

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, October 05, 2017
RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

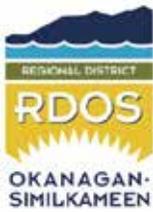
9:00 am	-	12:00 pm	Environment and Infrastructure Committee [Page 2]
12:00 pm	-	12:15 pm	Community Services Committee [Page 22]
12:15 pm	-	12:45 pm	Lunch
12:45 pm	-	3:00 pm	RDOS Board [Page 39]

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of 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
December 21, 2017	RDOS Board/OSRHD Board/Committee Meetings – CANCELLED
January 04, 2018	RDOS Board/Committee Meetings



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, October 05, 2017

9:00 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Environment and Infrastructure Committee Meeting of October 5, 2017 be adopted.

B. DELEGATION

1. Nick Marty, Anarchist Mountain Community Society

Mr. Marty will address the Board to discuss Intervener Status with BCUC on the Fortis 2017 Rate Design Application.

C. DELEGATION

1. James Pepper, Natural Resources Director, Penticton Indian Band

Mr. Pepper will address the Board to discuss illegal dumping on Penticton Indian Band lands.

2. Andrew Drouin, President of South Okanagan Trail Alliance and Director of Federation of Mountain Clubs of BC

Mr. Drouin will address the Board to discuss his group's work on illegal dumping.

D. DELEGATION

1. Kirk Stinchcombe, Sustainability Specialist, Econics Water
2. Rebecca Merserau, Sustainability Specialist, Econics Water

Mr. Stinchcombe and Ms. Merserau will address the Board to discuss Regional Water Use Regulation and Conservation Bylaw, Regional Water Conservation Strategy, and Cross Connection Control Bylaw by Econics and RDOS.

- a. Regional Wateruse Regulation and Conservation Bylaw (RWURCB) Summary – For Information Only [Page 3]
 - b. Regional Water Conservation Strategy Summary – For Information Only [Page 9]
 - c. Cross Connection Control Bylaw Summary – For Information Only [Page 17]
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E. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 5, 2017

RE: Regional Water Use Regulation and Conservation Bylaw (RWURCB) Summary

Administrative Recommendation:

FOR INFORMATION ONLY

Purpose:

To provide a summary of the proposed consolidation and changes to the existing water system regulation and conservation bylaws as well as the Regional Water Conservation Strategy within the Regional District of Okanagan-Similkameen into a new **Regional Water Use Regulation and Conservation Bylaw (RWURCB)**.

Reference:

[Local Government's Role in Ensuring Clean Drinking Water](#) – Regional District of Okanagan-Similkameen – May 29th, 2017 (Water Audit)

Recommendation 1. The Regional District of Okanagan-Similkameen should continue moving forward with those water-related initiatives identified in its sub-regional growth strategy that are within its mandate and develop performance measures to assess its progress. These should be reported to the Board and the public on a regular basis.

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

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

Business Plan Objective:

This project falls under Key Success Driver 3: Build a Sustainable Region

Goal 3.3 To Develop an environmentally sustainable region and is identified in the following:

Objective 3.3.3 By completing a new Water Regulatory and Conservation Bylaw

Background:

One of the key objectives in the sub-regional growth strategy includes development of a Regional Water Use Regulation and Conservation Bylaw (RWURCB). To begin this endeavor, the Regional District applied for and received multiple year funding through the Okanagan Basin Water Board's Water Conservation and Quality Improvement Grant Program to create new regional bylaws.

The Regional Water Conservation Strategy will promote unified water conservation throughout all of the Regional District owned and/or operated water systems. The RWURCB has been created alongside the strategy to detail a collaborative approach to water management and promote uniform standards and best practices throughout these water systems. This bylaw is intended to protect and enhance the quality of life for our residents through water conservation/efficiency and sustainable water management, integration of drought management recommendations and consistent interpretation of the regulations.

The Regional District currently owns and operates eight (8) water systems (Faulder, Naramata, Olalla, Gallagher Lake, Loose Bay, Sun Valley, Willowbrook and West Bench). Additionally, the Regional District operates one (1) water system (Sage Mesa) on a contract basis.

The bylaw and strategy are also foundational to, and integrated with, the proposed Okanagan-Similkameen Drought and Flood Management and Mitigation Plan.

In 2016, the Regional District retained Econics to update and compile both the Regional Water Use Regulation and Conservation Bylaw and the Regional Water Conservation Strategy.

Analysis:

At the October 5, 2017 meeting of the Environment and Infrastructure Committee, Econics will present a summary, as detailed below, to the Directors regarding the RWURCB. At the end of the presentation Econics will open the floor for questions and discussion.

Rationale

At present, twenty bylaws describe the terms under which the RDOS will provide water services to customers in each water system. Maintaining this existing complement of bylaws is not desirable for several reasons:

- the bylaws range in age from 1972 to 2013 and the language and terms of service in the bylaws do not reflect best practices or the RDOS' bylaw format;
- many bylaws were inherited from the irrigation districts that initially operated the water systems and do not reflect the procedures, business objectives, or capacity of the RDOS;
- the terms of water service outlined in the bylaws are highly variable across water systems, resulting in service inequities in different electoral areas;
- the administrative workload associated with adhering to and enforcing the highly variable terms of the bylaws is significant; and,
- except in the West Bench water system, the RDOS appears to have limited means to compel customers to conserve water. This greatly limits the resilience of RDOS water systems to seasonal water limitations and drought events. In turn, this may undermine sustainable service provision and/or contribute to the need for expensive expansion of water supply infrastructure.

Approach

To produce the consolidated draft RWURCB, a compare and contrast exercise with the existing bylaws for each water system was conducted. A review of comprehensive and recently drafted water use bylaws for other British Columbia jurisdictions was also conducted (e.g., Fraser Valley and Capital Regional Districts, Districts of Kent and Summerland, City of Dawson Creek) to facilitate a gap analysis.

When missing clauses were identified or terms of service were determined to be inconsistent across water systems, the Contractor and internal project team reviewed options and selected the approach best aligned with current or desired practices, business objectives, and the RDOS' capacity. To the extent possible, the design of water conservation stages aligned closely with the stages adopted by the Kelowna Joint Water Committee, to improve regional consistency and ease of communication to customers.

Highlights of new features in the draft RWUCB

The draft RWUCB standardizes the terms and conditions under which water may be supplied and used for all water systems operated by the RDOS. Under existing bylaws, these terms and conditions are highly variable and many important clauses that will enable the RDOS to more prudently manage water supplies and water services are omitted. In other cases, the terms in existing bylaws are very prescriptive and limit the RDOS' ability to exercise discretion in dictating the terms of water use and service provision.

Notable features of the draft bylaw include:

- a standard process that individuals must adhere to when applying for a water service;
- provision for the RDOS to refuse to grant water service or to limit water service in the interests of maintaining public safety and service to existing customers, or to undertake repairs;
- clarification of the responsibilities of customers (e.g., repair of frozen or leaking pipes on the privately-owned portion of the connection, installation of requisite backflow prevention or flow-control devices);
- release of liability for the RDOS, its officers, employees, or agents for damage caused by a range of scenarios related to water service provision;
- provision for the RDOS to optionally require customers to pay for the purchase and installation of water meters;
- inclusion of staged water-use restrictions (i.e., water conservation stages) for the RDOS to enact to reduce consumption in the summer months or times of drought;
- a prohibition against wasteful use of water (defined in the draft bylaw);
- a requirement for agricultural water users to have water meters to measure water use, backflow-prevention devices to reduce the risk of introducing contaminants into public water systems, and flow-control devices to limit water use; and,
- provision for the RDOS to access private land or dwellings to enforce the terms of the bylaw (e.g., shutting off service or fixing leaks if owners are not present; inspecting private water systems; issuing tickets and notifications for non-compliance).

Implementation considerations:

The intent is that the draft RWURCB will replace the existing bylaws that govern terms of water use and water service provision for RDOS-owned and –operated water systems. A single, consolidated bylaw will simplify the administration of water service provision for RDOS, and streamline the integration of new water systems that come under RDOS ownership. When a new water system is acquired, new individual regulatory water service bylaws would not need to be prepared as only the new service area description (e.g., name of the electoral area) could be added as a schedule of the new Regional bylaw.

Additional implications for other RDOS bylaws and operational procedures include:

- it affords the RDOS more flexibility (through optional provisions) to levy fees, charges, and penalties related to water service provision through amendments to the Fees and Charges Bylaw;
- it reduces redundancy and overlap with the Subdivision Servicing Requirements Bylaw (and the new Works and Services Bylaw currently being drafted) by avoiding the inclusion of design considerations for water service connections, and with the Cross Connection Control bylaw (currently in draft form) by omitting design considerations for backflow prevention devices;
- it provides RDOS with an opportunity to formalize and standardize operational procedures related to water services to improve equity for customers, more prudently manage services, and address recommendations from the 2017 water audit. It is recommended that several operational procedures and associated tools be developed to support the successful enactment of the Regional bylaw, including:
 - a procedure to guide decisions about when to escalate water conservation stages;
 - procedures to guide decisions for granting approval for use of fire hydrants, for extending irrigation periods, and for permitting the use of more than one service connection for each property; and,
 - a water application form to elicit the necessary information for those seeking new water service connections, and to ensure the appropriate connection size is selected.

Next steps:

The next steps to move the Regional bylaw forward are anticipated to be as follows:

- incorporate feedback from the Board into the draft RWURCB;
- internal review of revised draft (mid-October);
- present highlights from the draft RWURCB to the public (mid October);
- legal review of the draft bylaw (mid – late November);
- draft revisions from the legal review and public feedback (late November);
- present the draft to the Regional District Board for 1st and 2nd reading (proposed date December 7); and,
- present a revised draft to the Regional District Board for 3rd reading (proposed Date January 4th).

Communication Strategy:

Public Information Meetings are scheduled as follows:

Tuesday, October 17th – Naramata Water System (Econics will be in attendance)

Thursday, October 19th – Sun Valley and Willow Brook Water Systems

Monday, October 23rd – Olalla Water System

Tuesday, October 24th – Loose Bay and Gallagher Lake Water Systems

Wednesday, October 25th – Faulder Water System

Thursday, October 26th – West Bench and Sage Mesa Water Systems

During these meetings a summary presentation will be given either by Econics or RDOS Staff detailing the regional consolidation and water regulation bylaw changes included in the RWURCB. These presentations will be similar to those given to the Board on October 5th, 2017.

Any changes to the key concepts after the Public Information Meetings will be detailed in a newsletter and sent out to Regional District Water Users once the RWURCB has been adopted. This news letter along with the bylaw will be posted on the RDOS website where the public can view it.

Implimentation Strategy:

Once the Regional bylaw has been finalized and adopted, some of the requirements anticipated of the Regional District are as follows:

- creation/updates of existing bylaws related to the new bylaw such as the Enforcement bylaws, Subdivision Servicing Requirements and the Fees and Charges Bylaws;
- creation/updates of policies and procedures related to the new bylaw;
- an education program to inform the residents of the changes from existing and new requirements; and,
- review of the 500+ existing total water system related bylaws and repeal of those required.

Implementation of all items included in the Regional Bylaw will require additional resources, including staffing, above the current capacity. In particular, additional resources in enforcement and education will be required, particularly during the summer months when watering infractions are common.

Open for Question and Discussion

Respectfully submitted:

Candace M. Pilling

C. Pilling, Engineering Technologist

Endorsed By:

Liisa Bloomfield

L. Bloomfield, Engineer

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 5, 2017

RE: Regional Water Conservation Strategy Summary

Administrative Recommendation:

FOR INFORMATION ONLY

Purpose:

To provide a summary of the proposed consolidation of and regional expansion of existing water conservation plans within a new **Regional Water Conservation Strategy** and provide the basis for the new Regional Water Use Regulation and Conservation Bylaw.

Reference:

WATER AUDIT: [Local Government's Role in Ensuring Clean Drinking Water](#) – Regional District of Okanagan-Similkameen – May 29th, 2017

Recommendation 1. The Regional District of Okanagan-Similkameen should continue moving forward with those water-related initiatives identified in its sub-regional growth strategy that are within its mandate and develop performance measures to assess its progress. These should be reported to the Board and the public on a regular basis.

- Objective 2-D provides for "Promote and enhance water conservation and sustainability".

Recommendation 5. The Regional District of Okanagan-Similkameen should improve data collection, analysis, monitoring and reporting on its water utilities as part of a continual improvement process. This should include:

- A performance measurement system for its water services
- Monitoring of progress

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

- Understand regional risks related to source water
- Improve regional conservation strategies, drought and climate change responses

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

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

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

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

Business Plan Objective:

This project falls under Key Success Driver 3: Build a Sustainable Region

Goal 3.3 To Develop an environmentally sustainable region and is identified in the following:

Objective 3.3.3 By completing a new Water Regulatory and Conservation Bylaw

Background:

The Regional Water Conservation Strategy will promote unified water conservation through out all of the Regional District owned and/or operated water systems. The strategy will contain the non-enforceable recommendations, priorities, and actions. The proposed Regional Water Use Regulation and Conservation Bylaw will contain the management and enforceable components of the regulation and conservation practices. Together these documents will improve the resiliency of the water systems owned and/or operated by the Regional District and will protect and enhance the quality of life for our residents through water conservation/efficiency and sustainable water management, integration of drought management recommendations and consistent interpretation of the regulations.

The Regional Water Conservation Strategy will be available for guidance or reference for other water systems, not operated by the Regional District, that do not have their own conservation plans. The strategy can be used as an example, tying the entire valley together, on how to ensure water sustainability resulting in a drinkable, swimmable and fishable water source.

The Water Conservation strategy has become a requirement to receive the capital infrastructure grants. Currently, the projects funded through the Clean Water and Wastewater Fund require the submission of a water conservation plan/strategy prior to 75% payout of the grant funds. These projects include the Naramata water system upgrade, Olalla water system upgrade, Okanagan Falls Sewer communications, Sun Valley SCADA upgrade and Willowbrook SCADA upgrade.

The Regional District currently owns and operates eight (8) water systems (Faulder, Naramata, Olalla, Gallagher Lake, Loose Bay, Sun Valley, Willowbrook and West Bench) and operates one (1) additional water system (Sage Mesa).

In 2016 the Regional District retained Econics to prepare the Regional Water Conservation Strategy and the Regional Water Use Regulation and Conservation Bylaw.

Analysis:

On October 5, 2017 Econics will present a summary, as detailed below, to the Regional District Board regarding the Regional Water Conservation Strategy. At the end of the presentation Econics will open the floor for questions and discussion.

Approach

The draft Regional Water Conservation Strategy was developed using the following steps:

- an inventory of RDOS' existing activities related to water conservation was compiled;
- existing water conservation activities were evaluated using Econics' proprietary tool that enables over 165 different activities to be evaluated according to varying criteria such as cost effectiveness and ease of implementation;
- where available, water production data for each water system was analyzed to better understand water use trends and identify opportunities for more efficient use; and,
- a series of recommended conservation practices (both new and enhanced activities) was developed by drawing on information from the following sources:
 - best practices from other jurisdictions;
 - ratings from Econics' conservation measures and assessment tool;
 - advice from RDOS staff with respect to internal capacity and characteristics of water users;
 - recommendations from the 2017 water audit; and,

- the content of the *Naramata Water Conservation Plan (2010)*; the *Regional District of Okanagan Similkameen Drought Management Plan for Naramata, Ollala, and Faulder Water Systems (2006)*; the *Water Conservation Plan for the Faulder System (2016)*; and the *West Bench Water System Water Conservation Strategy (2016)*, to ensure alignment.

Summary of Outcomes

The review of existing RDOS water conservation activities found that most are education based (e.g., public presentations, demonstration rain garden, conservation tips in brochures or online), or incentive based (e.g., rain barrel and compost give-aways). Many existing activities were initially developed through grant funding, and are highly dependent on the availability and initiative of the part-time Public Works Project Coordinator.

The draft Regional Water Conservation Strategy recommends continuing and enhancing many of these existing activities in addition to identifying new initiatives likely to increase conservation across all or most water systems owned and/or operated by RDOS. These conservation measures are grouped into six themes:

- Theme #1: Implement a Long-term Metering Strategy;
- Theme #2: Enhance Non-revenue Water Management;
- Theme #3: Demonstrate Leadership in Water Efficiency;
- Theme #4: Manage Outdoor Residential Water Use;
- Theme #5: Ensure Efficient Agricultural Water Use; and,
- Theme #6: Enhance Water Conservation Education & Outreach.

Two to four specific measures are identified under each theme (see Appendix 1 for a summary table of themes and measures), along with a rationale and implementation considerations. For each of the 18 conservation measures recommended, anticipated outcomes along with indicators and metrics to evaluate effectiveness, are identified. The draft strategy document will include recommendations for an implementation schedule for all 18 measures.

In addition to the recommended conservation measures, the strategy includes a section that outlines recommendations to improve data collection related to water production and use in all water systems. Additional collected data will allow the RDOS to monitor changes in water use over time, and thus evaluate the effectiveness of conservation measures. This will allow the RDOS to prudently plan for future water service provision and ensure existing supplies and infrastructure are sufficient for anticipated growth in service populations and/or water use behaviour. This section addresses recommendations 5, 14, and 15 in the performance audit of RDOS water services recently conducted by the Auditor General for Local Government in British Columbia.

Implementation Considerations

Implementation will require commitment from staff across all departments at the RDOS, as well as from residents, businesses, and agricultural users. For a successful implementation, the Regional Water Use Regulation and Conservation Bylaw will be completed to include all the regulatory and enforcement considerations. It is becoming standard practice for local governments to allocate a set annual budget for the implementation of water conservation programs. This provides consistency for the program and guidance on the types of conservation measures that are practicable within allocated budget and timelines.

The RDOS currently does not allocate a budget for water conservation programming, so effort was taken to incorporate scalability into the recommended measures, and flexibility into the proposed schedule. Nonetheless, it is likely that meaningful progress on the measures identified or on water conservation can only be achieved with additional resourcing. Anticipated resource needs that are associated with successful implementation of the strategy, all of which are scalable, include:

- additional capital investment to expand the coverage of metering to additional water users and/or water systems to better understand and measure water use, and to increase incentives for water conservation through volume-based billing;
- funding for the purchase of more efficient water fixtures in RDOS-owned facilities;
- design and printing of a core suite of communication materials featuring the *Make Water Work!* brand to promote water conservation;
- updates to the water-related pages on the RDOS website and the potential addition of a platform to communicate water conservation stages in effect in different water systems;
- additional staff capacity and/or technology to increase monitoring and recording of water production data;
- additional staff capacity to undertake facility water-use audits and a water leakage control program to reduce lost water;
- additional staff capacity to enhance education- and incentive-based activities that encourage water conservation among residential users; and,
- additional staff capacity to conduct outreach to agricultural water users to support transition to meter use and compliance with the forthcoming Regional Water Use Regulation and Conservation Bylaw, as well as increase use of best practices in agricultural water use.

Next steps:

The next steps to complete the Regional Conservation Strategy are anticipated as follows:

- incorporate feedback from the Regional District Board into the draft strategy document;
- internal review of revised draft (mid-October);
- present highlights from the draft strategy along with the new proposed draft bylaw to the public (mid October);
- review the draft bylaw with the conservation strategy to ensure synergies between the two documents (mid – late November);
- complete revisions from the review and public feedback (late November);
- present the draft Regional Conservation Strategy to the Regional District Board; and,
- present the final document to the Regional District Board for endorsement.

Communication Strategy:

Public Information Meetings are scheduled as follows:

Tuesday, October 17th – Naramata Water System (Econics)

Thursday, October 19th – Sun Valley and Willow Brook Water Systems

Monday, October 23rd – Olalla Water System

Tuesday, October 24th – Loose Bay and Gallagher Lake Water Systems

Wednesday, October 25th – Faulder Water System

Thursday, October 26th – West Bench and Sage Mesa Water Systems

During these meetings a summary presentation will be given either by Econics or RDOS Staff detailing the consolidation of and regional expansion of existing water conservation plans within the Regional Water Conservation Strategy. These presentations will be similar to those given to the Board on October 5th, 2017.

Any changes to the key concepts after the Public Information Meetings will be detailed in a newsletter and sent out to Regional District Water Users once the Regional Water Conservation Strategy has been approved. This newsletter, along with the strategy will be posted on the RDOS website where the public can view it.

Implimentation Strategy:

Once the Regional Water Conservation Strategy has been finalized, some of the anticipated requirements include:

- Creation and/or updates of policies and procedures related to the new strategy; and,

- an education program to inform the residents on the new requirements.

Implementation of all items included in the Regional Water Conservation Strategy will require additional resources, including staffing, above the current capacity. The extra resources can be introduced on a gradual basis, with an increase in funding each year to expand the scope of work in the implementation.

Open for Question and Discussion

Respectfully submitted:

Candace M. Pilling

C. Pilling, Engineering Technologist

Endorsed By:

Liisa Bloomfield

L. Bloomfield, Engineer

Appendix 1: Proposed Water Conservation Measures from the Draft Regional Water Conservation Strategy

Theme	Conservation Measure	Status
	Enable metering in all water systems for all customers through regulation	Underway
	Require installation of meters and/or meter boxes at all new developments	New
	Prioritize additional metering in areas that will mostly likely result in reduced customer demand and/or system losses	New
	Transition metered users to volume-based pricing as soon as practicable	Planned
	Conduct utility water audits on all major water systems	New
	Develop and implement a system loss control program	New
	Continue and expand the customer leak notification program	Continue
	Efficient technology in Regional District facilities	Enhance
	Best management practices in RDOS-managed landscapes	Enhance
	Update and standardize outdoor watering regulations	Enhance
	Prohibit wasteful usage of water	New
	Provide incentives for landscaping practices that reduce water use	New
	Educate residents on non-consumptive fire-prevention methods	New
	Prioritize metering and volume-based billing for commercial producing irrigation accounts	Enhance
	Work with OBWB on educational material for agricultural users	New
	Continue to promote best practices in farm irrigation	Enhance
	Continue to promote the <i>Make Water Work!</i> campaign in partnership with OBWB and other regional agencies	Enhance
	Continue and enhance education and awareness efforts targeting residential, commercial, and agricultural users	Enhance

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee
FROM: B. Newell, Chief Administrative Officer
DATE: October 5, 2017
RE: Cross Connection Control Bylaw Summary

Administrative Recommendation:

FOR INFORMATION ONLY

Purpose:

To provide a summary of the proposed Regional District of Okanagan-Similkameen (RDOS) Cross Connection Control Bylaw.

Reference:

WATER AUDIT [Local Government's Role in Ensuring Clean Drinking Water](#) – Regional District of Okanagan-Similkameen – May 29th, 2017

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

To meet the 2017 condition on the operational permit for the Naramata Water System:

- Develop a Cross-Connection Control Program-March 2018.

Business Plan Objective:

The Cross Connection Control Bylaw was not a specific objective listed in the Corporate Business Plan for 2017, however it is detailed in the Public Works Engineering Services business plan to meet a requirement in the Operating Certificate of the RDOS water systems.

The Bylaw is being completed in conjunction with the Regional Water Use Regulation and Conservation Bylaw and the Regional Water Conservation Strategy to ensure synergy between all documents.

Background:

The Regional District currently lacks a Cross Connection Control (CCC) Bylaw and Program, however, within some of the current water regulatory bylaws, there are requirements for customers to have backflow prevention devices installed.

A CCC Bylaw and Program will reduce water contamination risks in water infrastructure where a link between our drinking water systems and non-potable water exists. Loss or reduction of pressure in a water main can cause backflow (back-siphonage) into the distribution system from a potentially non-potable source resulting in a contaminated system. The Regional District works to ensure that water pressure is maintained to minimize cross contamination and reliably meet user demands.

Of the three recently audited water systems (Naramata, Olalla and West Bench) all had some locations that consistently experienced low pressure—for example, an area in Faulder near the reservoir and in the uppermost pressure zone of Naramata. Currently staff adjust pressure reduction valves as necessary to ensure sufficient pressure to supply customers and prevent backflow.

Analysis:

At the October 5, 2017 meeting of the Environment and Infrastructure Committee, RDOS Staff will present a summary, as detailed below, to the Directors regarding the CCC Bylaw. At the end of the presentation RDOS Staff will open the floor for questions and discussion.

What is a cross connection?

A cross connection is a temporary or permanent link between a potable (drinking) water system and any source containing non-potable water or other substances from which backflow may occur.

Examples include the piping between a public water system, or a resident's water system and a heating or cooling system, fire system or irrigation system.

What is a cross connection control device?

A cross connection control device is a mechanical device that stops the backflow of water into public drinking water. The main testable types of cross connection control devices are:

- reduced-pressure principle assembly,
- pressure vacuum breaker assembly,
- double-check valve assembly, and;
- registered Air Gaps.

Examples of secondary types of devices are the hose connection vacuum breakers, atmospheric vacuum breakers and residential dual check valves.

Approach:

Regional District Staff are recommending that only premise isolation will be the required level of CCC protection. Properties will be required to have a backflow preventer on the main water service to their property and all other cross connections are the responsibility of the property owner to rectify. The RDOS water systems will be protected from cross contamination by water flowing back from a resident's private property.

All backflow preventors must be inspected and tested annually, at the customer's expense, to ensure it continues to meet or exceed the minimum standards. Inspection and testing must be completed by a certified Backflow Assembly Tester and the resulting test report is supplied to the RDOS.

For commercial and agricultural irrigation use, the annual inspection and testing report for the backflow prevention devices will be required by the RDOS prior to irrigation turn on. An approved Reduced Pressure Backflow Assembly will be required whenever fertilizers, chemicals or any other substance detrimental to health are introduced to a commercial or agricultural irrigation system.

All temporary use of fire hydrant permits will require the use of an Approved Backflow Prevention Assembly.

In the case of potential or existing cross connection conditions, the property owner will be provided written notification requesting correction of the cross connection at the owner's expense within a specified time. It is proposed that if the potential or existing cross connection is not rectified within the allotted time frame, the RDOS may shut off the water supply to the property and/or install an approved backflow prevention assembly at the service connection with all costs being charged to the property owner. The water would be turned back on after all the requirements were met with full documentation to the RDOS as well as all fees, including the installation of a device, decontamination of the water system and turn on fees.

The CCC Bylaw will include the ability to apply fines to any person who disobeys or fails to comply with the Bylaw.

Next steps:

The next steps to move the CCC Bylaw forward are anticipated to be as follows:

- incorporate feedback from the Regional District Board into the draft CCC Bylaw;
- internal review of revised draft (mid-October);
- present highlights from the draft CCC Bylaw to the public (mid October);

- legal review of the draft bylaw (mid – late November);
- draft revisions from the legal review and public feedback (late November);
- present the draft to the Regional District Board for 1st and 2nd reading (proposed date December 7th in conjunction with the Regional Water Regulatory and Conservation Bylaw); and,
- present a revised draft to the Regional District Board for 3rd reading (proposed January 4th).

Communication Strategy:

Public Information Meetings are scheduled as follows:

Tuesday, October 17th – Naramata Water System (Econics will be in attendance)

Thursday, October 19th – Sun Valley and Willow Brook Water Systems

Monday, October 23rd – Olalla Water System

Tuesday, October 24th – Loose Bay and Gallagher Lake Water Systems

Wednesday, October 25th – Faulder Water System

Thursday, October 26th – West Bench and Sage Mesa Water Systems

During these meetings a summary presentation will be given by RDOS Staff detailing the proposed CCC Bylaw. These presentations will be similar to those given to the Board on October 5th, 2017.

Any changes to the key concepts after the Public Information Meetings will be detailed in a newsletter and sent out to Regional District Water Users once the CCC Bylaw has been adopted. This news letter along with the bylaw will be posted on the RDOS website where the public can view it.

Implimentation Strategy:

Once the CCC Bylaw has been finalized and adopted some of the requirements anticipated of the Regional District are as follows:

- creation of a CCC Program to oversee guidelines for controlling cross connections and ensuring compliance so the RDOS' drinking water supplies are protected;
- update of the current Enforcement Bylaws to include CCC;
- creation of policies and procedures related to the new bylaw; and,
- create and execute an education program to inform the residents of the new CCC requirements.

Implementation of all items included in the CCC Bylaw will require additional resources, including staffing, above the current capacity. In particular, additional resources in enforcement and education will be required, particularly during the spring months prior to irrigation turn on.

Open for Question and Discussion

Respectfully submitted:

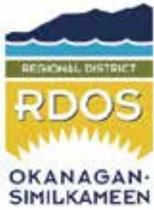
Candace M. Pilling

C. Pilling, Engineering Technologist

Endorsed By:

Liisa Bloomfield

L. Bloomfield, Engineer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, October 05, 2017

12:00 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Community Services Committee Meeting of September 21, 2017 be adopted.

B. COMMUNITY HERITAGE REGISTER – SEE YA LATER RANCH BARN [Page 23]

1. Statement of Significance [Page 24]
2. Supporting Documentation [Page 26]

To provide as information on the heritage value of See Ya Later Ranch Barn, for future nomination to the RDOS Community Heritage Register.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Committee recommend the Board support the nomination of See Ya Later Ranch Barn for inclusion on the RDOS Community Heritage Register.

C. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Community Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: October 5, 2017
RE: Community Heritage Register – See Ya Later Ranch Barn

Administrative Recommendation:

THAT the Committee recommend the Board support the nomination of See Ya Later Ranch Barn for inclusion on the RDOS Community Heritage Register.

Purpose:

To provide as information on the heritage value of See Ya Later Ranch Barn, for future nomination to the RDOS Community Heritage Register.

Reference:

- Statement of Significance for See Ya Later Ranch Barn
- 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 at the Grist Mill in April of 2017, See Ya Later Ranch Barn was selected for nomination to the Community Heritage Register. Aesthetic and social heritage values 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

See Ya Later Ranch Barn

DESCRIPTION OF HISTORIC PLACE

The See Ya Later Ranch barn, located at 2563 Green Lake Road, Okanagan Falls, was built c1932 for Hugh Fraser as part of general farming operations on what was, essentially, a mixed farming site that included cattle, horses and other livestock, and a small orchard. Beginning in the early 1960s, that farming complex began to include commercial scale grape growing and later, wine making. While the barn was a valuable farm asset, there is some indication that Fraser also had the barn built to help provide work for local neighbours in the early years of the Great Depression. Part of the site's photographic record indicates that there was, in fact, a barn on this site as early as 1918.

While the ranchland was originally purchased from Sam and George Hawthorne in 1921, Major Hugh Fraser had the longest tenure on the See Ya Later Ranch. Over those decades and until his death in 1970, Fraser enlivened the social setting in the south Okanagan through his involvement in and/or support of the Penticton Museum, the SPCA, golf, the Red Cross, and other community groups. In addition, the ranch itself was seen locally as a social

hub where Fraser hosted gatherings, visiting dignitaries, and royalty – including King George VI and his entourage in 1939. Other visitors included Lord and Lady Bessborough and the Earl and Countess of Stafford.

The building itself, measuring roughly 7.3m X 17.7m, is oriented squarely north/south, and is a valuable example of a vernacular barn commonly found across many pioneer farming settings. Over its years of use, the building appears to have changed little. Outwardly, it retains the two shed dormer windows built into the lower pitch of the east-facing roof. Interestingly, there are eight windows on the west wall of the barn and only seven windows on the darker east (upslope) wall. The two cupola vents on the apex of the roofline also remain intact. Internally, both the main floor and the upper full loft are open, though the main floor does have eight posts supporting the loft's joist system. A number of these posts have been moved or altered over the years to accommodate the changing needs of the ranch or winery operations.



CHARACTER-DEFINING ELEMENTS

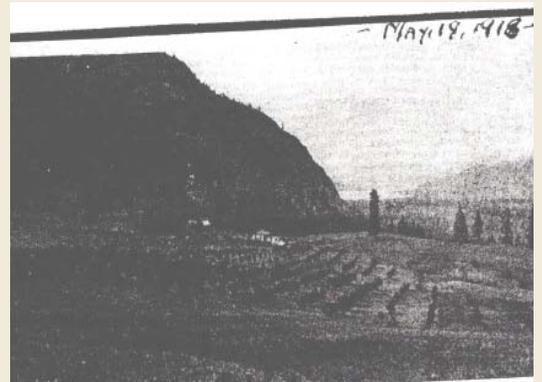
- Iconic gambrel roof life;
- Vernacular two story barn building;
- Situated within original farmstead;
- Original hay-moving equipment on-site;
- Many original building features, including windows, sliding access doors, and millwork;
- Association of site with prominent pioneer family of Major Hugh Fraser;
- Retains association with ranch's farm house located to the east

HERITAGE VALUES

The See Ya Later Ranch Barn holds aesthetic value for the unique architectural features, characteristic of many pioneer farm structures of its time. Much of the building remains in its original form, having undergone limited renovations. The barn also is reminiscent of social values of the previous owner, Hugh Fraser, his contributions to the community groups, and the ranch being a hub of social activity.

SUPPORTING DOCUMENTATION

1. History of Major Hugh Fraser and See Ya Later Ranch
2. 1914, Attestation Paper of Hugh Fraser
3. No date: Major Hugh Fraser Back From Overseas: Treated Well in Two German Camps, Poorly in Others.
4. No date, Was 23 Months in German Camps: Captain H.M. Fraser Repatriated; Now in Holland
5. 1918, Personal note written by King George V to Major Hugh Fraser.
6. Year Unknown Story of Okanagan Falls: Horse and Cattle Brands in the Okanagan Falls District
7. Marriage Invitation of Lillian Phyllis Williams and Mr. Hugh Neil Fraser
8. Photo of King George VI and Queen Elizabeth, (and possibly) Lord and Lady Bessborough served as Governor General of Canada 1931-1935.
9. 1940, January 25. J.B.Fraser Leaves Estate \$2,935,869 the Ottawa Journal.
10. 1940, January 27. Even Legacy of \$1,361,000 No Inducement to Marry. Boston Herald, Boston, Massachusetts.
11. 1961, April 17. Grower's Agreement between Andre's Wines Ltd. and A.K.W. Fraser, Okanagan Falls, B.C.
12. 1970, October 14. Maj.Hugh Fraser Rites On Friday. Source Unknown, Vol. LIX. - No. 239.
13. 1995, Winery License, Le Comte Estate Winery Ltd. Ministry of Attorney General, Province of British Columbia.



History of Major Hugh Fraser and See Ya Later Ranch

- Oct 30, 1885 Hugh Fraser born in Montreal. Father was JB Fraser. Mother was Beatrice Curran.
- 1901 Hugh attended Ashbury College, located in the Rockcliffe area of Ottawa.
- 1911 Hugh was a bookkeeper in a lumber office in Ottawa.
- Sept 23, 1914 Clerk for Toronto General Truck Company. Hugh's grandfather was the founder. Member of the Governor General's Foot Guard when enlisted at Valcartier. Departed for England as a Lieutenant.
- 1915 While in France, Hugh was promoted to Captain under Brigadier General Victor Williams.
- June 2, 1916 At Sanctuary Wood, was captured by a surprise attack.
- 1916 to 1918 Was in 4 POW camps – Crefeld, Gutersloh, Shwarmsted, and Holzminden.
- May, 1918 Captain Fraser was moved to Holland under the Hague Agreement. The Swiss Red Cross organized a prisoner exchange. He was released shortly before armistice November 11, 1918.
- Nov 18, 1918 Captain Fraser was repatriated. Returned to England where he was promoted to Major. Received a letter from King George thanking him for his service.
- Jan 25, 1919 Returned home from Liverpool. Arrived in Ottawa on Jan 28, 1919.
- 1919 Major Fraser received an invitation from C.C. (Carroll) Aikins to attend a production in Penticton of Oliphant Down's "Maker of Dreams". Proceeds went to the Red Cross.
- Oct, 1919 Visited Flanagan – Penticton.
- May, 1920 Visited Darcy Latimer – Penticton.
- Jan 14 to
Mar 29, 1921 Major Fraser visited Liverpool, England. When he returned it was to Ottawa.
- 1921 Purchased the property from Sam and George Hawthorne.
- June 1, 1921 Hugh's residence was Okanagan Falls, BC. Occupation was fruit farmer/rancher.
- Sept 27, 1922 Travelled to Ottawa.
- Oct 14, 1922 Major Fraser wed Lillian Phyllis Williams, daughter of General Victor Williams in a full military wedding.

