuously builds on past experiences.

As we have watched her present herself and her ideas to council we have been extremely proud of her. She has worked hard to be prepared and has stood up to her opposing critics with a calm and graceful demeanour. She has listened with concern and respect.

Many people in the community have shared their support of the possible

development of a moderately sized dog
care business in the Pentticon area
on Carmi. Over the last two days, Jamie
has collected over one hundred names
and comments of support. There seems
to be some excitement as well as
support. It seems that even tourists
coming in to the area would be well
served.

Hopefully, the Pentticon community
will see the value in having a young
entrepreneur be given the opportunity
to contribute her caring and skills.
Recently, Jamie has volunteered at the
local dog pound and the local 4-H
organization. Jamie has also contributed
her time for the local Girl Guides (Sparks).

With Jamie, what you see is who
she is. A kinder, friendlier hard working
person you are not likely to find.

Overall, her zoning proposal seems
reasonable, if not modest. Thank
you for the positive, caring and

5.

thoughtful way you have dealt with Jamie and ourselves throughout the long process of consideration. The positive way you related to Jamie at the meetings was appreciated. We realize that you carry the "big picture" for the larger community as you move forward with your decisions and regardless of the outcome we thank you for your efforts in your challenging endeavours.

Sincerely,
Donna and Eric Jensen

By signing my name below, I am simply supporting Jamie Jensen, (Certified Master Dog Trainer), in having a small overnight pet hotel (15 max) for dogs at 2027 Carmi Rd (10 acre property). There is a need for this service in town as many people have dogs in Penticton. The already existing kenneling business in Penticton is doing exceptionally well but there is a strong need for more options in town. Jamie's pet hotel would be another **safe option** that pet owners could utilize. If I have a dog, I would consider taking my dog here for training or overnight boarding.

Name	Address	Comments (optional)
MARILYN EDDISON	1760 CARMi AVE PENTICTON BC V2A 8V5	
Deb Jaeger	5377 Sumner Ave Penticton V1A 2E2	
CASEY CAMPBELL	PO BOX 1342 SUMMERLAND BC	VERY MUCH NEED DOG CARE FACILITIES IN COMMUNITY
ADRIAN BONGEN	1160 PENTICTON AVE PENTICTON, BC	
Sherry Campbell	15917 Bentley A. Summerland, BC	
Kerstan Barr	1160 Penticton Ave Penticton BC	
Deb Jaeger	5377 Sumner Ave Penticton V1A 2E2	
John Dault	112 Lee Ave. Penticton	
Rita Hunter	112 Lee Ave Penticton	
Marcia Patterson	112 Stevens Court Penticton	



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Name	Address	Comments (optional)
Blake Crocker	#94-511 Forestbrooke PENTICTON BC	
Janya Thompson	103 View Way. Penticton BC	
James Ponce	Penticton 1085 Kilwinning	
Barquille L'Heureux	515 Wharf St Summerland, BC V0H 1Z9	
Darren Bifford	932 Burlington Ave. Penticton BC. V2A 1S3	
Antony	103-110 Skaha Place Penticton, BC V2A 7L1	
Craig Henderson	910 Ardmore Lake Naramata V0H 1N0	
Alex Bloomfield	204-144 Power Penticton - B.C.	
Marshall Newfeld MNL	698 Baird St. Penticton BC V2A 4V5	
MARIE Wrede G. F. L. L.	760 Westmiller Ave E Penticton V2A 1S3	

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Name	Address	Comments (optional)
Chuck Newfeld	2655 Dafoe St Penticton BC. V2A 7G6.	Existing operations are at capacity so another option is needed.
Debbie Kozari	2411 Cornwall Dr. Penticton, B.C.	
Janney Kozari	295 Brandon Ave. Penticton, BC	
Francesca Amode	310 Greenwood Drive Penticton B.C.	
Jill Harrison	104 Uplands Pl Penticton	
Tracy Dionne	3189 Evergreen Dr. Penticton	
Kathy Taylor	411 Ridge Rd Penticton	
Lindsay Hayler	638 Braid St. Penticton.	
Natalie VanDale	2880 Naramata Rd Naramata	
Jojo O'Brien	11836 Rea Road. Sumnerland	

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Name	Address	Comments (optional)
Hellie Stewart	Summerland. Unit 101 9457 Akers Street	
Libby Surford	3145 Wilson Penticton.	
Terrence Eden	1713 Wallis Rd. Ok Falls, B.C.	
GARY BIELICH	157 Westview DR. V2A 7V9. Penticton B.C.	
Danielle Chapman Bjorn	949 Hull St Penticton, BC V2A 4A4	
Anne Dewar	196 Braelyn Cres Penticton, BC V2A 6V3	
Heather Holm	114-102 Forestbrook PI Penticton BC V2A 7N4	
Jennifer Biro	134 Bruce Court Penticton, BC V2A 6C6	
Megan McLeod	8033 Pierre Drive Summerland, BC V0H 1Z2 BOX 1588	
Amanda Nicholson	10708 Ward St. Summerland BC V0H 1Z0	

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Name	Address	Comments (optional)
Chelsie Ziegler	1280 Upper Debeck Road Kelowna, BC V0X 1W1	
Jenna Pearce	9906 College Rd Summerland V0H 1Z2	
Jodi Barker	2094 Lawrence Ave Penticton BC V2A 9G6	
TIFFANY WAKEMAN	RR1 Site 30 F Camp 8, Kaledon, BC, V0H 1K0	
RYAN HICKMAN	10-782 Winnipeg street. Penticton	
JUDITH PETERSON	1121 PRAIRIE VALLEY SUMMERLAND BC	
Emily Ramey	226 Roy Ave Penticton BC	
Rainie Charbonneau	1108 Johnson Rd Penticton, BC	
Nelson, Selamay	474 Main St. Penticton BC	
Roger Love	3773 McLean Cr. O.K. Falls, B.C.	

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Name	Address	Comments (optional)
Leslie Courtice	2623 Forsyth Dr. Penticton BC.	
Steve Thompson	103 View Way Penticton BC	
Scott Rowlands	377 Adamson dr Penticton BC.	
Jean McDougall	1005 Watkinson Dr. Penticton BC	
Shelly Weinrich	166 Saddlehorn Dr Kaleden, BC	
Dan Funk	103-144 Power St Penticton BC	
Renée Funk	103-144 Power St Penticton BC	
Jan Jones	323 Windsor Penticton BC	
Ben Martindale	2675 Penticton BC Dufferin St	
Melua Neufeld	2655 Dufferin St Penticton	

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Name	Address	Comments (optional)
Nancy Luft	2624 Dufur St	Love the idea!
Jim Stojan	2624 Dufur St	Great idea
Andy Crawford	2615 Dufur St	Love it closer than Kelowna
Tom Crawford	2615 Dufur St	
Benedictson	1658 Carmi Ave Penticton, BC	good idea
Karen Rosenberg	1555 Holden Rd Penticton, BC	much needed
Rod Klaassen	1555 Holden Rd. Penticton, BC	Awesome idea!!
Minas Postalaki	138 Christie Manton Lane	
Mike Morrish	1411 Ridgedale Ave Penticton, BC.	
Craig Tulak	195 Cleland Drive Penticton, BC.	

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Name	Address	Comments (optional)
Dawn Ford	98 Dunarth Pl Penticton	
Michelle Jamieson	144 Maccleave Court Penticton	
Laurie Richards	108 Eastside Rd OK Falls	
C Schmeckel	1347 Naish Rd. Penticton, BC.	
Cory Goodrich	1089 Syc- Rd. Penticton, BC	
D. Lechner	4023 Lakeside Road Penticton BC.	
J. Leach	#207-259 Scott Ave Penticton, B.C.	
Brookly	491 Windsor Penticton	
Bunker	189 Kendall Cres Penticton	
Stanschild	120-11075 Penticton Ave. Penticton	

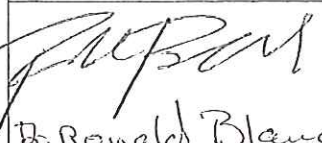
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Name	Address	Comments (optional)
Arnta Russell	208 Westbanch Drive Penticton	Yes
Tuesday mcdonald	105 Fairway Drive Kaleden	
Robin Hark	1050 ECKHART AVE Penticton BC	
Geoff Lowling	2449 Westwood Dr Penticton	
Debra Form	Penticton BC. (605 Johnson St.)	
Dori Lionello	4200 Skaha Lake Road Penticton BC.	
Bonnie Munday	172 Sunnybrae Rd OK Falls	
Tony Kuhn	110 - 3146 Paris St Penticton	
Ethel Kuhn	110 - 3146 Paris St Penticton	
PAUL EDDISON	1760 CARMI AVE Penticton BC	

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Name	Address	Comments (optional)
Ashley Chamberlain	306-13015 Victoria Rd N	
Nicole Ridgway	1653 Duncan Ave PENTICTON.	
VANESSA NGUYEN	478 Douglas Ave Penticton	
THAO NGUYEN	478 Douglas Ave Penticton	
DON NGUYEN	478 Douglas Ave Penticton	
SHARON HALLBERG	426 TENNIS ST PENTICTON	
ALYNDA KINSZET	303-805 MAIN ST PENTICTON BC	
Hanna Bourne	475 Main St PENT	
Hans Lang	2440 Gammard. Naramata	
Marina Lang	2440 Gammard. Naramata	

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Name	Address	Comments (optional)
Michael Patterson	112 Stevens Court Penticton	
Monique Patterson	" 112 Stevens Court Penticton	
Susan Chalmers	10120 Thompson Road Summerland B.C.	
 Dr. Ronald Blanchard	195 KENDALE PENTICTON B.C.	
Peter Panopoulos	10120 Thompson Road Summerland B.C. V0H 1Z3	
Suzanne Blanchard.	195 Kendale Cres. Penticton B.C. V2A 2S9	
NINA BEST.	242 NELSON PENTICTON B.C.	
AMBER LECOMPTÉ	162 CORBIT DR. PENTICTON B.C.	
CHRIS MARTE	484 MAIN ST PENTICTON.	
Alicia. Kerr	205-901 Forestbrook Dr Penticton B.C. V0A 2E9	Sounds Great! we need one more!!

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Name	Address	Comments (optional)
Ann Fulmore	#405-2430 S. Main Street Penticton, BC V2A 5H9	
Curtis Fulmore	#405-2430 S. Main Street	
MICHAEL PATTERSON	112 STEVENS COURT	
Michael PATTERSON	112 STEVENS COURT	
HANNA FLINT	#112 970 OAKVILLE Penticton	
Sandrine Jacques	111 - 940 Oakville Penticton	
Reema Harris	452 Main St. Penticton	
CAMPBELL WATT	921 BRUNSTON AVE. PENTICTON	
Gayle Focken	1243 Debeck Rd Penticton	
CARLY MAPPER	111-3333 S. MAIN ST PENTICTON BC	

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Name	Address	Comments (optional)
	Penticton.	
BARRY BURGART	707 ARMS RD	
	Penticton	
CAROL BEECROFT	1400 HILLSIDE AVE	
LISA SCHMIDT	Penticton 2027 Carmi	
Mary Russell	Penticton 1078 Burnaby Ave.	
Brian Russell	Penticton 250 492 2636	
J. Gunkel	Penticton, BC #202-495 WPG St. Pen.	
Donna Jensen	49 Grandview St Penticton, B.C. V2A 4E5	Such a good idea!
Jamie Jensen	49 Grandview St. Suite #2	Awesome !!
Eric Jensen	49 Grandview	likely appreciated by many

By signing my name below, I am simply supporting Jamie Jensen, (Certified Master Dog Trainer), in having a small overnight pet hotel (15 max) for dogs at 2027 Carmi Rd (10 acre property). There is a need for this service in town as many people have dogs in Penticton. The already existing kenneling business in Penticton is doing exceptionally well but there is a strong need for more options in town. Jamie's pet hotel would be another **safe option** that pet owners could utilize. If I have a dog, I would consider taking my dog here for training or overnight boarding.

Name	Address	Comments (optional)
Debra	PENTICTON	Awesome idea!
Lindsay Turner	Penticton	Yes!!
Erika Kessler	Penticton	
Heather Wals	Penticton	great idea
Courtney Laing	Penticton	Awesome idea!
Kodi Gabriel	Penticton	Great idea! ✓
Tamika Little	Penticton	Awesome!
Ryan Wight	Penticton	Of Course!
Emma Schneider U	Penticton	YES!!
Barbara Stewie	Penticton	Yes

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Name	Address	Comments (optional)
Meagan Pankratz	Penticton	Awesome Idea!
Madisson Larocque	112 stocks court	would be so useful! Love it!
Karen Mercer	719- Winnipeg St	Yes, great Idea <i>K Mercer</i>
Shannon Nunnen	50 151 Duncan Ave West	yes would be an Awesome idea.
Quinn CAMPBELL	Penticton	Great Idea! ♡
ASHLEE WATSON	SUMMERLAND	excellent idea :)
Caroline Parker	Penticton	MUCH NEEDED great IDEA!
<i>1200</i>	Penticton	good idea
GUE CLARK	PENTICTON.	GREAT IDEA
Anna Spili	Penticton	Great idea

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Name	Address	Comments (optional)
Susie Myers	Penticton	Sounds like a great idea!
Callen Graham	Penticton.	
leanne OGrady	Penticton	love it.
Aviana Ferlizza	Penticton Penticton	Yes
Kirsten Laurensen	Penticton	great idea!
Sandy Vogel	Penticton	Good idea.
Kristine Stumma	Penticton	great idea
Wilma Moore	Penticton	needed!
Sean Stevenson	4470 Gulch rd.	Best idea!
Alex Pollard	Penticton	Awesome idea!

By signing my name below, I am simply supporting Jamie Jensen, (Certified Master Dog Trainer), in having a small overnight pet hotel (15 max) for dogs at 2027 Carmi Rd (10 acre property). There is a need for this service in town as many people have dogs in Penticton. The already existing kenneling business in Penticton is doing exceptionally well but there is a strong need for more options in town. Jamie's pet hotel would be another **safe option** that pet owners could utilize. If I have a dog, I would consider taking my dog here for training or overnight boarding.

Name	Address	Comments (optional)
Caley Tobell	130 Barkview Rd. Penticton, BC	Jamie is excellent and responsible in her business running.
Alisa Senechal	202-233 Haynes St Penticton, BC	
Stephanie Brydon	1867 Sandstone Dr. Penticton, B.C.	
Tell Martens	134 Ash Place Penticton 250 492 2364	Outstanding dog walking/training service.
Danielle Riley	113 Lakeshore Dr. Penticton BC	
Shelley Chipin	101 B-59 Burns St. Penticton BC	YAY - we need more facilities!
Lee Manekin	1175 King St Penticton B.C.	
Chelsea Hanbury	6810 Giants Head Rd Summerland BC	
Andrea Archibald	101-467 Van Horne St Penticton, BC.	Jamie is a very responsible dog trainer!
Ellen Fleet	101-619 Burns St Penticton, BC	

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Name	Address	Comments (optional)
Nichole Turner	102-12418 Giants Head Rd. Summerland, BC	
Liz Vokey	12-148 Roy Ave Penticton, BC	
Jill Chisholm	114 Steward Pl. Penticton BC	
Sonja Feddes	198 Coldron Cr. Penticton BC	
Sherry Medernach	49 Grandview St Penticton BC	
Brent Medernach	49 Grandview St Penticton, BC	

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Name	Address	Comments (optional)
Cheryl Strong	102 WOODEN AVE	GET DAILY CALLS FROM TOURISTS LOOKING FOR A/CASE
Carly Johnson	Penticton Appleton Avenue.	A lot of them are full. more variety offered in town.
Lise Baxter-Burke	45 Edna Ave Penticton	needed in Penticton for locals & tourists.
Lynn O'Brien	155 Kendall Crescent	sounds like a good idea
J Kwiatk	27 Front St	needed in Penticton!!

By signing my name below, I am simply supporting Jamie Jensen, (Certified Master Dog Trainer), in having a small overnight pet hotel (15 max) for dogs at 2027 Carmi Rd (10 acre property). There is a need for this service in town as many people have dogs in Pentticon. The already existing kenneling business in Pentticon is doing exceptionally well but there is a strong need for more options in town. Jamie's pet hotel would be another **safe option** that pet owners could utilize. If I have a dog, I would consider taking my dog here for training or overnight boarding.

[illegible]

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[illegible]

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[illegible]

RE: Jamie Jensen.

To Whom it may concern,

I have known Jamie Jensen for about 4 years now, as we are both Professional Dog Trainers.

Jamie has helped me out many times in the past with my own dogs and with my overflow clients.

In regards to her desire to operate a Pet Hotel, I would strongly suggest that this be approved.

Penticton and the South Okanagan could use a boarding facility of the nature that Jamie is proposing.

Cindy Cerne
Country Canine Centre
Kaleden, B.C.

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2455.28

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature: John C. Beaupre

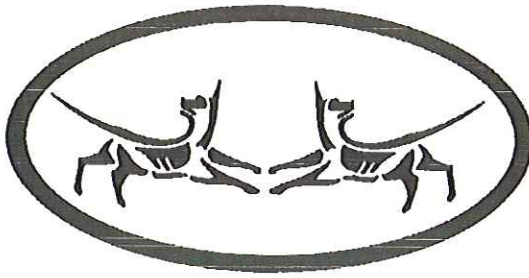
Signed By: John C. Beaupre

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: May 26, 2017





Penticton Indian Band

Natural Resource Department
R.R. #2, Site 80, Comp.19
Penticton, British Columbia
Canada V2A 6J7
Referrals@plb.ca | www.plb.ca
Telephone: 250-492-0411 Fax: 250-493-2882

**WITHOUT PREJUDICE AND NOT TO
BE CONSTRUED AS CONSULTATION**

May-19-17

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

RTS ID: 2397

Referral ID: 2017-05-11 ZON 2397

Reference ID: BL2455.28 D2017-.062-Zone

Referral Date: May-11-17

Summary: To introduce "kennel" as a permitted accessory use through a site specific amendment applied to the subject property.

Attention: Christopher Garrish

The Penticton Indian Band acknowledges receipt of your referral dated May-11-17. The PIB has Insufficient Information to begin review of your referral. Please provide the information indicated below.

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

- Archaeology Impact Assessment Report
- Archaeology Overview Assessment Report
- Proponent contact info
Please provide : name, phone, email, address
- KMZ file for area of Interest
- Shape files of are of Interest

Without this information, we cannot make an Informed decision and we would have no other alternative but to reject the proposed activity/development. We look forward to your response.

If you require further information or clarification, please do not hesitate to contact me.

Limlæmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@plb.ca

RTS ID: 2397

CC: Penticton Indian Band (jpepper@plb.ca), ONA (nrmanager@syllx.org)



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 1, 2017 10:12 AM
To: Planning
Subject: Carmi Rd, 2027 RDOS (D2017.062-ZONE)

With respect to the above noted file,

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

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

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

<http://www.fortisbc.com/InstallGuide>

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

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

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

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

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

Best Regards,

Steven Danielson,
Contract Land Agent for:

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

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





Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: D2017.062-ZONE

FROM: Name:

Chuck Newfeld - Realtor

Street Address:

2

72

Tel/Email:

6

RE: Electoral Area "D" Zoning
2027 Carmi Road – proposed "kennel" use

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.28.

I commend Janice for her thorough
business plan & concerns for the
well being of both dogs & the
neighbourhood

Feedback Forms must be completed and returned to the Regional District
no later than Friday June 22, 2017

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

From: Ed Bastac I
Sent: June 13, 2017 9:19 AM

Mr Garrish,

It was my intention to attend the public hearing with regard to the above subject but unfortunately something has come up and I am not able to attend. I hope that this email to you can be entered for the record and consideration.

I have viewed all of the applicants submitted documents and proposal. Given that my home is just a cpl hundred feet away from the proposed Kennel location, I would hope that my concerns bear some weight.

Having said that, I would say that after reading the applicants proposal, many of my concerns have been somewhat tempered. They appear to be sincere and are trying to directly address my biggest concern.....noise. So generally I do not oppose this application but have some conditions I would like to see imposed.

This proposed site is deceptive in it's impact on my property from the site plan perspective. The location is up the slope from me being approximately 60ft higher in elevation. It also has a rock bluff that is not obvious from the site plan that runs directly behind the proposed kennel location. The combination of higher elevation and the rock bluff makes for a natural acoustic speaker that broadcasts directly to my home. It is so effective that people having a room level conversation at the proposed location can be heard with almost perfect clarity on my sundeck. As such is the case, I have great concerns about the chain link outdoor exercise enclosure attached to the Kennel. While the proponents appear to be stressing the sound proofing of the Kennel itself, it seems to be a rather moot effort if the dogs are to be let out doors in an open air enclosure. Add to that the abundance of wildlife in our area that is sure to cause dogs to do what dogs do. Bark Bark Bark. If the boarding function of this Kennel is for overnight stays, I see no strong reason for an open air exercise yard. The small numbers of dogs proposed could easily be taken out in small groups for exercise while in the direct control of a handler.

As a general conclusion, I do support the proposal with the provision that the outdoor chain link area be prohibited, the proposed soundproofing is engineered to do just that and not just insulated 2 x6 walls, and that a specific limit of 12 dogs be on the property at any given time including any dogs the owners have themselves.

While we are rural, I would remind you that this is still a residential area and one of the primary reasons we chose this type of location was for the peace and solitude. I would also remind you of Bylaw 1527.01, 2007. Items 6 and 7 under "Regulation" are quite clear about the rights to quiet enjoyment and specific to the disturbances caused by animals.

I thank you for your time and consideration.

Ed Bastac



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: D2017.062-ZONE

FROM: Name:

Shera Meekemach

Street Address: _____

Tel/Email: _____

RE: Electoral Area "

2027 Carmi Road – proposed "kennel" use

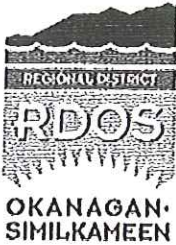
My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.28.

Thank you for a great presentation.
Great new entrepreneur.

Feedback Forms must be completed and returned to the Regional District
no later than Friday June 22, 2017



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: D2017.062-ZONE

FROM: Name:

USA Schmidt

Street Address

Tel/Email:

RE: Electoral Area B Zoning Amendment Bylaw No. 2455.28, 2017.
2027 Carmi Road — proposed "kennel" use

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

Written submissions received from this information meeting will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.28.

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no later than Friday June 22, 2017

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Re- Zoning application for 2027 Carmi Rd. Penticton, B.C.
planning@rdos.bc.ca

Mr.

Timothy Donegan,

It has come to our attention that new home owners in our neighbourhood have the intention of building a dog kennel to run a dog rehabilitation program,

We strongly oppose the establishment of a commercial dog kennel in a residential area and ask that the city of Penticton deny this proposal.

With the open spaces the noise of dog barking will echo against the mountain. Even a wall built around the kennel would not stop the noise that most certainly would go on day and night.

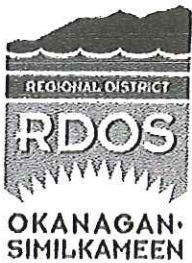
Another issue is the risk of the dogs breaking free. Should this occur, people in the area could be in danger as the dogs are for seen to be ones that need rehabilitation. They could be aggressive from mishandling and in general would not have the manners or respect to listen when called back. For families with children, pets and livestock, this is a real concern.

As well as being a big disturbance for the people living in this area, the wildlife would also be affected. In the general area we see steady movement of deer and protected Bighorn Sheep coming for food and water.

A commercial dog kennel would certainly bring the property value down for everyone living in the immediate area.

Sincerely,

Daniel and Erika Peters



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2017.062-ZONE

FROM: Name: TREBA & CORINE WILSON

Street Address: _____

Tel/Email: _____

RE: Electoral Area "D" Zoning Amendment bylaw NO. 2455.28, 2017,
2027 Carmi Road — proposed "kennel" use

My comments / concerns are:

- ☐ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☒ I do not support the proposed development.

Written submissions received from this information meeting will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.28.

We are very opposed to this application

Please see attached note.

RECEIVED
Regional District

JUN 21 2017

101 Martin Street
Penticton BC V2A 5J9

Feedback Forms must be completed and returned to the Regional District
no later than Friday June 22, 2017 ?

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From:
To: Christopher Garrish
Subject: Rezoning application of 2027 Carmi Rd
Date: June 1, 2017 9:21:10 AM

Good Morning Christopher

Just received letter regarding public information meeting for above address.

We live right next door at 2035 Carmi Road. We are opposed to this application and very concerned the noise impact of a kennel right next door will have on our quiet peaceful home. Our bedroom is located on the north side of our home and the map shows the proposed site in right next to this side of the house.

We are not against dogs in fact are animal lovers but think the addition of a kennel will increase noise (dogs do bark!) and attract coyotes to the area.

We will attend the meeting on June 13 2017 and voice our opposition.

Thank you

Corrine and Trevor Wilson

Sent from my iPad



We live right next door to the south of the property requesting re-zoning in application No.2455.28,2017. We are very opposed to this application.

One of the reasons we purchased land and spent considerable time and money, and still do maintaining our home, was for the peace and quiet of country rural living. A dog kennel right next door with 15 dogs will destroy that.

Dogs bark and we will hear that inside our home, can't imagine how it will affect us enjoying our outside spaces. When we take our dog to the rural kennel in Oliver the noise of all the dogs "greeting and playing" with each other is very loud.

The applicant stated at the public information meeting that the dogs would be outside for 7-8 hours a day, between 8 am and 8 pm. But with full time supervision would not be "too barksy". What is considered too barksy?

Whilst it would be a lot more pleasant to look at the property next door cleaned up, the option of allowing the operation of a commercial dog kennel housing 15 dogs is not a fair trade.

The administrative report dated June 12 2017 states that no dog "disturbs the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood or of persons in the vicinity." We do not agree with the statement that says the exclusion of kennels in our area was unintended. Our 10 acre parcels are long and narrow so the building of a kennel would be very close to our home.

We live in a country rural area, not a commercial zoned region. This proposed kennel will be a business with people and dogs coming and going all hours of the day.

Lastly we are concerned what this intended kennel operation will do to our property values. We believe that at the public information meeting on June 13 2017 the Carmi residents that attended, with the exception of the seller of 2027 Carmi Rd, were all opposed to the re-zoning application.



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: D2017.062-ZONE

FROM: Name:

Kim

Parsons

(please print)

Street Address:

Tel/Email:

RE: Electoral Area "D" Zoning Amendment Bylaw No. 2455.28, 2017.
2027 Carmi Road – proposed "kennel" use

My comments / concerns are:

☐

I do support the proposed development.

☐

I do support the proposed development, subject to the comments listed below.

☒

I do not support the proposed development.

Written submissions received from this information meeting will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.28.

Feedback Forms must be completed and returned to the Regional District
no later than Friday June 22, 2017

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From: Jeannine Chura
2133 Carmi Rd.

101 Martin Street, Penticton, British Columbia V2A 5J9

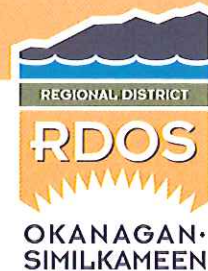
Tel: 250.492.0237 Fax: 250.492.0063

Toll Free: 877.610.3737

Email: info@rdos.bc.ca

JULY 6, 2017
ITEM: C056

Representations Bylaw 2455.78



June 20, 2017

Re : Zoning Change

Proposed: Kennel, Training
Dog Centre
Upper Carmi

I am opposed to allowing the above facility.
Main reason is the "noise." I do not
like the idea of a "noisy" (potential)
business coming into our neighbourhood.
Although I may not hear the dogs, I
certainly can hear the racetrack noise.



JULY 6, 2017
ITEM NO: C05b
representations
BYLAW 2455.28

Regarding the re-zoning application for the property at 2027 Carmi Rd, D2017.062-ZONE, we the residents of Upper Carmi have the following concerns/objections and questions:

1. We are a substantial community of property and homeowners who are heavily invested in our homes. We chose to build and live on the mountain for the quiet, and natural beauty. Should any of us wish or need to sell, however, there will most likely be great difficulty in this with a kennel in proximity to our properties .
2. While we do have the noise from the racetrack, that is a business established long before a residential community existed. It is seasonal (and scheduled)and the residents accept this as part of life on the mountain. A kennel is year round and run on a daily basis.
3. Dogs bark! Noise carries! While the applicants have addressed the issue of sound dampening the kennel building, that will not address the issue of many dogs barking while in the runs. The mountain has herds of deer and mountain sheep free ranging and that will most certainly be a major distraction for 10 to 15 dogs. Also, we have coyotes, rattlesnakes, cougars and bear.
4. Are the applicants aware of the wildlife in the area and how a kennel may affect the migratory habits of these animals. The applicant "Jamie" states she has a Bachelor of Science in both Biology and Environmental Sciences. Has the Department of Natural Resources been made aware of this proposal?
5. Our lots are not fenced, therefore, a concern also, is the lure and attraction of such a facility to our family pets.
6. None of us want to be complaining neighbours, however, that will be inevitable when the barking issues arise.

The applicants have explained extensively their plans to invest considerably in improving the property and its existing structures (as we all have). However, that should have no bearing on whether the land should be considered for re-zoning for a business that has every potential for disturbing the peace and tranquility of our community and likely de-valuing our properties.

The applicants have indicated they "will be open to responding promptly to any noise concerns " , however, once the re-zoning has been approved and the business is up and running, what will our recourse be when the noise continues. Will there be a minimum/maximum number of complaints allowed before the RDOS steps in. And, what action will be taken?

Have the residents of Sendero Canyon been apprised of the pending application for re-zoning also? They too will have to contend with noise issues.



If the applicants want to provide a boarding or daycare service for "Penticton " residents, (as stated in their proposal) perhaps this is a business better planned for in Penticton's jurisdiction. Perhaps in one of the industrial areas away from residential areas. There is no "value added" in re-zoning this lot for the residents of Upper Carmi.

June 11, 2017

[illegible]

From: sine sine
Subject: Carmi Residents Association
Date: Jun 11, 2017, 9:40:06 AM
To: Monalee Rendall

Hi Monalee

Thank you for drafting such a clear letter that I think covers all issues. We live at the top of Upper Carmi and we most certainly will sign the petition. Although the sounds of a kennel would probably not affect us directly we totally support all the other issues and since we are a community then we should support each other. If this kennel application goes through then boundaries could be pushed a little more on the next building application.

Sine and Phil Evans

From: Monalee Rendall
Sent: June 10, 2017 5:40 PM
To: Sandra Krauer

Subject: Re: Minutes - Carmi Residents Association

This is the letter I drafted. Any additional comments would be appreciated. The application for re-zoning is on the district's site. We did get a letter regarding the meeting at the district office on June 13 ,however, apparently not everyone on the mountain did. If you share our objections to having a kennel on the mountain, please come by tomorrow to sign a written petition and Lars and I will attend the meeting on your behalf.

Draft of letter

" Regarding the re-zoning application for the property at 2027 Carmi Rd, D2017.062-ZONE, for a dog kennel, we the residents of Upper Carmi have the following concerns/objections and questions:



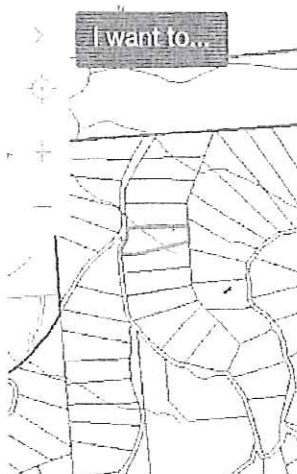
Departments

[Development Services](#) > [Planning](#) > [Current Applications & Decisions](#) > [Electoral Area D2](#) >

D2017.062-ZONE

Zoning Amendment - Electoral Area "D-2" Zoning Bylaw No. 2455, 2008

Project No: D2017.062-ZONE
Project Type: Zoning Bylaw Amendment
Application Date: May 4, 2017
Applicants: Donna Jensen, Eric Jensen & Jamie Jensen
Civic Address: 2027 Carmi Avenue
Purpose: Allow a "kennel" as a permitted accessory use in SH1 Zone
RDOS Contact: Christopher Garrish
250-490-4101 / cgarrish@rdos.bc.ca



[Terms of Use](#)

Documents

[Application Form](#)
[Rationale](#)
[Site Plan](#)
[Elevations](#)

Draft Amendment Bylaws:
[Amendment Bylaw No. 2455.28](#)

Public Consultation

Public Information Meeting:
Tuesday June 13, 2017 - 6:30-7:00pm.
101 Martin Street, Penticton, BC
RDOS Boardroom
[Public Information Meeting Notice](#)
[Feedback Form](#)

Advisory Planning Commission (APC):
Administrative Report
Minutes

Public Hearing:
Public Notice

Regional District Board Consideration

Bylaw Introduction (1st & 2nd reading):
Administrative Report
Minutes

Public Hearing Report:
Report

Final Readings (3rd and adoption):
Administrative Report
Minutes

Current Status:

GET EMILY OR PHANE also!

Lauri Feindell

From: tcwilson83@outlook.com
Sent: May 12, 2017 5:23 PM
To: Planning
Subject: Re-zoning application for 2027 Carmi Rd Penticton BC

Further to a telephone conversation with Timothy Donegan on Wednesday May 10 2017, we are sending an email regarding the re-zoning application for our next door neighbouring property at 2027 Carmi Road, Penticton BC. Our home is located right next door to the south of this property and we have questions and concerns with the application to allow a dog kennel business.

We would appreciate any further information as to the intended size and location of the kennel business when it becomes available, Timothy wasn't able at this time to provide anything on the application status.

We are at this time not opposed, but are concerned if a large dog kennel business is allowed the impact it will have on our quiet peaceful home and area.

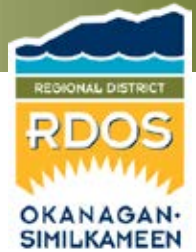
Thank you

Corrine and Trevor Wilson
2035 Carmi Road
Penticton BC
V2A 8V5
250 493 8503
250 486 7651

Sent from my iPad



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 7, 2017
RE: Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2455.29, 2017, Electoral Area “D” Zoning Amendment Bylaw be adopted.

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)

Proposal:

This application is seeking to allow for the re-development of the subject property to either a duplex or single detached dwelling unit by amended the zoning from C3 to RS3.

Background:

A Public Information Meeting was held on July 11, 2017, and was attended by members of the Advisory Planning Commission (APC), the applicants and three (3) members of the public.

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.

At its meeting of July 20, 2017, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur on August 17, 2017.

A Public Hearing was held on August 17, 2017, where no members of the public attended. At its meeting of that same date, the Board resolved to approve third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI) due to the amendment applying to land within 800 metres of a controlled area, was obtained on August 22, 2017.

Alternative:

THAT first, second and third readings of Amendment Bylaw No. 2455.29, 2017, be rescinded and the bylaw abandoned.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read "C. Garrish", is written over a horizontal line.

C. Garrish, Planning Supervisor

Endorsed By:

A handwritten signature in blue ink, appearing to read "B. Dollevoet", is written over a horizontal line.

B. Dollevoet, Development Services Manager

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 (C3) to Residential Two Family (Duplex) (RS3).

READ A FIRST AND SECOND TIME this 20th day of July, 2017.

PUBLIC HEARING held on this 17th day of August, 2017.

READ A THIRD TIME, AS AMENDED, this 17th day of August, 2017.

Approved pursuant to Section 52(3) of the Transportation Act this 22nd day of August, 2017.

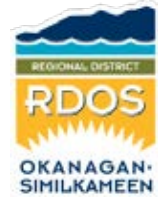
ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

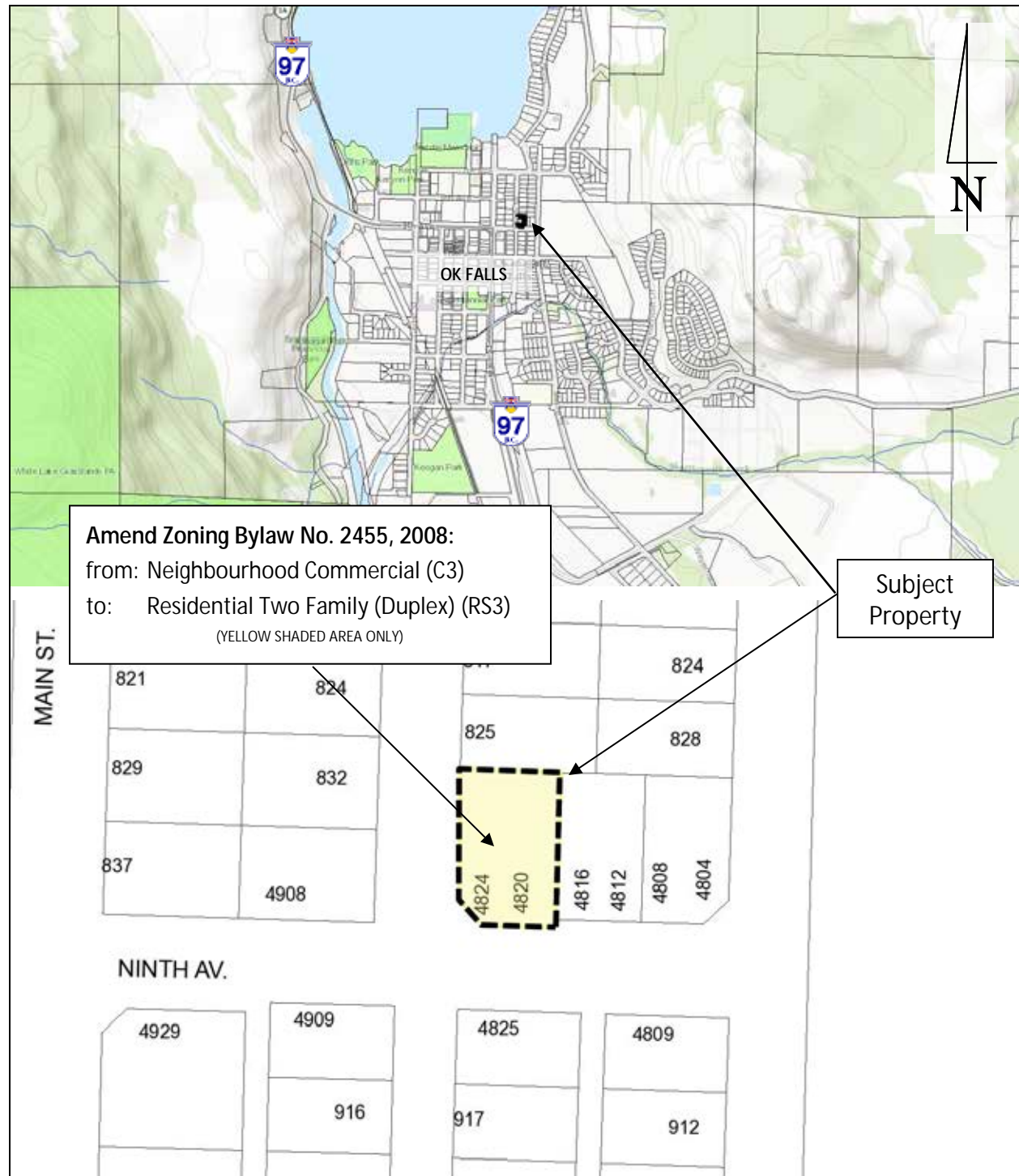
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.29, 2017

Project No: D2017.090-ZONE

Schedule 'A'



TO: Regional Board of Directors

FROM: Chair Karla Kozakevich

DATE: August 17, 2017

RE: Public Hearing Report on Amendment Bylaw No 2455.29 2017

Purpose of Bylaw:

The purpose of the Amendment Bylaw No. 2455.29, 2017 is to amend Zoning Bylaw No. 2455, 2008, on the subject property described as Lot 1, Plan KAP26499, District Lot 374, SDYD from Neighbourhood Commercial (C1) to Residential Two Family (Duplex) (RS3).

The purpose of Amendment Bylaw No. 2455.29, 2017 is to allow for the development of the site to a duplex or single detached dwelling unit.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2455.29, 2017, was convened on Thursday, August 17, 2017, at 9:01 a.m. at the RDOS Board Room, 101 Martin Street.

There were no members of the public present.

Present

Chair Karla Kozakevich
Director George Bush
Director Frank Armitage
Director Tom Siddon
Director Sue McKortoff
Director Toni Boot
Director Mark Pendergraft
Director Terry Schafer
Director Ron Hovanes
Director Judy Sentes
Director Andre Martin
Director Peter Waterman
Director Helena Konanz
Director Manfred Bauer

Representing

RDOS, Electoral Area 'E'
RDOS, Village of Keremeos
RDOS, Town of Princeton
RDOS, Electoral Area 'D'
RDOS, Town of Osoyoos
RDOS, District of Summerland
RDOS, Electoral Area 'A'
RDOS, Electoral Area 'C'
RDOS, Town of Oliver
RDOS, City of Penticton
RDOS, City of Penticton
RDOS, District of Summerland
RDOS, City of Penticton
RDOS, Village of Keremeos

Members of the Regional District staff present were:

- Bill Newell, Chief Administrative Officer
- Christopher Garrish, Planning Supervisor

· Lauri Feindell, Recording Secretary

Chair Kozakevich called the Public Hearing to order at 9:01 a.m. at the RDOS Board Room, 101 Martin Street, pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Bylaw No.2455.29, 2017.

In accordance with Section 466, the time and place of the public hearing was advertised in the August 4th and August 11th editions of the Penticton Western.

Copies of reports and correspondence received related to Bylaw No. 2455.29, 2017 were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There were no written briefs submitted at the public hearing.

Chair Kozakevich called a first time for briefs and comments from the floor and noted that a binder is available which includes all written comments received to date and anyone wishing to review the comments could do so.

C. Garrish, Planning Supervisor, outlined the proposed bylaw.

Chair Kozakevich asked if anyone wished to speak to the proposed bylaw.

Chair Kozakevich asked a second time if there was anyone who wished to speak further to the proposed bylaw.

Chair Kozakevich asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at 9:05 a.m.

Recorded by:

Lauri Feindell

Lauri Feindell
Recording Secretary

Confirmed:

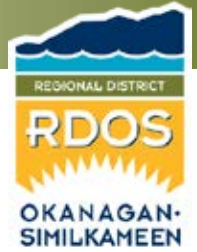


Christopher Garrish
Planning Supervisor

Confirmed:

Karla Kozakevich

Karla Kozakevich
Chair



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Zoning Bylaw Amendment – Electoral Area “G”

Administrative Recommendation:

THAT Bylaw No. 2462.03, 2017, Electoral Area “G” 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 delegated to Director Christensen or delegate;

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

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 an accessory dwelling unit as part of a new garage.

Owners: Robert & Kelly Sanders Agent: N/A Folio: G-06900.118

Civic: 2804 Liddicoat Road Legal: Lot R, Plan KAP92023, Section 30, Township 52, SDYD

Zone: Resource Area (RA) Proposed Zoning: Resource Area Site Specific (RAs)

Proposed Development:

This application is seeking to allow for the development of an accessory dwelling that will comprise a floor area of approximately 250 m² over two floors within a proposed garage currently being constructed on the subject property.

In order to allow for this, it is being proposed to amend the zoning of the property from Resource Area (RA) to Resource Area Site Specific (RAs), with the site specific regulation allowing an accessory dwelling on a parcel less than 12.0 ha in area

In support of the rezoning, the applicant has stated that they are seeking approval “to have a home on [their] property for [their] parents to retire onto and still have their independence. Property is not viable for farming and is mostly bare native land.”

Site Context:

The subject property is approximately 4.1 ha in area and is situated on the east side of Liddicoat Road approximately 3.5 km north of the Village of Keremeos. The property is currently comprised of a single detached dwelling and a partially constructed accessory structure (i.e. garage).

The surrounding pattern of development is generally characterised by undeveloped ranching and grazing lands to the north and east, agricultural lands to the west and undeveloped rural-residential parcels to the south.

Background:

It is understood that the Regional District Board, at its meeting of July 22, 1980, adopted an amendment bylaw (No. 564) which extended the (then) Forestry-Grazing (F-G) zone to an approximately 145 ha parcel adjacent to Liddicoat Road.

The purpose of the zoning was to ensure that the subdivision of the property would not result in parcels less than 4.0 ha (10 acres) in area by the (then) owner; Sparkford Estates Limited.

This property would not, however, be subdivided until May 2, 2011, when a plan of subdivision was deposited with the Land Title Office in Kamloops, thereby creating the subject property, and is currently comprised of a single detached dwelling with a floor area of approximately 345 m².

Under the Electoral Area "G" Zoning Bylaw No. 2462, 2008, the property is currently zoned Resource Area (RA), which permits one (1) accessory dwelling unit for every 4.0 ha land on parcels greater than 8.0 ha in area (i.e. to qualify for an accessory dwelling, a parcel would need to be 12.0 ha in area).

As the subject property is only 4.1 ha in area, it is not currently entitled to an accessory dwelling unit, hence the current bylaw amendment (rezoning) application.

In May of 2017, it came to the Regional District's attention that an accessory dwelling was being constructed on the subject property. The property owner was advised that this was not permitted by the RA Zone and that the structure could not be used for habitable purposes.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required as the proposal is within beyond 800 metres of a controlled area.

Referral comments on this proposal have been received from Fortis BC (Electric), Agricultural Land Commission (ALC) and the Interior Health Authority (IHA) and these are included as a separate item on the Board Agenda.

Public Process:

At its meeting of August 16, 2017, the Electoral Area "G" Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be approved.

A Public Information Meeting was held ahead of the APC meeting on August 16, 2017, and was attended by approximately 10 members of the public as well as various members of the APC. Referral comments received from members of the public are included as a separate item on the Board Agenda.

Analysis:

In considering this proposal, Administration is aware that the Electoral Area "G" Zoning Bylaw has not been subjected to a comprehensive review since its adoption in 1977 and, as a result, the zonings contained within this bylaw do not reflect some of the directions that the Regional District Board has taken in the other Electoral Areas.

For instance, starting with the comprehensive review of the Electoral Area "C" (Rural Oliver) land use bylaws in 2002, the Regional District has generally applied a policy of introducing "secondary suites" as a permitted secondary use in the Rural (i.e. RA, AG, LH and SH) and Low Density Residential (i.e. RS1, RS2, etc.) zones.

This is because "secondary suites" are seen to be an effective way in which to address affordable and rental housing objectives within a community. While the SH Zone introduced to Electoral Area "G" in 2005 allows for secondary suites, the RA Zone does not.

Similarly, accessory dwellings (which can also take the form of "carriage houses") are also seen to be a way in which to meet affordable housing objectives and to also allow for "aging in place" and the Regional District has been expanding the range of zones in which these are permitted.

Accordingly, the newer Large Holdings One (LH1) Zones in the Okanagan Electoral Areas – which are equivalent to the RA Zone in Electoral Area "G" – generally allow for an accessory dwelling on parcels greater than 4.0 ha in area (subject to floor area restrictions).

It is also noted that the proposed dwelling is to be serviced by a Type 1 septic system that has already been designed for the site and registered with Interior Health Authority.

Administration recognises that a concern raised at the public information meeting held in relation to this proposal involved the quantity and quality of water available at this site. A condition of the Preliminary Layout Approval (PLA) issued by the Provincial Approving Officer on April 20, 2006, was:

provision of proof of a potable water source of water for the proposed lots, including written confirmation of approval from the Interior Health Authority with respect to compliance with all current drinking water quality standards.

Based upon well logs submitted in support of the subdivision, the subject property was provided with a 79.25 metre (260 foot) well capable of yielding 6.5 US gallons per minute. With regard to water quality, it is assumed (as the subdivision was approved) that the proponent satisfied the relevant drinking water quality standards.

Conversely, Administration recognises that concerns regarding previous proposals to develop this area in 1980 prompted the Regional District to introduce zoning to limit density, including the number of accessory dwellings, adjacent property owners have raised concerns about the impact on neighbourhood character by allowing accessory dwellings on parcel less than 12.0 ha in area (i.e. concerns about water & traffic issues, and the size of the accessory dwelling), and that other options are available to the property owner (i.e. building additional floor area as part of the principal dwelling unit).

Nevertheless, given Administration's previous support for expanding the range of secondary suites and accessory dwelling units in the other Electoral Areas, the applicant's request is not seen to be unreasonable.

Alternatives:

- .1 THAT Bylaw No. 2462.03, 2017, Electoral Area "G" Zoning Amendment Bylaw be denied; OR
- .2 THAT Bylaw No. 2462.03, 2017, Electoral Area "G" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of October 5, 2017;

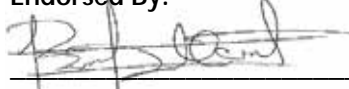
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Respectfully submitted:



C. Garrish, Planning Supervisor

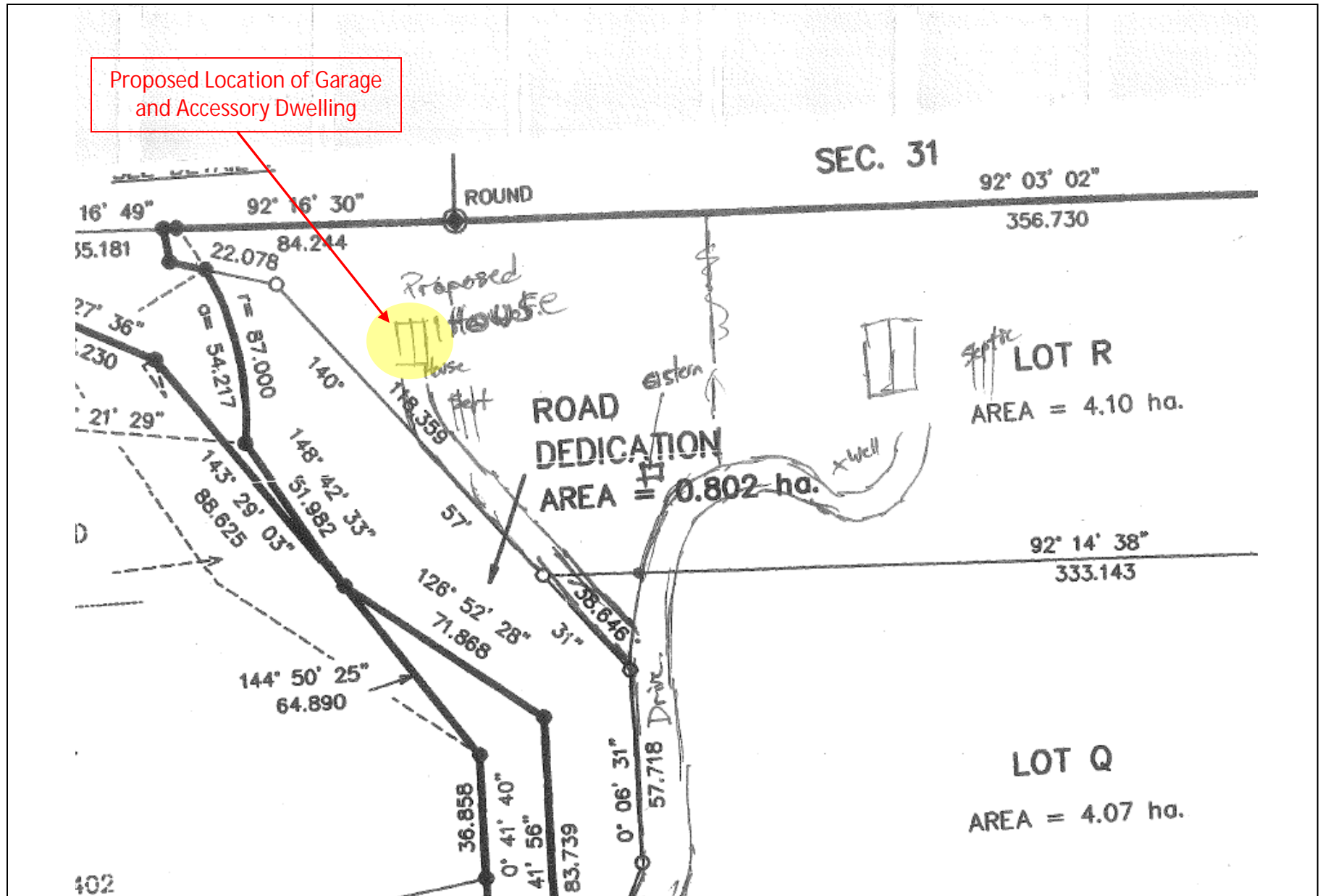
Endorsed By:



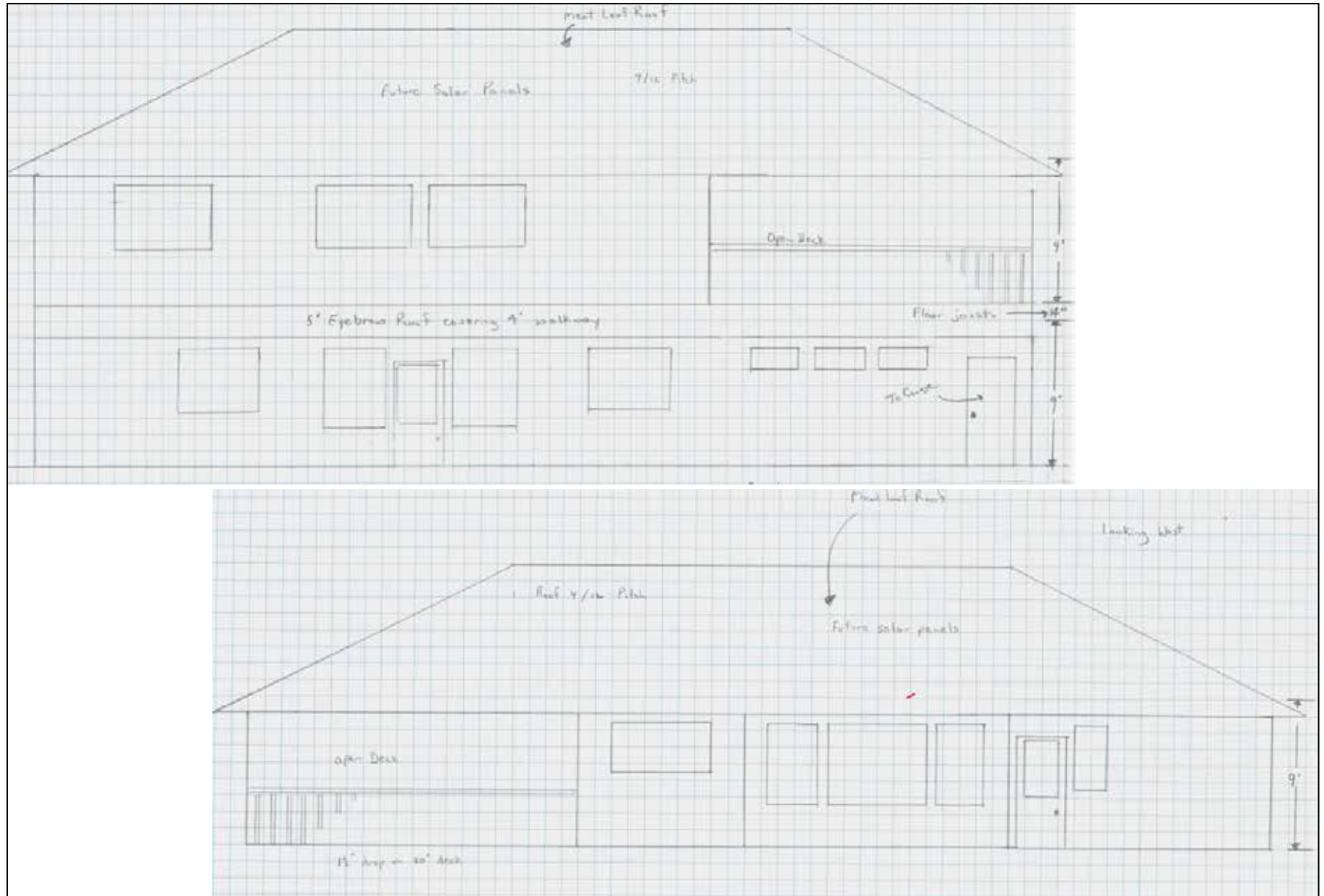
B. Dollevoet, Development Services Manager