- Oct 18, 1922 Honeymoon – Niagara Falls.
- Oct 21, 1922 The couple travelled to Londonderry, Ireland.
- Dec 13, 1922 Travelled to Edinburgh, Scotland, Paris, the French Riviera, and the Italian Riviera.
- Jan 26, 1923 The couple arrived in Saint John, New Brunswick. Destination was home to Penticton.
- 1923 Earl & Countess of Stafford, and Ladies Elizabeth & Mary stayed at the ranch.
- Feb 21, 1924 Phyllis departed for a holiday to Sherwood Hall, England, and returned to Toronto (the address of her father).
- July 23, 1925 Phyllis departed from Montreal and arrived in England.
- Dec 11, 1926 Phyllis returned from Liverpool to Toronto.
- Dec 15, 1926 Hugh travelled to Liverpool.
- Feb 24, 1927 Major Fraser returned to Okanagan Falls a single man.
- July 28, 1927 Phyllis marries Perry Clarence Fauquier Arnoldi. He was a member of the Royal Dragoons under General Victor Williams.
- At some point, Phyllis, along with her two sons, travelled to England. They returned Sept 3, 1938. Phyllis divorced Arnoldi in 1938.
- 1930 Summerland. Hugh established 60 bee apiaries at Summerland Experimental Station.
- Apr 14, 1930 Arthur Worth, aged 14 arrives at Halifax. Destination was Dominion Experimental Farm in Agassiz-Harrison (one of 5 farming stations in Canada) to demonstrate innovative farming methods.
- 1932 Lord & Lady Bessborough visited Major Fraser.
- Aug 4, 1933 After his mother's death, Hugh received \$12,188.00 plus jewelry worth \$3,590.00. Dedicated two stained glass windows and the organ to the United Church in OK Falls, in memory of his mother.
- Oct, 1935 Arthur Kenneth Worth's name is changed from Worth to Fraser.
- 1935 to 1940 Arthur (Bill) is farm manager in OK Falls.
- 1939 King George VI and Queen Elizabeth visited the Ranch.
- 1940 Major Fraser's father passes away. Provision in the will indicates that Hugh must marry in order to inherit \$1.3 million.

- 1949 Bill travelled to California (UC Davis) and to Summerland Experimental Station to gather information on grape growers.
- 1961 AKW Fraser plants grapes at SYL.
- 1961 Agreement with Andres Wines.
- 1970 Major Hugh Fraser died at the age of 85 in Penticton.
- 1972 AKW Fraser lived in West Vancouver. SYL Vineyards were managed by George Wilson Tubbs.
- 1974 SYL Vineyards have new owners – Al and Lee Florko.
- 1978 Wine award (silver) for “Chelois” – 1975 vintage at the International Wine & Spirit Competition in Bristol, England.
- 1983 Albert & Dixie Lecomte purchase SYL Vineyards.
- 1986 Production is on-site.
- 1995 Renamed Hawthorne Mountain Vineyard under Harry McWatters. Replanting takes place with vitis vinifera.

ATTESTATION PAPER.

No.

Folio.

CANADIAN OVER-SEAS EXPEDITIONARY FORCE.

QUESTIONS TO BE PUT BEFORE ATTESTATION.

(ANSWERS)

- 1. What is your name?..... *Hugh H. Fraser*
- 2. In what Town, Township or Parish, and in what Country were you born?..... *Montreal Que*
- 3. What is the name of your next-of-kin?..... *Wm B Fraser*
- 4. What is the address of your next-of-kin?..... *Partner of Fraser, 30 Cooper at*
- 5. What is the date of your birth?..... *October 30th 1885 Ottawa*
- 6. What is your Trade or Calling?..... *Clerk*
- 7. Are you married?..... *No*
- 8. Are you willing to be vaccinated or re-vaccinated?..... *Yes*
- 9. Do you now belong to the Active Militia?..... *Yes 4 Years G.O.C.F.*
- 10. Have you ever served in any Military Forces?..... *No*
- 11. Do you understand the nature and terms of your engagement?..... *Yes*
- 12. Are you willing to be attested to serve in the CANADIAN OVER-SEAS EXPEDITIONARY FORCE?..... *Yes*

Hugh H. Fraser (Signature of Man).
Howard (Signature of Witness).

DECLARATION TO BE MADE BY MAN ON ATTESTATION.

I, *H. Fraser*, do solemnly declare that the above answers made by me to the above questions are true, and that I am willing to fulfil the engagements by me now made, and I hereby engage and agree to serve in the Canadian Over-Seas Expeditionary Force, and to be attached to any arm of the service therein, for the term of one year, or during the war now existing between Great Britain and Germany should that war last longer than one year, and for six months after the termination of that war provided His Majesty should so long require my services, or until legally discharged.

Date: *Sept 23* 1914. *Hugh H. Fraser* (Signature of Recruit)
Howard (Signature of Witness)

OATH TO BE TAKEN BY MAN ON ATTESTATION.

I, *H. Fraser*, do make Oath, that I will be faithful and bear true Allegiance to His Majesty King George the Fifth, His Heirs and Successors, and that I will as in duty bound honestly and faithfully defend His Majesty, His Heirs and Successors, in Person, Crown and Dignity, against all enemies, and will observe and obey all orders of His Majesty, His Heirs and Successors, and of all the Generals and Officers set over me. So help me God.

Date: *Sept 23* 1914. *Hugh H. Fraser* (Signature of Recruit)
Howard (Signature of Witness)

CERTIFICATE OF MAGISTRATE.

The Recruit above-named was cautioned by me that if he made any false answer to any of the above questions he would be liable to be punished as provided in the Army Act. The above questions were then read to the Recruit in my presence. I have taken care that he understands each question, and that his answer to each question has been duly entered as replied to, and the said Recruit has made and signed the declaration and taken the oath before me, at *Valcartier, 22nd September* this day of *September* 1914.

Ed Keel (Signature of Justice)

I certify that the above is a true copy of the Attestation of the above-named Recruit.

Fraser (Approving Officer)

MAJOR HUGH FRASER BACK FROM OVERSEAS

Treated Well in Two German Camps, Poorly in Others.

Major Hugh Fraser, son of Mr. and Mrs. J. B. Fraser, 80 Cooper street, arrived home Tuesday night, having been overseas since the first Canadian contingent landed in England.

Major Fraser has an interesting war record. He went to France in 1915 with the Second Battalion, and after a lot of service with that unit was promoted to a staff position with the 8th Brigade. While in the front line trenches at Sandhury Wood, on June 3, 1916, Captain Fraser was made a prisoner, the occasion being the heavy German surprise attack on that position. Two years of imprisonment in Germany followed. Captain Fraser—who was made a Major after his return to England—was confined by turns in four different German camps: Lüttersloh, Creffield, Schuarmeter, and Holzminden. In the first two named camps his treatment was excellent. In the last two it was extremely bad, everything possible being done to make his life unpleasant.

Major Fraser was released under the Hague arrangement providing for the exchange of prisoners held longer than eighteen months, and reached Holland in May.



BUCKINGHAM PALACE.

1918.

The Queen & I wish
you God-speed, a
safe return to the
happiness & joy of home
life with an early
restoration to health.

A grateful Mother
Country thanks you
for faithful services.

George R. I.

Val Haynes' 69 brand is probably the oldest registered brand in the Okanagan. Tweddle's 77 and the Richter 8 brand for cattle and F for horses are well known old brands in the southern interior.

LIST OF REGISTERED BRANDS AT OKANAGAN FALLS

Rancher	Brand	Location on Animal
R. B. Bassett	JL	Left hip of cattle
J. R. Christie	M V	Right hip of cattle, right shoulder of horses
V. Fetterly	W	Right ribs of cattle
H. N. Fraser	HF WS	Right ribs of cattle Right hip of horses
G. Hawthorne	GH	Right hip of cattle
D. McLean	DC	Left hip cattle, left hip horses
D. McLean	FA	Right hip cattle
G. A. McLean	U U	Left shoulder cattle, left shoulder horses
W. McLean	M C	Left ribs of cattle, left shoulder horses
G. E. Parham	VL	Left shoulder cattle
F. Phelps	P	Left hip cattle, left shoulder horses
Mrs. J. Shuttleworth	J SS	Left hip horses Left rib cattle
W. Sinclair	D S	Right hip cattle
J. M. Thomas	T O	Right hip cattle, left hip horses
W. M. Thomas	W	Left shoulder cattle
H. Wolstenholme	JH	Right ribs cattle (R. Wolstenholme left hip cattle)
	9V	Righ hip horses

(Brands and location of brand on animal checked with B.C. Horse and Cattle Brands 1948. Thos. Moore, recorder of brands).

King George VI
Queen Elizabeth

2

Possibly Lord & Lady Bessborough
served as Governor General
of Canada 1931-1935



J. B. Fraser Leaves Estate \$2,935,869

The will of John Burns Fraser, who died on November 2, was filed today in the Surrogate Court for probate. The will disposes of an estate valued at \$2,935,869.18. This is composed of holdings of stocks, bonds, real estate and timber limits.

Included in these holdings are large blocks of bonds of the Dominion of Canada, Nova Scotia Steel and Coal Company, Limited, Province of Ontario, Canadian National Railway Company, MacLaren Quebec Power Company and Province of Quebec. Mr. Fraser was a large shareholder in the Bank of Nova Scotia, having at the date of his death 843 shares.

To Charities.

Legacies of \$500 each were left to the Home for Friendless Women, the Mission Fund of the Church of England in the Diocese of Ottawa, the Protestant Home for the Aged and the Protestant Orphan Home.

A large number of relatives, and old and present employees, were remembered with legacies and the residue of the estate is divided equally among his two sons, Major Hugh N. Fraser, of Okanagan Falls, B.C., Lieut. Colonel John D. Fraser, of Ottawa, and his daughter, Mrs. Isabel Bulmer, of Florida, and her children. The executors of the will are his two sons. Hill, Hill and Hill are solicitors for the estate.

To Employees and Friends.

Bequests to employees were to Alfred Allen, Chalk River; David Taylor, chauffeur; Robert Wilson, \$1,500 each; Christina Caldwell, former nurse, \$2,000; Elizabeth Hendry, servant, \$2,000; Annie Maule, servant, \$1,500; Annie Byron, servant, \$1,500.

Mr. Fraser also left legacies to many friends, including Beatrice Dunlop, of Los Angeles, who received interest from a trust fund of \$10,000 on the death of a sister of Mr. Fraser, Charles Gardiner, of Ottawa, \$5,000; Edith Hyde, Gladys Baker, Eleanor Gardiner, Kate Mowat Fraser, Kathleen Baker, all of Ottawa, Caroline Chamberlain, Los Angeles, \$500 each, Mrs. Clifton B. Gates, Virginia, \$1,000.

Before dividing the residue among his two sons and daughter Mr. Fraser left bequests to a number of relatives including Jessie Daw, sister, Hamilton, Ont., income from \$60,000 for life, Caro F. Fee, sister, Los Angeles, income from \$30,000 for life; Mary Anrep, cousin, Almonte, \$5,000; Loretta Cecelia Fraser, daughter-in-law, Rockville, \$10,000; Joan Fraser, granddaughter, \$2,000; Beatrice Fraser, granddaughter, \$2,000; Mrs. Charlotte F. Armstrong, niece, Victoria, \$5,000; Vera Daw, wife of nephew, Hamilton, income from \$10,000.

Provision is also made in the will that the income from their shares of the residue, provided for the two sons and daughter, will go

Balks at Marrying, Even for \$1,500,000

OKANAGAN FALLS, B. C., Jan. 26 (Canadian Press)—Maj. Hugh N. Fraser, rancher, prefers being single to marrying to collect \$1,500,000.

He said today his father, John Burns Fraser, a former president of the Bank of Nova Scotia, left half his \$3,000,000 estate to him, in trust until he married. Fraser said he "will try and not marry." He will receive the income any way.

Source: Date: Saturday, January 27, 1940 Paper: Boston Herald (Boston, Massachusetts)

Even Legacy of \$1,361,000 No Inducement To Marry

By United Press

OKANAGAN FALLS, B. C., Feb. 1 — Not even the promise of a \$1,361,000 inheritance will tempt Major Hugh N. Fraser into matrimony, he said here.

The World War veteran and rancher, on being advised he was willed half of the \$2,722,000 for-

ture of his father, John Fraser of Ottawa, on conditions that he get married, said:

"I will try and not marry in spite of the will.

John Fraser's will stipulated that Major Fraser must marry before he gets his share of the fortune, or it will be held in trust and he will receive the interest only.

40

ANDRE'S WINES LTD.
BOX 640, PORT MOODY, BRITISH COLUMBIA

Grower's Agreement

This Agreement made this SEVENTEENTH day of APRIL A.D. 1964

BETWEEN:

ANDRE'S WINES LTD. a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 916/475 Howe Street, Vancouver, British Columbia

(hereinafter called the "PURCHASER")

OF THE FIRST PART

AND:

A.K.W. FRASER
OKANAGAN FALLS B.C.

(hereinafter called the "VENDOR")

OF THE SECOND PART.

WHEREBY IT IS AGREED AS FOLLOWS:

1. The Vendor will sell and the Purchaser will buy all the suitable and proper crop or crops of grapes of the varieties and kinds hereinafter set out, that the Vendor shall produce on his vineyard or vineyards in the OKANAGAN FALLS area in the Province of British Columbia, during each and every crop year for a term of TEN years commencing the 1st day of January, 1964 and terminating the 31st day of December, 1974
2. The purchase price of the said crop or crops of grapes shall be One Hundred and Twenty (\$120.00) Dollars per ton for Number One grade grapes and One Hundred and Ten (\$110.00) Dollars per ton for Number Two grade grapes; Provided that the amount of the said purchase price may be varied by subsequent Agreement between the parties herein; All grapes to be delivered F.O.B. at RANCH SYL OR OKK. FALLS DEPOT, SUBJECT TO HAULING COSTS AT SYL RANCH British Columbia at the Provincial Government weigh scale.
3. That all grapes delivered in accordance with the terms and conditions herein shall be properly matured and in the condition satisfactory to the Purchaser for the making of wine. And it is further agreed that in determining the respective grades of grapes delivered, that the grading by the Department of Agriculture of Canada shall be accepted by both parties.
4. That the grapes to be delivered pursuant to this Agreement shall be of the following varieties:—
BUFFALO, RIESLINGS & SEIBELS & HYBRIDS
40 acres
5. The Purchaser having fulfilled the covenants herein shall, up to TWO years prior to the termination date hereof, have the option to renew this Agreement for a further term of FIVE years.

THIS AGREEMENT shall be binding upon the parties hereto their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Parties hereto have executed these presents and have caused their Corporate Seal to be affixed in the presence of their proper officers duly authorized in that behalf, the day and year first above written.

The Corporate Seal of ANDRE'S WINES LTD. was hereunto affixed in the presence of

[Signature]

SIGNED, SEALED AND DELIVERED by

A.K.W. "BILL" FRASER

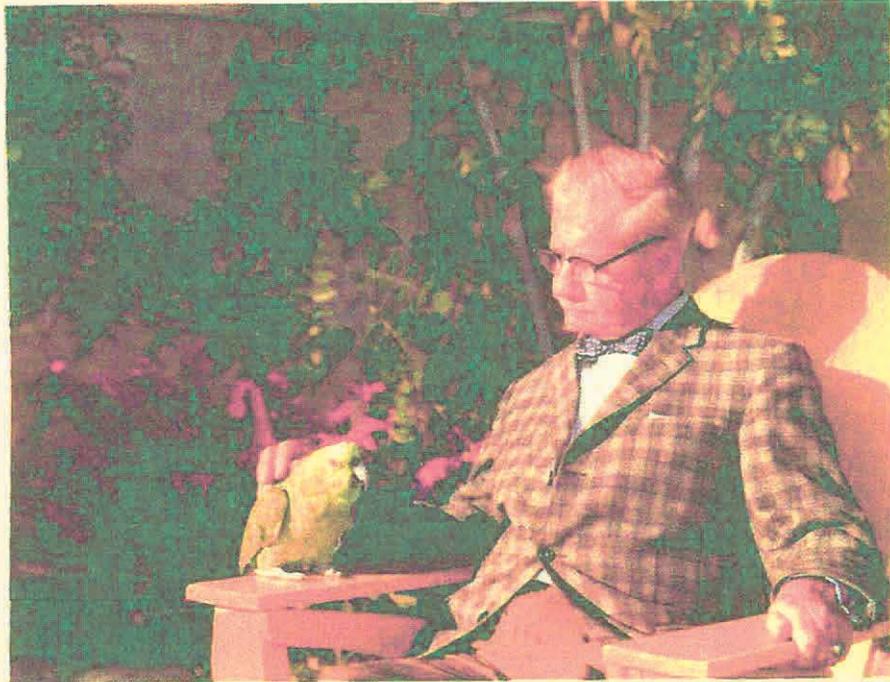
in the presence of

[Signature]

The Corporate Seal of was hereunder affixed in the presence of

original - signed & sealed

[Signature]



MERRY CHRISTMAS
HAPPY NEW YEAR



Hugh N. Jones
Kansas 1-61

11-2334

Oct 4/76



MAJOR HUGH FRASER AND PET COLLIES
(Redivo Photo)

Maj. Hugh Fraser Rites On Friday

Funeral services for Major Hugh Neil Fraser, a pioneer Okanagan Falls rancher and Pentiction resident for the past 15 years are to be held at 2 p.m. Friday in St. Saviour's Church.

Major Fraser, known for his community activities and for work with the Red Cross and the SPCA, died in Pentiction on Tuesday. He would have been 85 on Oct. 30.

He was born in Montreal in 1885 and graduated from McGill University in 1912. After graduation he engaged in accounting until the outbreak of war in 1914.

During the war he served for two years in the front lines near Ypres as a Lieutenant and was present when the Germans first used gas in April 1915. A short time later he was promoted to captain and on April 6, 1916 he was captured and spent two years in prisoner of war camps or commissioned officers.

At the end of the war he was discharged with the rank of major.

Major Fraser first came to the Okanagan Valley at the invitation of playwright Carroll Kings of Naramata in 1919. During his visit he decided to take his home in the valley and after looking at the southern

end of the valley he purchased 320 acres on the west side of the river above Okanagan Falls on Hawthorne Mountain. Additional property was purchased and it was named the S.Y.L. ranch.

In 1954 Major Fraser moved to Pentiction and his adopted son, A. K. W. Fraser, took over operation of the ranch which is now planted in grapes.

Major Fraser was active in community affairs at Okanagan Falls and participated in many local activities. He helped finance the building of the community hall, contributed to the Legion Hall and initiated the founding of Christie Memorial Park.

The stained glass window in the Okanagan Falls church memorializes his mother who started the Victorian Order of Nurses in Ottawa. He was very interested in this work and served as president of the Red Cross there for five years.

He was also fond of animals and since moving to Pentiction has been a patron of the SPCA and its president for five years. He has served the Pentiction chapter of the Red Cross as a director for 10 years and has made several gifts to the Pentiction Museum.

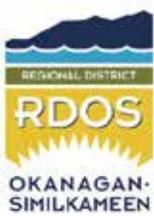
In 1927 Major Fraser donated a pure silver challenge cup for Pentiction's women golfers and each year he would attend the championship matches at the golf course to present the trophy bearing his name.

An avid historian, he possessed a collection of priceless papers and was a major contributor Pentiction's museum.

Major Fraser is survived by his son in Okanagan Falls; one brother, Col. J. D. Fraser of Pembroke, Ontario; one sister, Mrs. Isabel Cox of Phoenix, Arizona; three grandchildren and one great-grandchild.

Funeral services are to be conducted by Rev. Tom Wilding and Rev. W. S. Beames. Cremation will follow.

f n t r u e c e r i e s i l l f r i c c i l s s t i n m f i c t i c t



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, October 05, 2017

12:45 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of October 5, 2017 be adopted.

1. Consent Agenda – Corporate Issues

a. Electoral Area “C” Advisory Planning Commission Appointment [Page 46]

THAT the Board of Directors appoint Louise Conant and Randy Houle as members of the Electoral Area “C” Advisory Planning Commission until November 30, 2018.

b. Electoral Area “D” Advisory Planning Commission – September 19, 2017

[Page 47]

THAT the Minutes of the September 19, 2017 Electoral Area “D” Advisory Planning Commission be received.

c. Electoral Area “E” Advisory Planning Commission – September 11, 2017

[Page 49]

THAT the Minutes of the September 11, 2017 Electoral Area “E” Advisory Planning Commission be received.

d. Kaleden Recreation Commission – September 19, 2017 [Page 51]

THAT the Minutes of the September 19, 2017 Kaleden Recreation Commission be received.

e. Area “F” Parks and Recreation Commission – April 19, 2017 [Page 53]

THAT the Minutes of the April 19, 2017 Area “F” Parks and Recreation Commission be received.

f. Similkameen Recreation Commission – September 19, 2017 [Page 56]

THAT the Minutes of the September 19, 2017 Similkameen Recreation Commission be received.

g. Corporate Services Committee – September 21, 2017 [Page 58]

THAT the Minutes of the September 21, 2017 Corporate Services Committee be received.

- h. Community Services Committee – September 21, 2017 [Page 60]**
THAT the Minutes of the September 21, 2017 Community Services Committee be received.
- THAT the Board of Directors provide a letter of support for the Okanagan Agricultural Innovation Centre.*
- i. Environment and Infrastructure Committee – September 21, 2017 [Page 62]**
THAT the Minutes of the September 21, 2017 Environment and Infrastructure Committee be received.
- j. Protective Services Committee – September 21, 2017 [Page 64]**
THAT the Minutes of the September 21, 2017 Protective Services Committee be received.
- k. RDOS Regular Board Meeting – September 21, 2017 [Page 66]**
THAT the minutes of the September 21, 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 – 4850 Weyerhauser Road, Electoral Area “D” [Page 72]**
- i. Permit No. D2017.113-DVP [Page 76]**
THAT the Board of Directors approve Development Variance Permit No. D2017.113-DVP.
- b. Development Variance Permit Application – 276 Link Lake Road, Electoral Area “H” [Page 80]**
- i. Permit No. H2017.118-DVP [Page 84]**
THAT the Board of Directors approve Development Variance Permit No. H2017.118-DVP.

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

B. DEVELOPMENT SERVICES – Rural Land Use Matters

- 1. Early Termination of a Land Use Contract – 8127 River Road, Electoral Area “C” [Page 91]**
 - a. Bylaw No. 2452.18, 2017 [Page 99]
 - b. Bylaw No. 2453.31, 2017 [Page 101]
 - c. Responses Received [Page 105]

To replace Land Use Contract No. LU-4-C-77 with an Administrative and Institutional (AI) Zone.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2452.18, 2017, Electoral Area “C” Official Community Plan Amendment Bylaw and Bylaw No. 2453.31, 2017, Electoral Area “C” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing; and further,

THAT the Board considers the process, as outlined in the report from the Chief Administrative Officer dated October 5, 2017, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*; and further,

THAT, in accordance with Section 477 of the *Local Government Act*, the Board has considered Amendment Bylaw No. 2452.18, 2017, in conjunction with its Financial and applicable Waste Management Plans; and further,

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of November 2, 2017; and further,

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

2. **Zoning Bylaw Amendment – 8332 Gallagher Lake Frontage Road, Electoral Area “C”** [Page 114]
 - a. Bylaw No. 2453.32, 2017 [Page 119]
 - b. Responses Received [Page 122]

To allow for the development of indoor self storage up to 692m² and formalize an existing duplex.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2453.32, 2017, Electoral Area “C” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing.

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)

THAT the holding of the public hearing be delegated to Director Schafer or delegate; and further,

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

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

3. **Zoning Bylaw Amendment – 2804 Liddicoat Road, Electoral Area “G”** [Page 134]
 - a. Bylaw No. 2462.03, 2017 [Page 140]
 - b. Public Hearing report on Amendment Bylaw No. 2462.03, 2017 dated September 25, 2017 [Page 144]
 - c. Responses Received [Page 148]

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

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

THAT the public hearing report on Amendment Bylaw No. 2462.03, 2017 dated September 25, 2017 be received.

RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2462.03, 2017, Electoral Area “G” Zoning Amendment Bylaw be read a third time.

-
- 4. Zoning Bylaw Amendment – 3492 Princeton-Summerland Road, Electoral Area “H” [Page 206]**
a. Bylaw No. 2498.12, 2017 [Page 209]

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

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2498.12, 2017, Electoral Area “H” Zoning Amendment Bylaw, be adopted.

C. LEGISLATIVE SERVICES

- 1. Dog Control Regulatory Bylaw No. 2671, 2017 [Page 212]**
a. Bylaw No. 2671, 2017 [Page 215]

The purpose of this bylaw is to specify one Dog Control Bylaw, remove reference to cats and to wild and domestic sheep, and update it to current legislation and practices related to dog (“i.e. canine”) control enforcement.

RECOMMENDATION 10 (Unweighted Corporate Vote – 2/3 Majority)
THAT Dog Control Bylaw No 2671, 2017 be read a first, second, and third time, and be adopted.

- 2. Animal Control Bylaw No. 2763, 2017 [Page 225]**
a. Bylaw No. 2673, 2017 [Page 227]

The purpose of this bylaw is to remove sections pertaining to horses, cattle, pigs, sheep, goats and rabbits from the three current Animal Control Bylaws. These specific livestock and small animal restrictions currently do and will only apply to Electoral Areas “B” and “G” as they are the only areas paying into this service.

RECOMMENDATION 11 (Unweighted Corporate Vote – 2/3 Majority)
THAT Animal Control Bylaw No. 2763, 2017, be read a first, second, and third time, and be adopted.

- 3. Amendment of RDOS Fees and Charges Bylaw No. 2771, 2017 [Page 230]**
a. Bylaw No. 2771.01, 2017 [Page 232]

To update the Naramata Cemetery Fees and Charges to comply with requirements from Consumer Protection BC.

RECOMMENDATION 12 (Weighted Corporate Vote – 2/3 Majority)
THAT Regional District of Okanagan-Similkameen Fees and Charges Amendment Bylaw No. 2771.01, 2017 be read a first, second, and third time, and be adopted.

- 4. Olalla Local Community Commission By-Election Result – For Information Only [Page 235]**
a. Declaration of Election by Acclamation [Page 236]

To advise the Board that Neil Gair was elected by acclamation as a Commissioner on the Olalla Local Community Commission.

- 5. Electoral Area “D” Division – For Information Only [Page 237]**
a. Appendix “A” – Public Consultation Summary [Page 238]
b. Enclosure 1 – Administrative Report of October 6, 2016 [Page 248]
c. Enclosure 2 – Administrative Report of July 20, 2017 [Page 251]
-

D. CAO REPORTS

- 1. Verbal Update**
-

E. OTHER BUSINESS

- 1. Chair’s Report**
-

2. Directors Motions

- a. Director Knodel – 2017 Fortis Electrical Rate Design Application

THAT the Board of Directors seek to obtain intervener status with the BCUC on the "2017 Fortis B.C. Rate Design Application" and that administration applies for any funding assistance available to assist with obtaining intervener status.

- b. Director Siddon – Sharing of Legal Jurisdiction and Maintenance Authority along Ministry of Transportation & Infrastructure Rights-of-Way in Rural Communities

Whereas Electoral Area Directors are regularly challenged by the inadequacy of bylaw enforcement and roadside maintenance standards along MOTI Rights of Way within unincorporated communities,

And recognizing the need to provide greater jurisdictional clarity with respect to such issues as illegal vehicle parking, unauthorized encroachment, signage, squatter camping and neglected roadside maintenance such as blocked culverts, grass cutting and weed control,

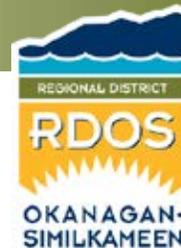
Be it therefore resolved that RDOS staff prepare a negotiating strategy to guide the preparation of a Memorandum of Agreement between the RDOS and the Ministry of Transportation and Infrastructure (MOTI) to embody an improved "standard of shared responsibility" for roadside maintenance and enforcement capacity within the rural communities of RDOS,

And This Agreement To Incorporate a new form of Roadside Maintenance Service for designated rural areas, and a joint funding arrangement with the MOTI.

3. Board Members Verbal Update

F. ADJOURNMENT

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 5, 2017
RE: Appointment to the Electoral Area "C" Advisory Planning Commission

Administrative Recommendation:

THAT the RDOS Board of Directors appoint Louise Conant and Randy Houle as members of the Electoral Area "C" Advisory Planning Commission until November 30, 2018.

Purpose:

In accordance with Section 4.1 of the Regional District's Advisory Planning Commission (APC) Bylaw No. 2339, 2006, "the Board, by resolution, shall appoint members to [an APC] on the recommendation of the Electoral Area Director."

Background:

Under the APC Bylaw, the role of a Commission is to provide recommendations to the Regional District on matters referred to it by the Regional District or by its Electoral Area Director respecting land use, the preparation and adoption of an official community plan or a proposed bylaw and permits under Divisions 2, 7, 9, and 11 of Part 26 of the *Local Government Act*.

The term of the Commission runs concurrently with that of the Board, with no term to extend beyond the term of the Electoral Area Director, unless re-appointed by the Board.

Analysis:

The recommended persons have been put forward at the request of Director Schafer.

Alternative:

1. THAT the Board of Directors not appoint Louise Conant and Randy Houle as a member of the Electoral Area "C" Advisory Planning Commission.

Respectfully submitted:



E. Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager

Minutes

Electoral Area “D” Advisory Planning Commission Meeting of Tuesday, September 19, 2017 Okanagan Falls Firehall (Rear Door) 5013 – 11th Avenue, Okanagan Falls, BC

Present: Mr. T. Siddon, Director, Area “D”
Members: Jerry Stewart, Don Allbright, Bob Haddow, Robert Pearce, Navid Chaudry, Ron Obirek
Absent: Jill Adamson, Yvonne Kennedy Doug Lychak, Robert Handfield, Doreen Olson
Staff: Chris Garrish, Planning Supervisor
Vickie Hansen, Recording Secretary
Delegates: David Sereda, Agent for Peturs & Black Holdings Inc.

1. CALL TO ORDER

The meeting was called to order at 7:06 p.m.

ADOPTION OF AGENDA

Gerry to add an item at end of meeting

Navid to add item at end of meeting

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

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

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

CARRIED (UNANIMOUSLY)

3. DEVELOPMENT APPLICATIONS

3.1 Development Application: D01114.000 (D2017.113-DVP) – Development Variance Permit Application

Agent: Sereda, David

Discussion

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the subject Development Variance Permit Application be approved to allow up to a 16m wide panhandle.

CARRIED (UNANIMOUSLY)

4. OTHER

4.1 APC meetings schedules. Discussion

4.2 Area D Electoral Boundary change – Thoughts to consider future make up Area D and I APC – discussion.

5. ADJOURNMENT

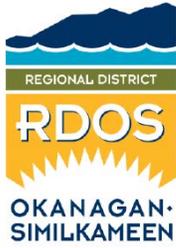
MOTION

It was Moved and Seconded that the meeting be adjourned at 7:48 pm.

CARRIED (UNANIMOUSLY)

Advisory Planning Commission Chair

Advisory Planning Commission Recording Secretary



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, September 11th, 2017 at 7:30 p.m.

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

Present:

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

Absent: Phil Janzen

Staff: Evelyn Riechert, RDOS Planner

Guests: Jane Gainsforth, Dennis Halfhide, Velma Bateman, Karla Kozakevich (RDOS Area 'E' Director), Samantha Niddery

Recording Secretary: Heather Lemieux (Recording Secretary)

Delegates: Ryan Niddery

1. ADOPTION OF AGENDA

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

MOTION

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

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of August 14th, 2017 be approved.

CARRIED

3. DELEGATIONS

- 3.1 Niddery, George for Zoning Bylaw Amendment Application Agent: Niddery, Chad E04571.010 (E2017.103-ZONE)

4. DEVELOPMENT APPLICATIONS

- 4.1 E04571.010 (E2017.103-ZONE) - Zoning Bylaw Amendment Application
Administrative Report submitted by Evelyn Riechert, Planner

MOTION

It was Moved and Seconded in favour of Option 2. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:

- i) That an Environmental Impact Assessment is carried out to the satisfaction of the RDOS.
- ii) That the applicant provides a written commitment to the implementation of agricultural production on said property.

CARRIED

5. OTHER

- 5.1 Next Electoral Area 'E' Advisory Planning Commission Meeting

Tuesday, October 10th, 2017 at 7:30 p.m.

6. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 7:49 p.m.

CARRIED

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary / minute taker



MINUTES

Kaleden Recreation Commission

Tuesday, September 19, 2017

Kaleden Community Hall



Members Present: Doug King (Chair), Jaynie Malloy, Wendy Busch, Randy Cranston, Neal Dockendorf, Gail Jeffery, Jen Charlish, Jennifer Strong, Tom Siddon

Absent: Director Siddon

Staff: Maureen Hayter, Shona Schleppe, Janet Black, Justin Shuttleworth

Recording: Shona Schleppe

Call to Order: 7:00 pm

1. APPROVAL OF AGENDA

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for the Kaleden Parks and Recreation Meeting of September 19, 2017 be adopted.

2. APPROVAL OF LAST MEETING MINUTES

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for the Kaleden Parks & Recreation Meeting of August 15, 2017 be adopted.

3. CORRESPONDENCE/DELEGATIONS

No correspondence or delegations.

4. RDOS STAFF REPORTS

4.1 Park Coordinator –Justin

- provided financial 2017 projections and 2018 budget.

4.2 Recreation Coordinator Report – Janet

- establish a subcommittee to examine fees for rentals.

5. COMMISSION MEMBER REPORTS

6. RDOS DIRECTOR REPORT



MINUTES

Kaleden Recreation Commission

Tuesday, September 19, 2017
Kaleden Community Hall



7. BUSINESS ARISING

7.1 Budget process – Maureen Hayter

7.2 Capital Projects – identification of priority projects for 2018 – 2022.

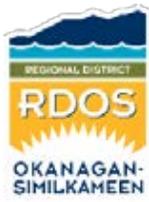
8. ADJOURNMENT

The meeting was adjourned at 9:20 pm.

NEXT MEETING: Tuesday October 17, 2017 at 7:00pm Kaleden Community Hall

Recreation Commission Chair

Recording Secretary



MINUTES

Area "F" Parks and Recreation Commission

Wednesday April 19, 2017, 7:10 pm
RDOS Office

Members Present: Heather Allen, Warren Everton, Tristan Mennell, Jane Windeler, Larry Farley
Absent: Ben Arcuri
Area Director Michael Brydon
Staff: Mark Woods
Recording Secretary: Warren Everton
Guests:

1. APPROVAL OF AGENDA

IT WAS MOVED AND SECONDED

That the Agenda for the Area "F" Parks and Recreation Meeting of April 19, 2017 be adopted and all presentations and reports be accepted. – CARRIED

2. APPROVAL OF LAST MEETING MINUTES

IT WAS MOVED AND SECONDED

That the minutes for the Area "F" Parks and Recreation Meeting of February 2, 2017 be adopted. – CARRIED

3. CORRESPONDENCE/DELEGATIONS

There was no correspondence

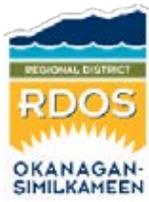
4. RDOS STAFF REPORTS

4.1. Spring Clean-up and upgrades

Staff reported that parks are cleaned and are now up and running. Planned upgrade is the tennis court net installation in Mariposa. Comment that this would be a good time to install pickle ball courts if the commission desired. Discussion on line painting costs and possible other locations. Reported that washrooms in each park to be formally opened by this weekend.

Staff are also planning to add material to main path at Selby Park due to deterioration

Action: Staff to install pickle ball lines along with the tennis line installation



MINUTES

Area "F" Parks and Recreation Commission

Wednesday April 19, 2017, 7:10 pm
RDOS Office

4.2. West Bench School Usage Agreement

Staff reported that a meeting was held with the School District over usage of the school. The School District asked for a formal proposal and said that they would consider it. Reported that the Chair had asked for feedback from the community before spring break. **Action** – staff to work with the Chair to build a proposal for the May or June School Board meetings.

4.3. Information Boards/Heritage workshop

Staff has approached the Penticton Indian Band on working together on information boards. Richard from Enow'kan Centre has been engaged to help with the project. Another item the Commission expressed interest in was the white bridges. Staff plans to host a workshop on heritage, with ultimate goal to develop a statement of significance.

IT WAS MOVED AND SECONDED

That the Report be accepted for information – CARRIED

Opposed: None

5. COMMISSION MEMBER REPORTS

5.1. Mariposa Park Easter Egg Hunt

Chair reported that the Easter Egg Hunt was a great success. Ben Acuri organized it with the Leadership Students from the high school. Discussion around making future events more of a community picnic. No action at this point.

5.2. Bonin Park

OASISS group has expressed interest in keeping the area weed free and to assess what invasive species exist in the park.

IT WAS MOVED AND SECONDED

That the report from the Chair be accepted for information– CARRIED

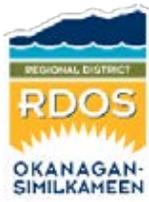
6. RDOS DIRECTOR REPORT

6.1. General Items

Director reported that most items are on hold due to the provincial election, **and advised**. He then turned to the current road issue. Reported that there is a water line under the area that's sloughing.

6.2. West Bench OCP process

The Director reported on the OCP review saying that there is a large group committed so far and that most are from West Bench. He then gave the Commission an overview of the review



MINUTES

Area "F" Parks and Recreation Commission

Wednesday April 19, 2017, 7:10 pm

RDOS Office

~~process stressing the volunteer side of the commitment.~~ advised that there are a large number of primarily West Bench members willing to volunteers on the OCP Review committee, and provided the commission an overview of the volunteers responsibilities and commitments.

7. BUSINESS ARISING

7.1. No items.

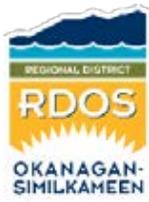
8. ADJOURNMENT

NEXT MEETING:

June, specific date by poll, RDOS Office

Recreation Commission Chair

Recording Secretary



MINUTES

Similkameen Recreation Commission

September 19, 2017 at 7.00pm
Similkameen Recreation Centre
208th meeting

Members Present: Charlene Cowling, Marie Marven, Tom. Robins
Absent: M. Todd, W. Stewart and J. Roe (all approved by email)
Area Representatives G. Bush (Area B), R. Mayer (Alt Area G), J. Evans (Keremeos)
Staff: Karl Donoghue,
Recording Secretary: Karl Donoghue
Guests:

1. Approval of Agenda

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for the Similkameen Recreation Meeting of September 19, 2017 be adopted and all presentations and reports be accepted. – CARRIED

2. Approval of Last Meeting Minutes

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for the Similkameen Recreation Meeting of August 22, 2017 be adopted. – CARRIED

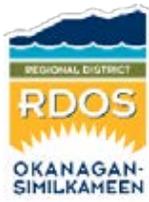
3. Correspondence/Delegations/Public Questions

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the survey and press release be approved for distribution subject to agreed changes.
– CARRIED or DEFEATED

Opposed:



MINUTES

Similkameen Recreation Commission

September 19, 2017 at 7.00pm
Similkameen Recreation Centre
208th meeting

4. Adjournment

RECOMMENDATION

IT WAS MOVED AND SECONDED

– CARRIED or DEFEATED

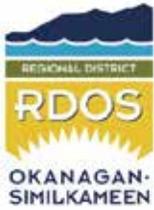
Opposed:

NEXT MEETING: September 26, 2017

Similkameen Recreation Centre

Recreation Commission Chair

Recording Secretary



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, September 21, 2017

9:00 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 R. Knodel, Alt. Electoral Area "C"
Director J. Sentes, City of Penticton
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director T. Schafer, Electoral Area "C"

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

IT WAS MOVED AND SECONDED

THAT the Agenda for the Corporate Services Committee Meeting of September 21, 2017 be adopted. - CARRIED

B. CLOSED SESSION

RECOMMENDATION 2

IT WAS MOVED AND SECONDED

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.

CARRIED

The meeting was closed to the public at 9:02 a.m.

The meeting was opened to the public at 9:35 a.m.

C. SUBDIVISION KAIZEN

The Committee was advised of the results of the Subdivision Kaizen held last week at the RDOS office.

D. ADJOURNMENT

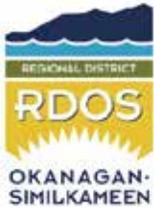
By consensus, the Corporate Services Committee meeting of September 21, 2017 adjourned at 10:10 a.m.

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

Community Services Committee

Thursday, September 21, 2017

10:47 a.m.

Minutes

MEMBERS PRESENT:

Chair R. Hovanes, Town of Oliver

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 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 M. Pendergraft, Electoral Area "A"

Director R. Knodel, Alt. Electoral Area "C"

Director J. Sentes, City of Penticton

Director T. Siddon, Electoral Area "D"

Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director T. Schafer, Electoral Area "C"

STAFF PRESENT:

B. Newell, Chief Administrative Officer

G. Cramm, Administrative Assistant

A. APPROVAL OF AGENDA

RECOMMENDATION 1

IT WAS MOVED AND SECONDED

THAT the Agenda for the Community Services Committee Meeting of September 21, 2017 be adopted. - **CARRIED**

B. DELEGATION

1. Larry Olson

Regional Economic Development Manager

South Okanagan Similkameen Economic Development (SOSED)

a. Presentation

Mr. Olson addressed the Board to discuss SOSED, its projects and goals around regional economic development.

2. Christine Petkau
Executive Director
Summerland Chamber of Commerce
 - a. Presentation

Ms. Petkau addressed the Board to discuss the Okanagan Agricultural Innovation Centre coming to Summerland.

IT WAS MOVED AND SECONDED

THAT the Board of Directors provide a letter of support for the Okanagan Agricultural Innovation Centre. - **CARRIED**

Director Jakubeit vacated the Boardroom at 11:25 a.m.

C. ADJOURNMENT

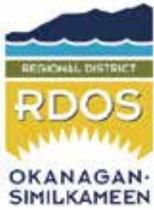
By consensus, the Community Services Committee meeting of September 21, 2017 adjourned at 11:41 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Bauer
Community Services Committee Vice Chair

B. Newell
Chief Administrative Officer



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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, September 21, 2017

11:43 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 H. Konanz, City of Penticton
Director K. Kozakevich, Electoral Area "E"
Director A. Martin, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director R. Knodel, Alt. Electoral Area "C"
Director J. Sentes, City of Penticton
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director T. Schafer, Electoral Area "C"

Director A. Jakubeit, City of Penticton

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

IT WAS MOVED AND SECONDED

THAT the Agenda for the Environment and Infrastructure Committee Meeting of September 21, 2017 be adopted. - **CARRIED**

B. ILLEGAL DUMPING SERVICE – For Information Only

a. Presentation

To provide information on the Regional Illegal Dumping program.

Directors Martin and Konanz vacated the Boardroom at 11:45 a.m.

C. MINISTRY OF TRANSPORTATION ROAD REPAIRS

D. ADJOURNMENT

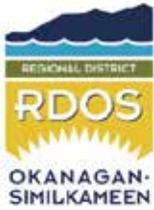
By consensus, the Protective Services Committee meeting of September 21, 2017 adjourned at 12:17 p.m.

APPROVED:

CERTIFIED CORRECT:

T. Siddon
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, September 21, 2017

1010 a.m.

Minutes

MEMBERS PRESENT:

Chair A. Jakubeit, City of Penticton
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 R. Knodel, Alt. Electoral Area "C"
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:

Vice Chair T. Schafer, Electoral Area "C"

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

IT WAS MOVED AND SECONDED

THAT the Agenda for the Protective Services Committee Meeting of September 21, 2017 be adopted. - CARRIED

B. DELEGATION

1. Mark Provencal
Community Policing Coordinator, Restorative Justice and Community Partnerships
City of Penticton
 - a. [Presentation](#)

Mr. Provencal addressed the Board to present an update on the Restorative Justice Program.

C. ADJOURNMENT

By consensus, the Protective Services Committee meeting of September 21, 2017 adjourned at 10:37 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 1:00 p.m. Thursday, September 21, 2017 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Director T. Schafer, Electoral Area "C"

STAFF PRESENT:

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

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 September 21, 2017 be amended by removing Item A2a DVP Application for 4850 Weyerhaeuser Road. - **CARRIED**

1. Consent Agenda – Corporate Issues

- a. Kaleden Recreation Commission – June 20, 2017
THAT the Minutes of the June 20, 2017 Kaleden Recreation Commission be received.
- b. Kaleden Recreation Commission – August 15, 2017
THAT the Minutes of the August 15, 2017 Kaleden Recreation Commission be received.
- c. Similkameen Recreation Commission – July 11, 2017
THAT the Minutes of the July 11, 2017 Similkameen Recreation Commission be received.
- d. Similkameen Recreation Commission – August 15, 2017
THAT the Minutes of the August 15, 2017 Similkameen Recreation Commission be received.

- e. Electoral Area “E” Advisory Planning Commission – August 14, 2017
THAT the Minutes of the August 14, 2017 Electoral Area “E” Advisory Planning Commission be received.
- f. Electoral Area “G” Advisory Planning Commission – August 16, 2017
THAT the Minutes of the August 14, 2017 Electoral Area “G” Advisory Planning Commission be received.
- g. Community Services Committee – September 7, 2017
THAT the Minutes of the September 7, 2017 Community Services Committee be received.

THAT the Committee recommend the Board of Directors support the nomination of Hedley Grace Church for inclusion on the RDOS Community Heritage Register.
- h. Planning and Development Committee – September 7, 2017
THAT the Minutes of the September 7, 2017 Planning and Development Committee be received.
- i. Protective Services Committee – September 7, 2017
THAT the Minutes of the September 7, 2017 Protective Services Committee be received.
- j. RDOS Regular Board Meeting – September 7, 2017
THAT the minutes of the September 7, 2017 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

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

- 2. Consent Agenda – Development Services
 - a. Development Variance Permit Application - 4850 Weyerhaeuser Road, Electoral Area “D”

This item was removed from the agenda.

B. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Zoning Bylaw Amendment – G. Nidderly, 1362 Greyback Mountain Road, Electoral Area “E”
 - a. Bylaw No. 2459.26, 2017
 - b. Responses Received

To allow for the development of a “craft distillery”.

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

THAT Bylaw No. 2459.26, 2017, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing. - **CARRIED**

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)**IT WAS MOVED AND SECONDED**

THAT the holding of the public hearing be scheduled for the Regional District Board meeting of October 19, 2017; and further,

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

CARRIED

C. PUBLIC WORKS

1. Naramata Mill Road Urgent Watermain Repairs

The Mill Road watermain requires replacement prior to winter as the flood actions exposed the watermain along the lakeshore.

RECOMMENDATION 5 (Weighted Corporate Vote – Majority)**IT WAS MOVED AND SECONDED**

THAT the Board of Directors approve the expenditure of up to \$270,000 for the Mill Road watermain replacement as part of the flood recovery activities from the Naramata Emergency Reserve funds. - **CARRIED**

D. LEGISLATIVE SERVICES

1. Fire Services Master Plan – Rise and Report from the September 7, 2017 Protective Services Committee – Closed Session
 - a. Fire Master Plan dated August 2017
 - b. Implementation Plan dated September 7, 2017

IT WAS MOVED AND SECONDED

1. THAT the Board receive the Fire Services Master Plan and Fire Department Audits as guiding documents.
2. THAT the Board:
 - a. Realign the Emergency Services Supervisor position into a Fire Services Coordinator position funded by the seven Rural Fire Departments; and
 - b. Create an Emergency Management Coordinator position funded by the Emergency Planning Program; and
 - c. Authorize the CAO to commence recruitment for the Emergency Program Coordinator in Q4-2017.
3. THAT the Board declare that each of the seven RDOS Fire Departments shall operate as Exterior Operations Service Level fire departments until competency and training requirements to move to an Interior Operations Service Level are achieved.
4. THAT the Board investigate the creation of a sub-regional service to accommodate the requirements of the Fire Safety Act.
5. THAT the Board adopt the Fire Services Master Plan Implementation Strategy.

CARRIED

-
2. UBCM Ministry Meetings Briefing Notes – For Information Only
 - a. Completion of the Kettle Valley Rail (KVR) Trail – Crown Land Tenure Application Process
 - b. Wildfire Mitigation Program
 - c. South Okanagan-Similkameen Emergency Issues Spring/Summer 2017
-

E. CAO REPORTS

1. Verbal Update
-

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

2. Board Representation

- a. Developing Sustainable Rural Practice Communities - *McKortoff*
 - b. Intergovernmental First Nations Joint Council - *Kozakevich, Bauer, Pendergraft*
 - c. Municipal Finance Authority (MFA) – *Kozakevich, Bauer*
 - d. Municipal Insurance Association (MIA) - *Kozakevich, Bauer*
 - e. Okanagan Basin Water Board (OBWB) – *McKortoff, Hovanes, Waterman*
 - f. Okanagan Film Commission (OFC) – *Jakubeit*
 - g. Okanagan Regional Library (ORL) – *Kozakevich*
 - h. Okanagan Sterile Insect Release Board (SIR) – *Bush*
 - i. Okanagan-Similkameen Health Living Coalition - *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

- a. Director Bauer - Greyhound Bus

IT WAS MOVED AND SECONDED

THAT the Board of Directors send a letter to the Provincial Transportation Board expressing the Regional District's opposition to Greyhound Canada's intention to reduce or eliminate certain routes in the Regional District of Okanagan-Similkameen. - **CARRIED**

- b. Director Knodel – Notice of Motion regarding 2017 Fortis electrical rate design application
-

- c. Director Siddon –

Notice of motion:

That staff prepare a report on the feasibility of creating a roadside maintenance service area.

4. Board Members Verbal Update

G. ADJOURNMENT

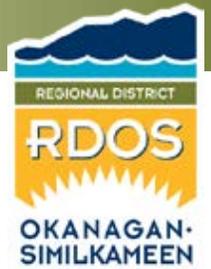
By consensus, the meeting adjourned at 2:03 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 5, 2017
RE: Development Variance Permit Application — Electoral Area “D”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. D2017.113–DVP

Purpose: To vary the minimum interior side setback from 15.0 metres to 3.90 metres

Owners: Peturs and Black Holdings Agent: David Sereda (McElhanney Associates) Folio: D-01114.000

Civic: 4850 Weyerhauser Road Legal: Lot 2, Plan KAP10100, District Lot 5512

OCP: Industrial (I) Zone: Industrial (Light) One (I1)

Variance Request: To vary the minimum setback from 15.0 metres to 11.0 metres

Proposed Development:

This application seeks to reduce the minimum interior parcel line setback in the Industrial (Light) One (I1) Zone from an existing building from 15.0 metres to 3.90 metres in order to facilitate the subdivision of a new 2.43 ha parcel, while leaving a remainder parcel of 1.19 ha.

The applicant has stated that the Ministry of Transportation and Infrastructure’s (MOTI) requirements for a panhandle access to a parcel is a minimum width of 10.0 metres. In this instance, however, the available land between the eastern side parcel line and an existing building is approximately 22.0 metres. Consequently, to comply with the Ministry’s standard for panhandle width results in the existing building being situated within the required 15.0 metre setback from the new parcel line.

In support of the requested variance, the applicant has stated that “introducing bends into a lot boundary, simply to conform to a setback requirement, would decrease the Proposed Panhandle width to less than 10.0m, and would introduce unnecessary bends into a lot line.”

Site Context:

The subject property is approximately 3.7 ha in area and is located on the north side of Weyerhauser Road approximately 150 metres south of its intersection with Maple Street. It is understood that the property has historically be utilised for the manufacture of log homes.

The surrounding pattern of development is predominantly industrial with agricultural operations occurring to the north-east and rural-residential uses to the west (one the adjacent side of Highway 97).

Background:

The subject property was created by a plan subdivision deposited in the Land Titles Office in Kamloops on October 15, 1959. Available Regional District records indicate the previous issuance of building permits for accessory structures (1996, 1997, 2002), office (2003) and the relocation of a log home (2014). More recently (July of 2017), an application to subdivide the property into two new parcels was referred to the Regional District by MoTI.

Under the Electoral Area "D-2" Official Community Plan (OCP) Bylaw No. 2603, 2013, the property is within the Growth Area Boundary for Okanagan Falls and is designated as Industrial (I), as a Hillside / Steep Slope Development Permit (HSSDP) Area and Environmentally Sensitive Development Permit (ESDP) Area.

Under the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, the property is zoned Industrial (Light) One (I1) Zone, which establishes a minimum interior parcel line setback of 15.0 metres.

Public Process:

At its meeting of September 19, 2017, the Electoral Area "D" APC resolved to recommend to the Board that Development Variance Permit No. D2017.113-DVP be approved, subject to allowing the panhandle width to be increased to a uniform 16.0 metres.

At its meeting of September 21, 2017, the Regional District Board resolved to defer consideration of this application to its meeting of October 5, 2017, in order to allow the applicant to amend their proposal in accordance with the recommendation of the Electoral Area "D" Advisory Planning Commission (APC).

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

Analysis:

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

The purposes of a setback regulation is to provide physical separation between neighbouring properties and, in the context of industrial uses, to ensure a greater separation between potentially deleterious uses by requiring significantly larger setbacks than found in other zones.

In this instance, Administration considers the requested variance is unlikely to adversely impact on the use of the proposed panhandle or the continued use of the proposed Lot A.

At its meeting of June 15, 2017, the Planning and Development (P&D) Committee of the Regional District Board considered a series of proposed amendments to the industrial zones found in the Okanagan Electoral Area Zoning Bylaws. This included a review of existing setbacks in the I1 Zone, including a proposed new interior side parcel line setback requirement of 1.5 metres.

While the preparation of a formal amendment bylaw related to the update of the industrial zones remains on-going, Administration is aware of a potential issue with existing setback requirements in the I1 Zone being excessive.

Conversely, the applicant could modify the existing building by removing a portion of it in order to comply with the required setback from the proposed new parcel line.

As an aside, should the requested variance be supported, the issuance of an Environmentally Sensitive Development Permit will be required prior to subdivision. While the property is within a Hillside and Steep Slope Development Permit Area, it *may* qualify for an exemption if any existing slopes are less than 20%.

Alternative:

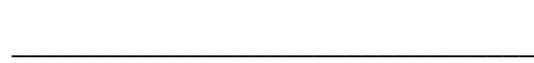
THAT the Board of Directors deny Development Variance Permit No. D2017.113-DVP.

Respectfully submitted

Endorsed by:



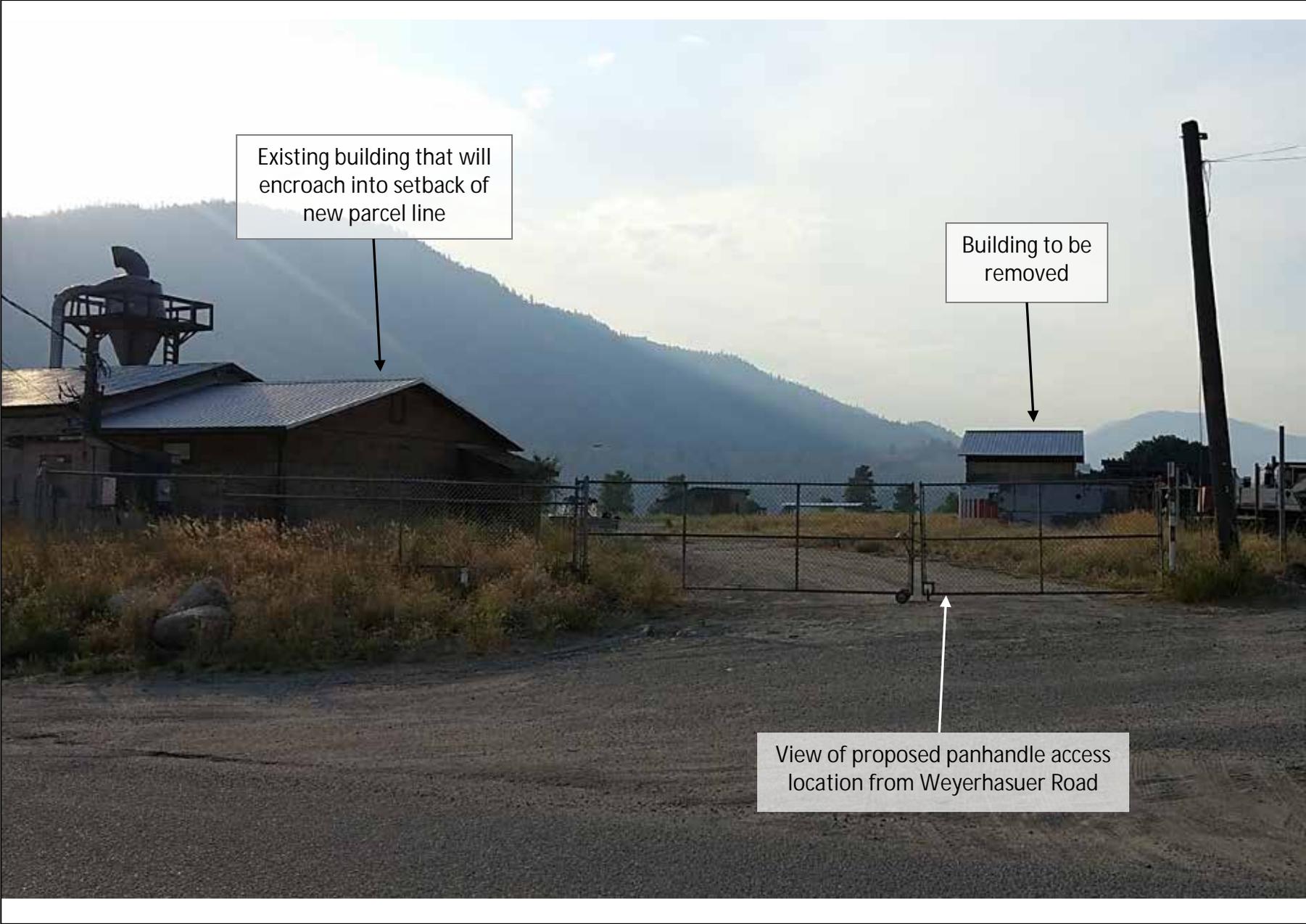
C. Garrish, Planning Supervisor



B. Dollevoet, Development Services Manager

Attachments: No. 1 – Site Photo

Attachment No. 1 – Site Photo



Existing building that will encroach into setback of new parcel line

Building to be removed

View of proposed panhandle access location from Weyerhasuer Road

- a) The minimum interior parcel line setback for a principal building in the Industrial (Light) One (I1) Zone, as prescribed at Section 14.1.5(a)(iii), is varied:
 - i) from: 15.0 metres.
 - to: 3.90 metres, as measured to the outermost projection and as shown on Schedule 'B'.

7. COVENANT REQUIREMENTS

- a) Not Applicable

8. SECURITY REQUIREMENTS

- a) Not applicable

9. EXPIRY OF PERMIT

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

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

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

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

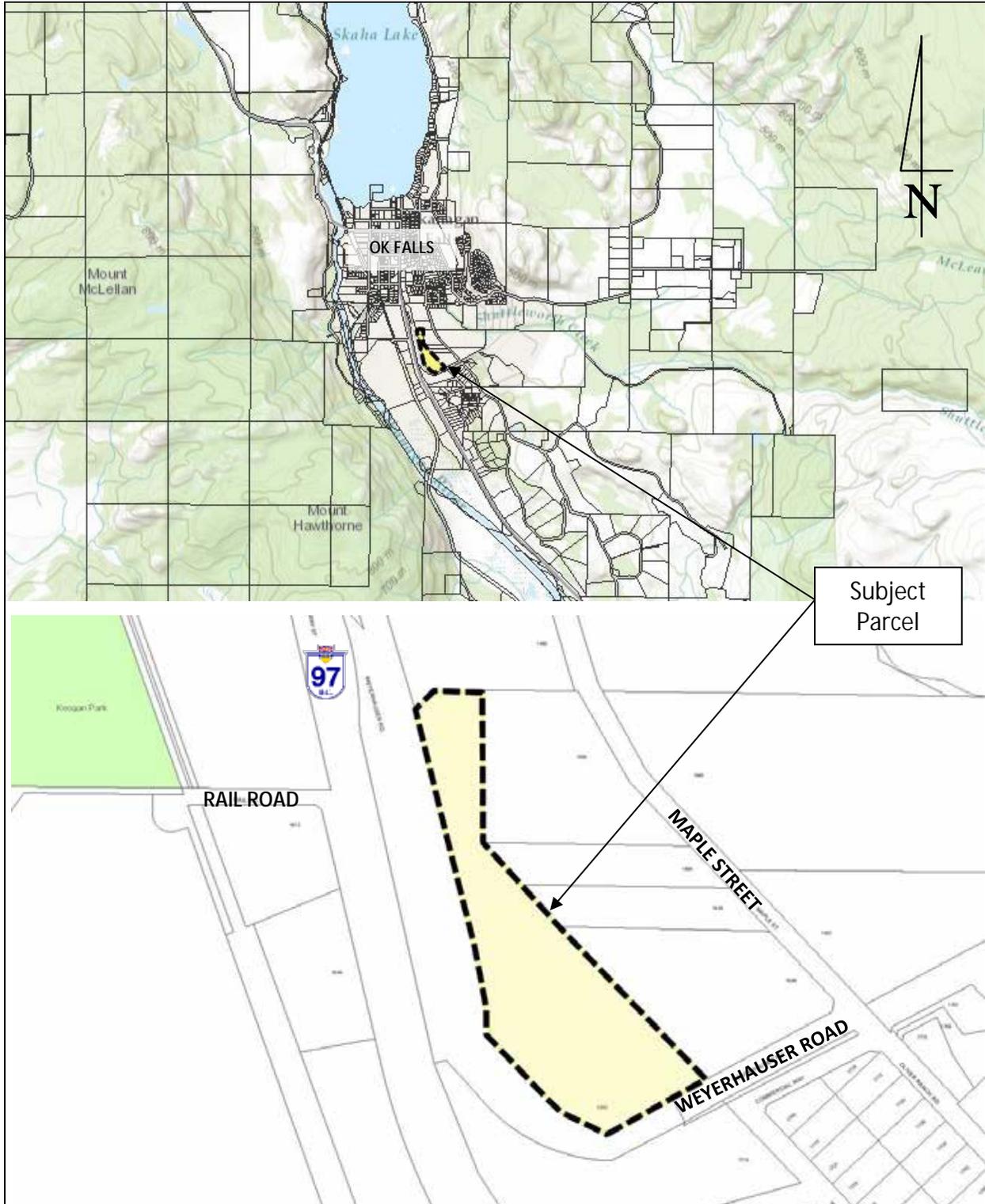
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2017.113-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

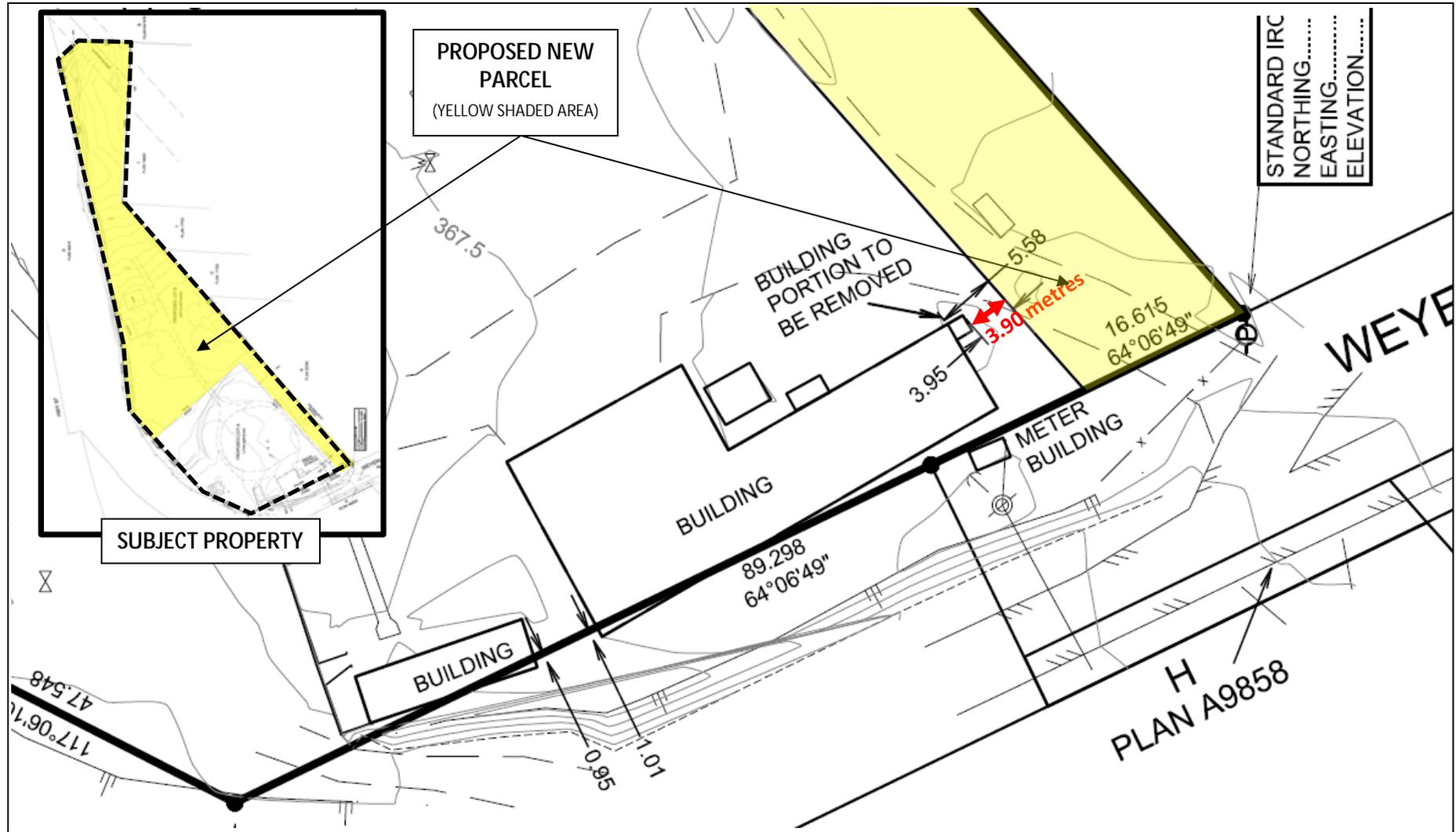
Telephone: 250-492-0237 Email: info@rdos.bc.ca



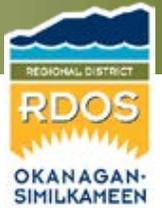
Development Variance Permit

File No. D2017.113-DVP

Schedule 'B'



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 5, 2017
RE: Development Variance Permit Application — Electoral Area “H”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. H2017.118–DVP

Purpose: To allow for the development of a single detached dwelling in front setback.

Owners: Skye Thomson Folio: H-01361.005

Civic: 276 Link Lake Road Legal: Lot 1, Plan KAP21263, District Lot 4166, KDYD

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

Variance Request: to vary the minimum front parcel line setback from 7.5 metres to 4.0 metres.

Proposed Development:

The applicant seeks approval to construct a new single detached dwelling to within 4.5 metres of the front parcel line setback when the Residential Single Family One (RS1) Zone otherwise requires a setback of 7.5 metres. The dwelling is proposed to extend approximately 4.0 metres into the SPEA.

In support of the application, the applicant has stated that “the QEP advises not to go into the SPEA and is requesting a front setback variance.... In order to protect the streetscape, trees will be maintained along the roadway. Also, the home will be located down a slope, so it won’t be visible from roadway.”

Site Context:

The subject property is approximately 1,347 m² in area and is located between the southern shore of Link Lake and the north side of Link Lake Road. There are currently no buildings or structures on the property.

The surrounding pattern of development is generally characterized by similar low density residential development to the south and east and undeveloped Crown lands to the west.

Background:

The subject property was created by a plan of subdivision registered with the Land Titles Office on April 1, 1971, and has remained undeveloped since that time (i.e. there are no records of a building permit having been previously issued for this property).

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is designated as Low Density Residential (LR), and is also identified as being within a Watercourse Development Permit (WDP).

Section 22.3.7 Variances to Protect the SPEA states “the Regional District encourages Development Variance Permit (DVP) applications for the relaxation of zoning (parcel line) setbacks on existing small lots in order to reduce impacts and preserve the SPEA.”

A Watercourse Development Permit (WDP) application including a *Riparian Area Regulation (RAR) Assessment Report*, prepared by Dwight Shanner, R.P.Bio, of Aarde Environmental Limited and dated September 4, 2017, was been submitted to the Regional District. This RAR Assessment Report establishes a Streamside Protection and Enhancement Area (SPEA) of 30.0 metres, but includes an approximately 54.2 m² intrusion into the SPEA by the dwelling and a deck.

Under the Electoral Area “H” Zoning Bylaw No. 2498, 2012, the subject property is zoned Residential Single Family One (RS1), wherein a “single detached dwelling” is a permitted use.

Public Process:

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

Analysis:

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

While development within a front setback is considered to represent poor streetscape design and is generally not supported, Administration also recognises that the OCP encourages the relaxation of front setbacks if this will result in a greater protection of the riparian values.

In this instance, the RAR assessment report completed for this property is recommending that the proposed dwelling be situated within the front setback in order to reduce impact on the 30.0 metre SPEA associated with Link Lake.

While a majority of the dwellings on the north side of Link Lake Road have been situated well away from the front setback, and the placement of the proposed dwelling within the front setback would be uncharacteristic of the area, local topography may mitigate the impact.