Attachments: No. 1 – Applicant's Site Plan
No. 2 – Applicant's Elevations
No. 3 – Applicant's Floor Plan
No. 4 – Site Photo

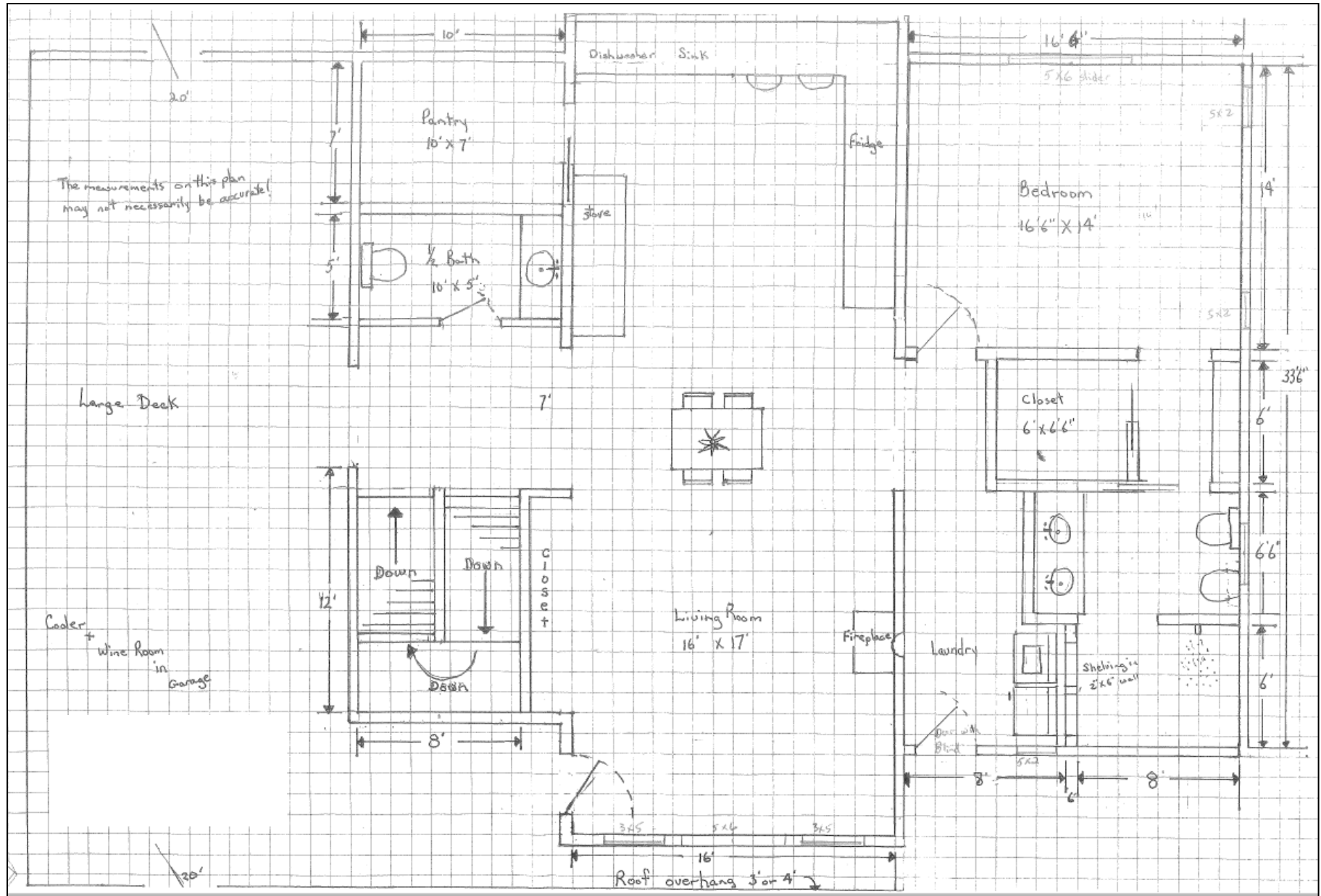
Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Applicant's Elevations



Attachment No. 3 – Applicant's Floor Plan



Attachment No. 4 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

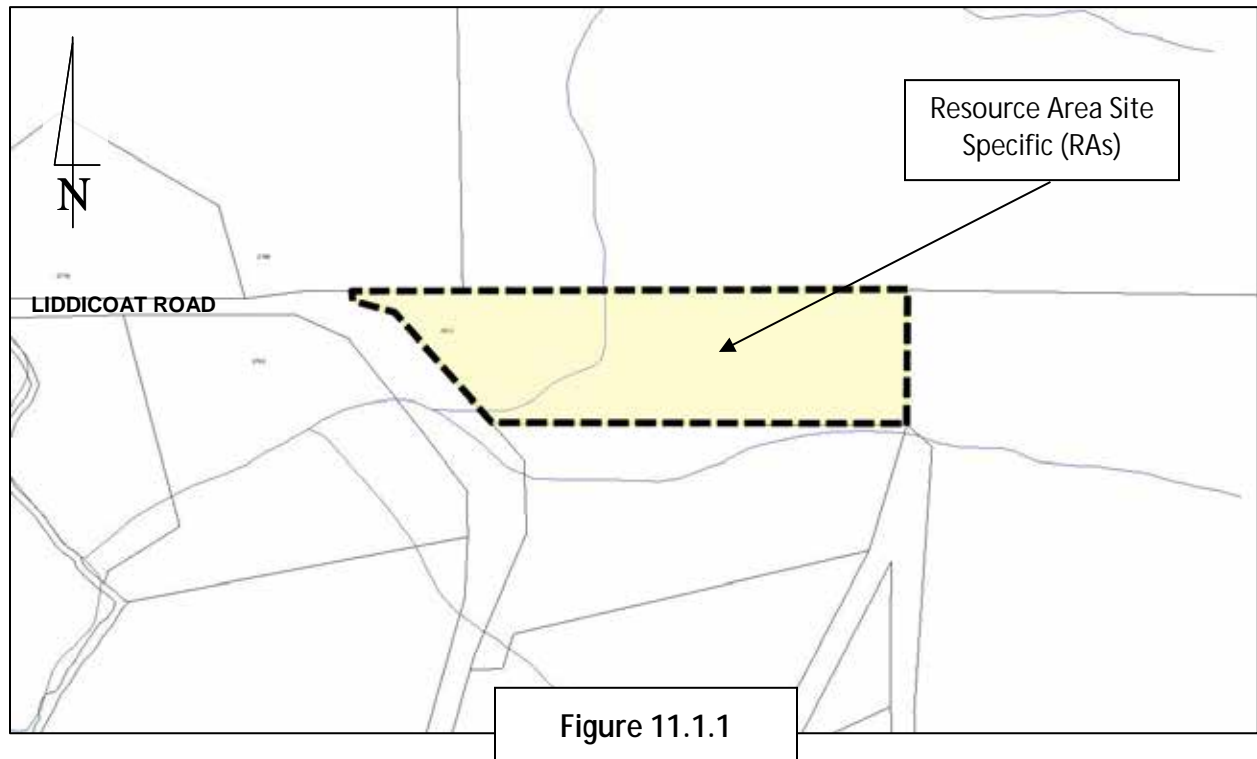
BYLAW NO. 2462.03, 2017

A Bylaw to amend the Electoral Area "G" Zoning Bylaw No. 2462, 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 "G" Zoning Amendment Bylaw No. 2462.03, 2017."
2. The Zoning Map, being Schedule '2' of the Electoral Area "G" Zoning Bylaw No. 2462, 2008, is amended by changing the land use designation of the land described as Lot R, Plan KAP92023, Section 30, Township 52, SDYD, and as shown shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Resource Area (RA) to Resource Area Site Specific (RAs).
3. The Electoral Area "G" Zoning Bylaw No. 2462, 2008, is amended by:
 - i) Replacing Section 11.1.1 (Site Specific Resource Area Provisions) Section 11.0 (Site Specific Designations) to read as follows:
 - .1 in the case of land described as Lot R, Plan KAP92023, Section 30, Township 52, SDYD, and shown shaded yellow on Figure 11.1.1:
 - a) the following use shall be permitted on the land in addition to the permitted uses listed in Section 10.1.2:
 - i) "accessory dwelling", which is defined as meaning 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.
 - b) despite Section 10.1.6(b), the maximum number of accessory dwelling units permitted per parcel shall not exceed one (1).

- c) No accessory dwelling shall have a floor area greater than 250.0 m².



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

PUBLIC HEARING held on this ____ day of _____, 2017.

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

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017" as read a Third time by the Regional Board on this ____ day of ____, 2017.

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

Corporate Officer

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

For the Minister of Transportation & Infrastructure

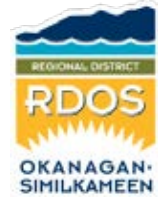
ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

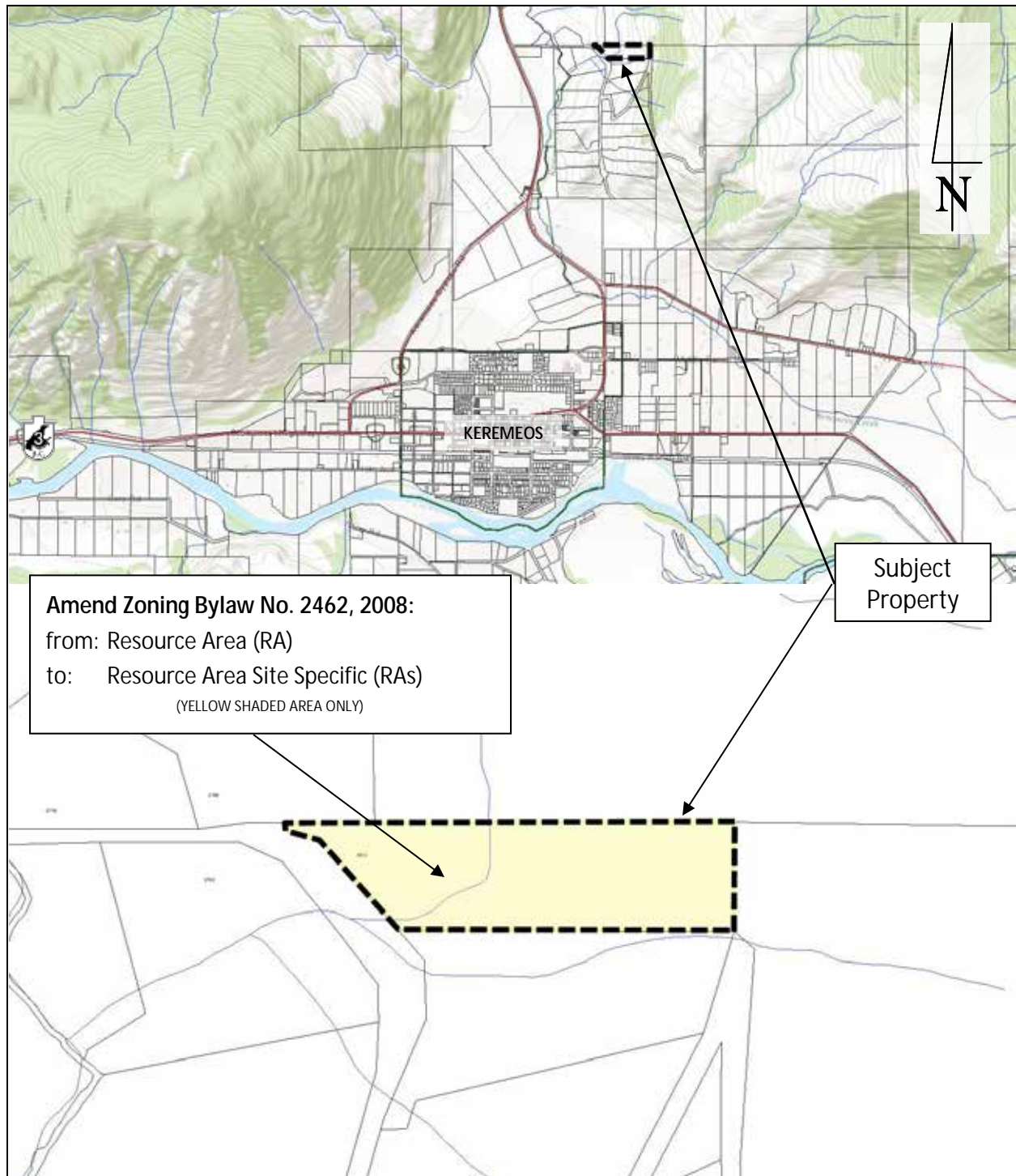
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2462.03, 2017

Project No: G2017.105-ZONE

Schedule 'A'



Lauri Feindell

From: JAN TEBRINKE -
Sent: August 26, 2017 9:12 AM
To: Planning
Subject: Feedback Form File No. G2017.105-ZONE

Re: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03,2017
2804 Liddicoat Road

Yes, we do support the proposed development.

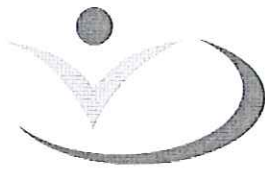
Yes, we are in favor of homes being built on this type of terrain as compared to homes being built on the fertile, bottom land.

Also, we are in favor of building due to the lack of housing in our local area.

Thank You..

Henry & Jan TeBrinke
2022 Wooden Road
Cawston, B.C. V0X 1C1





Interior Health
Every person matters

July 20, 2017

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

<mailto:planning@rdos.bc.ca>

Dear Mr. Garrish:

RE: File #: G2017.105-ZONE
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



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: August 16, 2017 4:29 PM
To: Planning
Subject: Liddicoat Rd, 2804 RDOS (G2017.104-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Liddicoat Road and within the boundary of the subject property. The existing infrastructure on the proposed lots should be protected by appropriate land rights in order to ensure proper delivery and maintenance of the service. The applicant is responsible for costs associated with changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

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

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

<http://www.fortisbc.com/InstallGuide>

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

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

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

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

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

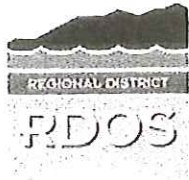
Best Regards,

*Steven Danielson,
Contract Land Agent for:*

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

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





OKANAGAN
SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM:

Name:

TERRY COCHRANE

(please print)

Street Address: _____

Tel/Email: _____

RE:

**Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road**

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

Written submissions received from this information meeting will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2462.03.

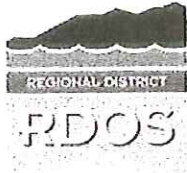
we need more housing, it's time to make Keremose

Terry Cochrane

Feedback Forms must be completed and returned to the Regional District
no later than **Monday August 25, 2017**

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SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Heather Hibbs

(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

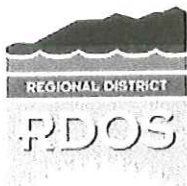
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town of Keremeos needs
more housing

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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

KEN WILLMS

(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☒ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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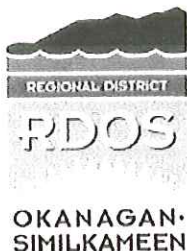
NOT FAIR ALL OTHER LOTS APPROVED IN AREA.

ACRES MENTIONED NOT IN TOWN.

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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Bill Hettrick

(please print)

Street Address: _____

Tel/Email: /

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

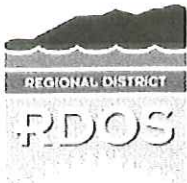
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Regional District Board prior to 1st reading of Amendment Bylaw No. 2462.03.

why would you Refuse more Tax money
ITS family property Let IT go Ahead

Feedback Forms must be completed and returned to the Regional District
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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

RONALD FERGUSON
(please print)

Street Address: 7

1's Ave

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

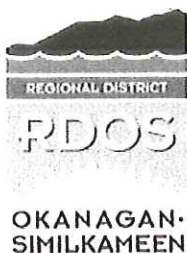
Written submissions received from this information meeting will be considered by the
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Let it develop It means more tax Dollars
and provides a home for people

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** G2017.105-ZONE

FROM: Name: Kirsten Steele
(please print)

Street Address: 10 CAWSTON

Tel/Email: 2

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☐ I do support the proposed development.
- ☒ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

Written submissions received from this information meeting will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2462.03.

We need more housing for the community
at this point it's easier to move out
of town then to find a home within
Keremeos, Cawston, Ocala

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RDOS

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

JOAN LIDDICOAT
(please print)

Liddicoat

Street Address:

Tel/Email:

7

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☐ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☒ I do not support the proposed development.

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Please accept the enclosed letter attached.

1) Water issues (drinking + irrigation - none & fire hazard)

2) Monster house - not a "carriage house" - poor design, excessively large for seniors needs - invasive sitting on lot

3) sets precedent for future development if allowed to proceed

Feedback Forms must be completed and returned to the Regional District

owner no later than Monday August 25, 2017 to check bylaws prior to building.

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From: Joan Liddicoat
Date: August 16, 2017 at 1:27:57 PM EDT
To: Joan LIDDICOAT
Subject: Zoning

To Members of the Advisory Planning Commission.
Re: Zoning Bylaw Amendment -Electoral G
Folio: G-06900.118
Owners: Robert and Kelly Sanders
2804 Liddicoat Road
Zone: Resource Area (RA)
Legal: Lot R, Plan KAP92023, Section 30, Township 52, SDYD
Proposed Zoning: Resource Area Site Specific (RAs)

Dear Members,

Having reviewed all of the information provided, I request that the APC recommends to the RDOS Board of Directors that the subject development application be DENIED.

The rationale for my opinion is as follows:

1. The application is not only incomplete but it is also misleading.

The application is missing the North and South elevations, missing the floor plan for the lower level which appears to consist of a large garage (640 sq ft) and ground floor area (1700 sq ft). Will this be a part of the upstairs living area, or will it be a rental space? Will it be used for business purposes such as Airbnb etc? This lower level has already been plumbed and framed with foundation work complete when the project was ceased. Calculating an UPPER level consists of over 1700 sq ft and a LOWER level of over 1700 sq ft and a total of 3500 sq. ft. This Far ExCEEDS even the proposed new zoning bylaw (190 sq m or 2045sq ft). *340 m²*

2. I question the applicants rationale for use?

The principle residence is a large 3 storey building with a large built in garage. Would it not be large enough to accommodate elderly parents who usually want to downsize, have a smaller living space on one level without stairs and they would be in close proximity for help. The proposed development fits none of these criteria. Most zoning requirements for secondary suites or carriage houses are significantly smaller. According to the Penticton regulations. A carriage house in a rural area are limited to 150 sq m and are located at the rear of the property of the principle residence and vehicular access is on a lane way. Building height is 7 m.