For instance, the property slopes away from Link Lake Road and, based upon the submitted site plan, there appears to be 7.0 metre drop in elevation from the constructed road to the proposed footprint of the dwelling.

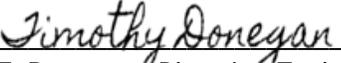
Yet, the northern elevation of the house is shown as being approximately 5.2 metres in height, increasing a further 1.5 metres (to 6.7 metres) at the southern elevation. As such, while the dwelling will be visible from the Link Lake Road, it will be primarily below the road grade and will not dominate the streetscape.

Conversely, and in order to comply with the front setback requirement, other options are available to the property owner, such as constructing a smaller dwelling unit (NOTE: the current proposal contemplates a footprint of approximately 92 m²).

Alternative:

THAT the Board of Directors deny Development Variance Permit No. H2017.118–DVP.

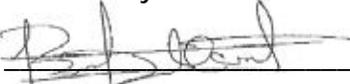
Respectfully submitted:


T. Donegan, Planning Tech.

Endorsed by:

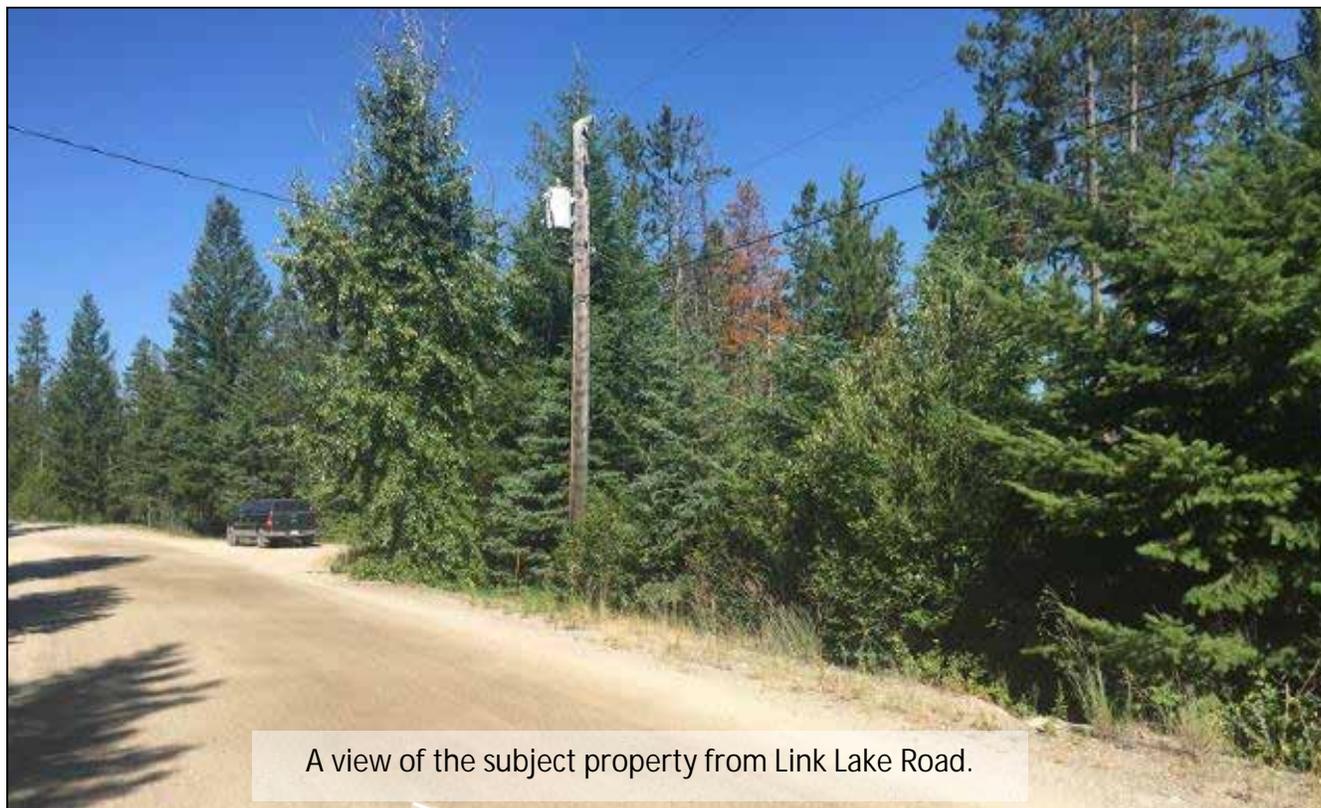

C. Garrish, Planning Supervisor

Endorsed by:

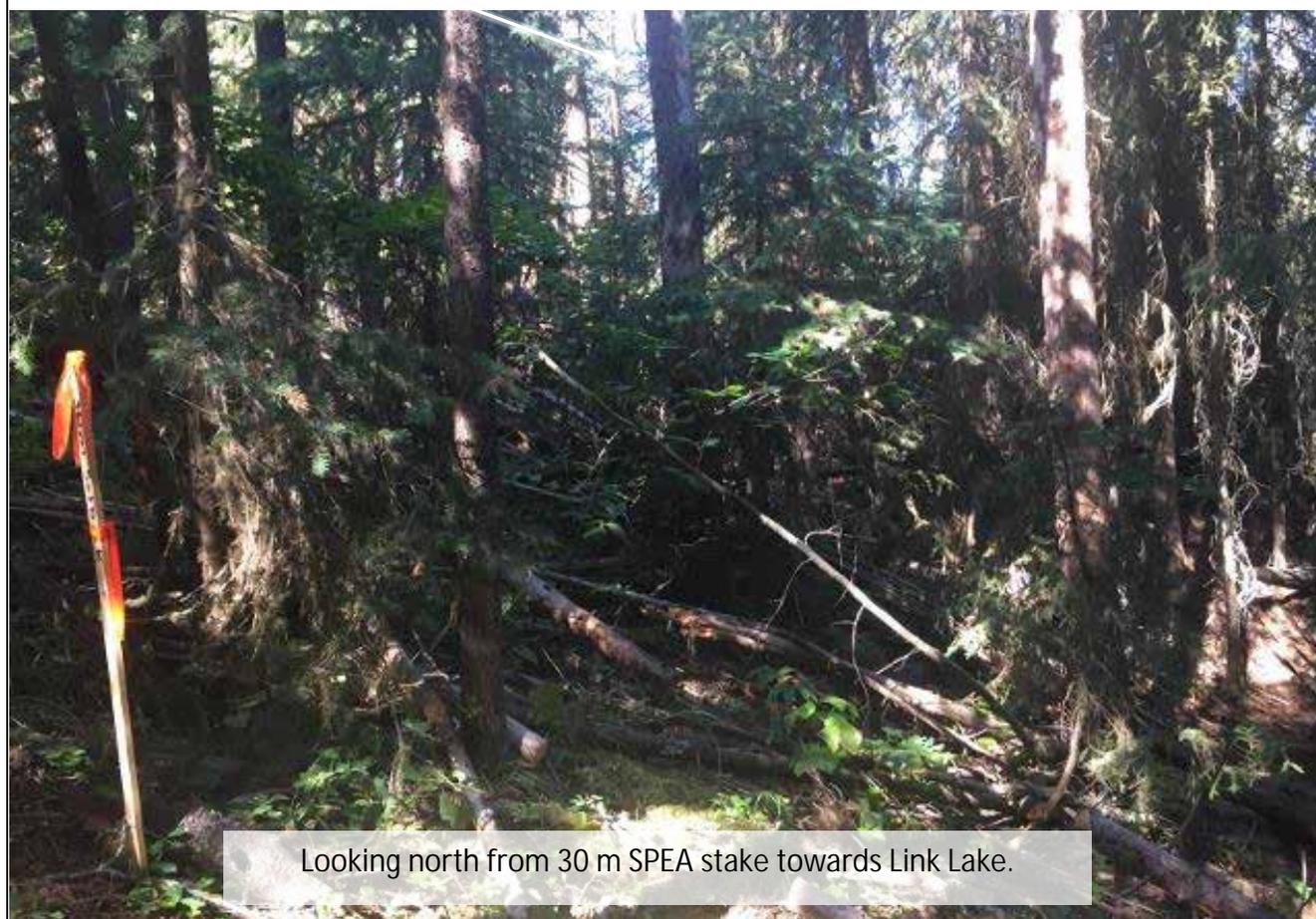

B. Dollevbet, Dev. Services Manager

Attachments: No. 1 – Site Photos

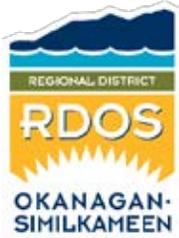
Attachment No. 1 – Site Photos



A view of the subject property from Link Lake Road.



Looking north from 30 m SPEA stake towards Link Lake.



Development Variance Permit

FILE NO.: H2017.118-DVP

Owner: Skye Thomson
P.O. Box 93
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 1, Plan KAP21263, District Lot 4166, KDYD

Civic Address: 276 Link Lake Road, Bankeir

Parcel Identifier (PID): 007-548-435 Folio: H-01361.005

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 front parcel line setback for a principal building in the Residential Single Family One (RS1) Zone, as prescribed at Section 12.1.5(a)(i), is varied:

- i) from: 7.5 metres.
to: 4.5 metres, , as measured to the outermost projection and as shown on Schedule 'B'.

7. **COVENANT REQUIREMENTS**

- a) Not Applicable

8. **SECURITY REQUIREMENTS**

- a) Not applicable

9. **EXPIRY OF PERMIT**

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

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

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

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

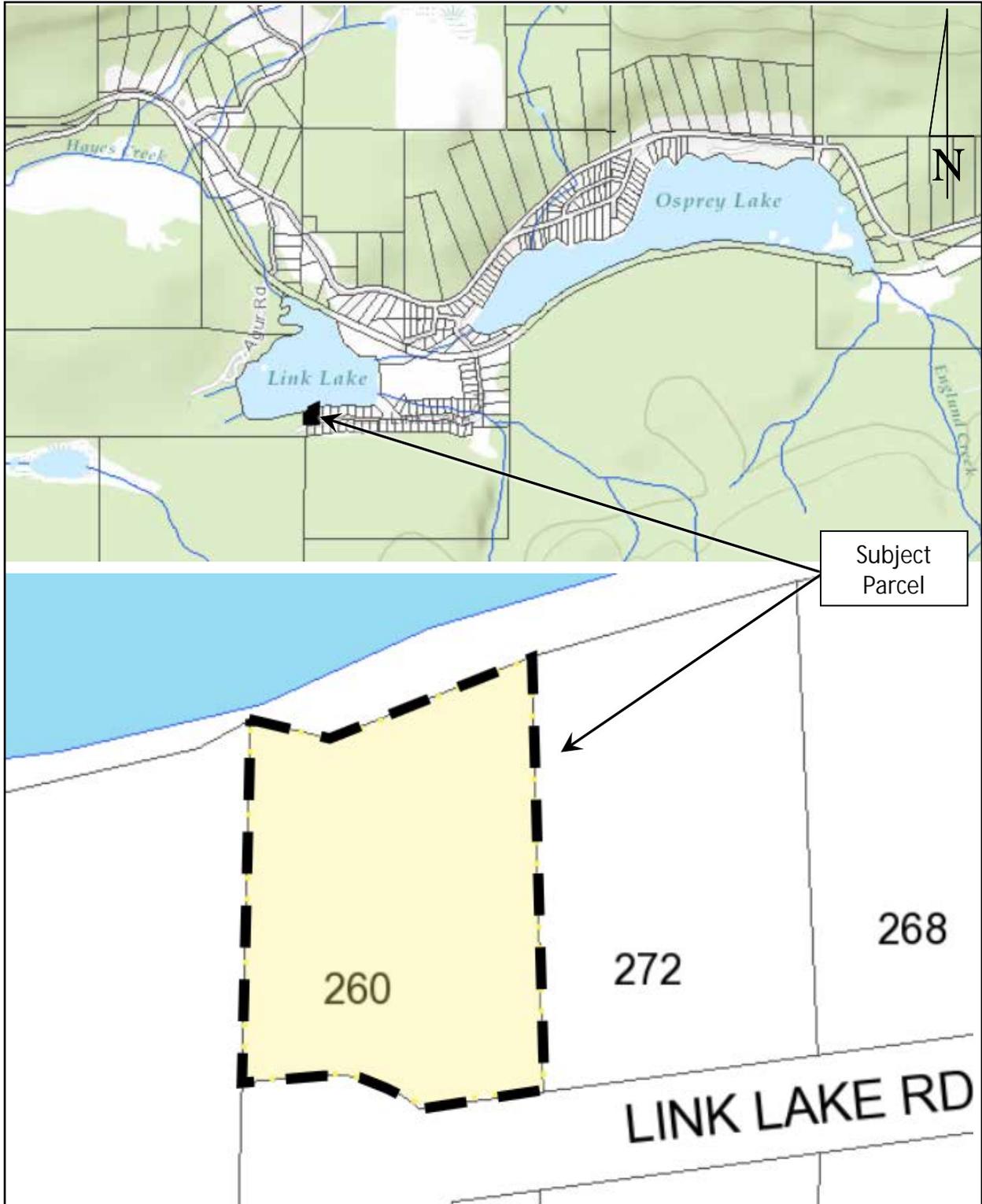
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

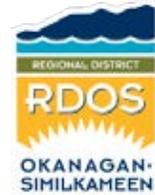
File No. H2017.118-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

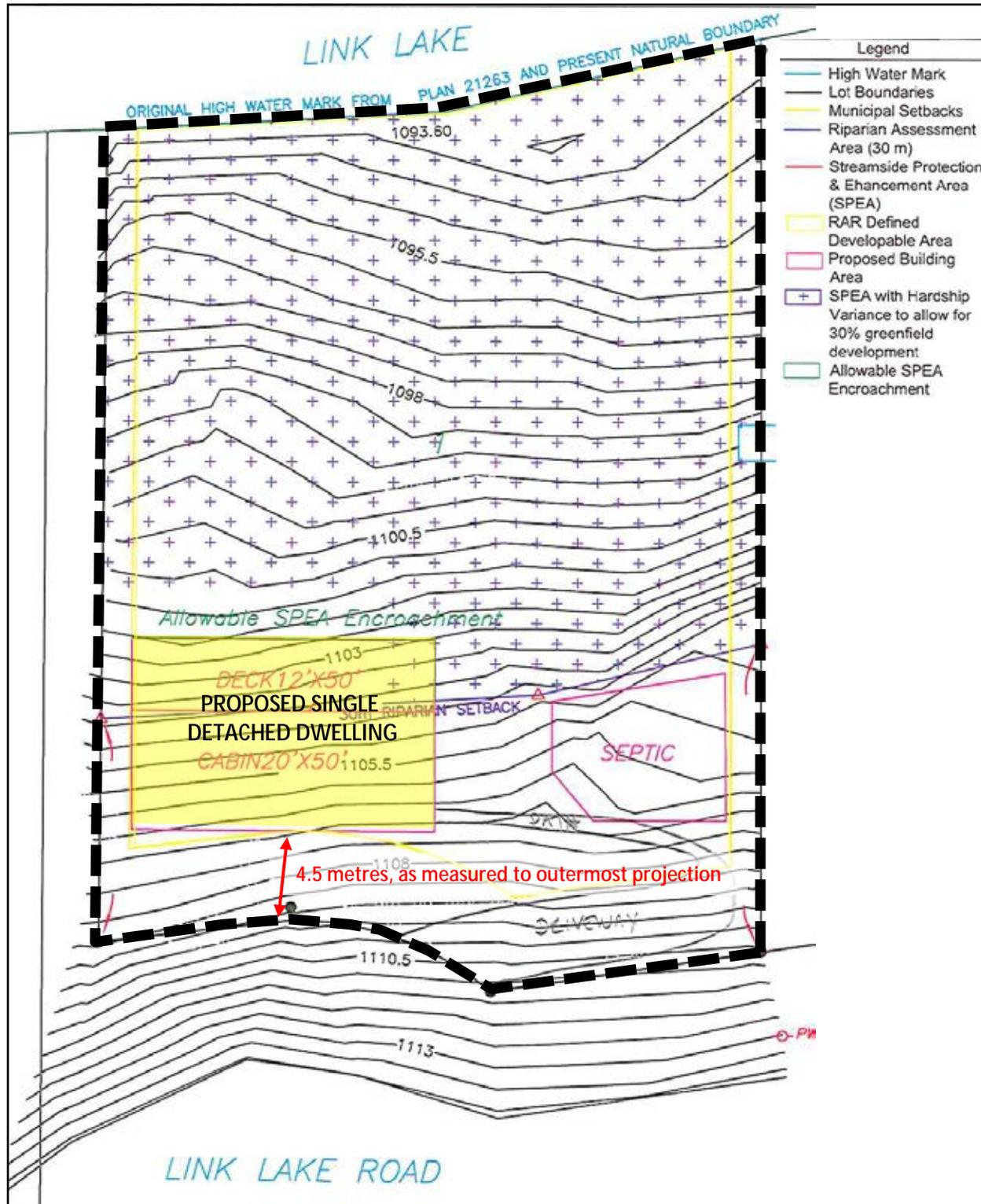
101 Martin St, Penticton, BC, V2A-5J9
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Development Variance Permit

File No. H2017.118-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

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

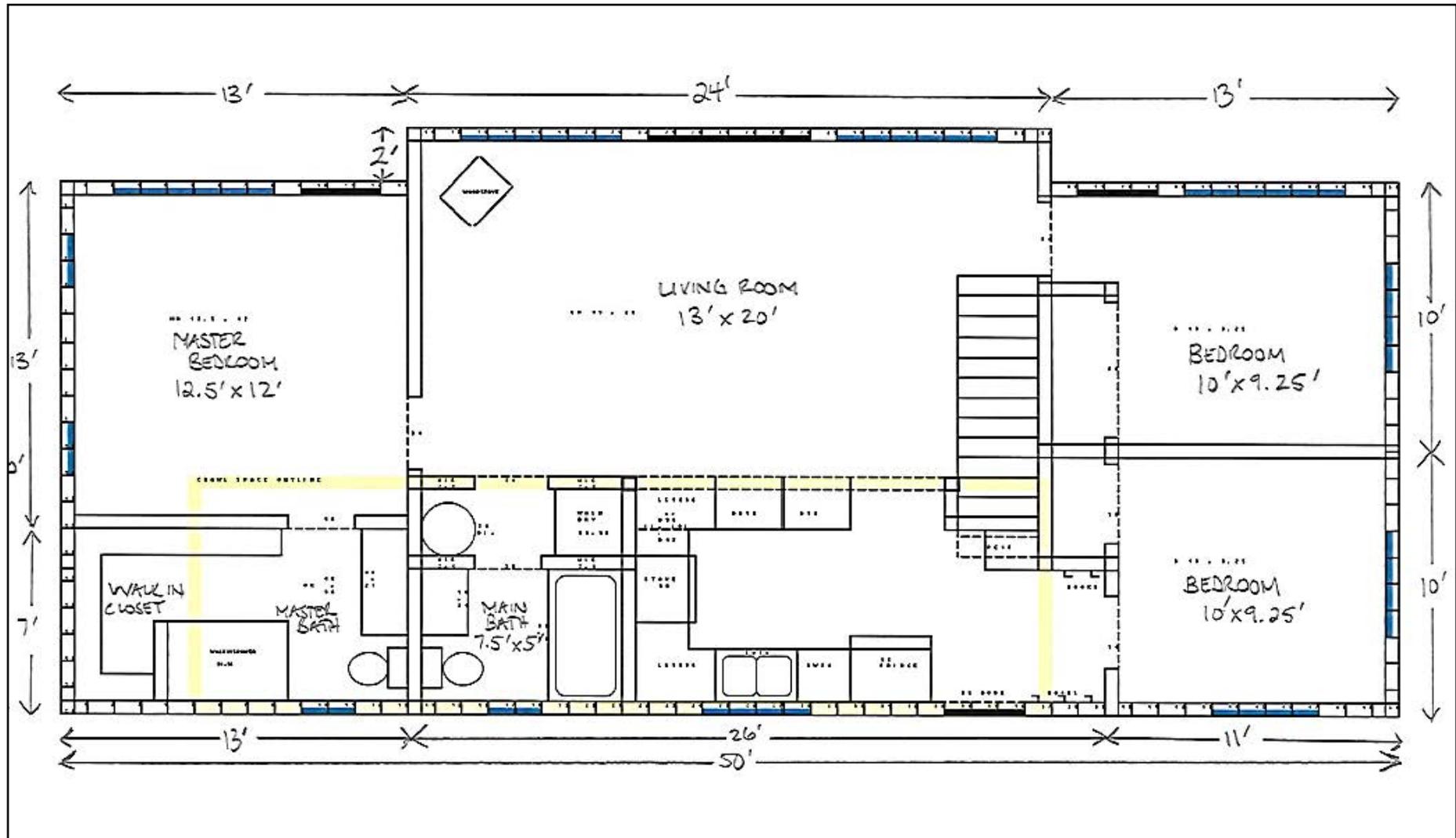
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Development Variance Permit

File No. H2017.118-DVP

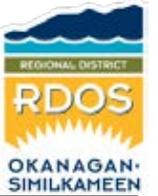
Schedule 'C'



Regional District of Okanagan-Similkameen

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

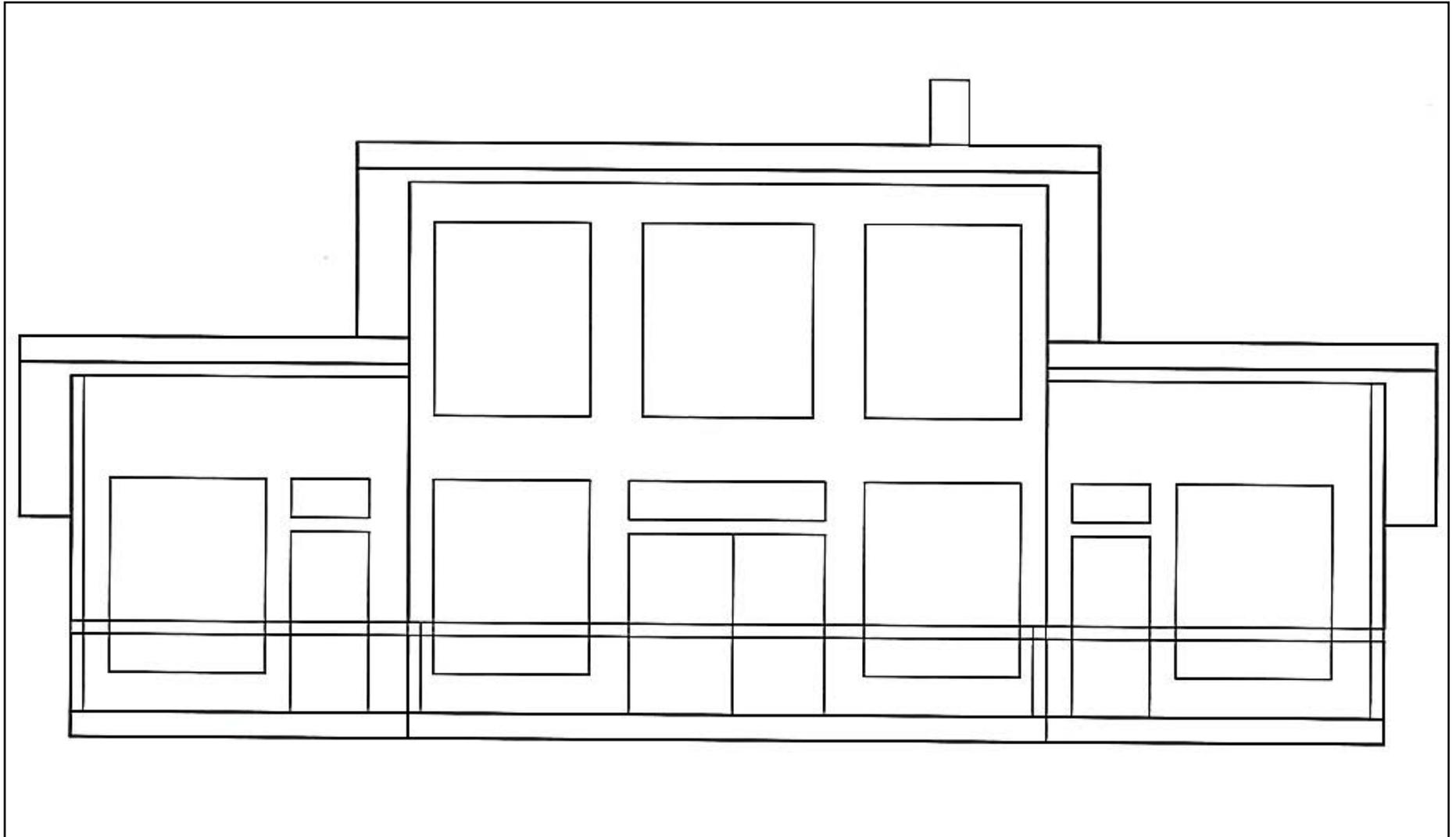
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. H2017.118-DVP

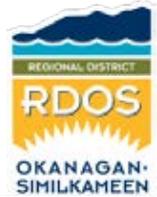
Schedule 'D'



Regional District of Okanagan-Similkameen

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

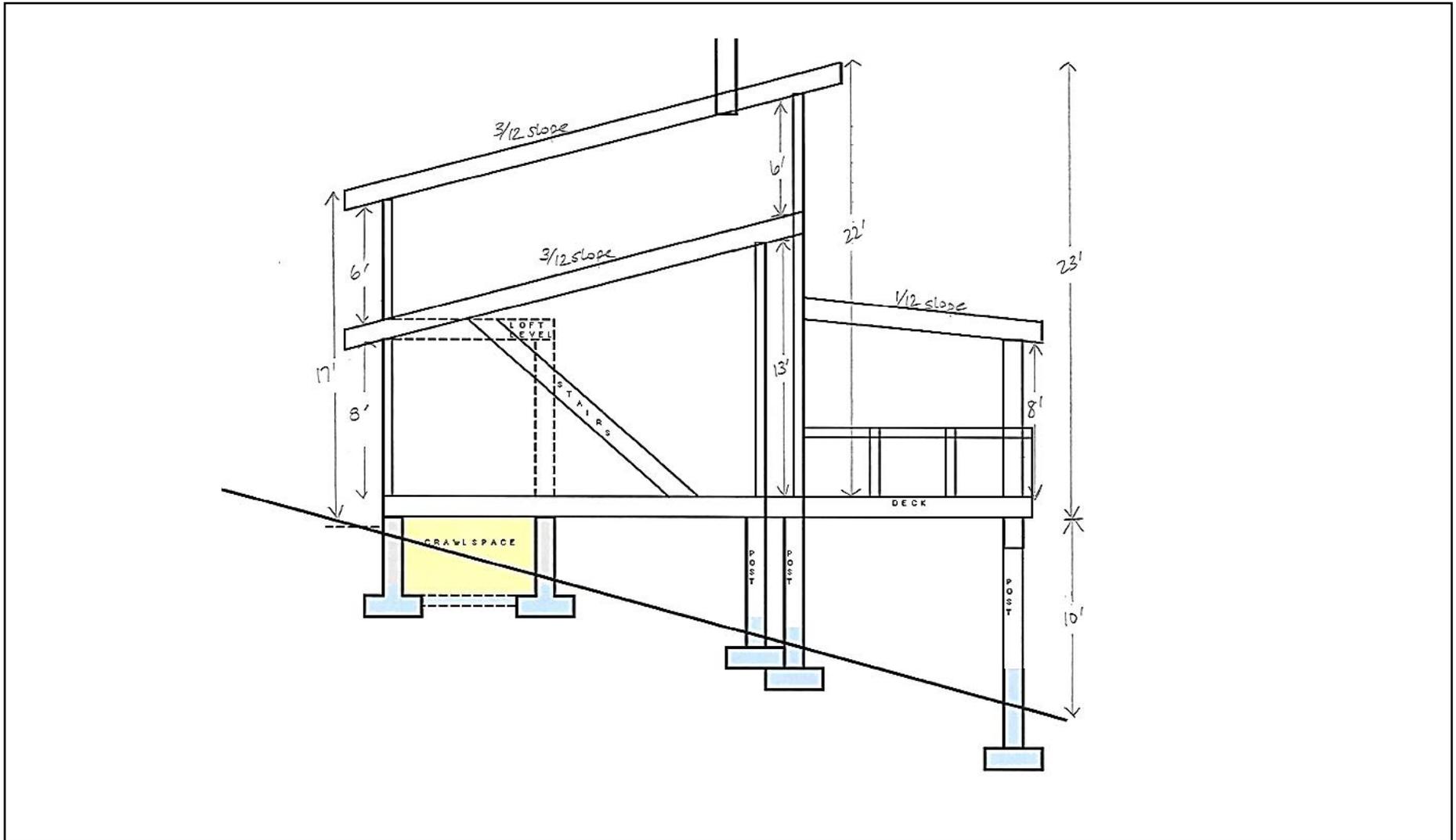
Tel: 250-492-0237 Email: info@rdos.bc.ca



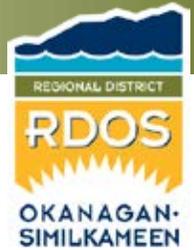
Development Variance Permit

File No. H2017.118-DVP

Schedule 'E'



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 5, 2017
RE: Early Termination of a Land Use Contract – Electoral Area “C”

Administrative Recommendation:

THAT Bylaw No. 2452.18, 2017, Electoral Area “C” Official Community Plan Amendment Bylaw and Bylaw No. 2453.31, 2017, Electoral Area “C” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing;

AND THAT the Board considers the process, as outlined in the report from the Chief Administrative Officer dated October 5, 2017, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board has considered Amendment Bylaw No. 2452.18, 2017, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of November 2, 2017;

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

Purpose: To replace Land Use Contract No. LU-4-C-77 with an Administrative and Institutional (AI) Zone.

Owners: Living Way Christian Centre Agent: Not applicable Folio: C-05192.020

Civic: 8127 River Road Legal: Lot 2, Plan KAP35036, District Lot 2450S, SDYD

OCP: Small Holdings (SH) Proposed OCP: Administrative, Cultural and Institutional (AI)

Zone: Not applicable (Land Use Contract) Proposed Zoning: Administrative and Institutional Site Specific (AIs)

Proposed Development:

Administration is proposing that the Regional District Board terminate Land Use Contract No. LU-4-C-77 (being Bylaw No. 393) from the the property at 8127 River Road (being Lot 2, Plan KAP35036, District Lot 2450S, SDYD) and to designate and zone the property under the Electoral Area “C” Official Community Plan (OCP) and Zoning Bylaws.

Specifically, it is being proposed to introduce the following land use designation

- Administrative, Cultural and Institutional (AI) designation under the Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008; and
- Administrative and Institutional Site Specific (AIs) Zone under the Electoral Area “C” Zoning Bylaw No. 2453, 2008.

The purpose of the proposed site specific regulation is to ensure the proposed new AI Zone closely approximates the provisions of LUC No. LU-4-C-77 (see Attachment No. 2).

Site Context:

The subject property is approximately 2.03 ha in area and is situated on the south side of River Road, approximately 370 metres north of its intersection with Highway 97 and is understood to be comprised of a church and a accessory (detached) dwelling unit.

The surrounding pattern of development is generally characterised by agricultural properties in the Agricultural Land Reserve (ALR) to the west and Osoyoos Indian Band (OIB) lands – including the Band’s industrial park – to the east.

Background:

The current boundaries of the subject property were established by a subdivision deposited at the Land Titles Office in Kamloops on October 25, 1984, and available Regional District records indicate that Building Permit applications for an addition to a church (1988), single family dwelling (1993) and the placement of a portable building were previously issued in 2009.

At its meeting of June 22, 1978, the Regional District Board adopted Bylaw No. 393, which introduced LUC No. LU-4-C-77 in order to facilitate the development of the subject property for the purposes of a “Christian Youth Centre” (aka Antioch Bible Fellowship).

At its meeting of July 23, 1981, the Board resolved (No. B442/81) to support an amendment to LU-4-C-77 in order to allow for the subdivision of the property so that a parcel (i.e. 8075 River Road) could be created and sold to a member of the Fellowship for agricultural purposes.

LU-4-C-77 was further amended in 1995 in order to allow the development of a single detached dwelling at 8075 River Road and to clarify the range of uses permitted at 8127 River Road (by adding a “church” and a “private Christian school with a limited enrollment of 65 students”).

Under the Electoral Area “C” OCP Bylaw No. 2452, 2008, the subject property is designated as Small Holdings (SH), is subject to an Environmentally Sensitive Development Permit (ESDP) Area designation and is also within the floodplain associated with the Okanagan River Channel.

In 2014, the provincial government amended the *Local Government Act* in order that all remaining land use contracts will automatically be terminated, and shall be deemed to be discharged from the title of the applicable parcel by June 30, 2024.

Section (547) of the Act allows the Regional District to terminate, by bylaw, a Land Use Contract prior to 2024 provided it does so in accordance with the standard procedures for amending a land use bylaw (i.e. public hearing). Importantly, the provisions of any new zoning applied to a property currently subject to a LUC will not come into effect for one (1) year following adoption.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required as the proposal is situated within 800 metres of a controlled area (i.e. Highway 97).

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any

part of that School District. In this instance, School District No. 53 has been made aware of the proposed amendment bylaw.

Pursuant to Section 477 of the *Local Government Act*, after first reading the Regional Board must consider the proposed OCP amendment in conjunction with Regional District's current financial and waste management plans. The proposed OCP amendment has been reviewed by the Public Works Department and Finance Department, and it has been determined that the proposed bylaw is consistent with RDOS's current waste management plan and financial plan.

Public Process:

At its meeting of September 19, 2017, the Electoral Area "C" Advisory Planning Commission (APC) was scheduled to consider the proposed amendments but failed to achieve a quorum.

A Public Information Meeting was held ahead of the APC meeting on September 19, 2017, and was attended by approximately 22 members of the public (8 of whom were attending for this proposal, and the remaining 14 for a separate rezoning application).

Administration recommends that the proposed consideration by the APC, the public information meeting as well as formal referral to the agencies listed at Attachment No.1 should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, this process is seen to be sufficiently early and does not need to be further ongoing consultation.

Agency comments have been received from the Ministry of Forests, Lands and Natural Resource Operations (Ecosystems Section), Agricultural Land Commission (ALC) and FortisBC (Electric) and these are included as a separate item on the Board Agenda.

Analysis:

Administration considers that the principal challenge associated with the termination of a Land Use Contract is going to be the transition of a parcel into the zoning bylaw, given its use under the provisions of the LUC may be completely incongruous with available zonings.

In resolving this, two options are seen to be available and these include:

1. recreating the provisions of the LUC in the form of a new zone; or
2. applying an existing zone, which *may* result in the use of the land becoming lawfully non-conforming use under section 911 of the *Local Government Act*.

In this instance, Administration believes this question can best be resolved through the introduction of a site specific Administrative and Institutional (AI) Zone that generally recreates the same regulations as currently contained within LUC No. LU-4-C-77.

The intent of the AI designation and zoning is to accommodate "public, non-profit or utility uses" such as schools, recreation facilities, community centres, fire halls, libraries, post offices, and churches.

For reference purposes, a summary comparison of LU-4-C-77 versus the proposed AIs Zone is included at Attachment No. 2.

Alternatives:

- .1 THAT Bylaw No. 2452.18, 2017, Electoral Area "C" Official Community Plan Amendment Bylaw and Bylaw No. 2453.31, 2017, Electoral Area "C" Zoning Amendment Bylaw be denied; OR

.2 THAT Bylaw No. 2452.18, 2017, Electoral Area "C" Official Community Plan Amendment Bylaw and Bylaw No. 2453.31, 2017, Electoral Area "C" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

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

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

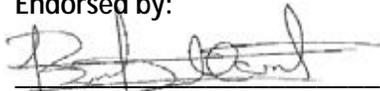
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Development Services Manager

- Attachments:
- No. 1 – Agency Referral List
 - No. 2 – Summary comparison of LU-4-C-77 & Proposed Als Zone
 - No. 3 – Site Photo (Google Streetview)

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a **p**, prior to the Board considering first reading of Amendment Bylaw No. 2452.18, 2017.

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

Attachment No. 2 – Summary comparison of LU-4-C-77 & Proposed Als Zone

<p><u>Land Use</u> <u>Contract LU-</u> <u>04-C</u></p>	
<p>Permitted Uses: a) church; b) private Christian school, with a limited enrollment of 65 students; c) one combination eight-bedroom student residence and communal hall which includes a gymnasium room and a gathering room; d) one single family residence; e) agriculture; f) home occupation; and g) accessory buildings and structures.</p>	<p>Permitted Uses: <u>Principal uses:</u> a) churches; b) educational facility for a maximum of 65 students; c) single detached dwelling; <u>Secondary uses:</u> d) agriculture; e) home occupation; f) accessory buildings and structures.</p>
<p>Minimum Parcel Size: Not applicable</p>	<p>Minimum Parcel Size: 2.0 ha</p>
<p>Minimum Parcel Width:</p>	<p>Minimum Parcel Width: 30.0 metres</p>

Not applicable	
Maximum Number of Dwellings Per Parcel: one (1) dwelling	Maximum Number of Dwellings Per Parcel: one (1) dwelling per parcel
Minimum Setbacks: No building shall be located within 4.5 m of a property line; No building housing livestock shall be within 12.19 m of a property line.	Minimum Setbacks: Principal buildings: i) Front parcel line: 7.5 m ii) Rear parcel line: 7.5 m iii) Exterior side parcel line: 4.5 m iv) Interior side parcel line: 4.5 m
Maximum Height: No building shall exceed a height of fifty (50) feet, except that in no case shall a dwelling unit exceed a height of thirty (30) feet.	Maximum Height: No building or structure shall exceed a height of 15.0 metres;
Maximum Parcel Coverage: 30%	Maximum Parcel Coverage: 40%

Attachment No. 3 – Site Photo (Google Streetview)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2452.18, 2017

**A Bylaw to amend the Electoral Area "C"
Official Community Plan Bylaw No. 2452, 2008**

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "C" Oliver Rural Official Community Plan Amendment Bylaw No. 2452.18, 2017."
2. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, is amended by changing land use designation on the land described as Lot 2, Plan KAP35036, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Small Holdings (SH) to Administrative, Cultural and Institutional (AI).

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

PUBLIC HEARING held on this ____ day of _____, 2017.

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

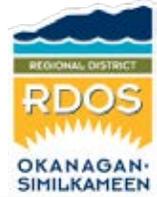
ADOPTED this this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

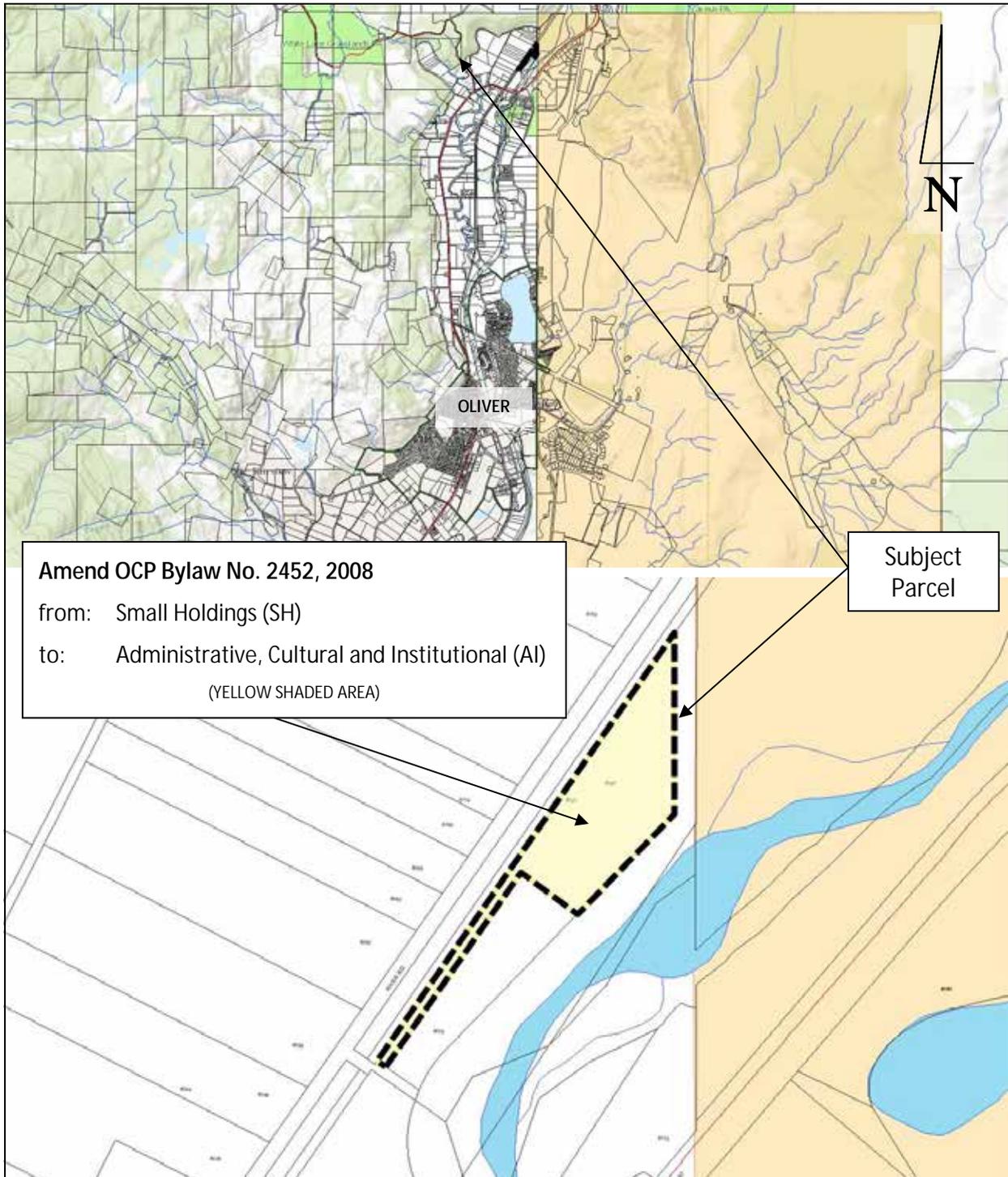
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2452.18, 2017

File No. C2017.095-ZONE

Schedule 'A'



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2453.31, 2017

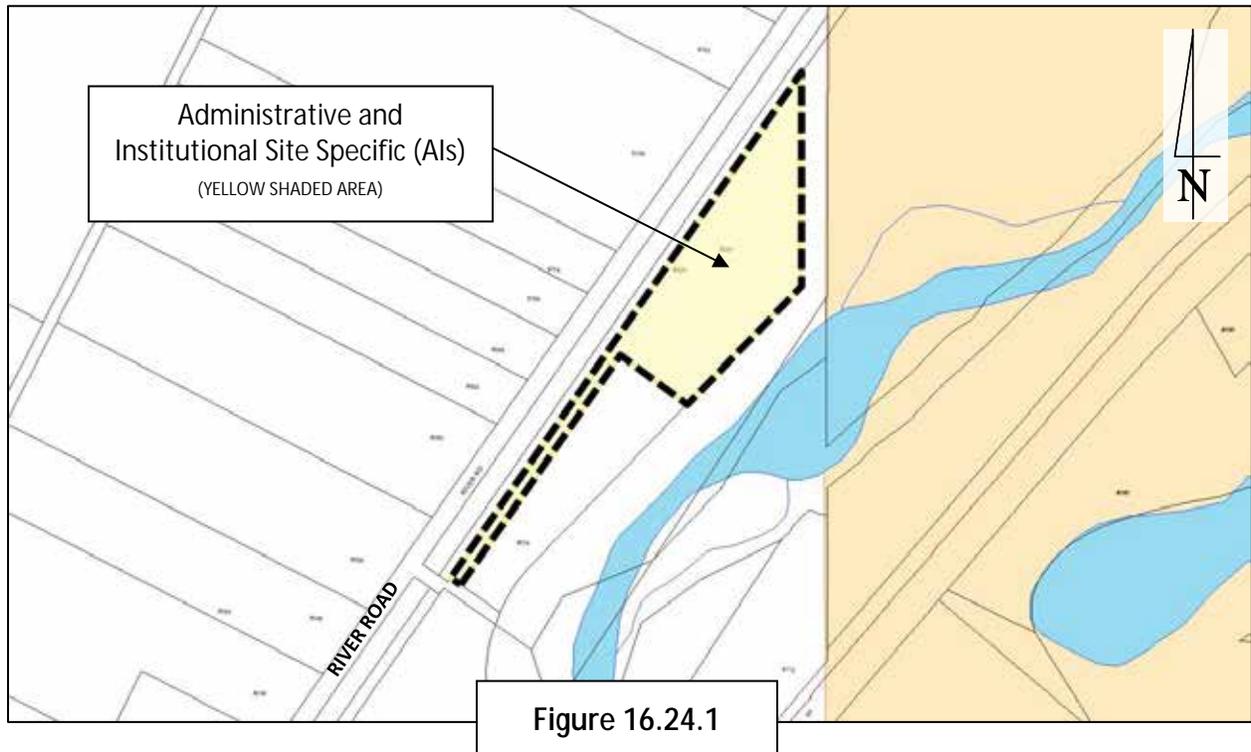
**A Bylaw to terminate Land Use Contract No. LU-4-C-77 and
to amend the Electoral Area "C" Zoning Bylaw No. 2453, 2008**

WHEREAS pursuant to s. 548 of the *Local Government Act*, a local government may, by bylaw, terminate a land use contract that applies to land within the jurisdiction of the local government;

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "C" Antioch Bible Fellowship Land Use Contract LU-4-C-77 Termination and Zoning Amendment Bylaw No. 2453.31, 2017."
2. The Land Use Contract No. LU-4-C-77, registered in the Kamloops Land Title Office under charge number N43718 against title to the land described as Lot 2, Plan KAP35036, District Lot 2450S, SDYD, and shown shaded yellow on the attached Schedule 'A' (which forms part of this Bylaw), is terminated.
3. The land described as Lot 2, Plan KAP35036, District Lot 2450S, SDYD, and shown shaded yellow on the attached Schedule 'A' (which forms part of this Bylaw) is zoned Administrative and Institutional Site Specific (AIs) in Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended accordingly.
4. The Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by:
 - i) amending section following 16.24.1 under Section 16.42 (Site Specific Administrative and Institutional (AI) Provisions) with the following:
 - .1 in the case of land described as Lot 2, Plan KAP35036, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.24.1:
 - a) the following principal uses and no others shall be permitted on the land:

- i) churches;
 - ii) educational facility for a maximum of 65 students; and
 - iii) single detached dwelling.
- b) the following accessory uses and no others shall be permitted on the land:
- i) agriculture, subject to Section 7.23;
 - ii) home occupations, subject to Section 7.17; and
 - iii) accessory buildings and structures, subject to Section 7.13.
- c) despite Section 15.1.3, the minimum parcel size shall be 2.0 ha.
- d) the maximum number of dwellings permitted per parcel shall be one (1) principal dwelling unit.
- e) despite Section 9.6 (Off-Street Parking and Loading), 40 off-street parking stall shall be provided on the site for a church use.



5. This Bylaw shall come into force on the day that is one year and one day after the date this Bylaw is adopted.

READ A FIRST AND SECOND TIME this ____ 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 "C" Antioch Bible Fellowship Land Use Contract LU-4-C-77 Termination and Zoning Amendment Bylaw No. 2453.31, 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)(a) of the *Transportation Act* this ____ day of _____, 2017.

Approved pursuant to Section 546(4) of the *Local Government Act* this ____ day of _____, 2017.

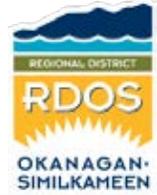
ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

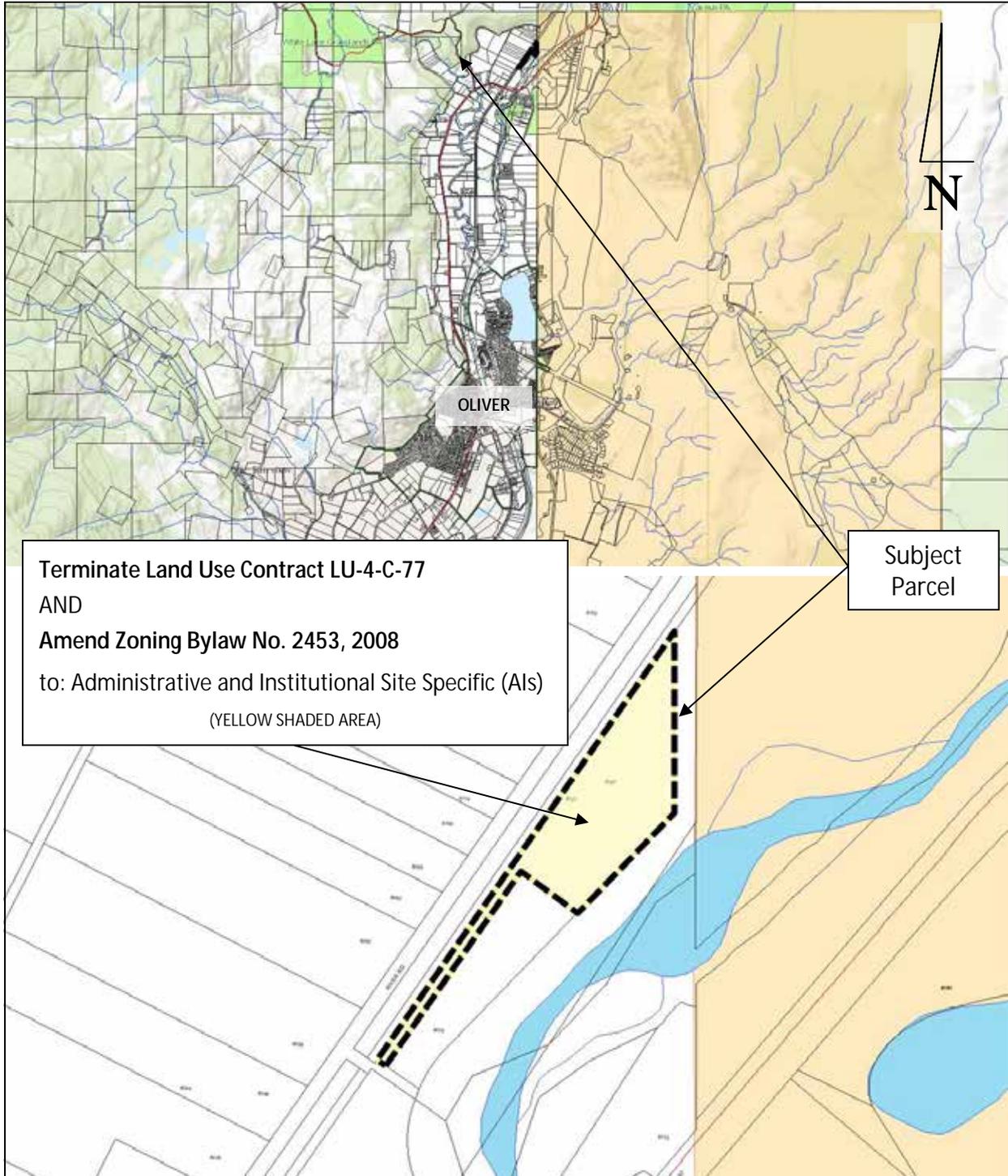
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2453.31, 2017

File No. C2017.095-ZONE

Schedule 'A'





DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION

Your File #: C2017.095-ZONE -
LU4-C077
eDAS File #: 2017-05230
September 11, 2017

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

Attention: Lauri Feindell

**Re: Proposed Text Amendment Bylaw 2453.31, 2017 for:
Lot A, District Lot 2450S, SDYD, Plan KAP35036
8127 River Road, Oliver, BC**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act* and not pursuant to Section 546(4), as this bylaw proposal is an Early Termination.

Could you kindly affix a space for the Ministry to sign pursuant to Section 52(3)(a).

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

Rob Bitte
District Development Technician

Local District Address



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: September 21, 2017 10:19 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: Bylaw Referral C2017.095-ZONE

Hello RDOS planners,

Apologies for the late response.

Thank you for your referral C2017.095-ZONE, regarding 8127 River Road in Oliver, PID 002910039, L 2 DL 2450S SIMILKAMEEN DIVISION YALE DISTRICT PL 35036. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Prior to any land alterations (*e.g.*, addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

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

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

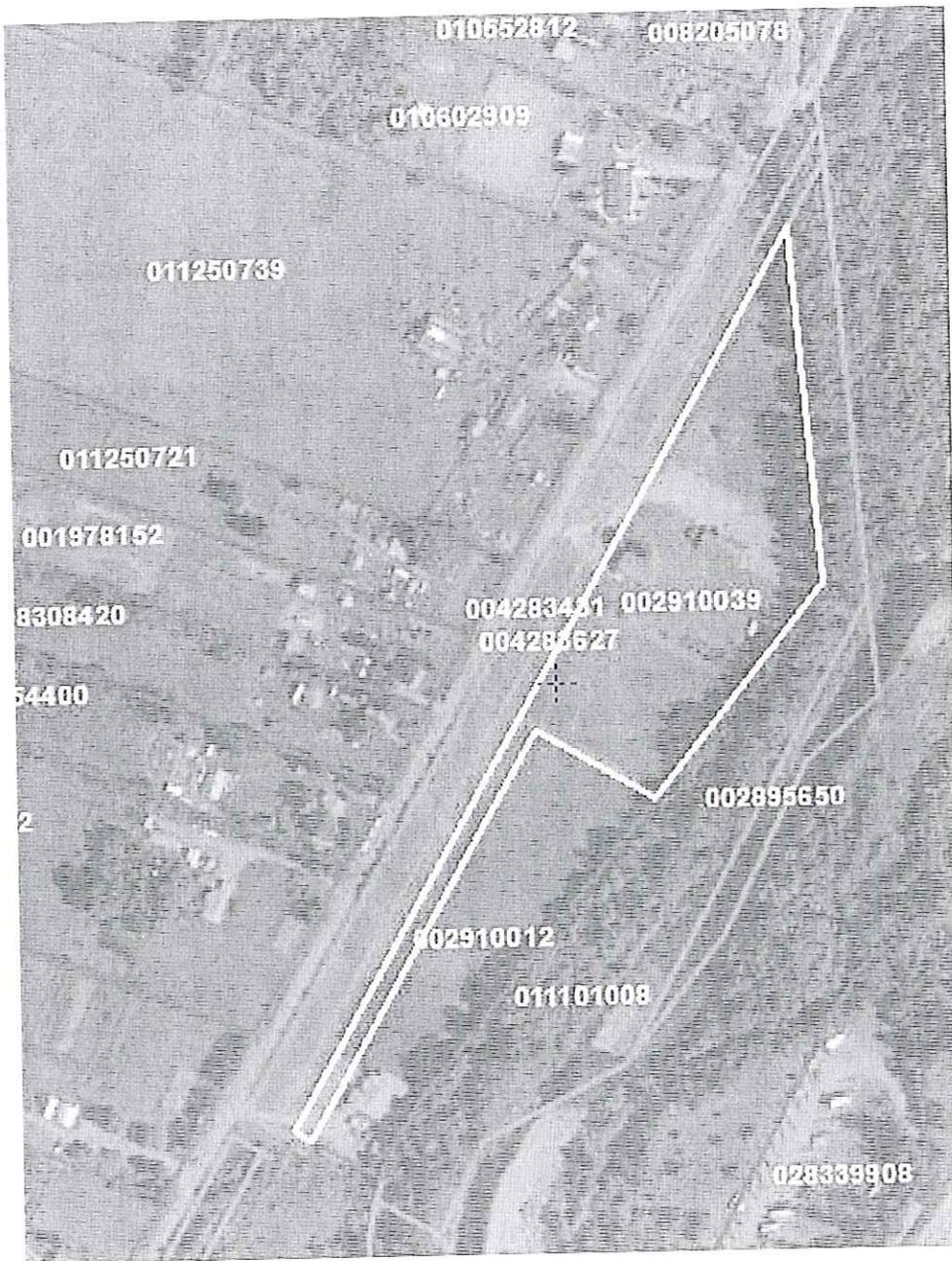
If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334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

Please review the screenshot of the property below (outlined in yellow) in relation to the archaeological potential (brown/orange areas). If this does not represent the property listed in the data request please contact me.

Kind regards,

Diana





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

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

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

Sent: Friday, August 18, 2017 2:58 PM

To: HBE@interiorhealth.ca; 'fbclands@fortisbc.com'; mbjerkan@sd53.bc.ca; Pellett, Tony ALC:EX; Referral Apps REG8
FLNR:EX; Cooper, Diana FLNR:EX

Cc: Christopher Garrish

Subject: Bylaw Referral C2017.095-ZONE

Re: Bylaw Referral

Legal: Lot A, Plan KAp35036, DL2450S, SDYD



From: Himmat Sarkaria
To: [Christopher Garrish](#)
Subject: C2017.095-ZONE
Date: September 11, 2017 6:48:34 PM

Hello Mr. Garrish,

I have received the letter in regards to the "Early Termination" of Land Use Contract No. LU-4-C-77 - 8127 River Road. My family owns the property at 8102 Highway 97. I or any of my family member cannot attend the meeting on September 19 but we would like to convey that we don't have any objections to the proposed amendment.

Kind Regards,
Himmat Sarkaria





September 11, 2017

File: 58000-20/2017084
Your File: C2017.095-ZONE

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

Attention: Christopher Garrish, Planning Supervisor, planning@rdos.bc.ca

Re: Bylaw Referral (C2017.095-Zone) Lot A, Plan KAp35036, DL2450S, SDYD, 8127 River Road, Oliver, B.C. Bylaw # 2452.18 & 2453.31

The Ecosystems Section of the Ministry of Forests, Lands, and Natural Resource Operations (FLNR) has reviewed the above noted referral and believes that our interests are unaffected by the proposal providing;

- The area in question continues to be subject to an Environmentally Sensitive Development Permit Area designation under the AL zoning.

If we are not correct in this assumption please contact the undersigned at Brian.Robertson@gov.bc.ca or 250-558-1721 as soon as possible as this may cause us to alter our response.

Sincerely,

Brian Robertson
Ecosystem Officer

BR/cl



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: September 1, 2017 1:53 PM
To: Planning
Subject: River Rd, 8127 Oliver (C2017.095-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along River 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



Lauri Feindell

To: Pellett, Tony ALC:EX
Subject: RE: Bylaw Referral C2017.095-ZONE

From: Pellett, Tony ALC:EX [mailto:Tony.Pellett@gov.bc.ca]
Sent: August 18, 2017 3:28 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Cc: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: RE: Bylaw Referral C2017.095-ZONE

The interests of the Provincial Agricultural Land Commission are unaffected by the proposed Bylaw, given that the land in question is not within the ALR and no evidence has been submitted to suggest any conflict with agricultural operations on the west side of River Road.

K.A. Pellett

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



Lauri Feindell

From: Janine Dougall
Sent: August 21, 2017 9:36 AM
To: Cameron Baughen; Lauri Feindell; Maureen Hayter
Cc: Christopher Garrish
Subject: RE: Bylaw Referral C2017.095-ZONE

Further to Cam's email, there does not seem to be a Liquid Waste Management Plan for Area C.



RDOS

OKANAGAN-
SIMILKAMEEN

Janine Dougall • Public Works Manager
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4103 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • jdougall@rdos.bc.ca
[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

This Communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication and do not copy, distribute or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: Cameron Baughen
Sent: August 21, 2017 8:58 AM
To: Lauri Feindell <lfeindell@rdos.bc.ca>; Janine Dougall <jdougall@rdos.bc.ca>; Maureen Hayter <mhayter@rdos.bc.ca>
Cc: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: RE: Bylaw Referral C2017.095-ZONE

This amendment would have no effect on the Solid Waste Management Plan or vice versa. A Liquid Waste Management Plan may exist for Area C but I'm not aware of one.

Cameron Baughen, RDOS Solid Waste Management Coordinator
101 Martin Street, Penticton BC
p. 250.490.4103 • tf. 1.877.610.3737



Lauri Feindell

From: Maureen Hayter
Sent: August 21, 2017 9:10 AM
To: Cameron Baughen; Lauri Feindell; Janine Dougall
Cc: Christopher Garrish
Subject: RE: Bylaw Referral C2017.095-ZONE

I cannot see any concerns from a financial cost perspective.

Maureen Hayter
Finance Manager



The property contains one dwelling unit, currently used as a duplex and several smaller accessory structures. The surrounding pattern of development is characterised by the Gallagher Lake Village Modular Home Park to the west, vacant OIB lands to the south, tourist commercial facilities to the east along Gallagher Lake, and mixed commercial, industrial and residential to the north along the frontage road.

Background:

The subject property was created by a subdivision plan prepared in 1961, and available Regional District records indicate that a building permit was issued in 1981 for warehousing and a dwelling unit building. A BC Tel switching unit was constructed on the property in 1983.

Under the South Okanagan Regional Growth Strategy Bylaw No. 2770, 2017, Gallagher Lake is identified as a Rural Growth area.

Under the Electoral Area "C" Official Community Plan (OCP) Bylaw No. 2452, 2008, the property is designated Commercial (C) therefore the proposal will not require an OCP amendment; and is also the subject of a Gallagher Lake Commercial Development Permit Area designation.

Gallagher Lake has recently undertaken a Local Area Plan that is meant to provide specific guidance on the growth of the community. The community expressed a desire to keep large format retail stores out of the community but did support limited commercial expansion.

Under the Electoral Area "C" Zoning Bylaw No. 2453, 2008, the property is currently zoned Tourist Commercial One (CT1) which does not permit "indoor commercial warehousing" (indoor self storage) as a use.

The applicant has applied to be in the community water and sewer service area and will need to be connected prior to any building permit. The Gallagher Lake Plan requires that any new development petition the Regional District in order to formally enter into water and sewer services areas.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption of the amendment bylaw as the proposal is situated within 800 metres of a controlled area (i.e. Highway 97).

Referral comments on this proposal have been received from Ministry of transportation & Infrastructure, and Ministry of Forests, Lands, and Natural Resource Operations, and these are included as a separate item on the Board Agenda.

Public Process:

At its meeting of September 19, 2017, the Electoral Area "C" Advisory Planning Commission (APC) did not have quorum.

A Public Information Meeting was held ahead of the APC meeting on September 19, 2017, and was attended by 22 members of the public; however, 8 people were in attendance regarding another rezoning application.

Analysis:

In considering this proposal, Administration notes that the current Electoral Area "C" Official Community Plan (OCP) recognizes that the subject property is designated as Commercial and therefore sets the preferred direction allowing commercial development to occur.

The change from the current CT1 zone which is a Tourist Commercial zone to a C1, General Commercial, would impact the immediate neighbourhood only in terms of potential uses. The CT1 zone permits such uses as motel, resorts, retail and eating and drinking establishments; whereas, the C1 Zone also allows for a number of retail types and uses as well as an eating and drinking establishment but also a number of other commercial such as car wash and service stations.

In addition, by rezoning the property to a General Commercial, a few tourist orientated commercial uses would be lost.

The proposed use will entail buildings only one storey in height and the amount of noise and traffic should remain minimal. Self-storage facilities are generally quiet and suitable commercial next to neighbouring residential use. Nearby uses also include a variety of commercial, tourist commercial and light industrial thereby the proposed use would not seem to be out of place in the Gallagher Lake Frontage Road area.

As the subject property is identified as being within the Gallagher Lake Commercial Development Permit Area a permit must be obtained prior to issuance of a building permit. The Commercial DP provides guidelines for buildings and structures, signage, access and parking, as well as screening, landscaping and amenities.

With regard to the formalisation of the duplex dwelling units, Administration notes that the RGS directs limited residential development to Rural Growth Areas. Given the subject property will have community water and sewer, permitting a duplex on the property is consistent with this direction.

In summary, Administration feels that the proposed use is suitably located and would not be out of character with the surrounding area uses. Moreover, the proposal is seen to fulfill the policy direction provided by the OCP.

Respectfully submitted

E. Riechert

E. Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:

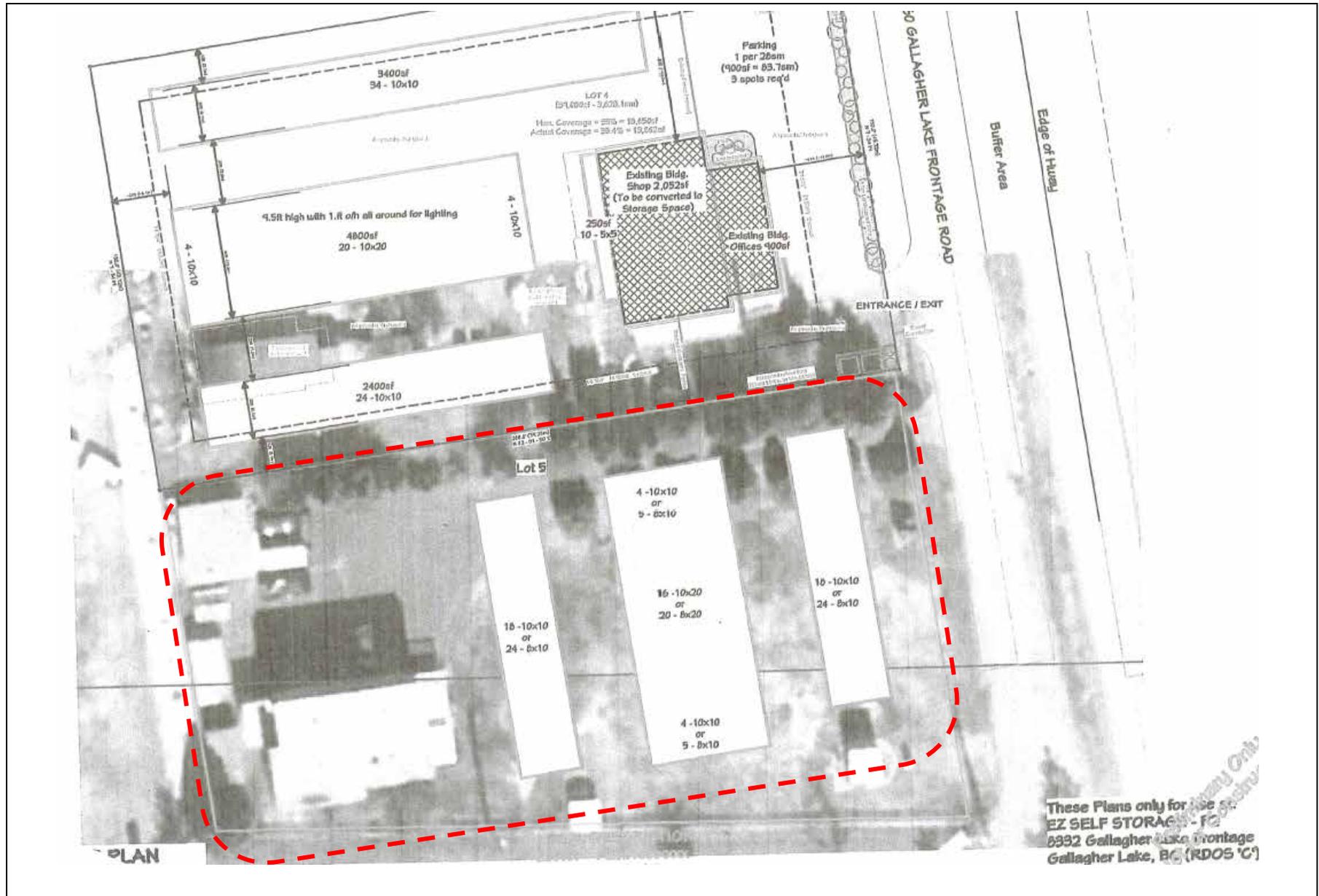


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photos (Google Streetview)

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Site Photo (Google Streetview)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2453.32, 2017

A Bylaw to amend the Electoral Area "C" Zoning Bylaw No. 2453, 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 "C" Zoning Amendment Bylaw No. 2453.32, 2017."
2. The Official Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as Lot 5, Plan 11959, District Lot 28s, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Tourist Commercial One (CT1) to General Commercial Site Specific (C1s).
3. The "Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:
 - i) replacing Section 16.15.2 under "Site Specific General Commercial (C1s) Provisions" with the following:
 1. In the case of land described as Lot 5, Plan 11959, District Lot 28s, SDYD, and shown shaded yellow on Figure 16.15.2:
 - a) despite Section 13.1.1(f), the maximum gross floor area of an indoor commercial warehousing use shall not exceed 728.3 m²; and
 - b) despite Section 13.1.5(m), one duplex residential unit with a total floor area of no more than 230 m² is permitted.



Figure 16.15.2

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 "C" Zoning Amendment Bylaw No. 2453.32, 2017" as read a Third time by the Regional Board on this ____ day of ____, 2017.