Why is such a large structure with a separate roadway and with it's own separate garage for what appears to be for 3 cars considered and acceptable comparison to a secondary suite or a carriage house?

3. Finally, why would a planning department encourage that this project move forward to completion when even when complete it would not comply with any new zoning? Why approve an application which is not only incomplete but highly flawed? What president is set by allowing This application?



4. Concerns re :services etc

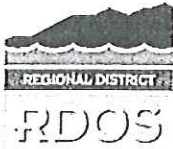
This property has serious issues regarding ^{water}ware quality (high iron content) and water availability.

During storms we have had serious problems with water runoff down Liddicoat Road. There is an excessive amount of traffic currently and very few lots in the subdivision have been developed over the past 10 years. Many drivers speed and drive recklessly at all times of the day and night.

I believe any development proposals should protect the natural habitat of grassland and wildlife habitat, and be based on thoughtful design principles and be smaller in scale (to reduce environmental impact). Any project approved sets the stage for future developments. Therefore I believe any zoning changes must have a good planning from the start. This proposal will only magnify current problems.

Respectfully submitted.
Joan Liddicoat

Were any geotech studies
water quality tests
well water pressure
septic tank. } evidence of
completion &
level



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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

MAY LIDDICOAT
ART LIDDICOAT (Please print)

Street Address:

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☐ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☒ I do not support the proposed development.

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What bothers me is:

- i) people (neighbours) thought they could proceed with this large development without us saying anything
- ii) the appearance - design is visually ugly
- iii) water issue (lack of drinking + irrigation) - potential fire hazard & not healthy for seniors.
- iv) excessive traffic will only increase (no of cars no speed limit, threat to children & pets for those living here)
- v) if this is allowed it sets a precedent for all the rest of the lot (20 lots)!!

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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

FRANK KENNEDY
(please print)

Street Address: _____

N Keremeos, BC

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

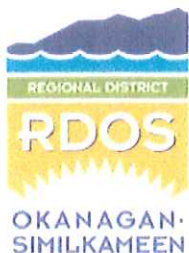
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WE WOULD LIKE TO SEE MORE GROWTH IN THIS
AREA. THIS PROPERTY CERTAINLY LEANS ITSELF
TO THIS IDEA.

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Terese Cleminson

(please print)

Street Address:

Tel/Email:

net

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



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I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

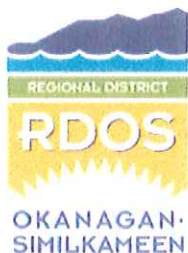
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*- Housing & farm & rental property needs to
be developed here.*

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

DAVID C. BUCK
(please print)

Street Address:

LIDICOAT RD, KEREMEOS

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☐ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.
- ☒ I have no objections to the proposed development.

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

ART & ELSIE FRIESEN

(please print)

Street Address:

PIN CUSHION TRAIL, KEREMEOS

Tel/Email:

RE:

Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.

2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

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We have no objection to a second dwelling on this 10 acre property. A parking lot was constructed and donated for bikes, horseback riders, ATV's etc. The family objection to traffic have always parked, pickup along Liddicoat Road and restricted the flow of traffic. Since the road on the subdivision was constructed & paved many Keremeos people come up to enjoy the view and walk their dogs. There is lots of room for many more homes and the people too.

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Even more affordable housing options coming

Tara Bowie
Review Staff

A new manufactured home park is one step closer to being built in Keremeos, which will be a help to the stressed housing market in the area.

Keremeos council approved a variance permit for an 11-lot park on Middle Bench Road at the most recent council meeting.

Dave Tribe owner of the park said that he hopes development will start this fall and lots sold soon after.

"I'm attempting to get more affordable housing from what we're seeing up on the bench," he said to council during a brief overview of the project.

Tribe said he was still working out what rental pad costs might be but that he was focussed on supplying

more housing options to people in the Lower Similkameen.

Affordable housing is a hot topic throughout the Similkameen and out in the South Okanagan and other areas of the province.

Sarah Martin, executive director for the Lower Similkameen Community Services Society said housing is needed for all ages.

The LSCSS is in the midst of a 24-unit affordable housing project that is geared towards seniors.

Work is underway to award the tender for the project in the coming weeks.

Although the project will help provide affordable housing to some elderly people in the population there is always more need, Martin said.

She specifically noted that there is a growing

need for family and non-senior housing in the community.

"There's a definite need here for housing. All of these kinds of projects can offer housing in ways that we can't and by having them we can actually get some of the people off the waiting lists. That's something we are very happy about because as we're working towards getting these units done we're thinking 'what are these people doing in the meantime,'" she said.

The old taxidermy/hotel has been repurposed over the spring and summer to offer several different living options from single occupancy to two

and three bedroom apartments.

The rents are affordable starting at around \$500 a month and increasing with the size of space rented.

"We've sent people there and it's again such a relief that they've been able to find housing," she said.

Martin said the housing and rental crunch is so dire in the community that she has staff that is unable to move to the area because they can't find a home to rent.

"There is no rental market here right now. It's concerning to think what people are doing to manage their way through this," she said.

**FOR BREAKING
NEWS 24/7
FOLLOW US ON**



@KEREMEOSNEWS

**BUS & RV
PARKING**

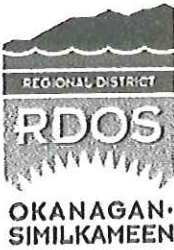
Cawston
Country Farm
Locally Grown
1918 Hwy 3

- Freestone Peaches • Nectarines
- Apricots • Corn • Cherries
- Transparent Apples • Prune Plums
- Garlic • Peppers • Tomatoes
- Cucumbers • Zucchini

1918, Hwy 3 Cawston
Fruitstand: 250-499-2777
Cell: 250-499-0421



AUG 22 2017



Feedback Form

101 Martin Street
Penticton BC V2A 5J9

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

SANDRA LIDDICOAT

(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

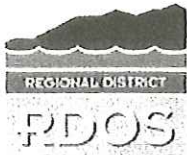
My comments / concerns are:

- ☐ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☒ I do not support the proposed development.

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1. Is this setting a precedent for the rest of the 19 lots, so there could be up to 40 homes allowed? _____
2. Water- Is there enough water to supply 2 homes the required amount? Which is 1 ½ to 2 gallons minimum per minute for each dwelling. If not, is he hauling water and where from? How long is he going to use the highways truck to haul water to his and this property? _____
3. Size-The size is larger than the draft stating no greater area than 190.0m² _____
4. The owner knew the land had zoning before he started to build, how it could be developed, and the usage. _____
5. Are we promoting people to just go ahead and build, ignoring the zoning by laws? Then apply for rezoning?! _____





OKANAGAN-
SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Beverly Remizova
(please print)

Street Add _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Rick Thompson

(please print)

Street Address:

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

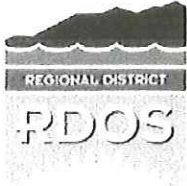
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Regional District Board prior to 1st reading of Amendment Bylaw No. 2462.03.

Times are tough. We all could use a mortgage
helper and there is nothing for rent in the area. We have
a massive housing crisis in BC. Kermecos, especially the
rural areas have plenty of room for an extra coop house
or two.

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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Natasha Thompson
(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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There is not enough housing in the area already.
Building a second dwelling on 4.1 hectares will
provide housing to the applicant's parents without
any negative impact on the surrounding "rural"
area. They already have their own self-contained
septic and water systems so will not be taxing
the neighbourhoods resources.

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

CLIFF NYLUND

(please print)

Street Address

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



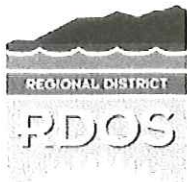
I do not support the proposed development.

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

GARY SANDERS

(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

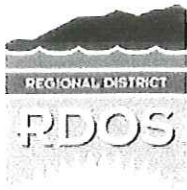
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GIVE MORE TAX DOLLARS TO RDOS

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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** G2017.105-ZONE

FROM: Name:

Mary Ann Proctor
(please print)

Street Address

Keremeas BC

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



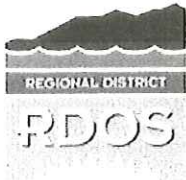
I do not support the proposed development.

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TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Lisa Kuster
(please print)

Street Address:

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

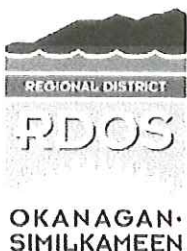
My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

SUSAN CHAPPLE

(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

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TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Shelly Clark

(please print)

Street Address:

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



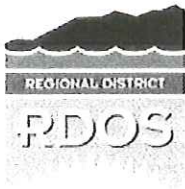
I do not support the proposed development.

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TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Robert Proctor
(please print)

Street Address:

205

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



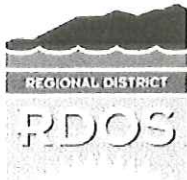
I do not support the proposed development.

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

MARY ANN + JOSEPH LUCICH

(please print)

Street Address:

Tel/Email:

1/2 PREMEOS
BC
VOX-1N3

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



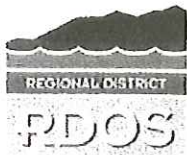
I do not support the proposed development.

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TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Howard Van Lerven

(please print)

Street Address

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



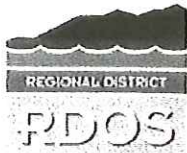
I do not support the proposed development.

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

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SIMILKAMEEN

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

MARKEL DIXON
(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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WE NEED HOUSING

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** G2017.105-ZONE

FROM: Name: Daryn Sheppard
(please print)

Street Address _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

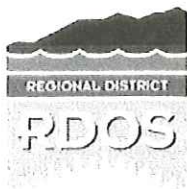
- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** G2017.105-ZONE

FROM: Name: Georgianne Sanders
(please print)

Street Address:

Tel/Email: 10X/NO

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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Like many areas in B.C. in Keremeos has a shortage of homes for rent.
We need housing but we need low income homes for our elderly.
We elderly need a loving family close by to protect and help us
allowing us independence but securely. By allowing us homes we
can afford, it will save the government thousand of dollars
by keeping us out of the system.
This property and the surrounding lots are ideal as the
land is very unproductive. This type of land is where houses
should be built in my opinion. Off agricultural land. hand

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no later than Monday August 25, 2017

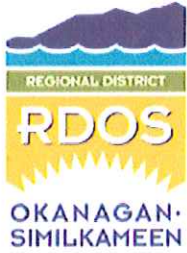
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where agricultural produce can be used to produce products for our community and Canadians.

I'm hoping this proposed development goes through soon before it becomes cold and the RDOS continues to improve the zoning making it possible for land owners to subdivide which will help families to afford ~~an~~ new housing area.





Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

John Sanders

(please print)

Street Address: _

Keremeos BC. Vox No

Tel/Email: _

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

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As we collected all these feedback forms the 1st
remark was "there's no rentals in our area". The second remark
was the land is unproductive so this is where homes should
be built and the third remark was they would also want
to look after their parents or be around their children
but also have their privacy but feel secure that their
children or parents are close and able to be looked
after.

I agree!

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Feedback Form

Regional District of Okanagan Similkameen

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name: LAURA + RAE LANGILLE
(please print)

Street Address:

VOX IN3

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

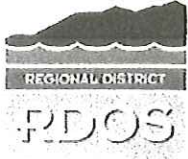
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- ☐ I do support the proposed development, subject to the comments listed below.
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101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

PAT GOOD

(please print)

Street Address:

BC

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

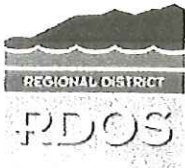
Written submissions received from this information meeting will be considered by the
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I feel there should be no reason why
this proposal is not accepted.
- The land is not used for agriculture
purposes.

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no later than Monday August 25, 2017

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Feedback Form

Regional District of Okanagan Similkameen

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

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

OKANAGAN-
SIMILKAMEEN

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Vera Roberts

(please print)

Street Address:

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



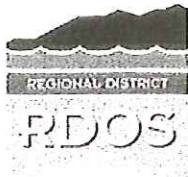
I do not support the proposed development.

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** G2017.105-ZONE

FROM: Name: Franki Needham
(please print)

Street Address:

24 BC

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☐ I do support the proposed development.
- ☒ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

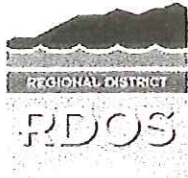
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Shortage of Housing. Lack of Elderly
housing.

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Robert Adams

(please print)

Street Address:

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

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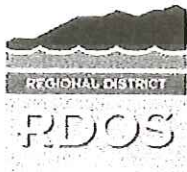
Keremeos is short of housing

Robert Adams

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** G2017.105-ZONE

FROM: Name: Chris Adams
(please print)

Street Address: 95

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
☐ I do support the proposed development, subject to the comments listed below.
☐ I do not support the proposed development.

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Regional District Board prior to 1st reading of Amendment Bylaw No. 2462.03.

there is a shortage of housing in Keremes

Chris Adams

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

MIKE JOHNSON

(please print)

Street Address:

OSLOW B.C.

Tel/Email:

com

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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A simple home on family property
shouldn't be a big DEAL.

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Brenda Hug
(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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FAMILY SUPPORTING FAMILY, AND CARING
FOR RETIRED PARENTS, IS A HUGE SUPPORT
FROM ME. BEING CLOSE TO FAMILY, AND
HAVING A BIG ENOUGH HOUSE FOR FUTURE
LIVE IN HELP, IS A GREAT IDEA. AS OUR
TOWN HAS LESS AND LESS ROOM FOR OUR
ELDERLY.

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Robert Bolton

(please print)

Street Address: _____

nos, BC. Vox/No

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

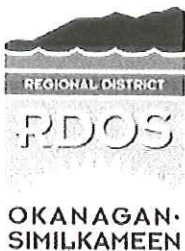
Written submissions received from this information meeting will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2462.03.

*Families living together should always be
allowed to build more than one reasonable home
on 10 acres or even smaller in a progressive
community like Keremeos.*

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TO: Regional District of Okanagan Similkameen **FILE NO.:** G2017.105-ZONE

FROM: Name: Willy Boorman

Street Address: 2 CH

Tel/Email: will com

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

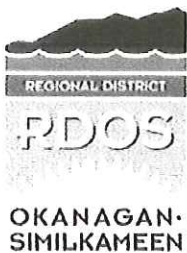
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if you own it you have rights too

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Liza Needham

(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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We are lacking housing in this town -
progress is good. Also no one should
have a right to say elderly must
live with a relative or have a certain
size home - or style.

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Bailey Baxter

(please print)

Street Address: <

Keremeos BC

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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It's their property! they should be allowed
to build whatever they want on their property.
I know the Sanders personally, their family is
HUGE they need a big house.

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Murray Williams

(please print)

Street Address:

8

Tel/Email:

m.

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

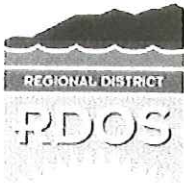
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We need Development in This Town. More
Housing is a Necessity in this Town. I know
The family They are Large and need The Home.

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Dan McKay
(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

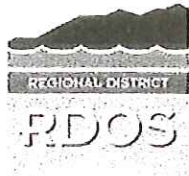
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important to stay busy
& mind your own business

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

BOB BISHOP

(please print)

Street Address: _

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:



I do support the proposed development.



I do support the proposed development, subject to the comments listed below.



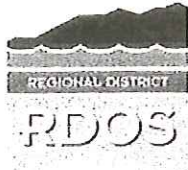
I do not support the proposed development.

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** G2017.105-ZONE

FROM: Name: Eric Adbolt
(please print)

Street Address: +

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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WE NEED MORE HOMES -
- Housing Crisis
- NO ONE IS DOING NOTHING WITH
HAT Hill

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

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Ryan W. King

(please print)

Street Address:

rd. Kamees

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

- ☒ I do support the proposed development.
- ☐ I do support the proposed development, subject to the comments listed below.
- ☐ I do not support the proposed development.

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you I support if there is
a housing crisis and they can have
the day to date bill if they want

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ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Campbell Mountain Landfill Environmental Upgrades Tender Award

Administrative Recommendation:

THAT the Board of Directors receive the August 29, 2017 tender evaluation report for award of the “Campbell Mountain Landfill Environmental Upgrades” tender from Sperling Hansen Associates; and

THAT the Regional District award the “Campbell Mountain Landfill Environmental Upgrades” project to Green Leaf Enterprises Ltd. O/A O.K. Excavating in the amount of \$1,578,977.28 plus applicable taxes; and

THAT the Regional District approve a contingency for the construction in the amount of \$235,000.

Purpose:

To approve the award of construction to a contractor to complete the drainage diversion system and collection pond at the Campbell Mountain Landfill.

Reference:

In accordance with the Purchasing and Sales Policy, the Regional District Board of Directors shall approve all purchases over \$50,000.

Recommendation letter dated August 29, 2017 from Sperling Hansen Associates.

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:

The Campbell Mountain Landfill designs for the drainage diversion system were completed and an Invitation to Tender was released for construction of these works. The physical works will include installation of various pipe to collect and transport water away from the buried refuse as well as the

collection pond. The collection pond will be used to collect drainage water as well as the leachate from the extraction system.

The leachate extraction system is not part of the work to be completed in this tender. One main leachate extraction well is in place and will be put into service once the collection pond is constructed. The extraction well will then operate over several months pulling leachate from the ground. After the initial operation period, the additional leachate extraction well locations and any necessary piping network will be constructed. It is important to determine the impacts on the underground flow of leachate from the diversion of the drainage water on the site prior to completion of the leachate collection system.

The tender package for the construction of the drainage system and collection pond closed on August 28, 2017.

Analysis:

Three tender packages were received by the Closing Time on August 28, 2017. All three tenderers had attended the mandatory site meeting as required so their tenders were opened. The following table provides the contractor names and total tender price provided without GST included.

Tender Result Summary

Tenderer	Bid Price Provided
Green Leaf Enterprises Ltd. O/A O.K. Excavating	\$ 1,578,977.28
Cantex-Okanagan Construction Ltd.	\$ 1,616,393.68
Enviro-Ex Contracting Ltd.	\$ 2,760,275.15

The lowest two bid prices are consistent with the engineer's estimate for these works.

Sperling Hansen Associates completed a review of the submitted tenders and provided a letter of recommendation for award to the lowest compliant bid. The recommended contractor for completion of the work at Campbell Mountain Landfill is O.K. Excavating, a division of Green Leaf Enterprises Ltd.

Funding:

The 2017 budget included allocation to the Capital expenditures for the complete drainage system, collection pond and leachate collection system for \$2.24 Million. The amount recommended for award is consistent with the total funding requirements expected as is within the available budget.

The funds for this work on construction of the drainage system and collection pond were budgeted from the Capital Reserve and the Closure Reserve

The following is a summary of the current reserves available for Campbell Mountain Landfill.