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

Chief Administrative Officer

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

AND ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

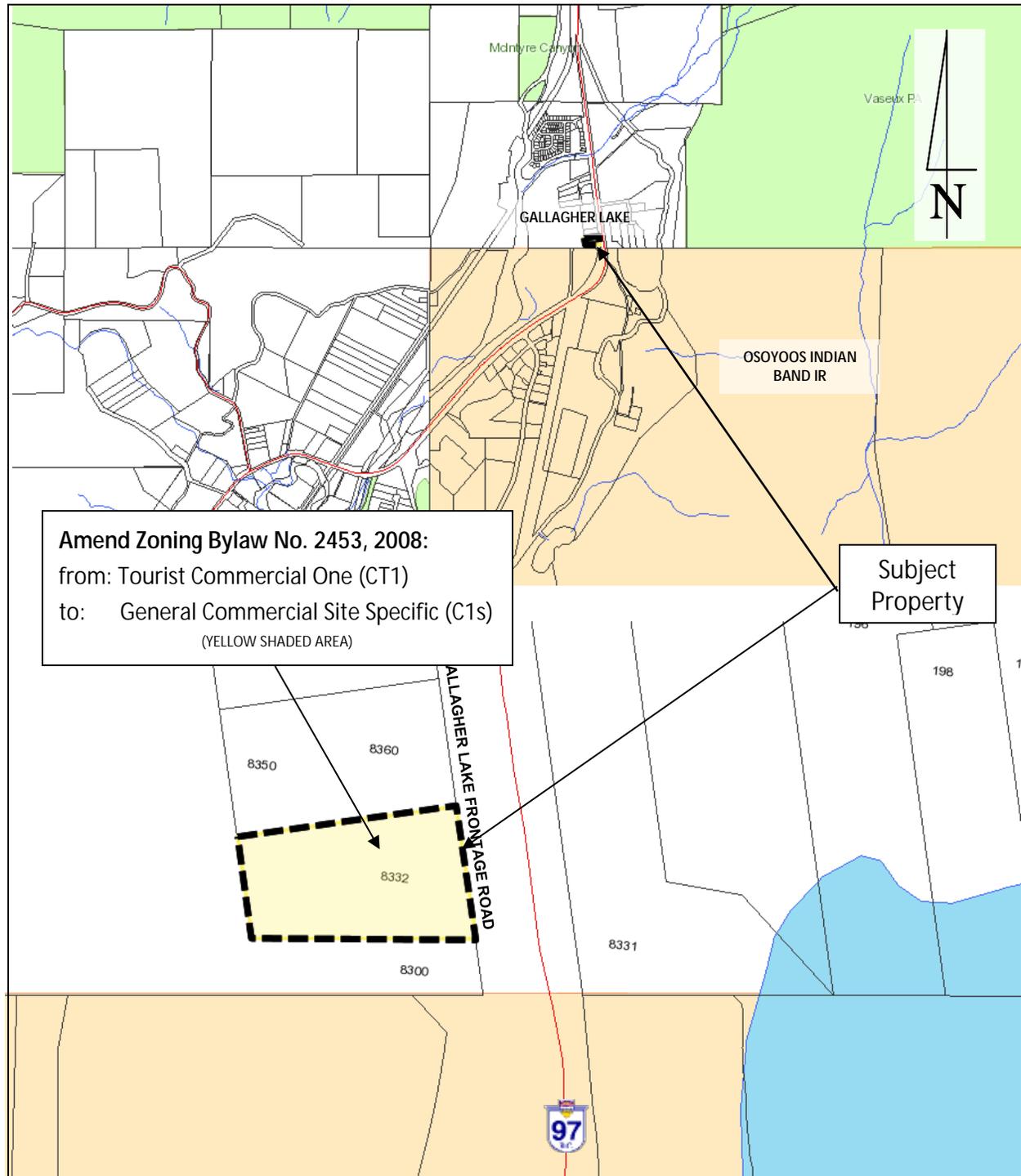
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2453.32, 2017

File No. C2017.099-ZONE

Schedule 'A'



Lauri Feindell

To: Referral Apps REG8 FLNR:EX
Subject: RE: Bylaw Referral - C2017.099-ZONE

From: Referral Apps REG8 FLNR:EX [mailto:ReferralAppsREG8@gov.bc.ca]
Sent: September 21, 2017 3:40 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Cc: Evelyn Riechert <eriechert@rdos.bc.ca>
Subject: RE: Bylaw Referral - C2017.099-ZONE

Hi,

Senior Ecosystems Biologist, Lora Nield, with the Ecosystems Section of the Ministry of Forest Lands & Natural Resources has reviewed the above noted referral and has "No Comment".

Thank you for the referral.

Cathy Lacey
Admin Support
MFLNRO Penticton





DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION

Your File #: C2017.099-ZONE-Avro Oil
eDAS File #: 2017-05698
September 15, 2017

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

Attention: Lauri Feindell

**Re: Proposed Zoning Amendment Bylaw 2453.32 for:
Lot 5, District Lot 28s, SDYD, Plan 1959
8332 Gallagher Lake Frontage Road, Oliver, BC**

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

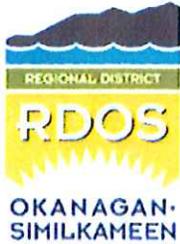
If you have any questions please feel free to call Rob Bitte at (250) 490-2280.

Yours truly,

Rob Bitte
District Development Technician

Local District Address





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.: C2017.099-ZONE

FROM: Name: Doug Ainsworth
(please print)

Street Address

Tel/Email:

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.
8332 Gallagher Lake Frontage Road
Rezoned from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

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. 2453.32.

- WE'LL CAUSE ADDITIONAL TRAFFIC CONGESTION IN AREA

- WE'LL BE AN EYESORE FOR THAT CORNER. THE WAY ALIENS ARE LAID OUT.

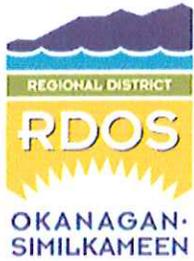
- HE HAS DONE A CUMMENDABLE JOB WITH FIRST PART AS BUILDINGS RUN EAST/WEST & ARE LOCATED BEHIND LARGE BUILDINGS.

- IF THE RDOS DOES APPROVE "REZONING" THEN AT THE VERY LEAST THERE SHOULD BE A CONDITION THAT THE CHAIN LINK FENCE HAS "PRIVACY SLATS"

Feedback Forms must be completed and returned to the Regional District no later than Friday September 29, 2017

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





Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** C2017.099-ZONE

FROM: Name: Kate Curry
(please print)

Street Address: 7

Tel/Email: 2

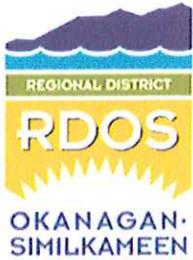
RE: Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.
8332 Gallagher Lake Frontage Road
Rezone from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

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. 2453.32.

Feedback Forms must be completed and returned to the Regional District
no later than Friday **September 29, 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.:** C2017.099-ZONE

FROM: Name: KEN CURRY
(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.
8332 Gallagher Lake Frontage Road
Rezone from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

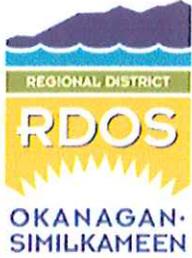
My comments / concerns are:

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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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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.:** C2017.099-ZONE

FROM: Name: LARRY THOMPSON
(please print)

Street Add

Tel/Email:

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.
8332 Gallagher Lake Frontage Road
Rezone from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

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.

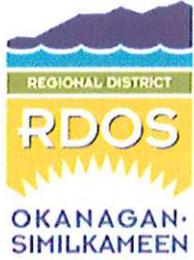
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2453.32.

WE ARE RESIDENTS OF GALLAGHER
LAKE DO NOT WANT THE PILES OF
THE CLUTTER OF MORE STORAGE UNITS

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no later than Friday **September 29, 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

TO: Regional District of Okanagan Similkameen **FILE NO.:** C2017.099-ZONE

FROM: Name: DOUGLAS WALMSLEY
(please print)

Street Address

Tel/Email:

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.
8332 Gallagher Lake Frontage Road
Rezone from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

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. 2453.32.

Feedback Forms must be completed and returned to the Regional District
no later than Friday **September 29, 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.: C2017.099-ZONE

FROM: Name: MICHAEL BREWSTER
(please print) *CHATEAU RD.*

Street Address:

Tel/Email:

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.
8332 Gallagher Lake Frontage Road
Rezoned from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

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. 2453.32.

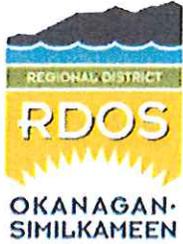
THERE ARE 100 FELLOW HOMES IN GALLAGHER LAKE VILLAGE PARK

HOW CAN THIS NOT BE RESIDENTIAL !!!

Feedback Forms must be completed and returned to the Regional District no later than Friday **September 29, 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

TO: Regional District of Okanagan Similkameen FILE NO.: C2017.099-ZONE

FROM: Name: Kerry Brewer
(please print)

Street Address

Tel/Email:

RE: Electoral Area "C" Z0
8332 Gallagher Lake Frontage Road
Rezoning from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

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. 2453.32.

This is a residential / tourist area, which is what this property should be used for. The addition of more storage units belongs in a commercial area, not a residential area.

Feedback Forms must be completed and returned to the Regional District
no later than Friday September 29, 2017

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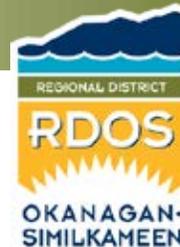


We, the undersigned, fully support the development of 8332
Gallagher Lake Frontage Road as Phase 2 of the EZ Storage facility,
recognizing the need for this service in our area.

Name
ERIC SORENGEN
MARK SCUBA
Jim Dial
S. Totu
LIONEL CONANT
M. CONANT
Stacy Melara
SIMON YELLAND
MARY SOLTYS
Catherine Quinn
Ed. Polowick
K. Guesnelle
Gilles Martin
Sheryl Martin
Cleo Schwartz
Bonnie Schwartz
Charlotte Dawson
at [unclear]
Ryan Hanson
Lil Rashko
Tony Blazurk
Linda McNeil
E.A. Barkowsky
Chris Barkowsky
MARGARET WICKSTROM
Astina Murray
Gonz Murray
Pat Smallwood
[unclear]

We, the undersigned, fully support the development of 8332
Gallagher Lake Frontage Road as Phase 2 of the EZ Storage facility,
recognizing the need for this service in our area

ALEJO ENCINA
MIKE WADMAN
DENNIS LYNCH
BARRY BARTSOFF
BRENT DREW
TAMMY NEULS
GEOFF BEAUCHEAU
MICHELLE SZASKO
REN CURRY
LINDSAY HBBIE
TRUDY + BO JAKOBSEN
GREG FERNANDES
Rob MAXWELL
Sindy Gladish
KEITH ELIOTT
Warren BROWN
LEN MORROW
RON NELSON
MAURICE JODDIN
PAUL SMITH
KAREN HOBBS
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
Warren Morrow



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 5, 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 third time.

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:

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.

At its meeting of September 7, 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 Christensen, or their delegate.

A Public Hearing was held on September 25, 2017, where approximately 12 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 required as the proposal is situated within 800 metres of a controlled area (i.e. Highway 3A).

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.

This includes the introduction of secondary suites and accessory dwelling units (on suitably sized parcels) in the Rural and Residential zones in other Electoral Areas. Secondary suites and accessory dwellings are seen to be an effective way in which to address affordable and rental housing objectives within a community and to allow for "aging in place".

Administration has previously supported the expansion of accessory dwellings and secondary suites in the other Electoral Areas and, in this context, the applicant's request is not seen to be unreasonable.

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. That adjacent property owners have raised concerns about the impact on neighbourhood character by allowing accessory dwellings on parcels 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).

Alternatives:

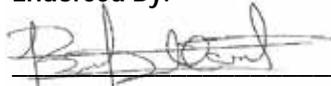
THAT the Board of Directors rescind first and second reading of Amendment Bylaw No. 2462.03, 2017, and abandon the bylaw.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed By:

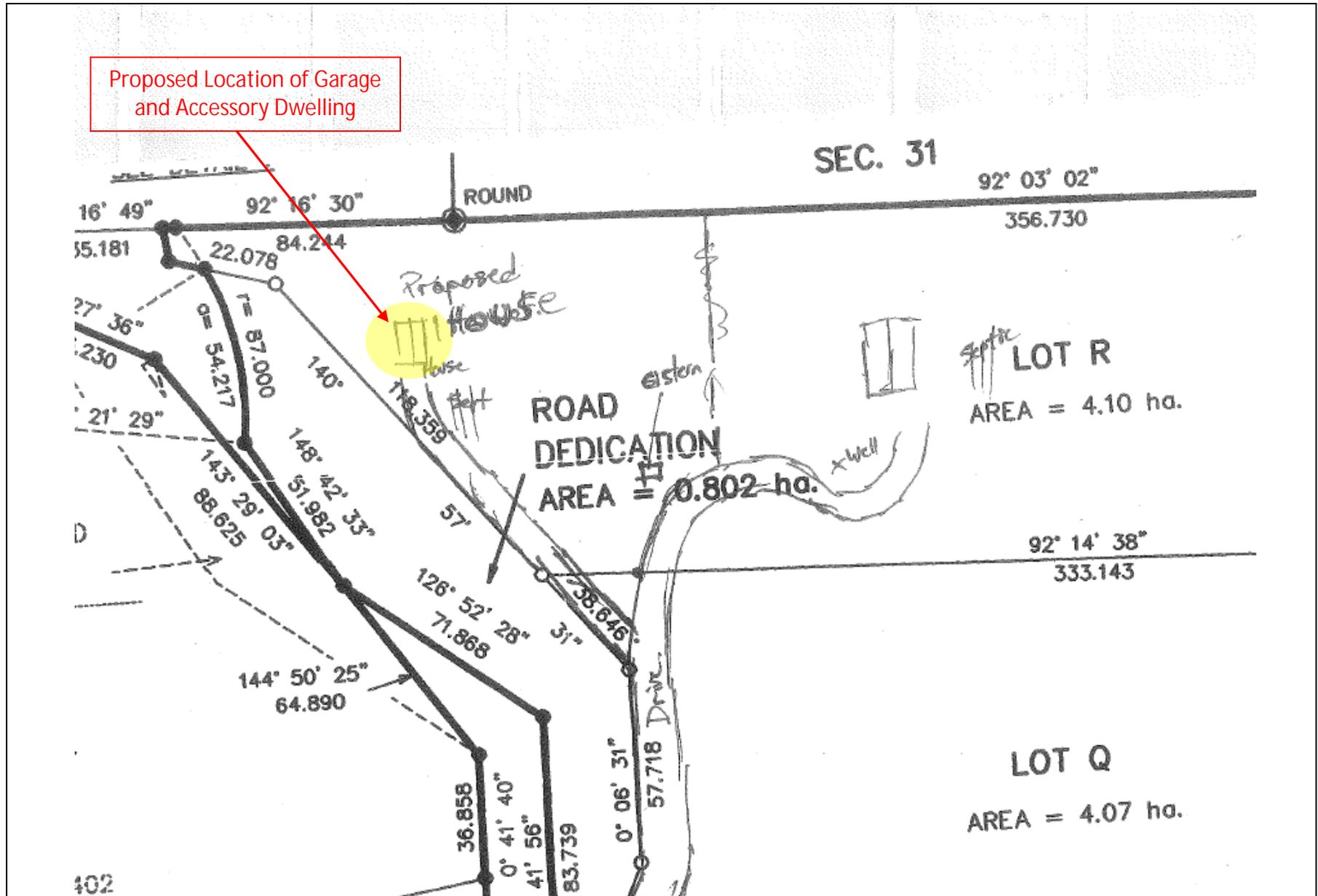


B. Dollevoet, Development Services Manager

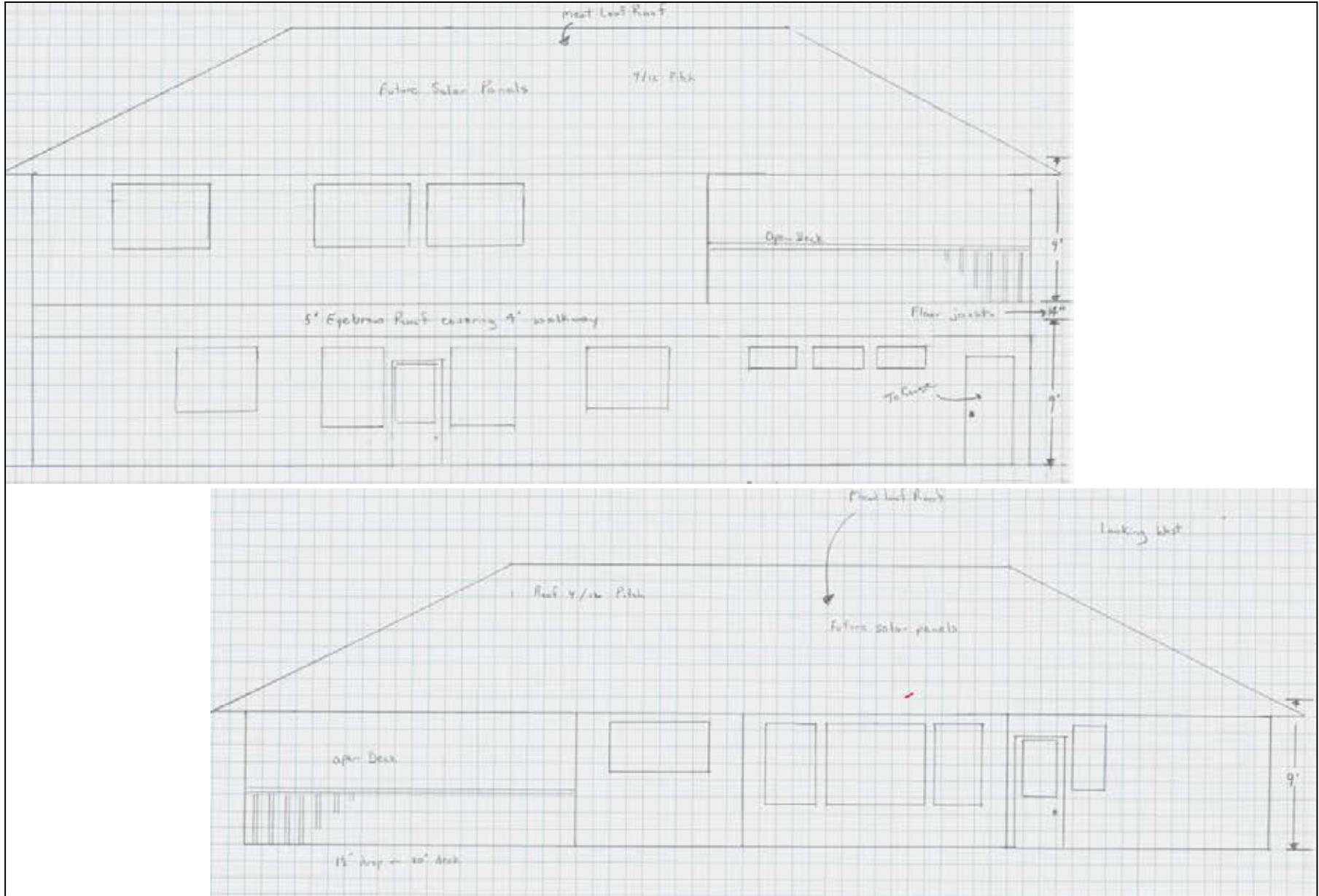
Attachments: No. 1 – Applicant's Site Plan
No. 3 – Applicant's Floor Plan

No. 2 – Applicant's Elevations
No. 4 – Site Photo

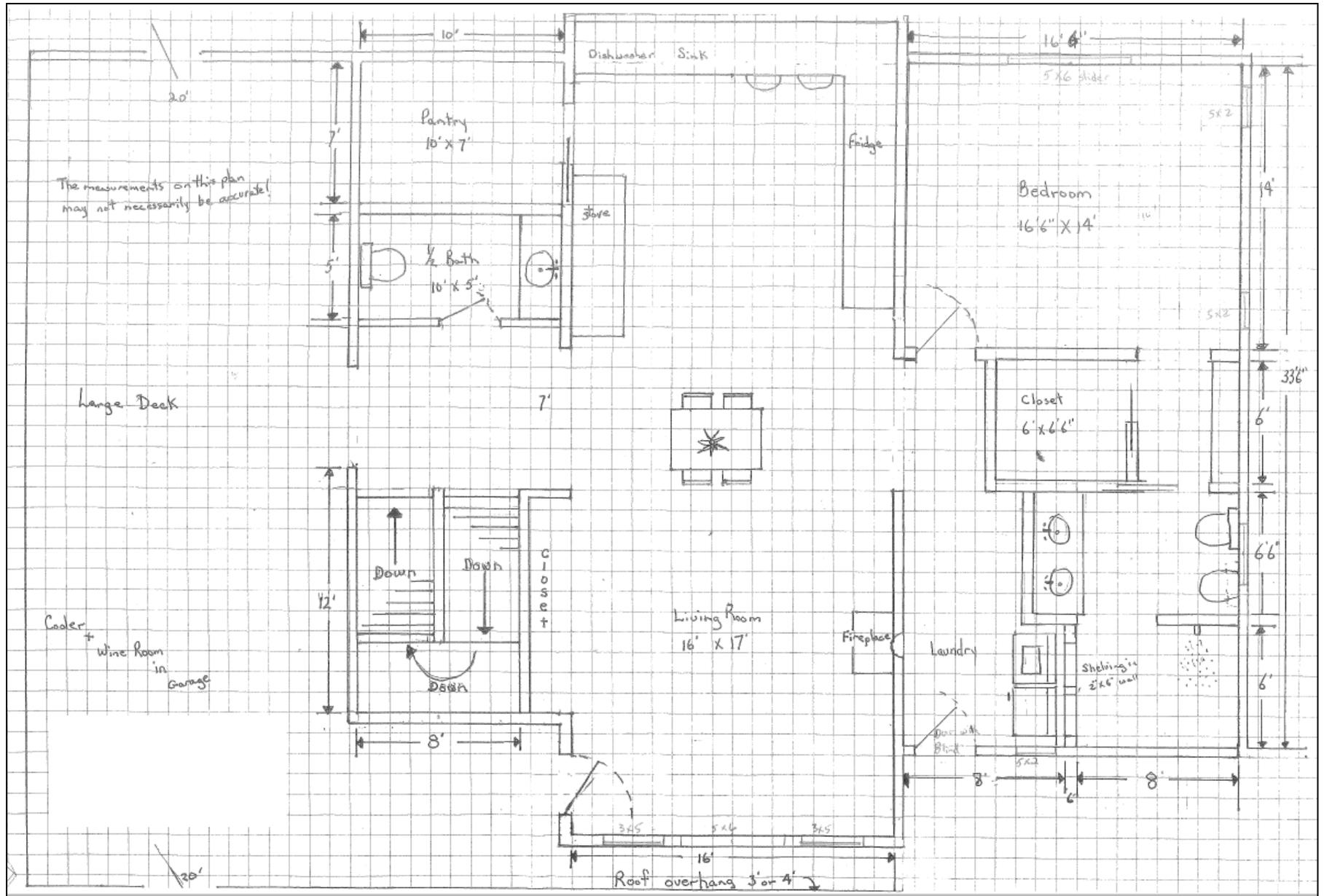
Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Applicant's Elevations



Attachment No. 3 – Applicant's Floor Plan



Attachment No. 4 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

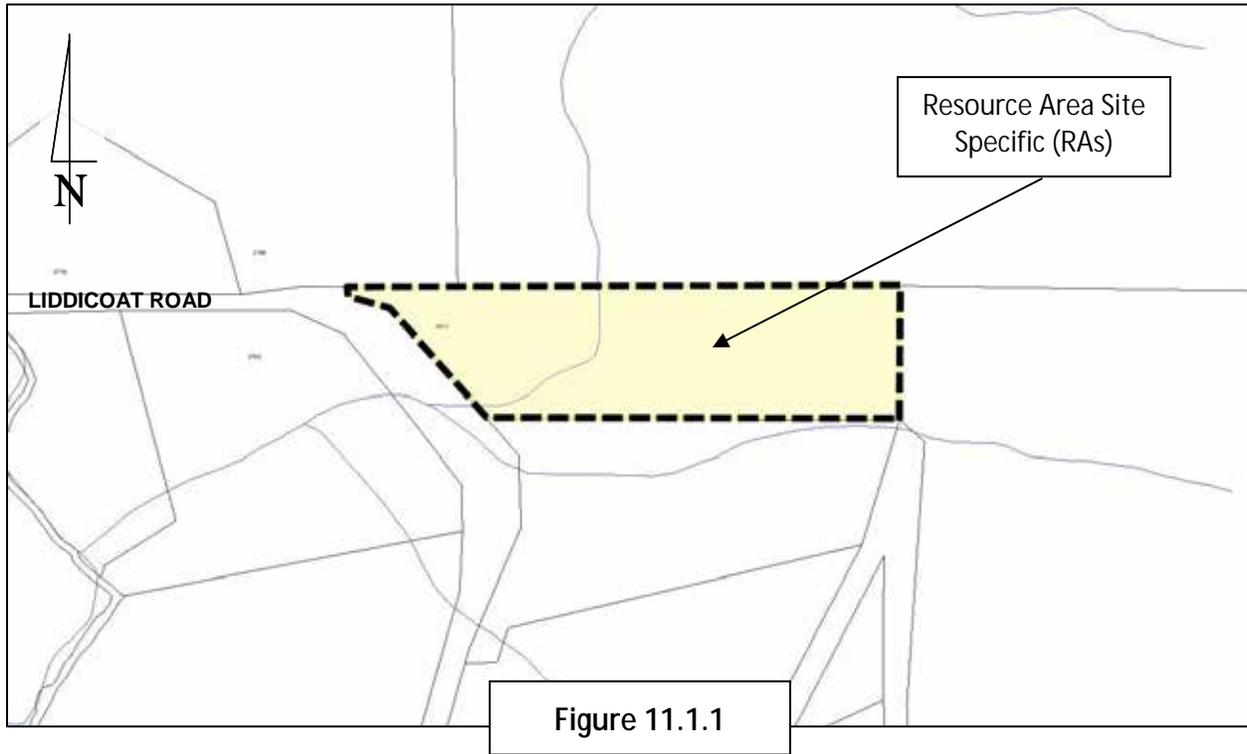
BYLAW NO. 2462.03, 2017

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 7th day of September, 2017.

PUBLIC HEARING held on this 25th day of September, 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

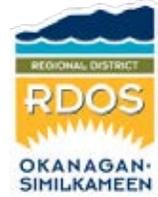
ADOPTED this ___ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

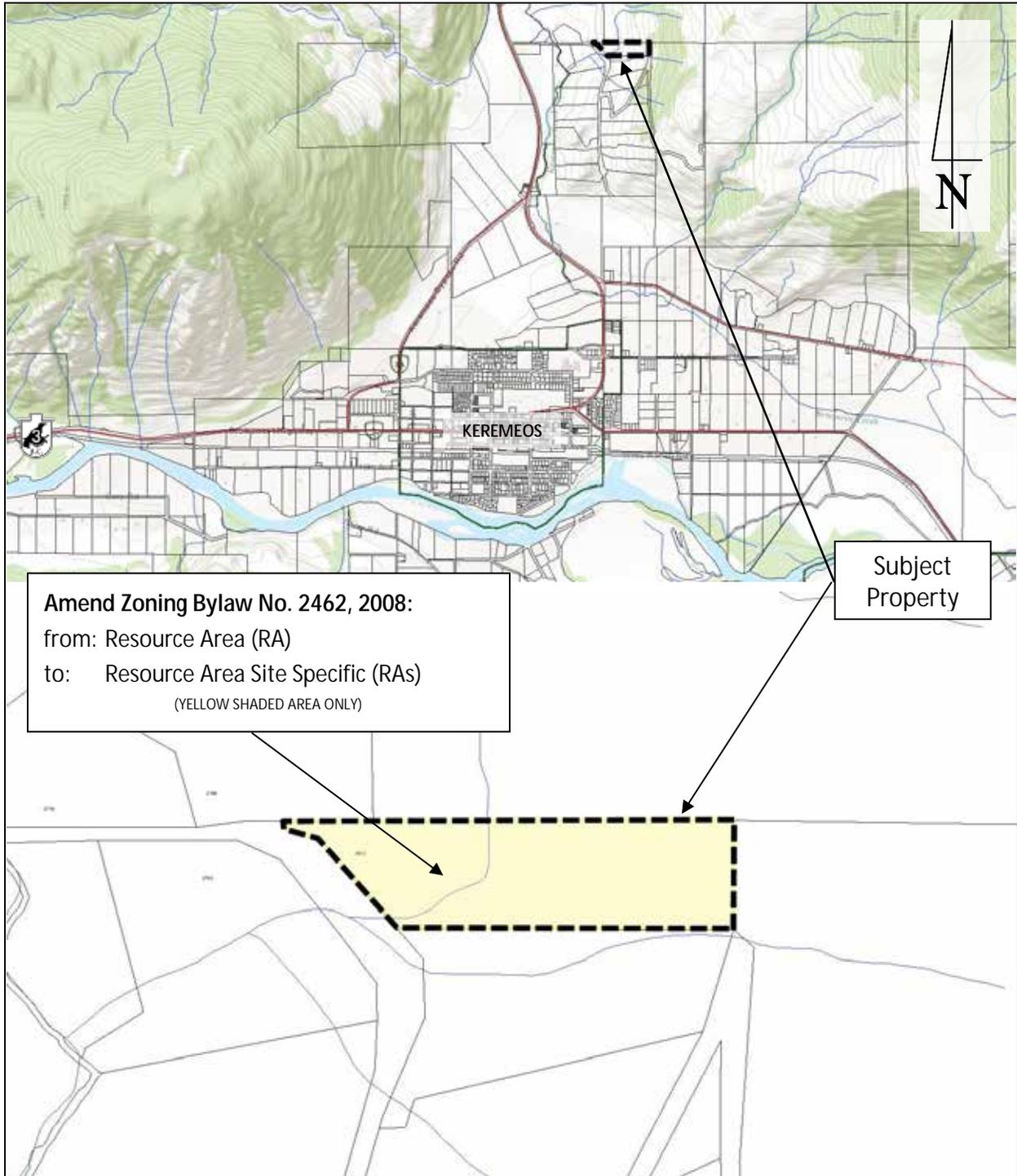
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca

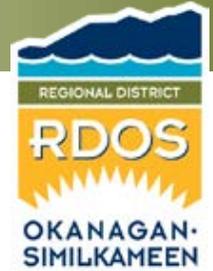


Amendment Bylaw No. 2462.03, 2017

Project No: G2017.105-ZONE

Schedule 'A'





TO: Board of Directors
FROM: Chair Roger Mayer, Electoral Area "G"
DATE: September 25, 2017
RE: Public Hearing Report on Amendment Bylaw No. 2462.03, 2017

Purpose of Bylaw:

The purpose of this amendment bylaw is to change the zoning of the parcel at 2804 Liddicoat Road, (Lot R, Plan KAP92023, Section 30, Township 52, SDYD) from Resource Area (RA) to Resource Area site Specific (RAs).

The site specific regulation will allow for the development of an accessory dwelling unit as part of a new garage.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2462.03, 2017, was convened on Monday, September 25, 2017, at 7:00 pm, at the Village of Keremeos, Council Chambers, 702 4th Street, Keremeos, BC.

There were twelve (12) members of the public present.

Members of the Regional District Board present were:

- Chair Roger Mayer

Members of the Regional District staff present were:

- Christopher Garrish, Planning Supervisor
- Kevin Taylor, Recording Secretary

Chair Mayer called the Public Hearing to order at 7:00 p.m. at the Village of Keremeos, Council Chambers, 702 4th Street, Keremeos, pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Bylaw No. 2462.03, 2017.

In accordance with Section 466, the time and place of the public hearing was advertised in the September 12th and September 14th in the Bi-Weekly Ad in the Penticton Herald and the Spotlight, September 15th editions of the Penticton Western and September 22nd of the Keremeos Review.

Copies of reports and correspondence received related to Bylaw No. 2462.03, 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 Mayer 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 Mayer asked if anyone wished to speak to the proposed bylaw.

Joan Liddicoat – 2778 Liddicoat Road – Spoke against the proposal for the following reasons:

- Questioned the accuracy of the submitted plans as it pertained to total floor area calculation.

Rob Sander – 2804 Liddicoat Road – Spoke in for the proposal for the following reasons:

- Believes that it is a wise use of land that can't be used for anything else.
- Will provide privacy and security for an aging couple.

Sandra Liddicoat – 2756 Liddicoat Road – Spoke against the proposal for the following reasons:

- There are zoning regulations in this area of Electoral Area "G" for a reason.
- Questioned whether every lot will then have the right to have an additional dwelling.
- Concerned about the road and that access is provided by a single lane bridge.

Lisa Needham – 2697 7th Avenue – Spoke for the proposal for the following reasons:

- Need more homes in town
- More tax payers in the area to help pay for additional infrastructure

Natasha and Rick Thompson – PO Box 365 Keremeos – Spoke for the proposal for the following reasons:

- There are no rentals (affordable housing options) in town.
- Does not believe one house is going to affect the character of the neighbourhood.
- The applicant will be trucking in potable water and storing in a cistern; The water quality issues should be addressed by this point. Believes an additional dwelling wont tax the resources of the area.

Gerry Cochrane – PO Box 127 Keremeos – Spoke for the proposal for the following reasons:

- Believes Keremeos needs more homes

Georgianne Sanders – 2804 Liddicoat Road – Spoke for the proposal for the following reasons:

- Wants security of family in an independent environment.
- Secondary dwellings for aging parents are a good thing.

Joan Liddicoat – 2778 Liddicoat Road – Spoke against the proposal (continuation of earlier comments) for the following reasons:

- . Recognizes the need for more housing
- . Takes issue with the size of the proposed dwelling unit.
- . Questions why this process is being undertaken to accommodate a structure the begun construction contrary to the bylaw.
- . Concerns over the floor plan.
- . Worried about further rental suites being put into this accessory dwelling in the future due to the plumbing layout.
- . Increased traffic.
- . Water quality concerns. Adamant about ensuring that water quality is good.
- . “What are the long term implications of traffic on this road?”
- . How will infrastructure keep up with accessory dwelling developments?
- . Suggested that 1500 sq feet should be sufficient for this structure.
- . Does not believe a second floor is necessary.

Lisa Needham – Spoke for the proposal (continuation of earlier comments) for the following reasons:

- . In Lake Country accessory dwellings were allowed up to a percentage of the Primary Dwelling.

Sandra Liddicoat – 2759 Liddicoat Road – Spoke against the proposal (continuation of earlier comments) for the following reasons:

- . Does not believe that the proposal is “jiving” with the proposed method of water delivery.

Art Friesen – PO Box 307 Keremeos – Spoke for the proposal for the following reasons:

- . All the wells drilled in the a area met Interior Health standards at the time.
- . Some wells have changed since being drilled and accommodations need to be made.
- . The road was built to highway standards; a higher quality than any subdivision would be required to be built to.
- . 3 phase powering had to be put in all the way to the property line for future expansion.
- . Believes most of these lots will have multiple dwellings in the future.
- . More homes may produce less traffic as much traffic is cause by “unruly” people who may be deterred by an increase in residents.

-
- Higher density adds to a sense of community which encourages good behaviour.

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

Rob Sander – 2804 Liddicoat Road – Spoke for the proposal (continuation of earlier comments) for the following reasons:

- Does not believe that the plumbing in the house is relevant to this process.

Joan Liddicoat – 2759 Liddicoat Road – Spoke against the proposal (continuation of earlier comments) for the following reasons:

- Questioned how the zoning bylaw is enforced.

Chair Mayer 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 7:27 p.m.

Recorded by:



Kevin Taylor
Recording Secretary

Confirmed:

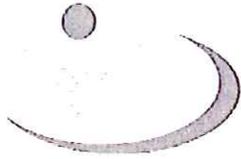


Christopher Garrish
Planning Supervisor

Confirmed:

Roger Mayer

Roger Mayer
Chair



Interior Health
Every voice 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: 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



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 Benyoulin Rd
Kelowna, BC V1W 2E3
Office: 250.469.8033
Mobile: 250.713.9398
Fax: 1.866.638.6171
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

OKANAGAN
SIMILKAMEEN

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 time to MAKE Kerevose

Feedback Forms must be completed and returned to the Regional District
no later than Monday August 25, 2017

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





Feedback Form

OKANAGAN
SIMILKAMEEN

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.

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.

-town of Keremeos needs
more housing

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RDOS

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:

Ken Williams

(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.

NOT FAIR ALL OTHER LOTS APPROVED IN AREA.

ACRES MENTIONED NOT IN TOWN.

Feedback Forms must be completed and returned to the Regional District
no later than Monday August 25, 2017

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RDOS

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:

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.

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.

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
no later than Monday August 25, 2017

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RDOS

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:

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 Regional District Board prior to 1st reading of Amendment Bylaw No. 2462.03.

Let it develop It means more tax Dollars
and provides a home for people

Feedback Forms must be completed and returned to the Regional District
no later than Monday August 25, 2017

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RDOS

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: 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 its easier to move out
of town then to find a home within
Kaslo, Cawston, OALA

Feedback Forms must be completed and returned to the Regional District
no later than **Monday August 25, 2017**

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





Feedback Form

OKANAGAN-SIMILKAMEEN

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: JEAN LIDDICOAT J Liddicoat
(Please print)

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.

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.

Please accept the enclosed letter attached.

1) Water issues (drinking + irrigation - new fire hazard)

2) Monster house - not a "carriage house" - poor design, excessively large for seniors needs - invasive sitting on lot

3) set precedent for future development of 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.

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: 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). 240 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

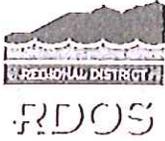
This property has serious issues regarding ^{water} water quality (high iron content) and water availability.

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
compaction &
level



Feedback Form

OKANAGAN-SIMILKAMEEN

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
MAY 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.

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.

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

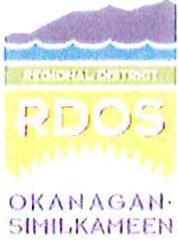
iii) water issue (lack of drinking irrigation) potential fire hazard & not healthy for seniors.

iv) excessive traffic will only increase (no of cars no grade of 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.

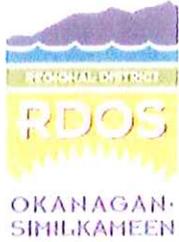
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2462.03.

WE WOULD LIKE TO SEE MORE GROWTH IN THIS AREA. THIS PROPERTY CERTAINLY HANDS ITSELF TO THIS IDEA.

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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: 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:

- 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.

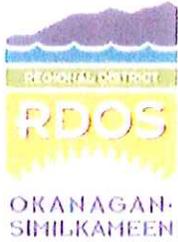
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2462.03.

- Housing & farm & rental property needs to
be developed here.

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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: DAVID C. BUCK
(please print)

Street Address: LIDDICOAT RD, KEREMEOS

Tel/Email: _____

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

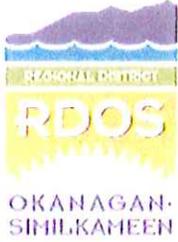
My comments / concerns are:

- 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.

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.

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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, ATVs etc. The family objection to traffic have always parked vehicles along Liddicoat Road and restricted the flow of traffic. Since the road on the subdivision was constructed I paid many KeremEOS people come up to enjoy the view and walk their dogs. Their lots of room for many more homes and the people to

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Even more affordable housing options coming

Tara Bowle
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.

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Penticton BC V2A 5J9



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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: 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.
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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?! _____

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

OKANAGAN
SIMILKAMEEN

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM:

Name:

Wendy Kenzide
(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.
- 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

OKANAGAN
SIMILKAMEEN

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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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. Kamloops, especially the rural areas have plenty of room for an extra coop house or two.

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OKANAGAN
SIMILKAMEEN

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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OKANAGAN-
SIMILKAMEEN

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

CLIFF WALTON

(please print)

Street Address

Tel/Email:

RE:

Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

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

OKANAGAN
SIMILKAMEEN

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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ONE MORE TAX DOLLARS TO RDOS

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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 Proctor
(please print)

Keremeas BC

Street Address

Tel/Email:

RE: Electoral Area "G" Zoning Amendment Bylaw No. 2462.03, 2017.
2804 Liddicoat Road

My comments / concerns are:

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OKANAGAN
SIMILKAMEEN

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.
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OKANAGAN-SIMILKAMEEN

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:

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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:

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

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:

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OKANAGAN
SIMILKAMEEN

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

MARY ANN + JOSEPH LUCICH

(please print)

Street Address:

VERMEOUS
BC
VOX-1N3

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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OKANAGAN-SIMILKAMEEN

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:

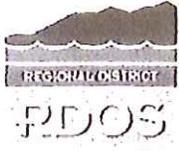
- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

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.

**Feedback Forms must be completed and returned to the Regional District
no later than Monday August 25, 2017**

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Feedback Form

Regional District of Okanagan Similkameen

101 Marlin 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: 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.

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 HOUSING

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

OKANAGAN-SIMILKAMEEN

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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Feedback Form

RDOS

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: Georgianne Sanders
(please print)

Street Address: _____ 10X/110

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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Like many areas in B.C. in Kereemas 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

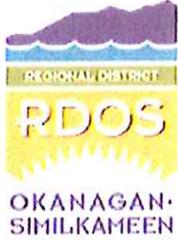
Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal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



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 ~~the~~ 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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OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM:

Name:

Laura & Rae Langille

(please print)

Street Address:

Box 103

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.

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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: _____ 35 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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OKANAGAN-SIMILKAMEEN

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

OKANAGAN-SIMILKAMEEN

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.

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.

Keremeos is short of housing

Robert Adams

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no later than **Monday August 25, 2017**

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Feedback Form

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

OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Chris Adams

(please print)

Street Address:

05

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 a shortage of housing in Keremes

Chris Adams

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Feedback Form

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

OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen **FILE NO.:** G2017.105-ZONE

FROM: Name: MIKE JOHNSON
(please print)

Street Address: USIOW 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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Feedback Form

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

OKANAGAN
SIMILKAMEEN

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Brenda Hug

(please print)

Street Address: _____

Tel/Email: _____

RE:

Electorate 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.

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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OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name:

Robert Bolton

(please print)

Street Address:

2804 Liddicoat Road, Penticton, BC, V0X 1N0

Tel/Email:

RE: Blectoral 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 Keswick.

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

OKANAGAN-SIMILKAMEEN

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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OKANAGAN-SIMILKAMEEN

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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OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen

FILE NO.: G2017.105-ZONE

FROM: Name: Murray Williams
(please print)

Street Address: 8 2c

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.

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 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

OKANAGAN-SIMILKAMEEN

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

OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen **FILE NO.:** G2017.105-ZONE

FROM: Name: Ryan Wye
(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.

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.

I support it if there is
housing crisis and they can't
the by-laws to bill if they want

Feedback Forms must be completed and returned to the Regional District
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REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
ELECTORAL AREA "G" ADVISORY PLANNING COMMISSION

MINUTES

Wednesday, August 16, 2017 at 7:30 p.m.
Keremeos Health Centre
700 – 3rd Street, Keremeos, BC

ATTENDANCE:

E. Christensen, Director, Electoral Area "G"

Members: Chair Brad Clifton Vice Chair Gary Lawrence
Walter Despot – Left at 8:45 Garry Ross
Jeff Rowe Robert Quaedvlieg
Melodie Kolisnyk

Staff: Chris Garrish, Planning Supervisor
Kevin Taylor, Recording Secretary

1. ADOPTION OF MINUTES

MOTION:

It was moved and seconded THAT the minutes from the Electoral Area "G" Advisory Planning Commission meeting dated May 17th, 2017, be adopted

CARRIED

2. ADOPTION OF AGENDA

MOTION:

It was moved and seconded THAT the Agenda for the Electoral Area "G" Advisory Planning Commission meeting dated August 16th, 2017, be adopted.

CARRIED

3. DEVELOPMENT APPLICATIONS

**3.1 G06900.118 (G2017.105-ZONE) – Zoning Bylaw Amendment Application
Gary Lawrence Recused Self from Discussion**

MOTION:

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

- That 2nd dwelling be smaller than the primary dwelling.

CARRIED

4. REFERRALS

4.1 G2017.108-Crown – Crown Land Tenure Application

MOTION:

THAT the APC recommends to the RDOS Board that the proposed license of Occupation by the Barrick Gold Corporation on Crown Land near Hedley Creek is Supported

CARRIED

5. OTHER

5.1 G2017.122-ZONE

- Review of the Electoral Area "G" Zoning Bylaw No. 2462, 2008

MOTION:

THAT the APC recommends to the RDOS Board that the proposed review of Zoning Bylaw No. 2462, 2008, is supported

CARRIED

5.2 G2017.123-ZONE

- Applying zoning to lands designated as within the Agricultural Land Reserve (ALR)
 - o Concerns regarding protection of water

MOTION:

THAT the APC recommend to the RDOS Board that the proposed review of implementation of an Agricultural Zone in the rural area around Keremeos is supported.

CARRIED

6. ADJOURNMENT:

MOTION:

It was moved and seconded that the meeting be adjourned at 10:00 pm.

CARRIED

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary

Respectfully submitted

ERiechert

E. Riechert, Planner

Endorsed by:

CG

C. Garrish, Planning Supervisor

Endorsed by:

B. Dollevoet

B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant’s Site Plan

Attachment No. 1 – Applicant's Site Plan



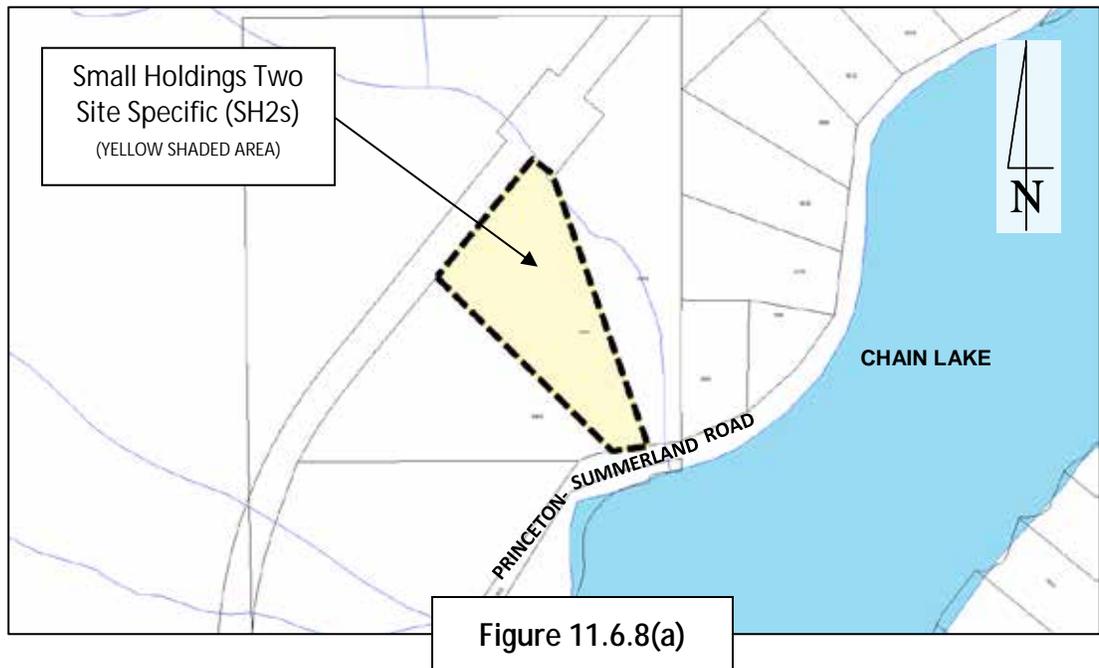
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2498.12, 2017

A Bylaw to amend the Electoral Area "H" Zoning Bylaw No. 2498, 2012

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "H" Zoning Amendment Bylaw No. 2498.12, 2017."
2. The Zoning Map, being Schedule '2' of the Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by changing the land use designation on land described as Lot 2, District Lot 2076 KDYD, Plan KAP78220, and shown shaded yellow on Schedule 'Y-1', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Two Site Specific (SH2s).
3. The Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by:
 - i) replacing Section 11.6.8(a) under Section 11.6. (Small Holdings Two Zone) in its entirety with the following:
 - a) in the case of land described as Lot 2, District Lot 2076 KDYD, Plan KAP78220, and shown shaded yellow on Figure 11.6.8(a):
 - i) the following principal use and no others shall be permitted on the land:
 - .1 recreation vehicle(s).
 - ii) the following accessory use and no others shall be permitted on the land:
 - .1 accessory buildings and structures, subject to 7.12.
 - iii) despite Section 11.6.4, the maximum number of recreational vehicles permitted on the subject parcel shall not exceed five (5).



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

PUBLIC HEARING held on this 3rd day of August, 2017.

READ A THIRD TIME this 3rd day of August, 2017.

ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

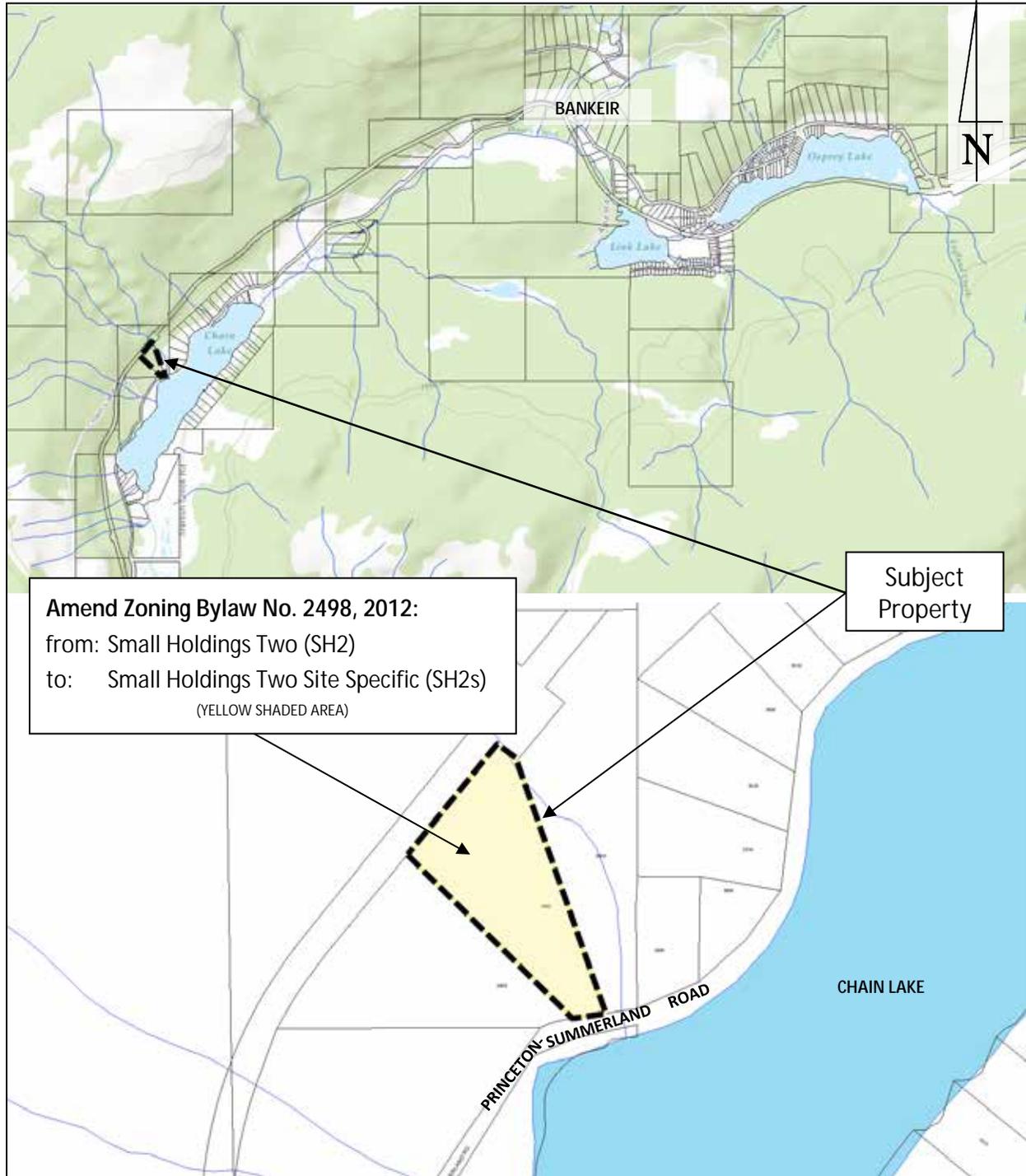
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2498.12, 2017

Project No: H2017.038-ZONE

Schedule 'Y-1'



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 5, 2017

RE: Dog Control Regulatory Bylaw 2671, 2017

Administrative Recommendation:

THAT Bylaw No. 2671, 2017 Dog Control Bylaw No. be read a first time, a second time, a third time and adopted.

Purpose:

The purpose of this bylaw is to specify one Dog Control Bylaw, remove reference to cats and to wild and domestic sheep, and update it to current legislation and practices related to dog (“i.e. canine”) control enforcement.

Reference:

Part 9, Division 5, of the *Local Government Act [RSBC 2015] Chapter 1*
Section 48 and 49 of *Community Charter [SBC 2003] Chapter 26*

Business Plan Objective:

1. Optimize Customer Experience by improving our customer rating and by meeting the public need through the development and implementation of key services:
 - Majority of current complaints relate to dogs at large and dogs that display aggressive behavior;
2. To Provide Governance and Oversight in a Representative Democracy by encouraging electoral areas to work together:
 - Currently confusing to have three separate bylaws;
 - A dog’s behaviors are the same between Electoral Areas and so the regulations should be the same;
 - One bylaw helps for consistency purposes and liability issues.

Background:

The intent to draft a consolidated Dog Control Bylaw was introduced to the Planning and Development Committee on February 11, 2016. Discussion ensued at this meeting with concerns being raised about the probability of losing the ability to control livestock numbers and to restrict them from being at large in the two Electoral Areas not subject to zoning bylaws. To address this, a separate Animal Control Bylaw has been prepared to regulate livestock and small animals within Electoral Areas “B” and “G” and follows this report.

On February 16, 2017, the two proposed bylaws were presented to the Board and Administration was requested to solicit and obtain comments from the respective Recreation Commissions within the RDOS area. Administration has since met with the Naramata Recreation Commission, the Kaleden Recreation Commission, Okanagan Falls Recreation Commission, and the Electoral Area "G" Director's Advisory Panel. The Commissions' feedback was overall supportive and resulted with an amendment being incorporated into the bylaw as suggested from Electoral Area "G".

In Electoral Area "G", there was concern and discussion with respect to the new requirement that ALL dogs must be on a leash when not on the owners' property. This regulation may cause problems for ranchers as their dogs must be able to run free when herding cattle and rural property owners may use this bylaw as a tool to restrict the movement of their cattle through the requirement that their dog must be on a leash.

To mitigate this concern, a definition of "working dog" was added to the bylaw and an exemption provided as follows:

"Working Dog" means a dog that is used for purposes of herding livestock, or similar type of work, that requires that the dog be free of restraints in order for them to perform the work and does not include a dog working as a guard dog for commercial or private premises.

3.2 A Working Dog is not considered to be At Large provided that the dog is actively working at the time and Under Control of the Owner.

For the remaining Electoral Areas (A, B, C, and F), after multiple attempts to attend Recreation Commission meetings to present the proposed bylaw, Administration provided notice to the respective Electoral Area Directors on September 11, 2017 indicating Administration's desire to present the proposed Bylaw to the Board for potential adoption.

Should the Board wish to pursue adoption at this time, any amendment requests that may be received after adoption could be considered and incorporated at a later date.

Analysis:

The Dog Control Bylaw has been updated to recognize current legislation, strengthen restrictions to protect the public, and to recognize current practice as indicated by other local government bylaws.

Should this bylaw be adopted, amendments to the Bylaw Notice Enforcement Bylaw will be presented to the Board in the near future.

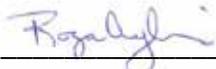
Alternative Recommendations:

1. THAT the Board of Directors not adopt the Dog Control Bylaw No. 2671, 2017;
2. THAT the Board of Directors refer the Dog Control Bylaw No. 2671, 2017 to the Planning and Development Committee for further discussion;
3. THAT the Board of Directors direct that the Dog Control Bylaw No. 2671, 2017 be amended to include the following revisions and brought back to the RDOS Board for adoption:
 - a

Communication Strategy:

- Media release (Western News, Similkameen Spotlight)
- Online News (Castanet, InfoNet, Oliver Chronicle, Osoyoos Times)
- New "Dog Control" information pamphlet (available at licence vendor locations, RDOS office)
- RDOS website

Respectfully submitted:



R. Aylwin, Bylaw Enforcement Coordinator



Endorsed by: Brad Dollevoet,
Development Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BYLAW NO. 2671, 2017

A regulatory bylaw to provide the licensing and control of dogs within the Regional District of Okanagan-Similkameen Electoral Areas "A", "B", "C", "D", "E", "F" and "G".

WHEREAS the Regional District may, pursuant to the *Local Government Act*, enact a bylaw regulating the keeping, control and licensing of dogs; and

WHEREAS the *Community Charter* provides Regional Districts with special powers in relation to dangerous dogs;

WHEREAS the Regional District has adopted Regional District of Okanagan-Similkameen Dog Control Service Establishment Bylaw No. 2775, 2017 to establish a service for the provision of Dog Control within Electoral Areas "A", "B", "C", "D", "E", "F", and "G";

THEREFORE BE IT RESOLVED that the Board of the Regional District of Okanagan-Similkameen in open meeting assembled, enacts as follows:

1.0 CITATION:

This Bylaw shall be cited as the Regional District of Okanagan-Similkameen Dog Control Regulatory Bylaw No. 2671, 2017.

2.0 DEFINITIONS:

Aggressive Dog means:

- (a) Any Dog which, without provocation, has displayed aggressive behaviour toward another Dog, Animal or person; or
- (b) Any Dog which, without provocation, has a known tendency or disposition to pursue vehicles or cyclists; or
- (c) Any Dog that, without provocation, causes Minor Injury to another Dog, Animal or person.

Altered means a Dog that has been either spayed or neutered.

Animal excludes the human species and wildlife as defined in the *Wildlife Act*.

Animal Shelter means a building or part thereof, including the property that the building is located on, used by the Regional District for the temporary care of dogs impounded by the Dog Control Officer and includes the vehicle that is being used to transport the Dog.

At Large means:

- (a) a Dog that, while not on the property of the Owner, is not confined within a vehicle or is not securely attached to a Leash held by a person who has the ability to restrain the Dog while the Dog is under their care; or
- (b) a Dog that is not Under Control of the Owner in a Dog Park or designated off-leash area

Barking Excessively means any barking, howling, yelping or crying, for 15 minutes in any given hour, that unduly disturb the peace, quiet, rest, comfort or tranquility of the surrounding neighbourhood or of persons in the vicinity.

Board means the Board of the Regional District of Okanagan-Similkameen.

Calendar Year means the one-year period that begins on January 1 and ends on December 31.

Community Charter means the *Community Charter, Chapter 26 (SBC 2003)*, as amended from time to time.

Dangerous Dog means a Dog that has been found to be a Dangerous Dog by a Justice of the Provincial Court of British Columbia.

Dog means an Animal of the canine species, including a dog-wolf or dog-coyote hybrid, and may include aggressive dog, vicious dog, and dangerous dog.

Dog Control Officer means a person appointed by the Board as a Dog Control Officer, Animal Control Officer or Bylaw Enforcement Officer and includes a Peace Officer, a Pound Keeper or Shelter Manager, employee, servant, agent, or contractor of the Regional District.

Dog Park means an area, located on Public Land, and designated by signage to be an off-leash area for dogs.

Enclosure means a structure at least 1.8m in height by 1.2 meter wide by 4 meters long; constructed with secure sides, and with impervious surfacing for the bottom to prevent digging; suitable for the size and strength of the dog to prevent it from escaping; having protection and shelter from the varying weather conditions; and locked to prevent entry of young children or other unauthorized persons.

Fees and Charges Bylaw means the current Regional District of Okanagan-Similkameen Fees and Charges Bylaw as amended from time to time.

Guide/Service Dog means a Dog that is used by a person with a disability to avoid hazards or to otherwise compensate for a disability as defined in the *Guide Animal Act*.

Leash means a device of sufficient strength and design to restrain the Dog for which it is being used, where one end is securely affixed to the Dog and the other end is being securely held by the Owner.

Licence means the identification tag issued for purposes of identification of a Dog and identification of the dog's Owner as indicated by the records of the Regional District.

Minor Injury means a physical injury to a person or Animal that includes pinches, minor localized bruising, scratches, scrapes and shallow punctures.

Muzzled means a humane fastening or covering device, of adequate strength, placed securely over the dog's mouth designed to prevent the Dog from biting or inflicting injury.

Nuisance Dog means any Dog that:

- (a) has been impounded 3 or more times within the previous 12 months; or
- (b) has received 3 or more fines for barking excessively or running at large within the previous 12 months; or
- (c) has a combined total of 4 or more fines and impounds within the previous 12 months.

Owner means any person who owns, has in their custody, harbours, shelters or permits any Dog to remain on or about his/her land, property or premises and is not restricted to the "Owner" as identified on the Dog Licence application.

Pound Keeper means the employee who cares for the dogs being held at the Animal Shelter and includes a Shelter Manager and *may* include a Dog Control Officer.

Public Land means any highway, road, lane, street, boulevard, crescent, walkway, trail, greenbelt, park, playground, or other public place that is under ownership, lease or tenure by Provincial, Federal or Local Government(s).

Qualified Dog Trainer means, in the context of this bylaw, a person:

- (a) having a degree in veterinary medicine with a special interest in animal behaviour;
- or

(b) a person with a degree in animal behaviour together with a minimum of 5 years supervised work experience; and possessing a current membership to a professional behaviour organization such as the ABPC, AVSAB, DDAB or CAAB.

Regional District means the Regional District of Okanagan-Similkameen and may be referred to as the Regional District in the context of this bylaw.

Serious Injury means a physical injury to a person or Animal that includes fractures, deep punctures, lacerations and injuries that require sutures or cosmetic surgery.

Shelter Manager means the employee who cares for the dogs being held at the Animal Shelter and includes a Pound Keeper and *may* include a Dog Control Officer.

Unaltered Dog means an intact Dog that has not been spayed or neutered.

Under Control means such circumstances where the Dog responds to the Owner immediately and returns to the Owner within a reasonable time when called or signaled by the Owner, as determined by the Dog Control Officer,

Unlicensed Dog means a Dog for which the Licence fee for the current Calendar Year has not been issued by the Regional District.

Vicious Dog means:

- (a) Any Dog which, without provocation, has displayed aggressive behaviour toward another Dog, Animal or person on two or more occasions; or
- (b) Any Dog which, without provocation, has a known propensity, tendency or disposition to attack other animals or humans; or
- (c) Any Dog which, without provocation, has inflicted a Serious Injury to another Animal, Dog or person

3.0 LICENSING

3.1 Every Owner of a Dog within the Regional District shall obtain a Licence for the current Calendar Year, by January 1st or soon thereafter of the same year, by making application and paying the required fee as set out in the Fees and Charges Bylaw.

3.2 An Owner is required to obtain a Licence for each Dog that is in their care, custody or is permitted to remain on or about their property or premise.

3.3 Every Licence issued under this bylaw shall be for that Calendar Year specified thereon and shall expire on December 31 of the same year.

- 3.4 Where a Licence is lost, destroyed or damaged to the point that it can't be used for identification purposes, the Owner shall obtain a replacement Licence upon completion of a new Licence application and payment of the applicable fee as set out in the Fees and Charges Bylaw.
- 3.5 Before issuing a Licence for an Altered Dog, the owner may be required to furnish proof that the Dog has been spayed or neutered.
- 3.6 If an owner, that has purchased a Licence for an Unaltered Dog provides documentation from the veterinarian that the Dog has been altered within the same Calendar Year as the issued Licence, the difference in Licence fee shall be reimbursed.
- 3.7 Where the Owner of a Dog in respect of which a Licence has been issued ceases to be the Owner within the Calendar Year that the Licence is issued, the Licence may be transferred to the new Owner, at no charge, upon completion of a new Licence application.
- 3.8 Where an Owner relocates to the Regional District and produces a Licence issued to the Dog from another jurisdiction for the current Calendar Year, the Owner may obtain a Licence for the same Calendar Year, at no charge, upon completion of a new Licence application.
- 3.9 The Owner of a licenced Dog shall affix the Licence for the current Calendar Year to a collar or harness on the Dog and the Licence shall be worn by the Dog at all times.
- 3.10 Where a licenced Dog is found not wearing a current Licence, the Owner shall:
 - (a) produce the Licence for the current Calendar Year; or
 - (b) purchase a replacement Licence for the current Calendar YearWhen requested by the Regional District or Dog Control Officer.
- 3.11 Should a person falsify information required for licencing a Dog, the Licence shall be revoked, a new Licence purchased and a fine may be issued.

4.0 CONTROL AND IMPOUNDING OF DOGS

- 4.1 An Owner shall ensure that the Dog is not At Large at any time.
- 4.2 An Owner shall keep the Dog Under Control to prevent it from harassing or chasing another Animal, person, or cyclist.

- 4.3 An Owner shall keep the Dog Under Control to prevent it from injuring or killing another Animal or person.
- 4.4 Every Owner of any Dog must ensure that the Dog does not enter upon or remain on any sandy beach or swimming area located within a park unless the area is designated by signage as an off-leash area or Dog Park.
- 4.5 Every Owner of any Dog must ensure that the Dog does not enter into a playground area on Public Land where play apparatus exists, unless designated by signage to be an off-leash area or Dog Park.
- 4.6 Every Owner of any Dog must ensure that the Dog is on a leash in a park, unless designated by signage as an off-leash area or Dog Park.
- 4.7 The Dog Control Officer may determine that a Dog is a Nuisance Dog and shall inform the Owner in writing.
- 4.8 The Dog Control Officer may seize and impound any Dog found At Large.
- 4.9 The Dog Control Officer shall release any impounded Dog, when:
 - (a) a current Licence has been produced by the Owner of the Dog; and
 - (b) all impound fees, maintenance fees, and fines related to that Dog have been paid.
- 4.10 Where an impounded dog is not released to the Owner within seventy-two (72) hours from the time the Dog is impounded, and there have been no prior arrangements made with the Shelter Manager or Dog Control Officer, the Regional District may sell or dispose of the dog in a humane manner.

5.0 AGGRESSIVE DOGS

- 5.1 The Owner of an Aggressive Dog shall secure the Dog by a collar and Leash that is a maximum length of one (1) metre when not on the Owner's property or in a Dog Park.
- 5.2 The Owner of an Aggressive Dog shall keep the Dog effectively Muzzled at all times when in a Public Place to prevent the Dog from biting another Dog, Animal or person.
- 5.3 The Owner of an Aggressive Dog shall ensure that the Leash referred in Section 4.1 is held by a person that is physically and mentally capable of keeping the dog Under Control.

- 5.4 When an Aggressive Dog is on the Owner's property, and not securely confined indoors, the Owner shall keep the Dog securely confined to the Owner's property by:
- (a) keeping the Dog in a fenced or gated area, located in the back yard of the Owner's property, which is of sufficient height and strength to confine the dog; or
 - (b) erecting a fence, in the back yard of the property, of adequate height and strength, to securely contain the Dog.
- 5.5 The Owner of an Aggressive Dog shall permit the Dog Control Officer to photograph the Dog for identification purposes.
- 5.6 Where a Dog has exhibited behaviour that met the definition of an Aggressive Dog in this bylaw and;
- (a) there have been no incidents of aggression within the previous twelve month period; or
 - (b) in the opinion of a Qualified Dog Trainer, the Dog no longer has a propensity towards aggression
- the Owner may apply to the Regional District to suspend the requirements of Section 4.0 of this bylaw as it applies to an Aggressive Dog.
- 5.8 If the requirements of this bylaw as it applies to an Aggressive Dog are suspended pursuant to Section 4.6 of this bylaw and, subsequent to that suspension, the Dog exhibits behaviour that meets the definition of an Aggressive Dog, the requirements of this bylaw as it applies to an Aggressive Dog shall immediately apply and no further relief pursuant to Section 4.6 will be granted.

6.0 VICIOUS DOGS:

- 6.1 The Owner of a Vicious Dog shall secure the Dog by a collar and Leash that is a maximum length of one (1) metre and of adequate strength to restrain the Dog when not on the Owner's property.
- 6.2 The Owner of a Vicious Dog shall keep the Dog effectively Muzzled at all times when not on the Owner's property to prevent the Dog from biting another Dog, Animal or person.
- 6.3 The Owner of a Vicious Dog shall ensure that the leash referred in Section 5.1 is held by a person that is physically and mentally capable of keeping the Dog Under Control.

- 6.4 When on the Owner's property, and not securely confined indoors, the Owner shall keep the Vicious Dog securely confined in a locked Enclosure, located in a place on the Owner's property other than the front yard and located such that there is a minimum of 3 meters between the enclosure and the property line.
- 6.5 The Owner of a Vicious Dog shall ensure that the Dog is not in a Dog Park at any time.
- 6.6 The Owner of a Vicious Dog shall permit the Dog Control Officer to microchip the Dog for identification purposes and must pay for the costs associated with the microchipping prior to release of the Dog by the Pound Keeper.

7.0 DANGEROUS DOGS:

- 7.1 The Dog Control Officer is designated an Animal Control Officer for the purposes of Section 49 of the Community Charter.
- 7.2 The Owner of a Dangerous Dog shall secure the Dog by a collar and Leash that is a maximum length of one (1) metre and of adequate strength to restrain the Dog.
- 7.3 The owner of a Dangerous Dog shall keep the Dog effectively Muzzled at all times when not on the Owner's property to prevent the Dog from biting another Dog, Animal or person.
- 7.4 The Owner of a Dangerous Dog shall ensure that the leash referred in Section 6.2 is held by a person that is physically and mentally capable of keeping the Dog Under Control.
- 7.5 When on the Owner's property, and not securely confined indoors, the Owner shall keep the Dangerous Dog securely confined in an Enclosure, placed in a location other than the front yard on the Owner's property and located such that there is a minimum of 3 meters between the Enclosure and the property line.
- 7.6 The Owner of a Dangerous Dog shall ensure that it does not enter into any park or sandy beach / swimming area located within a park at any time.
- 7.7 The Owner of a Dangerous Dog shall ensure that the Dog is not within 300 metres of a Dog Park, at any time.
- 7.8 The Owner of a Dangerous Dog shall permit the Dog to be micro chipped and pay for all associated costs prior to release of the Dangerous Dog.

- 7.9 The Owner of a Dangerous Dog shall:
- (a) carry liability insurance in the amount of (\$1,000,000) dollars, over the premises where the Dangerous Dog is kept; and
 - (b) provide proof of compliance with Section 6.8.1 to the Dog Control Officer prior to the release of the Dangerous Dog.

8.0 MISCELLANEOUS:

- 8.1 An Owner, when accompanied by a Dog on any Public Land, shall have in their possession a suitable means of facilitating the removal of the Dog feces.
- 8.2 An Owner shall provide proof of compliance with section 7.1 when requested by a Dog Control Officer.
- 8.3 An Owner shall promptly remove and dispose of their Dog feces deposited on Public Land and property other than property owned by the Dog Owner.
- 8.4 An Owner shall not permit Dog feces to accumulate on the Owner's property to the degree that the odour is noticeable on a neighbouring property.