Fund Name	Balance at end of 2016	Budgeted 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	-

Description of each Reserve Type

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

In 2017, about \$2.24 M was estimated for the full drainage and leachate system design and construction as well as the biocover pilot study. At the present time, the additional costs encountered during design, and approved by the Board at a previous meeting, 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.

Communication Strategy:

A Notice of Award letter will be prepared for the Contractor after the approval by the Board is received. Additionally, notification newsletters will be provided to the residents living in the area of the upcoming construction works and information on what the purpose of the work is.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineer



SPERLING HANSEN ASSOCIATES

- Landfill Engineering
- Solid Waste Planning
- Environmental Monitoring
- Landfill Fire Control

August 29th, 2017

PRJ15061

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

Attention: Liisa Bloomfield.
Engineering Supervisor

Dear Ms. Bloomfield,

Re: Campbell Mountain Landfill Environmental Upgrades Tender Evaluation Report

Sperling Hansen Associates (SHA) are pleased to submit the enclosed evaluation report for the Campbell Mountain Landfill Environmental Upgrades, Tender No. RDOA 17-PW-40.

As outlined in the attached report, our final recommendation is that OK Excavating, a division of Green Leaf Enterprises Ltd., be awarded the tender to implement the Campbell Mountain Landfill Environmental Upgrades Project at **\$1,428,479.95** excluding GST. With the recommended 10% contingency, the price is **\$1,571,327.94** excluding GST.

Please contact the undersigned should you have any queries or comments. We continue to enjoy working with you and providing our services to the Regional District of Okanagan Similkameen on this project.

Yours truly,
SPERLING HANSEN ASSOCIATES

Dr. Tony Sperling, P.Eng.
President



Tender Evaluation Report

Tender: Campbell Mountain Landfill Environmental Upgrades

Reference No: RDOS-17-PW-40

Owner: Regional District of Okanagan-Similkameen (RDOS))

Administrator: Sperling Hansen Associates (SHA)

1. Project Summary:

The Campbell Mountain Landfill Environmental Upgrades Project includes:

- Drainage System Upgrades
- Lined Pond

Engineer's cost estimate to complete all the mandatory tasks as per the schedule of quantities and prices, including the amended bid items and excluding GST was \$1,470,060.10. With the recommended 10% contingency the engineer's estimated cost was \$1,617,066.11, excluding GST. Including 10% contingency and GST, the estimated cost is \$1,697,919.42.

2. Details of Invitation:

The above mentioned tender notice was posted on BC Bid website on Thursday, August 3rd, 2017 with the closing date of Friday, August 25th, 2016.

As originally specified in the tender documents, a mandatory bidder's meeting was held at the Campbell Mountain Landfill site on Tuesday, August 15th, 2017. During the tender period, further information and/or updates as well as answers to the questions that were received from tenderers in the mandatory bidders meeting and through emails were communicated to the bidders through Addenda 1, 2 and 3 to the tender. To ensure satisfactory participation, the closing date was extended to August 28th, 2017. Subsequently, the following three interested tenderers submitted their bids before the specified time:

1. Ok, Excavating, a Division of Green Leaf Enterprises Ltd.
2. Enviro- Ex Contracting
3. Cantex-Okanagan Construction Ltd.

3. Tenders Received:

By the closing date and time, three (3) tenders were received. Details of the submitted tenders are presented in Table 1 below.



Table 1 – List of Tenderers and their Tendered Amount

	Tenderers	Price Quoted in the Tender (Excluding GST)	Adjusted Price as per the Quoted unit Prices and Revised Quantities ad per Addenda(Excluding GST)	Bid Price Including GST	Bid Price Including 10% Contingency	Bid Price Including 10% Contingency and GST
1	Ok Excavating, a Division of Green Leaf Enterprises Ltd.	\$ 1,435,433.89	\$ 1,428,479.95	\$ 1,499,903.94	\$ 1,571,327.94	\$ 1,649,894.34
2	Enviro -Ex Contracting	\$ 2,530,324.00	\$ 2,530,324.00	\$ 2,656,840.20	\$ 2,783,356.40	\$ 2,922,524.22
3	Cantex-Okanagan Construction Ltd.	\$ 1,469,448.80	\$ 1,469,435.60	\$ 1,542,907.38	\$ 1,616,379.16	\$ 1,697,198.12

4. SHA's Observations:

Tenders were evaluated on the basis of bid prices and other criteria. All three contractors appear to meet the qualifications of carrying out the tasks outlined in the tender documents. OK Excavating and Cantex-Okanagan Construction Ltd. are local contractors, while Enviro- Ex Contracting is from Prince George. All three bidders submitted the required bid bond (10% of the tender sum). Except Enviro- Ex Contracting, all other bidders submitted an agreement to bond with their bids. All three of them also proposed to use sub-contractors for construction tasks. All sub-contractors for all bidders appear to be reputable and most of them are local to the RDOS and all material suppliers carry the products which have been specified in the contract documents.

All three tenderers provided adequate information regarding their proposed site superintendent and were reviewed and considered to have the experience requirements for this project.

All three bidders submitted a construction schedule and are outlined below in Table 2.

Table 2 - Tenderers Proposed Schedules

Tenderers	Schedule (No. Of Weeks)
Ok Excavating, a Division of Green Leaf Enterprises Ltd.	11
Enviro -Ex Contracting	11
Cantex-Okanagan Construction Ltd.	12

5. Compliance with Tender Specifications

Evaluation results are presented in Table 3.



Table 3 – Evaluation of compliance with tender specifications

Tenderers	Compliance with Tender Specifications	Details of any Non-Compliance
OK Excavating, a Division of Green Leaf Enterprises	YES	N/A
Enviro -Ex Contracting	NO	Did not Submit Agreement to Bond
Cantex-Okanagan Construction Ltd.	YES	N/A

6. Performance Records of Tenderers

To our knowledge, OK Excavating and Cantex-Okanagan Construction Ltd. have some performance histories with the RDOS but everyone has work experience in BC. SHA has worked with Ok Excavating in the past and found the performance of this contractor satisfactory. Reference checks were completed for the following two tenderers, based on their rank and compliance with the tender specifications:

- OK Excavating.
- Cantex-Okanagan Construction Ltd.

The reference check lists are presented in Appendix 2

7. Recommendations

According to SHA's assessment, the lowest tender was submitted by **OK Excavating, a Division of Green Leaf Enterprises Ltd.** at **\$1,428,479.95** excluding GST. The reference check completed for **OK Excavating** was found to be satisfactory. Because this company is low bid, has a good track record and its bid is fully compliant, SHA recommends that the Campbell Mountain Landfill Environmental Upgrades Project be awarded to **OK Excavating** at **\$1,428,479.95** excluding GST. With the recommended 10% contingency the project budget that should be reserved for this contract is **\$1,571,328** excluding GST.

OK Excavating has confirmed that their supplier Western Tank and Linning will supply liner, Peter Brothers will supply Asphalt paving and DAT Construction Ltd. will supply and install shotcrete. SHA recommends the following items be negotiated/ clarified with the successful tenderer **OK Excavating** before signing the contract.

1. Have the Contractor confirm that the substantial performance of the work will be achieved on or before November 30th, 2017 and the total performance of the work will be achieved on or before December 22nd, 2017
2. Have the contractor specify the suppliers for the following products:
 - Bituminous Geomembrane,
 - HDPE Pipes and HDPE pipe welder
 - WPE25 LLDPE Coated Liner



- Erosion Control Blanket
- Geogrid
- CSP Culverts
- Hydroseeding
- Manholes, Cleanouts and Headwalls
- Topsoil
- Gravel

Prior to starting work, the selected contractor must provide a landfill specific Health and Safety Plan, including Landfill Gas (LFG) detection devices as needed for onsite activities.



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Budget Expansion for Spare Bus Lease Fees

Administrative Recommendation:

THAT the Regional District enter into a Memorandum of Understanding with BC Transit to approve the lease fees of a spare bus.

Purpose:

To explore the implications of leasing a spare transit bus.

Reference:

- Expansion Memorandum of Understanding

Business Plan Objective: KSD #3 Goal 3.1: To Develop a Socially Sustainable Community

Background:

The Transit Future Plan envisions that by the year 2040, transit will connect people and communities locally, regionally, and inter-regionally through cost-effective, convenient, integrated, accessible, and user-friendly services. Towards this aim, thirty-one implementation priorities have been outlined, which include several expansions over the next twenty years for the RDOS.

To date, partners have relied on a contingency bus that has been on loan from BC Transit at no added cost. This bus has been made available on a temporary basis, and is due for relocation in the future. BC Transit has advised that a spare bus is needed to support RDOS administrated transit systems, to ensure continuity and reliability of service in the event that one of the current fleet requires unscheduled maintenance or repair. To this end, a signed Memorandum of Understanding is required in order for BC Transit to proceed with expansion funding requests to procure 1 ARBOC light duty vehicle. A decision from the Board is required by September 7th, 2017, so that BC Transit may proceed with their annual fleet order.

Under the shared services model, the current Annual Operating Agreement and Transit Services Agreement, the spare bus will remain part of the provincial fleet, owned by BC Transit, registered and insured by the local operating company. While the total cost of procuring said vehicle are between \$215,000 - \$250,000, the standard local share (53.3%) of lease fees requested are in the amount of \$28,592 to be paid in full by the administrative partner (RDOS).

Analysis:

Financial Considerations

Lease fees for a spare bus would require an 11% (\$28,592) increase in the overall transit operating budget. Member partners of the South Okanagan System (Routes 40, 41, and 90) would see an increase of 17% (\$14,296), while member partners of the Okanagan-Similkameen System (Routes 10, 11, 20, 21) would see

an increase of 8% (\$14,296) to their respective operating budgets. Costs of the spare bus will be equally shared across RDOS-administrated systems. Future expansions (ie. West Bench) would absorb partial costs. Cost contributions for each electoral area and member municipality are listed below.

System	Area/Municipality	Apportionment of Spare Lease Costs	Local Share of Spare Lease Costs	Local Share of Operating Budget	Operating Budget Increase	Notes
<i>South Okanagan*</i>		50%	\$14,296	\$82,735	17%	2 Fleet
	Electoral Area "A" (All)	6%	\$843	\$4,877	17%	2 Return Trips M-F
	Electoral Area "C" (All)	8%	\$1,132	\$6,548	17%	2 Return Trips M-F
	Electoral Area "D1" (Service Area)	8%	\$1,105	\$6,395	17%	2 Return Trips M-F
	Town of Oliver (All)	10%	\$1,457	\$8,435	17%	2 Return Trips M-F
	Town of Osoyoos (All)	18%	\$2,611	\$15,112	17%	2 Return Trips M-F & Local Service
<i>Okanagan-Similkameen</i>		50%	\$14,296	\$184,656	8%	2 Fleet
	Area "D2" (Service Area)	25%	\$3,574	\$46,164	8%	5 Return Trips M-F & Local Service
	Area "E" (All)	25%	\$3,574	\$46,164	8%	5 Return Trips M-Sat & Local Service
Total RDOS Share of Lease Fee		100%	\$28,592	\$267,391	11%	

* Local share is determined according to the proportions set out in Bylaw No. 2741 2016 for the South Okanagan system.

Social Considerations

As transit ridership increases, riders increasingly depend on transit to get them to places of employment, school, medical facilities, social and commercial activities. Having a spare bus is important for ensuring continuity of regional and local public transit services in the event of bus breakdown or mechanical issues. Enhanced reliability of public transit services plays a vital role in supporting a large aging demographic, consolidated medical services, mobility for individuals who do not have access to other modes of travel. Further, inter-community transit (ie. taxis) is of limited availability and cost-prohibitive for those who are without alternative forms of transportation.

Environmental Considerations

Public transit will play an increasing role in reducing traffic, particularly along Highway 97, and will be an important means for reducing CO₂ emissions, reducing air pollution, and mitigating impacts of climate change.

Additional Considerations

Research with other local government partners shows the following fleet to spare bus ratios.

Local Government Administrator	Number of Fleet	Number of Spare	Fleet – Spare Ratio
Penticton	6 conventional 3 custom	2 spare 1 spare	3:1
Princeton	2 custom	0 spare	2:0
Summerland	2 custom	0 spare	2:0
RDOS	4 custom	0 spare	4:0

According to local operators, the demand for a spare bus arises, on average, once per month. In the absence of a spare for the Okanagan-Similkameen system, scheduled maintenance is performed in off-service time intervals. Some operators (i.e. Princeton) have relied upon local taxi companies when a spare cannot be secured.

Staff have explored alternatives for sharing a spare bus with other local government partners. Spares have occasionally been sourced from other local government partners on an informal basis. However, if other local government partners were to seek a reciprocal arrangement, RDOS would have no spare bus to offer. While the current operating contracts make the process of sharing the spare somewhat onerous (as registration and insurance must be changed with the operating company), BC Transit has informed that a formal arrangement may be feasible, depending upon the result of the 2018 RFP process.

Another option explored is the short-term leasing of a replacement bus on an as-needed basis. While one local operator has the fleet capacity to lease school buses in such an arrangement, these buses are not equipped to accommodate persons with mobility needs. It is important to note that under the shared services model, a bus sourced outside of BC Transit cannot be used as part of the current public transit service. This action would also result in a loss of the subsidy (approximately \$25,051) from the Province via BC Transit to cost share the lease fees ultimately leaving the full costs of the bus to the local government partner. Further concerns raised by BC Transit with this option is that there would be no control over standards, safety, or maintenance.

Alternatives:

THAT the Board not enter into a Memorandum of Understanding with BC Transit to approve the lease fees of a spare bus.

Communication Strategy:

If endorsed, the approval of the MOU will be communicated to BC Transit.

Respectfully submitted:

Candice Gartner

C. Gartner, Rural Projects Coordinator

August 2, 2017

Attn:
Candice Gartner
Regional District of Okanagan - Similkameen
Rural Projects Coordinator
101 Martin Street
Penticton, BC
V2A 5J9

Re: 3 Year Expansion Initiatives

Dear Candice,

As your transit system has service initiatives requiring expansion funding, we have attached a Memorandum of Understanding (MOU) to formalize the process of securing provincial funding on your behalf. This MOU summarizes specific initiatives for the subsequent three operating years of 2018-2019 through to 2020-2021. These initiatives are derived from recommendations outlined in the most recent service plan(s) received by your council/board and validated in collaboration with local government staff.

Expansion initiatives are an important component to sustaining and growing a successful transit system. This investment in your transit system comes with several considerations. To support council/board decision making, we have provided order-of-magnitude costing for each initiative based on the estimated annual expansion hours required. Where proposed expansion is dependent on other infrastructure investment, this dependency will be noted in the proposed expansion initiatives table. If your expansion requires additional vehicles, this is identified and is factored into your estimated total costs. Please keep in mind that should funding be secured to support your expansion initiative and you determine that expansion is no longer desired, the lease fees related to the new buses will still be added to your operating budget for a minimum of a one year period.

By communicating proposed expansion initiatives as far in advance as possible we are trying to achieve three important goals:

1. Ensure 3 year expansion initiatives are aligned with the expectations of local governments
2. Attain a commitment from local governments that allow BC Transit to proceed with the procurement and management of resources necessary to implement transit service expansions
3. Provide local government partners with enhanced 3 year forecasts that identify longer term funding requirements.

Upon confirmation of your council/board's commitment to the expansion initiatives, we will include your request in BC Transit's draft Service Plan to the Province to seek the matching funding required for operating and capital costs. If your proposed expansion requires additional vehicles in 2018-2019, a commitment from your council/board is required by mid-June to ensure sufficient

time for BC Transit included your requirements in our procurement process. It is important to note that in the event expansion requests exceed the available funding, a prioritization process is used known as the Transit Enhancement Process.

Following confirmation of the provincial budget, I will confirm with you if sufficient funding is available and initiate an implementation plan, including the development of more detailed costing based on routing and schedules. I look forward to working with you on the continued improvement of your transit service and encourage you to contact me if you have any questions regarding these proposed expansion initiatives.

Yours truly,

A handwritten signature in black ink, appearing to read "Daniel Pizarro". The signature is fluid and cursive, with the first name "Daniel" and last name "Pizarro" clearly distinguishable.

Daniel Pizarro
Senior Regional Transit Manager
BC Transit

Expansion Memorandum of Understanding

Date	August 2, 2017
Expiry	Aug 17, 2017
System	Okanagan-Similkameen Transit System

Expansion Initiatives Agreement

The following outlines expansion initiatives identified for your transit system along with a high level annual costing based on the hourly rates of your system. Please confirm these initiatives are aligned with the expectations of your local government. Upon confirmation of your local government's intent to commit to the expansion and budget, we will proceed with the request to secure funding from the Province on your behalf.

PROPOSED EXPANSION INITIATIVES						
AOA Period	In Service Date	Annual Hours	Vehicle Requirements	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2018/19	Sept 2018.	0	1	\$0	\$28,592	\$28,592
		Description	Additional Light Duty Vehicle to increase the spare ratio across the Okanagan-Similkameen and South Okanagan transit systems			

Approval

On behalf of the Regional District of Okanagan - Similkameen, I am confirming to BC Transit to proceed with the request for funding to the province on our behalf and that we are committed to budget accordingly as per the advice provided and with the knowledge a more detailed budget will follow as service details are confirmed.

On behalf of the Regional District of Okanagan - Similkameen

Signature: _____ Date: _____

Name: _____ Position: _____

On behalf of BC Transit, prepared by

Signature: 

Date: August 2, 2017

Name: Daniel Pizarro

Position: Senior Regional Transit Manager

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Reserve Fund Expenditure Bylaw

Administrative Recommendation:

THAT Bylaw No.2782, 2017, being a bylaw to issue funds from the Electoral Area "H" Community Facilities Capital Reserve Fund for capital upgrades to the Hayes Creek and Eastgate Fire Brigades be read a first, second and third time and be adopted.

Reference:

Bylaw 2653, 2014 - Regional District Okanagan Similkameen Electoral Area "H" Community Facilities Capital Reserve Fund Establishment Bylaw.

Background:

In 2009, The Board approved the formation of the Vermillion Forks Community Forest Corporation (VFCFC) for the purpose of acquiring and managing a Community Forest Agreement. The Upper Similkameen Indian Band, the Town of Princeton and the Regional District are 1/3 shareholders in the Corporation. The Electoral Area "H" Director and the CAO were appointed as the Regional District's Board Members on the Corporation.

In 2014, the RDOS Board created the Electoral Area "H" Community Facilities Capital Reserve Fund for the purpose of expenditures for or in respect of capital projects within Electoral Area "H". Annual dividends received from the Vermillion Forks Community Forest Corporation (VFCFC) are transferred into the reserve.

Analysis:

The Hayes Creek Fire Volunteer Firefighters Association was awarded \$38,500 in 2015 for the fire hall upgrades. In 2016, they received \$12,000 of an additional \$22,100 requested. They are requesting \$12,800 in order to complete the project. 45% of the amount requested will be for labour as much of the final work requires licensed electrician. The remaining costs will be for material with volunteer labour.

In 2015, the Eastgate Fire Protection Society requested \$6,996 for the purchase of a high propane furnace for the fire hall building. They are requesting \$6,469.64 to cover 80% of the costs to purchase 36 – 100 foot lengths of forestry firehose and quarter-turn quick connect forestry couplings.

This purchase will provide important infrastructure to provide protection to the community in the event of an interface fire.

As of the date of this report, the balance in the Area H Community Facilities Reserve Fund is \$947,093.93. No other expenditure bylaws have been committed for 2017.

Respectfully submitted:

"Maureen Hayter"

M. Hayter, Finance Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2782, 2017

A bylaw to authorize the expenditure of monies from the Electoral Area 'H' Community Facilities Reserve Fund for Hayes Creek Volunteer Firefighters Association Fire hall upgrades and Eastgate Fire Protection Society purchase of 36-100 foot length firehoses and quarter turn quick connect forestry couplings.

WHEREAS Section 377 of the Local Government Act, and Section 189 of the Community Charter authorises the Board, by bylaw adopted by at least 2/3 of its members, to provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS the 'Electoral Area 'H' Community Facilities Capital Reserve Fund' has sufficient monies available for community capital projects;

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1 Citation

- 1.1 This Bylaw shall be cited as the "Electoral Area 'H' Community Facilities Capital Reserve Fund Expenditure Bylaw No. 2782, 2017"
2. The expenditure of \$12,800 from the Electoral Area 'H' Community Facilities Capital Reserve Fund is hereby authorized for the Hayes Creek Volunteer Firefighters Association Fire hall upgrades

and

The expenditure of \$6,469.64 from the 'Electoral Area 'H' Community Facilities Capital Reserve Fund is hereby authorized for Eastgate Fire Protection Society purchase of 36-100 foot length firehoses and quarter turn quick connect forestry couplings.

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

ADOPTED this ____ day of ____, 2017

RDOS Board Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: Property Tax Exemption Bylaw No. 2784, 2017

Administrative Recommendation:

THAT Bylaw No. 2784, 2017 Regional District of Okanagan-Similkameen Property Tax Exemption Bylaw be read a first, second and third time and be adopted.

Reference:

Local Government Act Section 391

Background:

The Board , at its discretion, may grant an exemption to eligible organizations from taxes payable to the RDOS for the upcoming tax year. Organizations within a member municipality's taxing jurisdiction make application for property tax exemption directly to the member municipality.

Annually, the RDOS invites qualifying non-profit organizations to apply for a Property Tax Exemption. Notifications of the exemption application process and July 31 deadline are advertised in local area newspapers in early June and again in early July.

Analysis:

There are no new applicants for the 2018 exemption. Estimated 2018 taxes are based on 2017 assessment data and tax rates.

		2018 RDOS Estimated Taxes Based on 2017 Assessments		2018 RDOS Estimation of Permissive Tax Exemption
		Total Taxes	Portion not Exempt From Tax	
Area				
Previous Exemptions, No New Application in 2017				
Keremeos-Cawston Sportsmen Association	G	\$1,069		\$1,069
South Okanagan Sportsmen Association	C	\$202		\$202
South Okanagan Sportsmen Association	C	\$1,291		\$1,291
Fairview Mountain Golf Club Society	C	\$13,141	\$1,254	\$11,887
OK Falls Heritage & Museum Society	D	\$3,462		\$3,462
City of Penticton - golf course	D	\$691		\$691
Nickel Plate X-Country Ski Club	G	\$382		\$382
Princeton Golf Club	H	\$4,303	\$123	\$4,180
Hedley Sports Association	G	\$484		\$484
Keremeos Elks Lodge	G	\$1,310		\$1,310
Okanagan Falls United Church	D	\$747		\$747
Naramata Museum Society (RDOS Ownership)	E	\$1,680		\$1,680
Penticton Shooting Sports Association	F	\$1,167		\$1,167
The Natures Trust	C	\$641		\$641
		\$30,470	\$1,377	\$29,093

The above table is the approximate amount of property taxes foregone by exemption.

Historically the Board has relied upon the amount of demonstrative benefits each exempted group provides to the community. For example, due to the vast amount of land that a cross-country ski club uses, the amount of taxes on the land would make the fees for cross-country skiing too expensive for everyone wishing to participate in this activity. The golf courses are partial exemptions to offset the public access portions of the fees.

Respectfully submitted:

"Maureen Hayter"

M. Hayter, Finance Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2784, 2016

A bylaw to exempt property tax assessments

WHEREAS the Board of the Regional District of Okanagan-Similkameen is empowered by the Local Government Act to exempt certain land and improvements;

AND WHEREAS it is deemed desirable and expedient to exempt specific properties from property taxation;

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1 Citation

1.1 This Bylaw shall be cited as the "Regional District of Okanagan-Similkameen Property Tax Exemption Bylaw No 2784, 2017".

2.1 Pursuant to Section 391 (1) of the Local Government Act, the following parcels of land shall be exempt from taxation with respect to land and improvements for the year 2018;

Owners Name

Legal Description

Naramata Museum Society

Parcel A, BI 3, DL 210 SDYD
PI 519 715-00565.105

2.2 Pursuant to Section 391 (4) of the Local Government Act, the following parcels of land shall be exempt from taxation with respect to land and improvements for the year 2018;

Owners Name

Legal Description

Keremeos-Cawston Sportsmen Association

Parcel A, PI B6949, DL 319, SDYD 716-2752.000

South Okanagan Sportsmen Association

Lot 3, PI 4041, DL 2450S, SDYD Portion L 727
714-6485.000 and Lot 1, PI 13268, DL 2450S,
SDYD Portion L 727 714-6485.100

Fairview Mountain Golf Club Society
(to the extent of an 80% exemption for
improvements for clubhouse excluding
residential portion of facility)

Lot 1, PI KAP62023, DL 2450S SDYD
714-6476.020

OK Falls Heritage & Museum Society

Lot 9, PI 34520, DL 374, SDYD 714-796.090

City of Penticton (leased to golf course)

Lot A, PI 40972, DL 2 366 367, ODYD (Portion
outside Municipal Boundary) 715-2713.010

Nickel Plate X-Country Ski Club

SDYD, SUP 11350 716-10308.000

Princeton Golf Club
(to the extent of an 80% exemption for
improvements for clubhouse facility)

Block B, DL 1091, SDYD 717-895.600, except Plan
KAP75166

Hedley Sports Association

Lot 13-15, Block 8, PI 2565, DL 2482, SDYD
716-09035.000, 716-09035.002

Keremeos Elks Lodge

Parcel A, PI DD143573, DL 0457 , SDYD 716-
02837.000

Okanagan Falls United Church

Block 8, Parcel Y, PI 1280, DL 0374 , SDYD 714-
00819.081

Penticton Shooting Sports Association

ODYD, DL 2499 Except Plan H397 41847,
For Mobile Folio C/REF 89000.100
777-09000.100

The Natures Trust

Lot B, PL 89970, DL 2450S
714-05353.070

READ A FIRST, SECOND, AND THIRD TIME this ____ day of ____, 20__

ADOPTED this ____ day of ____, 20__

RDOS Board Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: 2017 Union of BC Municipalities (UBCM) Ministry Meetings - Briefing Notes

Background:

The 2017 Union of BC Municipalities (UBCM) Convention will be held at the Vancouver Convention Centre from September 25-29, 2017. UBCM's annual convention provides an opportunity for Local Government Delegates to discuss issues and initiatives with Cabinet Ministers and Provincial Staff.

Based on input from the Board of Directors, RDOS staff has contacted the appropriate Provincial Ministries and Senior Staff to request meetings at UBCM. Confirmation of meetings is pending.

The following is an overview of briefing notes for each meeting:

1. PREPARED BRIEFING NOTES

- a. Environment & Climate Change Strategy**
 - i. Campbell Mountain Landfill Gas Management
- b. Forests, Lands, Natural Resource Operations & Rural Development**
 - i. Orphan Dikes
- c. Municipal Affairs & Housing**
 - i. Electoral Area D/I Boundary
- d. Education**
 - i. Rural School Enhancement Fund
- e. Transportation & Infrastructure**
 - i. Highway 97 & Community Interface Concerns
 - ii. Rural Road & Ditch Maintenance
 - iii. Road Vegetation Maintenance
 - iv. Gravel Road Maintenance (Staff)
 - v. Highway Road Improvements (Staff)
- f. Social Development & Poverty Reduction**
 - i. Fortis Electric Conservation Rate

2. OUTSTANDING BRIEFING NOTES

a. **Environment & Climate Change Strategy**

- i. Sage Mesa Water System
- ii. Biocover Pilot at Campbell Mountain Landfill (Staff)

b. **Forests, Lands, Natural Resource Operations & Rural Development**

- i. Emergency Management (Wildfire Mitigation/Firesmart)
- ii. Completion of KVR Trail

c. **Public Safety & Solicitor General**

- i. South Okanagan-Similkameen Emergency Issues Spring/Summer 2017

3. MEETINGS WITHOUT BRIEFING NOTES

a. **Agriculture**

- i. Update on Redevelopment (Schafer)
- ii. Impacts of Farming Practices (Schafer)

b. **Municipal Affairs & Housing**

- i. Okanagan Falls Housing Project (Siddon)

All outstanding briefing notes will be brought forward to the Board of Directors on September 21, 2017 for information only.

For those meetings where no briefing notes will be prepared, the Director must attend the meeting and be prepared to speak to the subject matter.

Respectfully submitted:

"Debra Paulhus"

D. Paulhus, Administration Support Clerk

Endorsed by:

"Christy Malden"

C. Malden, Manager of Legislative Services

Regional District of Okanagan-Similkameen

Land Gas Management Regulations – Campbell Mountain Landfill

Purpose:

To provide an update for the Minister on the Regional District interest in a Landfill Gas Management Regulation Substituted Requirements application for Campbell Mountain Landfill.

The Problem:

The Regional District of Okanagan-Similkameen is currently in non-compliance with the Landfill Gas Management Regulation and has been served notice of violation of S. 76.2 of the Environmental Management Act.

Overview:

The BC Landfill Gas Management Regulation requires that the Campbell Mountain Landfill (CML) in Penticton implement a Landfill Gas Capture system, but it does open the opportunity for an application to the Ministry of Environment (MOE) for an alternate gas collection system under Section 20 'substituted requirements'.

The Regional District of Okanagan-Similkameen (RDOS) fully supports the goals of the Landfill Gas Management Regulation, but our research indicates that the typical gas collection system may not work for the Campbell Mountain Landfill to meet provincial landfill gas reduction targets.

Sperling Hansen Associates (SHA) was engaged to physically measure actual methane emissions at the CML and concluded, "the total fugitive methane emissions from the CML in 2014 are estimated to be well below the modelling threshold level set by the MOE". With the projected low gas generation, volumes collected would not be sufficient for economical energy production and all gas collected would be flared.

The Solution:

SHA has determined that a landfill bio-cover along with organics diversion would be more cost effective and would be successful at reducing total methane generated. Bio-cover has been shown to successfully destroy methane at other landfills in the Southern Interior including the Skimiken Landfill near Salmon Arm.

Comparison of Costs

<i>2016 Calculations following the completion of the Design Operations & Closure Plan</i>	Landfill Gas Capture System	Diverting Organics / Bio-Cover
Total Lifecycle Costing (2016 - 2104)	\$ 46,850,000	\$ 21,710,000

Cost includes all operations, monitoring, capital expenditures, equipment replacement for the entire life and closure of the landfill.

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.

Bio-solids produced at waste water treatment plants have created disposal problems for most local governments, as proximate sites for bio-solid disposal are limited. Bio-solids can be utilized in a sustainable manner as part of the mixture to create the bio-cover. The RDOS has partnered with Metro Vancouver to conduct field trials of bio-cover 'recipes' at the Campbell Mountain Landfill and worked with the Central Okanagan Regional District on bio-solids composting feasibility studies.

Challenges

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 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 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.

Proposed Outcome:

Assurance from the Minister that the Ministry will continue to have patience and support the Regional District's efforts while we work through the requirements to qualify for a Section 20 'substituted requirements' permit.

Respectfully submitted,

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

Date: XXXX
Time: XXX
Location: XXXX

2017 UBCM Appointments
The Honourable Doug Donaldson
Minister of Forests, Lands, Natural Resources and Rural
Development

Attendees:
Chair, Karla Kozakevich
Vice-Chair, Manfred Bauer
CAO, Bill Newel

Regional District of Okanagan-Similkameen

Orphan Dikes/Structures

Purpose:

To establish a procedure that allows for orphan dikes to be maintained.

Overview:

Under the Dike Maintenance Act:

"Dike" means an embankment, wall, fill, piling, pump, gate, floodbox, pipe, sluice, culver, canal, ditch, drain or any other thing that is constructed, assembled or installed to prevent the flooding of land.

The Dike Maintenance Act details the legislative basis for the operation and maintenance of public dikes in BC but it is silent on "no local authority" or "orphan" dikes.

There are over 100 flood protection works in BC, totaling more than 85 km in length, which are not maintained by a diking authority (orphan dikes). As many of these works were constructed under emergency conditions, they generally lack adequate planning and engineering design. Local emergency plans may address any specific risks that could be associated with these works.

RDOS orphan structures are primarily located on Similkameen and Tulameen Rivers although a short orphan structure exists on Shuttleworth Creek.

Orphan dikes are not owned or maintained by any organization. At present there is no formal structure in place, such as a regional service area that would allow the RDOS to administer the creation and ongoing management of such works. It would be the intention that the Provincial Government assume responsibility for the maintenance of orphan dikes.

Challenges:

Orphan dikes have no reserve funds because they were constructed in response to an emergency and a governance structure was not subsequently put in place.

Major challenge is that many structures were built on private land and there is no active provincial program in place to maintain or inspect orphan works. The Province is encouraging local governments to become diking authorities over these orphan structures.

For the Regional District to assume control of these dikes, it will need to establish service areas. This raises two issues:

- Service areas can only be created through an assent process. Consequently, the Provincial government or the Regional District, or both will have to provide a compelling argument to constituents to vote in favour of the creation of a service area. Or, the Provincial government will need to bypass the assent process.

- The Regional District will need to determine who benefits from the service in order to create the boundaries of the service area. It could be problematic to determine the benefactors of a dike to set the geographic service area in the Bylaw.

Proposed Outcome:

1. That a governance structure be put in place to address the maintenance and, subsequent costs, of ensuring public safety from orphan dikes. Ideally, the Provincial Government assume responsibility of orphan dikes.
2. That if the Provincial government requires the RDOS to assume control of small diking authorities and orphan dikes, it ensures that adequate funding is available to conduct an audit on the financial, engineering, and legal considerations associated with the system. Furthermore, monies should be made available to ensure that local taxpayers are not burdened with all of the costs associated with upgrading dikes in the future.

Respectfully submitted,

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

Date: XXXX
Time: XXX
Location: XXXX

2017 UBCM Appointments
The Honourable Selina Robinson
Minister of Municipal Affairs & Housing

Attendees:
Chair, Karla Kozakevich
Vice-Chair, Manfred Bauer
CAO, Bill Newel

Regional District of Okanagan-Similkameen

Electoral Area "D/I" Boundary

Overview:

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 will 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.
2. **Impacts of Boundary Changes** - Potential effects of dividing Electoral Area "D" including:
 - a. Population impacts
 - b. Tax base for each area
 - c. Servicing arrangements
 - d. Financial effects on servicing
 - e. Potential effects on RDOS governance
 - f. Effects on representation within the Electoral Area

3. Public Consultation and Communication

The consultation process consists of four interrelated project phases.

- a. Phase 1: Confirm Public Consultation Goals and Project Context
- b. Phase 2: Confirm Public Consultation Plan and Prepare Consultation Materials

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.

- c. Phase 3: Implementation of Public Consultation Activities
- d. Phase 4: Public Consultation Summary and Reporting

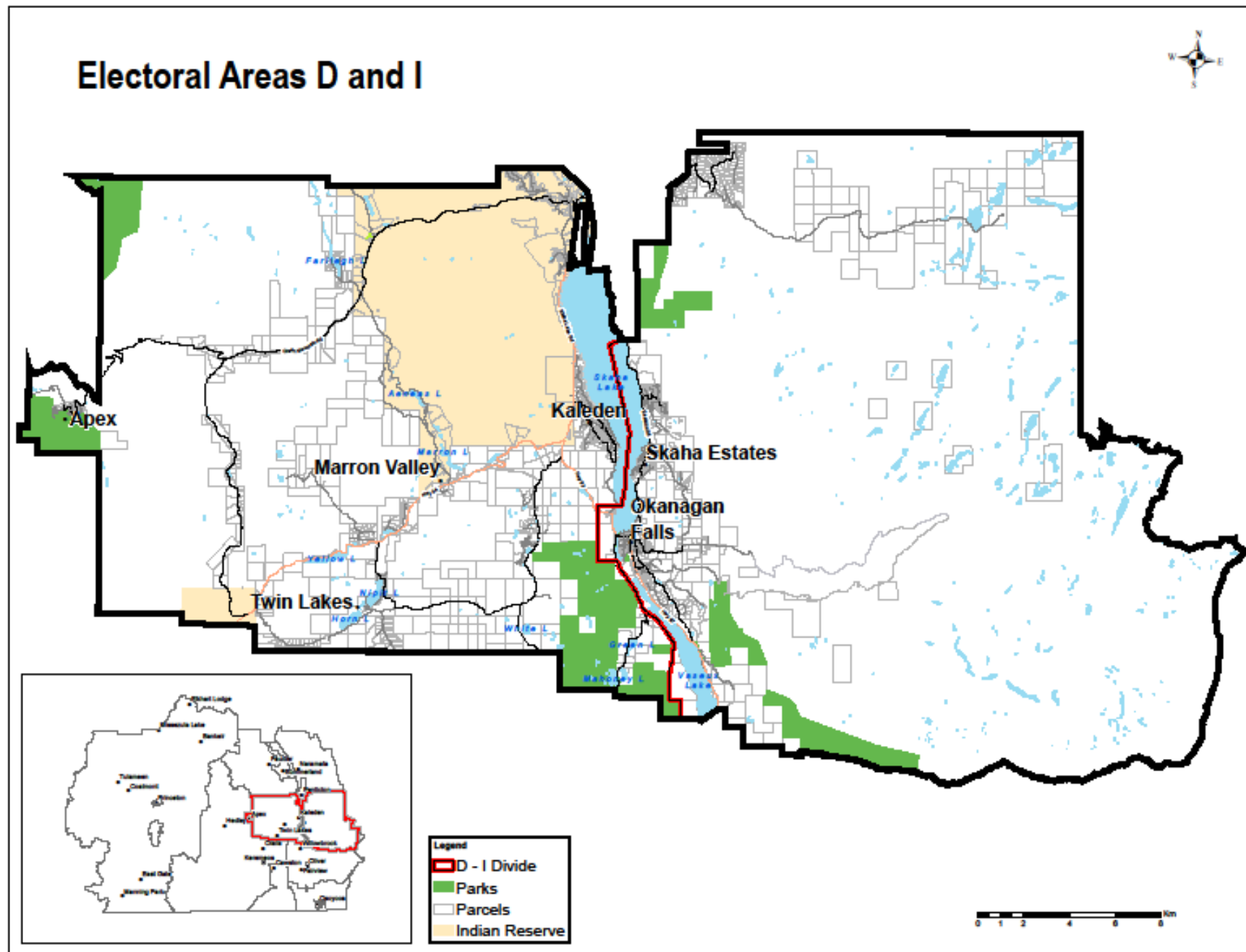
Final Report:

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.

Please visit the [Electoral Area "D" Division webpage](#), for more information and the [Electoral Area "D" Governance Study webpage](#) for history on this initiative

Respectfully submitted,

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen



Date:
Time:
Location:

2017 UBCM Appointments
The Honourable Rob Flemming
Minister of Education

Attendees:
Chair Karla Kozakevich
Vice-Chair Manfred Bauer
CAO, Bill Newell

Regional District of Okanagan-Similkameen

Rural School Enhancement Fund

Purpose:

To discuss with the Minister the social and economic impact of school closures on small communities or hamlets and to propose a more holistic approach.

Overview:

The Regional District of Okanagan Similkameen was targeted for the loss of four schools within their geographic area in 2016; being Trout Creek, West Bench and McNicoll Park Middle School in School District #67; and the Osoyoos Secondary School in District #53. Three of them were saved under a provincial rural school enhancement fund grant.

School Boards and their elected Trustees are responsible for administering education in the province, including the facilities necessary to conduct that business. The Regional District clearly understands that mandate and would not presume to intervene in the really difficult debate and decisions that those elected officials face in times of declining enrollment.

The Regional District would argue, however, that there are other, broader factors that should be considered prior to school closure that affect the social and economic fabric of a community that fall within the mandate of a local government; not a school board.

Social:

Schools in a rural area are community-building institutions. In addition to their primary use for education, they serve as a meeting place, activity centre, fitness/sports centre, networking opportunity and other important functions. Due to the size of the population in small communities/rural areas, they all happen in one physical location that is operated by the school district, but would normally be administered by a local government.

In addition, access to a school shapes the population. Young families take proximity to a school into account when purchasing a house, or staying in a neighbourhood. By closing the school due to declining enrollment, the Board creates a self-fulfilling prophecy, in that those that value a school either don't move into the area or they move out if the school closes.

Economic:

Residential values go up or down based on supply and demand. Loss of a school in a small community will directly negatively affect property value.

Challenges:

Schools are owned and operated by a School Board who have no mandate for anything except education and take only enrollment into account for school closure decisions. Not only will a School Board decision impact a local government, but may actually develop rifts between communities, such as the Oliver/Osoyoos example. Our mutual constituents expect their local governments to intervene in these matters.

Proposed

Outcome:

That a formal process for school closures be established by the Minister, that requires:

1. Consultation with adjacent local governments.
2. A mechanism to allow appeals to School Board decisions to a provincial board, including Education and the Ministry of Community, Sport and Cultural Development.
3. That a mechanism be established for municipal governments to financially compensate school districts for the social/economic impact of keeping schools open through joint-use agreements.

Respectfully submitted,

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

Date: XXXX
Time: XXX
Location: XXXX

2017 UBCM Appointments
The Honourable Claire Trevena
Minister of Transportation and Infrastructure

Attendees:
Chair, Karla Kozakevich
Vice-Chair, Manfred Bauer
CAO, Bill Newel

Regional District of Okanagan-Similkameen

Highway 97/ Community Interface Concerns

1. Gallagher Lake Speed Limits:

The Regional District is finalizing a Community Plan for this small, retirement-based, but growing, unincorporated settlement just north of Oliver. Highway 97 divides the community and the opening of the Provincial Corrections Facility and the age demographic will only exacerbate safe pedestrian crossing of the Highway. A growing concern for residents and tourists alike, the existing speed limit is seen to make the crossing dangerous. A bridge underpass has been proposed by Ministry staff, but no concrete plans or budget have been identified. As the community grows, there is greater need for a designated crossing and lower speed limits.

Outcome Requested:

The Regional District of Okanagan-Similkameen respectfully requests that there be a change in the speed limit at Gallagher Lake on Highway 97 and that a pedestrian safety crossing be installed.

2. Weyerhaeuser Road:

The former Weyerhaeuser mill site at Okanagan Falls was recently acquired by Shuttleworth Properties for industrial park development. An application for subdivision for the first phase has been submitted to the Approving Officer. A key issue is the need to re-designate the private logging road, from Highway 97 through the site and beyond to Logging Road 201, as a public right of way.

Outcome Requested:

That the Ministry acquire Weyerhaeuser Road and upgrade it for public use and access to the new Industrial Park at the former Weyerhaeuser site.

3. Okanagan Falls Intersection Upgrade:

The new Town Centre Plan focuses on improving the climate for business and investment, upgrades to traffic management, walking and cycling networks and provides scenarios for the revitalization and future development of Okanagan Falls. A main traffic issue identified is the need for a signalized pedestrian crossing at the Cedar Street intersection with Hwy 97. A recent petition by 1157 residents calls for a much needed safety upgrade at this intersection to protect the many school children and senior citizens who must regularly cross Highway 97 at Cedar Street.

Outcome Requested:

That the Ministry install a signalized cross-walk at the Cedar Street / Highway 97 intersection to improve traffic flow and pedestrian safety.

Respectfully submitted,

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

DRAFT

Date: XXXX
Time: XXX
Location: XXXX

2017 UBCM Appointments
The Honourable Claire Trevena
Minister of Transportation and Infrastructure

Attendees:
Chair, Karla Kozakevich
Vice-Chair, Manfred Bauer
CAO, Bill Newel

Regional District of Okanagan-Similkameen

Rural Road and Ditch Maintenance

Purpose:

To bring forward concerns regarding ineffective rural road and ditch maintenance activities which results in deterioration and sub-par quality of roads.

Overview:

The quality of rural roads in the RDOS is a constant complaint from area residents. General care and maintenance activities are not seen as being completed effectively by contractors which are under the supervision of the Ministry of Transportation and Infrastructure.

Challenges:

Rural roads in the RDOS can be steeply graded, narrow in width and subject to significant traffic volumes due to residential development. In addition emergency response vehicle access is becoming more important due to increased population and fire risk. Also, many rural roads are also impacted by drainage and rainfall events.

Issues resulting from ineffective road and ditch maintenance activities include, but are not limited to:

1. Repeated pothole repair works;
2. Crumbling road edges which can be a safety hazard due to narrow roads and traffic volumes;
3. Blocked culverts which impacts effective drainage;
4. Inadequate snow removal resulting in safety issues;
5. Inadequate lane designation when lines are not painted.

Proposed Outcome:

That the Ministry of Transportation and Infrastructure provide adequate funding and resources to ensure adequate and effective rural road maintenance activities.

Respectfully submitted,

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

Date: XXXX
Time: XXX
Location: XXXX

2017 UBCM Appointments
The Honourable Claire Trevena
Minister of Transportation and Infrastructure

Attendees:
Chair, Karla Kozakevich
Vice-Chair, Manfred Bauer
CAO, Bill Newel

Regional District of Okanagan-Similkameen

Road Vegetation Maintenance

Purpose:

To bring forward concerns regarding ineffective road maintenance activities surrounding weed and brush (vegetation) removal which impacts visual sight lines, vehicle/wildlife interactions and fire fuel risk.

Overview:

The effective management of vegetation along road right of ways is critical in providing safe visual sight lines, minimizing vehicle/wildlife accidents as well as minimizes the potential for fire initiation and spread.

Challenges:

It is understood that the 2017 year has potentially been an anomaly given the significant spring rainfall, followed by hot temperatures, drying period and subsequent fire risk. However, vegetation removal along rural roads has historically and will continue to be an issue for residents.

Issues resulting from ineffective vegetation maintenance and removal on road right-of-ways include, but are not limited to:

1. Visibility issues impacting sight lines and road safety. Especially for events where fire trucks or other emergency response vehicle access is required;
2. Increased risk of vehicle/wildlife accidents;
3. Continued spread of invasive plant and tree species such as the Invasive Elm. The Elm tree, when not removed from road right-of-ways can impacts sight lines and encroaches onto road allowances due to its growing height and width.

Proposed Outcome:

That the Ministry of Transportation and Infrastructure provide adequate funding and resources to ensure adequate and effective vegetation management along road right-of-ways.

Respectfully submitted,

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

Date: XXXX
Time: XXX
Location: XXXX

2017 UBCM Appointments
The Honourable Claire Trevena
Minister of Transportation and Infrastructure

Attendees:
Chair, Karla Kozakevich
Vice-Chair, Manfred Bauer
CAO, Bill Newel

Regional District of Okanagan-Similkameen

Gravel Road Maintenance

Purpose:

To understand and address why there is such a difference (inconsistency) in gravel road maintenance activities under the jurisdiction of the Ministry of Transportation and Infrastructure.

Overview:

With respect to secondary road maintenance works, there seems to be significant inconsistencies in quality and level of work conducted for gravel roads that lead to residential dwellings. These inconsistencies are both within and between Regional Districts.

For some gravel roads under the jurisdiction of the Ministry of Transportation and infrastructure, grading, dust control and snow plowing activities are completed on a reasonable basis, while for other roads, these activities are a challenge to have completed.

Challenges:

Inconsistencies in gravel road maintenance activities result in public confusion, complaints and potential health and safety issues.

For example in comparing the Boundary district and the Okanagan, in the Boundary all roads going to homes, if occupied, are graded regularly and dust control is put on the road. While in the Okanagan it seems to be a battle to get the road graded once per year. Specifically, the Kilpoola Road in Area A, there is a residence at the end of the road and it is always a hassle to get any work at all done on that road. Snow plowing is almost unheard of on it, and yet in the Kootenay region the roads are graded regularly as part of the normal routine.

Another example of a road that has little to no maintenance conducted, unless multiple complaints are made, is the Strawberry Creek Road (Area "A" Osoyoos Rural) which leads to a local shooting range as well as a residence.

It is understood that gravel road maintenance standards are included in road maintenance contract agreements and that the frequency of work is dependent on road classification and traffic volumes. What is not clear is whether all gravel roads that lead to residential dwellings have been identified properly and included in maintenance contracts or if the road classifications and estimated traffic volumes are correct.

Proposed Outcome:

1. That the Ministry of Transportation and Infrastructure review existing road maintenance contracts to ensure all gravel roads that are used to access residential dwellings are accounted for and identified for required maintenance activities.
2. Further, that the Ministry of Transportation and Infrastructure review the road classification and traffic volumes associated with gravel roads that lead to residential dwellings within the RDOS, to ensure reasonable levels of road maintenance activities are being completed.

Respectfully submitted,

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

Date: XXXX
Time: XXX
Location: XXXX

2017 UBCM Appointments
The Honourable Claire Trevena
Minister of Transportation and Infrastructure

Attendees:
Chair, Karla Kozakevich
Vice-Chair, Manfred Bauer
CAO, Bill Newel

Regional District of Okanagan-Similkameen

Highway Road Improvements

Purpose:

To review the decision making policy of the Ministry of Transportation and Infrastructure regarding required highway improvements resulting from development activities.

Overview:

Highway improvements that are required as a result of development should be evaluated on a consistent basis and further, the evaluation should consider all aspects including but not limited to traffic volume, duration of tourist season, full build out design, and health and safety issues.

Challenges:

An example is in east Osoyoos on 45th where the Osoyoos Indian Band put in a right turn lane for traffic heading west coming off the Anarchist Mountain at 45th, to access a gas station, Spirit Ridge condos and Inkameep campsite. A left turn lane was not developed for east bound traffic and therefore traffic backs up frequently.

It is not understood why a left turn lane was not required in this case, given that the Inkameep campsite is used year round, as is the condo development and the gas station. The result has been negative impacts to traffic flow and potential safety issues.

Proposed Outcome:

Development activities should not negatively impact residential access or highway traffic flows. Requested outcomes includes:

1. To understand the rational for Ministry of Transportation and Infrastructure decisions regarding highway improvements as a result of development.
2. It is requested that the Ministry of Transportation and Infrastructure review and rewrite their policy regarding highway improvements required due to development. All potential impacts of the overall development should be considered in full including traffic volume, duration of tourist season, full build design and health and safety issues.

Respectfully submitted,

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

Regional District of Okanagan-Similkameen

Fortis Electric Conservation Rate

Issue:

The ongoing impact of the Fortis Tiered Rate System authorized by British Columbia Utilities Commission (BCUC) Order G-139-14 on low-income citizens, especially those with no alternative energy source.

Current Situation:

Beginning in 2014, the Board of Directors, independently and in conjunction with the Joint Council (a partnership between the Regional District, the Penticton Indian Band, the Lower Similkameen Indian Band and the Osoyoos Indian Band) has forwarded letters to Fortis BC, BCUC, and the Premier stating a concern over the rate increases and the two-tier rate structure that seems to mostly catch low-income rural citizens. The BCUC's reaction and the lack of response from Fortis regarding requests for consultation and referral have been discouraging.

At the February 19, 2015 Board of Directors meeting, the following was resolved:

WHEREAS FortisBC rate increases are causing significant hardship to people in areas where there is no access to natural gas as they are seeing huge increases in power bills.

AND WHEREAS The two tier billing system of tier one up to 1,600 kilowatt hours (9.093 cents) and tier two over 1,600 kilowatt hours (13.543 cents) is unrealistic for consumers;

AND WHEREAS due to the challenge customers face with rising energy costs, heating and electricity have become a luxury for some British Columbia residents, especially in the Okanagan-Similkameen;

THEREFORE BE IT RESOLVED that the Regional District of Okanagan-Similkameen ask that the Southern Interior Local Government Association and the Union of BC Municipalities request that the Provincial Government and BCUC eliminate the two tier rate structure until a remedy can be found for users of electric heat who have no affordable alternative to their current inefficient home heating system. Regional District South Okanagan-Similkameen Directors are requesting questions about Fortis B.C.'s two-tiered electrical rate system and the Commission's accountability be addressed.

The two-tiered rate structure, entrenched in the Fortis 2014-2019 Multi-Year Rate Order, increased the cost of electricity after the first 1,600 kilowatts used in a billing period and as a result, many residents who must use electricity are unable to pay their utilities and meet their basic needs.

The BCUC is charged with ensuring British Columbians receive safe, reliable energy at fair rates from the energy companies; and, that those investors in those service providers receive a fair return on their investment.

So, the Utility Companies must be able to fund their operations, the investors must make a fair return and, naturally, that causes the BCUC to look at the business case for a utility rate application. The Conservation Rate makes good business sense and encourages users to use less energy.

Where there is no alternative to electricity and where the disadvantaged live in sub-standard housing that requires more energy, we say to the Minister that the Fortis Conservation Rate does not make life more affordable. In fact, it puts our most vulnerable at risk, having to choose between heating their home or eating; and, in some cases using unsafe heating alternatives.

The Regional District believes that the social and economic factors associated with this two-tiered formula is unsustainable in rural areas and that, where the BCUC is not charged with this consideration, that the Province must fill that gap.

Proposed Outcome:

That the Provincial Government develop a plan to assist those low-income residents caught by the FortisBC Inc. Conservation Rate that have no alternative energy source.

Respectfully submitted,

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 7, 2017

RE: 2017 Year-End Meeting Schedule

Recommendation:

THAT the December 21, 2017 Board and Committee meetings be cancelled.

Purpose:

The purpose of this report is to provide the Board with an overview of the meeting schedule for year-end meetings and to bring forward the option to cancel the December 21, 2017 Board and Committee meetings

Analysis:

In accordance with the RDOS procedure bylaw, regular Board and Committee meetings shall be held on the dates each year established by a resolution of the Regional Board prior to December 31 of the preceding year. The annual meeting schedule, and any changes to it, must be advertised in accordance with legislation.

Cancellation of December meeting:

The Chair of the Board is recommending that the December 21, 2017 Board meeting be cancelled due to the proximity of the meeting to the Christmas holidays. It is expected that all business can reasonably be dealt with at either the December 7, 2017 or the January 4, 2018 meeting.

The RDOS procedure bylaw currently allows for cancellation or postponement of a meeting of the Board of Directors, providing two consecutive meetings are not cancelled. Administration now seeks a resolution from the Board confirming the cancellation of the December 21, 2017 meeting.

Change in Reception for 2017:

Historically, the Board has hosted a reception immediately following the Inaugural meeting; however, due to legislated change in date for the inaugural meeting (from December to November), it is suggested that a reception take place in December and not necessarily align with the inaugural meeting in non-election years only. In election years, the reception will revert back to coincide with the inaugural meeting, as many Directors will be new to their positions and may have family present to witness their swearing-in ceremony.

To reflect the changes proposed, and to keep the Board apprised of additional year-end meetings, administration has noted the proposed meeting schedule for the rest of 2017 in the table below.

Date	Meeting	Time
Thursday, November 2, 2017	Regular Board Meeting	9:00 a.m.
Thursday, November 2, 2017	Board Inaugural Meeting (no reception to follow)	Immediately following Board Meeting
Thursday, November 9, 2017	Board Strategic Plan Workshop	9:00 a.m. – 3:00 p.m.
Thursday, November 16, 2017	Budget Meeting #1 (with Delegates)	9:00 a.m. – 12:00 p.m.
Thursday, November 16, 2017	Regular Board Meeting	1:00 p.m.
Thursday, November 23, 2017	Legislative Workshop	9:00 a.m. – 3:00 p.m.
Thursday, December 7, 2017	Regular Board Meeting	9:00 a.m.
Thursday, December 7, 2017	Board/Staff Holiday Reception	4:30 p.m. – 6:30 p.m.
Friday, December 8, 2017	Budget Meeting #2	9:00 a.m. – 1:00 p.m.
Thursday, December 14, 2017	Budget Meeting #3 (if required)	9:00 a.m. -
Thursday, December 21, 2017	Board Meeting CANCELLED	

The above dates and times are subject to change, and the Board will be kept apprised of any changes.

Communication Strategy:

An information release, advising of the proposed schedule for the remainder of 2017 will be issued in the near future, and the schedule will be advertised in the RDOS bi-weekly ad, through online news, and via the RDOS website and social media.

Respectfully submitted:

"Debra Paulhus"

D. Paulhus, Administration Support Clerk

Endorsed by:

"Christy Malden"

C. Malden, Manager of Legislative Services