9.0 ADMINISTRATION AND ENFORCEMENT:

- 9.1 The Dog Control Officer is hereby authorized to enter, at all reasonable times, upon any property in the Regional District subject to the regulations of this bylaw, in order to ascertain whether such regulations are being obeyed.
- 9.2 No person shall prevent or obstruct, or attempt to prevent or obstruct, the Dog Control Officer from the exercise or performance of his or her powers, duties or functions under this bylaw.
- 9.3 Each day's continuance of an offence under this bylaw constitutes a new and distinct offence.
- 9.4 If any section, subsection, sentence, clause or phrase of this Bylaw is, for any reason, held to be invalid by decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid will not affect the validity of the remaining portions of this Bylaw.
- 9.5 Any person who violated any provision of this bylaw commits an offence and is liable to a fine not exceeding \$10,000.00 and cost of the prosecution.

10.0 REPEAL:

10.1 Bylaw No. 1838, 2007 is hereby repealed.

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

ADOPTED this _____ day of _____, 20__.

RDOS Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 5, 2017

RE: Animal Control Bylaw 2763, 2017 – Adoption

Administrative Recommendation:

THAT the Animal Control Bylaw No. 2763, 2017, be read a first, second and third time, and be adopted.

Purpose:

The purpose of this bylaw is to remove sections pertaining to horses, cattle, pigs, sheep, goats and rabbits from the three *current* Animal Control Bylaws. These specific livestock and small animal restrictions currently do and will only apply to Electoral Areas “B” and “G” as they are the only areas paying into this service.

Reference:

Part 9, Division 5, of the *Local Government Act [RSBC 2015] Chapter 1*

Business Plan Objective:

To provide governance and oversight in a representative democracy by encouraging electoral areas to work together for consistency purposes and liability issues.

Background:

The intent to draft a specific Dog Control Bylaw was introduced to the Planning and Development Committee on February 11, 2016. Discussion at this meeting ensued with concerns being raised about removing RDOS’s ability to regulate livestock on a property where there are no land use regulations and the ability to restrict them from being at large. Administration was directed to prepare an Animal Control Bylaw to address these concerns in Electoral Areas “B” and “G” and present it to the Board for further discussion.

This Animal Control Bylaw has been on hold until concerns with the Service Establishment Bylaws and review by Recreation Commissions relating to the proposed Dog Control Bylaw had been addressed. Since the Dog Control Bylaw is being brought forward for adoption, the Animal Control Bylaw is also being brought forward to the RDOS Board in the hopes that it can be approved, adopted and implemented.

Analysis:

Administration favors the separation of dog control from control of other animals in two separate bylaws for clarity, financial accountability and ease of enforcement.

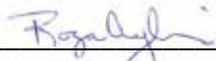
Alternative Recommendations:

1. THAT the Board of Directors not adopt the Animal Control Bylaw No. 2763, 2017;
2. THAT the Board of Directors refer the Animal Control Bylaw No. 2763, 2017 to the Planning and Development Committee for further discussion;
3. THAT the Board of Directors direct that the Animal Control Bylaw No. 2763, 2017 be amended to include the following revisions and brought back to the RDOS Board for adoption:
 - a)

Communication Strategy:

- Media release (Western News, Similkameen Spotlight)
- Online News (Castanet, InfoNet)
- New Animal Control pamphlet will be created
- RDOS website

Respectfully submitted:



R. Aylwin, Bylaw Enforcement Coordinator



Endorsed By: Brad Dollevoet,
Development Services Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BYLAW NO. 2763, 2017

A regulatory bylaw to regulate animals within Electoral Areas "B" and "G" of the Regional District of Okanagan-Similkameen.

WHEREAS the Regional Board may, pursuant to the *Local Government Act*, enact a bylaw regulating the keeping of livestock and other small animals and restrict them from running at large; and

WHEREAS the Regional District has adopted Regional District of Okanagan-Similkameen Animal Control Service Establishment Bylaw No. 2774 to establish a service for the control of animals in Electoral Areas "B" and "G";

THEREFORE BE IT RESOLVED that the Board of the Regional District of Okanagan-Similkameen in open meeting enacts as follows:

1.0 CITATION:

This Bylaw shall be cited as the Regional District of Okanagan-Similkameen Animal Control Regulatory Bylaw No. 2763, 2017.

2.0 DEFINITIONS:

Animal includes horses, cattle, pigs, sheep, goats, rabbits and excludes the human species and wildlife as defined in the *Wildlife Act*.

Animal Control Officer means a person appointed by the Board as an Animal Control Officer, Dog Control Officer or Bylaw Enforcement Officer and includes a Peace Officer, an employee, servant, agent, or contractor of the Regional District.

At Large means:

- (a) on property other than the owner's; or
- (b) in a public place; or
- (c) on range land without a grazing licence or other written permission from the authority having jurisdiction; or
- (d) on any other unfenced land without being securely tethered or confined on the property to prevent the animal from entering onto public land.

Board means the Board of the Regional District of Okanagan-Similkameen.

Fees and Charges Bylaw means the current Regional District of Okanagan-Similkameen Fees and Charges Bylaw as amended from time to time.

Nuisance Animal means an animal, or animals under the same ownership, that has been found at large more than three times within the previous 12 month period.

Owner means any person who owns, has in their custody, harbours, shelters or permits an Animal to remain on or about his/her land, property or premises.

Public Land means any highway, road, lane, street, boulevard, crescent, walkway, trail, greenbelt, park, playground, or other public place that is under ownership or lease by Provincial, Federal or Local Government(s).

Regional District means the Regional District of Okanagan-Similkameen and may be referred to as the Regional District in the context of this bylaw.

3.0 GENERAL REGULATIONS:

- 3.1 No person shall keep the following on any property less than 0.5 hectares (1.2 acres) in area:
- (a) Any horse(s);
 - (b) Any cattle;
 - (c) Any pig(s)
 - (d) Any sheep;
 - (e) Any goat(s)
 - (f) More than ten (10) rabbits.
- 3.2 If the following animals exceed 15 animals per hectare (2.5 acres) on any parcel, or group of contiguous parcels of land, which make up a farming operation, all animals must be set back 30 meters from all property lines, and watercourses or domestic wells:
- (a) Any horses;
 - (b) Any cattle;
 - (c) Any pigs;
 - (d) Any sheep.
- 3.3 An owner shall not permit any animal to be at large.

4.0 ADMINISTRATION AND ENFORCEMENT:

- 4.1 The Animal Control Officer is hereby authorized to enter, at all reasonable times, upon any property in the Regional District subject to the regulations of this bylaw, in order to ascertain whether such regulations are being obeyed.
- 4.2 No person shall prevent or obstruct, or attempt to prevent or obstruct, the Animal Control Officer from the exercise or performance of his or her powers, duties or functions under this bylaw.
- 4.3 Each day's continuance of an offence under this bylaw constitutes a new and distinct offence.
- 4.4 If any section, subsection, sentence, clause or phrase of this Bylaw is, for any reason, held to be invalid by decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid will not affect the validity of the remaining portions of this Bylaw.
- 4.5 Any person who violated any provision of this bylaw commits an offence and is liable to a fine not exceeding \$10,000.00 and cost of the prosecution.

5.0 REPEAL:

- 5.1 Bylaw No 1991, 2000 and Bylaw No. 1992, 2000, are hereby repealed.

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

ADOPTED this _____ day of _____, 20__.

RDOS Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 5, 2017

RE: Amendment of RDOS Fees and Charges Bylaw No. 2771, 2017

Administrative Recommendation:

THAT the Regional District of Okanagan-Similkameen Fees and Charges Amendment Bylaw No. 2771.01, 2017 be read a first, second and third time and be adopted.

Purpose:

To update the Naramata Cemetery Fees and Charges to comply with requirements from Consumer Protection BC.

Reference:

Local Government Act

Background:

Through the *Local Government Act*, the Regional District has the authority to impose fees and charges for services that are provided. The Fees and Charges Bylaw No. 2771, 2017 was adopted by the Board of Directors on March 16, 2017.

On July 27, 2017, Consumer Protection BC completed a compliance inspection at the Regional District. Consumer Protection BC is the regulatory authority responsible for the administration and enforcement of the *Business Practices and Consumer Protection Act* (BPCPA), the *Cremation Interment and Funeral Services Act* (CIFSA), and the Cremation Interment Funeral Services Regulations (CIFSR).

Analysis:

The compliance inspection identified two items that needed adjusting in the Fees and Charges Bylaw No. 2771, 2017 for the Naramata Cemetery fees.

The specific details are as follows:

Under the **Cremation, Interment and Funeral Services Regulation**

Identification of affiliation

12 (1) A person who is an operator, a funeral provider or a memorial dealer must clearly state his or her business address, in all directories, and advertising and marketing materials.

Inspection found the cemetery price list did not include the licensee's business address.

Update Required: The Regional District office address and cemetery address to be added to the Fees and Charges page for the Naramata cemetery.

Required amount of contribution to care funds

20 (2) Except as provided in subsection (3), an operator that has a care fund for a cemetery must, for each right of interment at the cemetery that is sold, make a deposit to that fund of not less than 25% of the selling price of the right of interment.

Inspection found that the care fund contributions for a burial plot: resident, and a cremation plot: resident, are both less than the required 25% of the selling price of the right of interment.

Update Required: The contribution to the care fund needed to be changed for the Resident Burial Plot from \$120 to \$124 and the Resident Cremation Plot from \$40 to \$42.

Fees and Charges Bylaw No. 2771.01, 2017 incorporates these two required changes to become compliant with the applicable regulations for the Naramata cemetery.

Communication Strategy:

A letter detailing the changes will be sent to Consumer Protection BC with the updated bylaw after it is adopted by the Board of Directors.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2771.01, 2017

A bylaw to amend Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2771, 2017.

The Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1.0 CITATION

1.1 This Bylaw shall be cited as the **Regional District of Okanagan-Similkameen Fees and Charges Amendment Bylaw No. 2771.01, 2017.**

2.0 – INTERPRETATION

required amendments for licensee’s business address identified on cemetery price list and increase amount of contribution to care fund for a burial plot: resident, and a cremation plot: resident for compliance of the *Business Practices and Consumer Protection Act* and the *Cremation Interment Funeral Services Regulation*

2.1 Schedule 5

Section 5 Naramata Cemetery

1.0 – Naramata Cemetery

Amended to insert below title, Regional District of Okanagan-Similkameen, 101 Martin Street, Penticton, BC, V2A 5J9 and Naramata Cemetery located at 3315 Bartlett Road, Naramata, BC

1.1 – PLOT RESERVATION LICENSE FEES:

Amended to:

Burial Plot: resident (\$124 allocated to reserve)	\$495
Cremation Plot: resident (\$42 allocated to reserve)	\$165

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

ADOPTED this xxx day of xxx, 2017.

RDOS Board Chair

Corporate Officer

APPENDIX 'A'
Regional District of Okanagan-Similkameen Fees and Charges Amendment
Bylaw No. 2771.01, 2017

Section 5 – Cemetery Fees

1.0 Naramata Cemetery **Bylaw 2023**
Regional District of Okanagan-Similkameen, 101 Martin Street, Penticton, BC, V2A 5J9
Naramata Cemetery located at 3315 Bartlett Road, Naramata, BC

1.1 PLOT RESERVATION LICENSE FEES:

Burial Plot: resident (\$124 allocated to reserve)	\$495
Burial Plot non-resident (\$240 allocated to reserve)	\$660
Cremation Plot: resident (\$42 allocated to reserve)	\$165
Cremation Plot non-resident (\$80 allocated to reserve)	\$220

1.2 INTERMENT OPENING AND CLOSING FEES:

Burial Plot: 240 cm depth or greater	\$660
Cremation Plot:	\$110

1.3 EXHUMATION OR DISINTERMENT OPENING AND CLOSING FEES:

Burial Plot:	\$650
Cremation Plot:	\$150

1.4 OPENING OR CLOSING FOR INTERMENT/ EXHUMATION/DISINTERMENT OTHER THAN DURING NORMAL BUSINESS HOURS:

Fee in addition to that applicable under item 1.2 or 1.3 above for burial plot:	\$220
Fee in addition to that applicable under item 2 or 3 above for cremation plot:	\$220

1.5 ISSUANCE OF LICENSE/PERMIT OTHER THAN DURING NORMAL BUSINESS HOURS, OR LESS THAN 24 HOURS PRIOR TO SCHEDULED INTERMENT:

Fee in addition to that applicable under item 1, 2 or 4 above:	\$100
--	-------

1.6 INSTALLATION OF MEMORIAL MARKER: \$ 94
(\$10 allocated to reserve)

1.7 GRAVE LINER: \$275

1.8 CREMATION URN VAULT:

Small	\$ 55
Regular	\$ 65
Large	\$ 80

1.9 PICTURE OF INTERRED FOR INTERNET

one time charge (optional)	\$ 50
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2.0 TEXT

for internment to a maximum of 200 words, (optional)	\$ 50
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2.1 SCATTERING GARDEN

Fee for Scattering Garden Plaque	\$200
Fee for Scattering Gardens Care Fund	\$ 50

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 5, 2017

RE: Olalla Local Community Commission By-Election Result

For information only.

Purpose:

To advise the Board that Neil Gair was elected by acclamation as a Commissioner on the Olalla Local Community Commission.

Reference:

Declaration of Election by Acclamation

Background:

The Olalla Local Community Commission, established by the Regional District in 1995 has been delegated administrative powers with respect to the supply, treatment, conveyance and distribution of water, not including the responsibilities of financial administration as defined in section 237 of the *Local Government Act*. The Commission is responsible to prepare and submit to the Board of Directors annually, a proposed provisional budget for the Olalla Water System Service.

The Commission consists of 4 elected commissioners and the election of the commissioners is held in the same manner and at the same time as general local elections, with the next election to be held October 2018.

Because of a vacancy on the Commission due to the resignation of Bev Fraser in July 2017, the Regional District planned to hold a by-election for the office of Commissioner. The nomination period to receive nominations for Commissioner was September 5 to September 15, 2017. At the close of the nomination period, the Regional District had received one nomination. As a result, Neil Gair as been declared elected by acclamation.

The four commissioners currently on the Olalla Local Community Commission are Stanley Bobowski, Kevin Hoffman, Beverly Stewart, and Neil Gair.

Respectfully submitted:

C. Malden, Manager of Legislative Services



Regional District of Okanagan-Similkameen

DECLARATION OF ELECTION BY ACCLAMATION

I, Christy Malden Chief Election Officer for the Regional District of Okanagan-Similkameen, do hereby declare, pursuant to Section 98 of the *Local Government Act*, the following candidate elected by acclamation:

Office of Olalla Local Community Commissioner for the term ending in Fall, 2018

Neil Gair

Given under my hand at Penticton, British Columbia, this 15th day of September, 2017.

Christy Malden
Chief Election Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 5, 2017

SUBJECT: Electoral Area "D" Division – For Information Only

Reference

Appendix 'A' Public Consultation Summary
Enclosure 1. Administrative Report of October 6, 2016
Enclosure 2 Administrative Report of July 20, 2017

Background:

At the Board meeting of October 6, 2016 the Board resolved to proceed with an application to the Province for a boundary change for Electoral Area "D"; dividing the area into two parts consistent with Official Community Plan Service Areas D1 and D2. The Province was advised of this request and are in receipt of all the material to date with respect to the division.

As part of that application, a public consultation process was to be conducted, as changes to the boundaries of an electoral area could reasonably be expected to have impacts with respect to governance and service delivery, as well as overall cost to citizens.

Analysis:

This consultation process, which consisted of four interrelated project phases, is now complete and a summary is appended to this report for the Board's information.

A copy of the literature which was mailed out to all citizens or distributed through other community means can be viewed on the [Area "D" Division webpage](#). As approximately half of the Penticton Indian Band reserve land is within Electoral Area "D", the Band was advised of the process underway and RDOS staff worked with the Band communications department to provide all materials for distribution to community members.

Next Steps

All materials will be forwarded to the Ministry and is expected to proceed through Cabinet to obtain an Order in Council early in 2018, to come into effect for the 2018 General Local Elections.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

Regional District of Okanagan-Similkameen – Electoral Area “D” Division

Public Consultation Summary

*Prepared by: Juliet Anderton Consulting Inc.
September 21, 2017*

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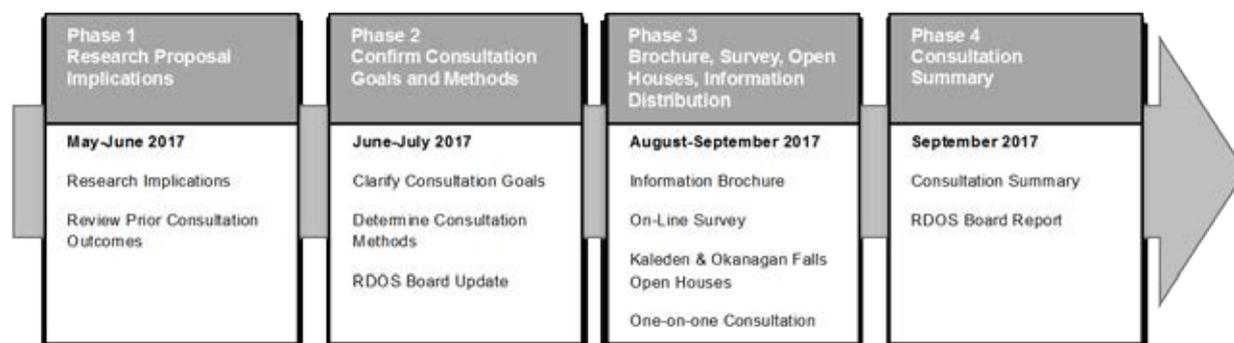
1.0 INTRODUCTION

In 2016, the Regional District of Okanagan-Similkameen (RDOS) concluded the Electoral Area “D” Governance Study. One of the outcomes of the Governance Study was a recommendation by the Study Committee to consider a boundary change for Area “D”. In 2017, prior to moving forward with a request to the Province for such a change, the RDOS further investigated the implications of a division aligning with the current geographic boundaries of the D-1 and D-2 Official Community Plans. At this time, the RDOS also undertook a public involvement process to share information and understand public support for the proposed division. The following document, prepared by Juliet Anderton Consulting Inc., summarizes public input and provides background information on the consultation process, and the associated communication and notification methods.

2.0 PUBLIC CONSULTATION PROCESS

The public consultation process was designed and implemented through four phases, over the course of approximately five months. Implementation began in May 2017 and was complete in September 2017. *Figure 1.0 – Public Consultation Process*, provides an overview of the process.

Figure 1.0 – Public Consultation Process



3.0 PROJECT STAKEHOLDERS

3.1 Project Resource Team

The project resource team provided a focus for understanding the existing and proposed geographic, demographic and fiscal context for the proposed division of Area “D.” The team also assessed the impacts on RDOS services, supported the distribution of hard copy information and coordinated the on-line project presence.

The resource team included the:

- Manager of Legislative Services, Christy Malden
- Rural Services Manager, Shona Schleppe
- Legislative Services Administrative Assistant, Christie Lang
- Information Services Manager, Tim Bouwmeester
- Finance Supervisor, Noelle Evans-MacEwan
- Accountant, John Cote

3.2 Local Residents

Residents and property owners of Kaleden, Okanagan Falls, Twin Lakes, Lakeshore Highlands, Heritage Hills, Vintage Views, Upper Carmi, Skaha Estates, Vaseux Lake, St. Andrews, Apex and surrounding areas were invited to participate in the project through an information brochure, online survey, project website, two public open house events and a one-on-one information distribution event at the local IGA store. Approximately 4000 information brochures and open house invitations were mailed directly to property owners and residents and paid and unpaid advertising was posted in local papers. Open house events included a series of information boards, one-on-one discussions with RDOS staff and the project consultant, a PowerPoint presentation, a group question and answer period and an open house survey.

Approximately 26 people participated in the September 12, 2017 open house hosted at the Kaleden Community Hall and approximately 27 people participated in the September 12, 2017 open house hosted at the Okanagan Falls Community Hall. Approximately 20 people were engaged through the one-on-one event at the local IGA on September 6, 2017, and 50 people responded to the survey. *Figure 2.0 - Project Notification and Participation* lists the public consultation events, the feedback tools, the communication and notification methods, and the levels of participation achieved.

Figure 2.0 - Project Notification and Participation

Public Involvement Events (2017)		Notification Methods	PARTICIPATION	Stakeholder Organizations Emails	Website Updates Website Calendar Website News Item	Facebook Twitter Updates	Penticton Western	Penticton Herald (2x)	Skaha Matters	Notice at Post Office Seniors Centre Community Centre Local Businesses
August	Brochure Distribution		4,000 (mailed)	✓	✓	✓	✓	✓	✓	✓
August	Grocery store one-on-one		20	-	-	-	-	-	-	-
August/September	On-line Survey		50	✓	✓	✓	✓	✓	✓	✓
September	Open House/Presentation – Kaleden		26	✓	✓	✓	✓	✓	✓	✓
September	Open House/Presentation – Okanagan Falls		27	✓	✓	✓	✓	✓	✓	✓

3.3 First Nations

At the onset of the public involvement process, a letter was sent to the Penticton Indian Band to notify the Band of the commencement of Electoral Area “D” division project and the engagement activities, and to invite the Band to participate in the process. Information brochures and surveys were provided to the Band’s Communication Coordinator to place in the Band office and distribute to the community at their discretion. A project advertisement was also placed in the Band newsletter notifying readers of the open houses and survey opportunity. Comments had not been received from the Penticton Indian Band at the time this report was prepared.

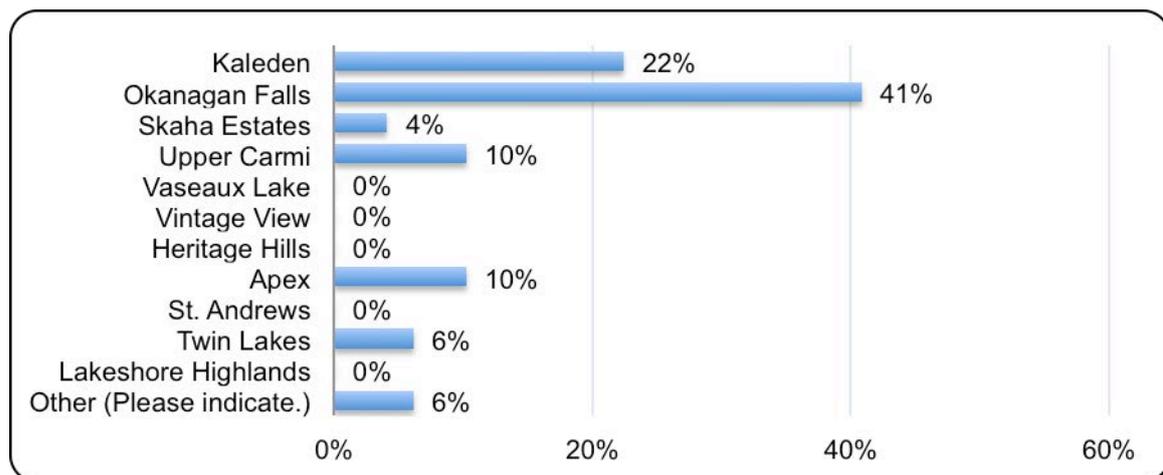
4.0 PUBLIC FEEDBACK

The majority of public feedback was received through the project online survey and the open house survey, the question and answer sessions at each of the open houses and the one-on-one consultations at the open houses and the local IGA. The online survey was open for six weeks, from Monday, August 7, 2017, until Friday, September 15, 2017. In total, 50 individual responses were received. The following sections summarize the survey results; the outcomes of the one-on-one conversations and group discussions are also summarized below.

4.1 Profile of Respondents

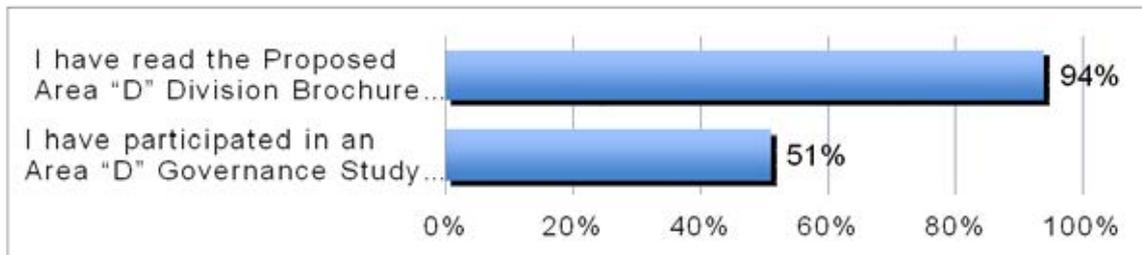
Together, Okanagan Falls and Kaleden accounted for 63% of all responses. Apex represented 10% of respondents, as did Upper Carmi. Twin Lakes accounted for 6% of respondents. Almost all respondents indicated they had read the Electoral Area “D” Division Brochure (summer 2017) and approximately half indicated they participated in the Electoral Area “D” Governance Study Open Houses that took place in the spring of 2016 and/or that they had read Governance Study background documents.

Figure 3.0 – Place of Residence



“Other” communities included Willowbrook.

Figure 4.0 – Information and Education



4.2 Representation

Respondents were asked about their views concerning fair representation in Electoral Area "D". Almost 85% of respondents strongly agreed or somewhat agreed that Area "D" has reached a *population size* that is too large for one electoral area director to fairly represent the views and interests of all the communities; 10% strongly disagreed and 6% were neutral. Similar responses were received when respondents were asked about their views concerning the *unique interests* of the various Area "D" communities. 88% strongly agreed or somewhat agreed that the Area "D" the proposal would allow the unique interests to be better represented as decisions are made by the RDOS Board of Directors; 12% strongly disagreed or somewhat disagreed.

Figure 5.0 – Population Size and Representation

The population of Electoral Area "D", at close to 6,600 residents, has reached a size that is too large for one area director to fairly represent the views and interests of all Area "D" communities.

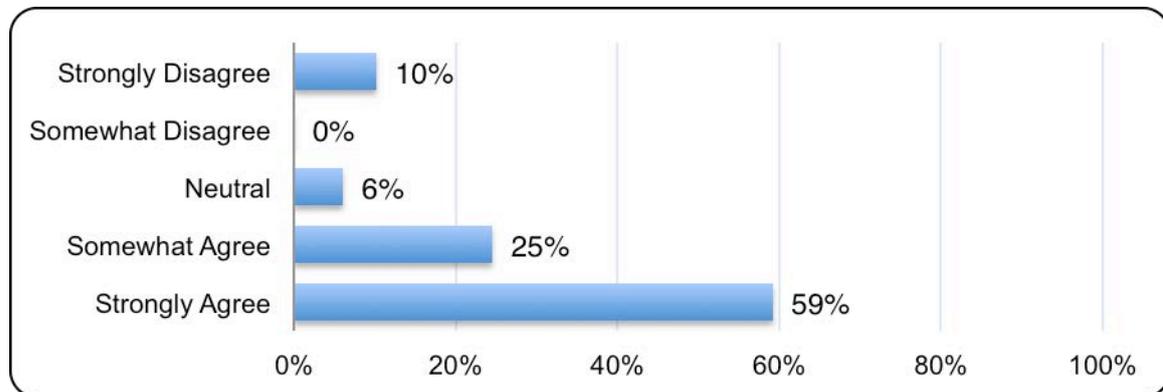
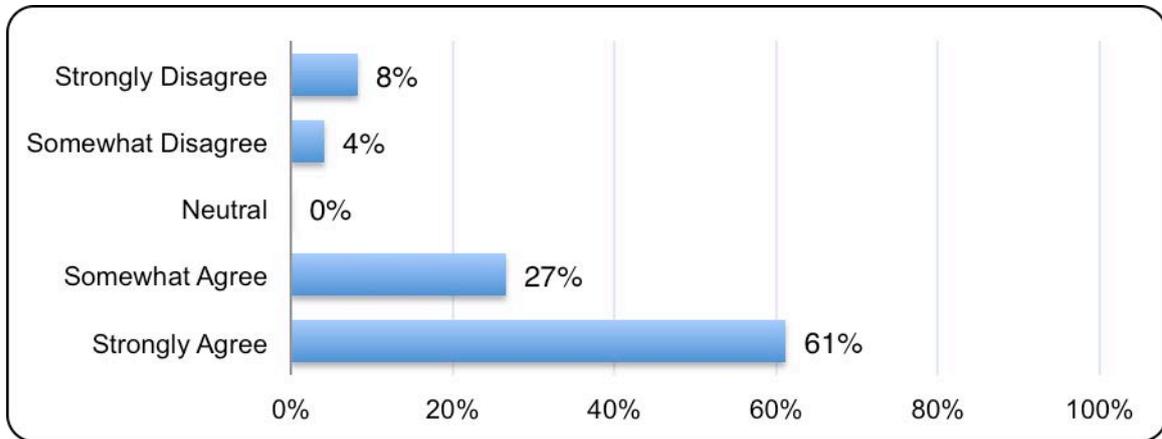


Figure 6.0 – Unique Community Views and Representation

The proposal to divide Electoral Area “D” into two new electoral areas, each with its own area director, will allow the unique interests and views of existing Area “D” communities to be better represented as decisions are made by the RDOS Board of Directors.

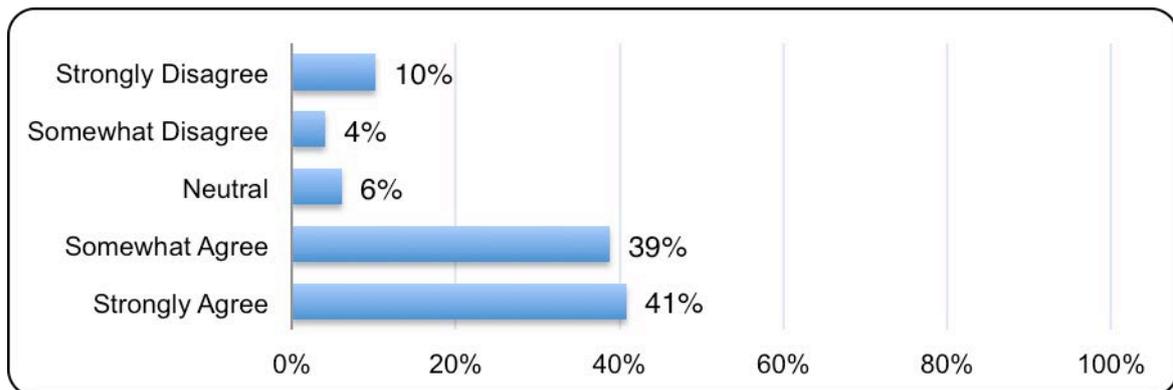


4.3 Communication with Staff

Respondents were asked about their views concerning communication with RDOS staff. 80% of respondents strongly agreed or somewhat agreed that a division would improve communication between local residents and RDOS staff; 14% strongly disagreed or somewhat disagreed and 6% were neutral.

Figure 7.0 – Communication with Staff

The proposal to divide Electoral Area “D” into two new electoral areas, each with its own area director, will improve communication between local residents and RDOS staff.

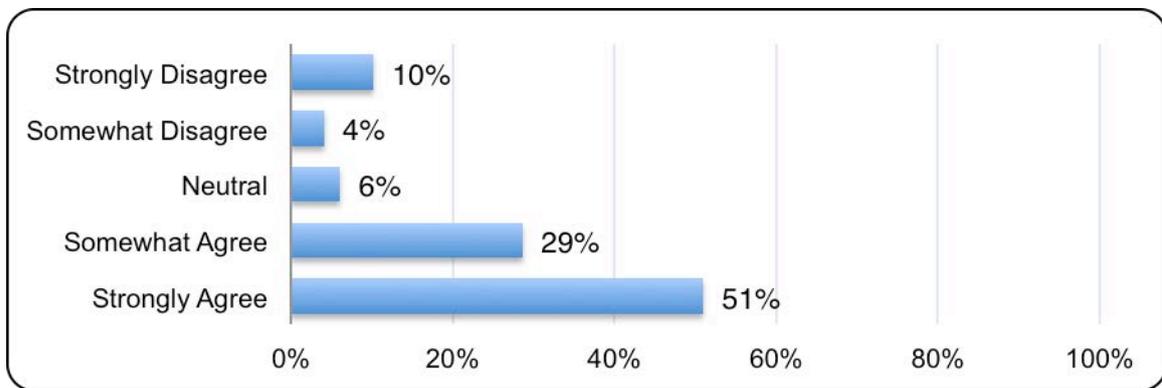


4.4 Cost - Benefit

When respondents were asked about whether they believed that the cost of the proposed division justified the benefits, again 80% of respondents strongly agreed or somewhat agreed additional costs were justified; 14% strongly disagreed or somewhat disagreed and 6% were neutral.

Figure 8.0 – Cost-Benefit

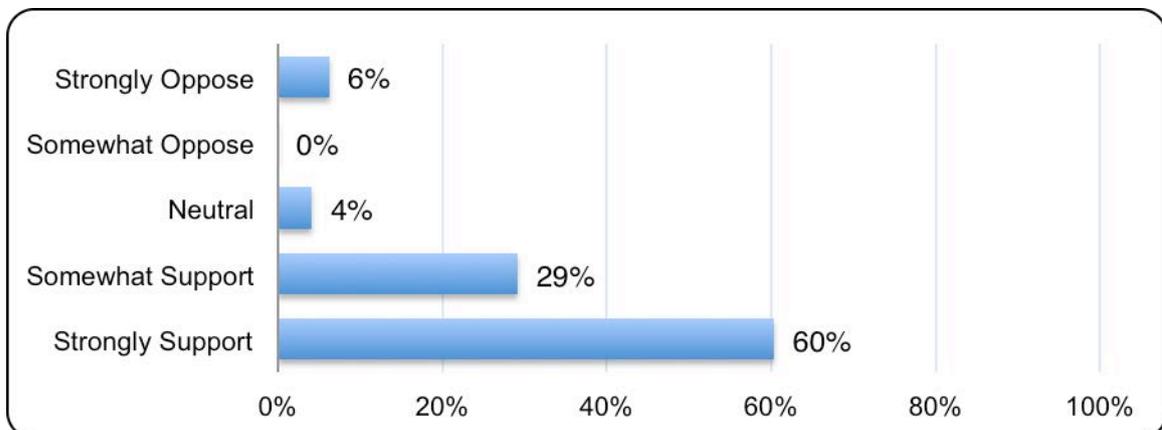
The benefits of the proposed division of Electoral Area “D” into two new electoral areas justify the estimated cost of a new area director, a new alternate director, and a new advisory planning commission. Background: For an average residential property (valued at approx. \$370,000), the RDOS local service cost (based on estimated 2017 figures) to taxpayers who live in the existing Area “D” is estimated to be approximately \$1.68 to cover the cost of an additional electoral area director, a new alternate director and a new advisory planning commission.



4.5 Overall Support

The final multiple choice survey question asked respondents to indicate their overall level of support for the proposed division of Electoral Area “D” into two new electoral areas. Almost 90% of respondents indicated they strongly supported or somewhat supported the proposed division; only 6% strongly opposed or somewhat opposed the proposal and 4% were neutral.

Figure 9.0 – Overall Support



4.6 Comment Themes

In addition to expressing their views on the structured multiple-choice questions outlined in the survey, respondents were provided an opportunity to express written comments on aspects of the proposal that were of particular importance to them. The following section highlights comments expressed by respondents through the written survey comments as well as the verbal comments expressed through the Q&A sessions at the open houses, and the one-on-one discussion at the open house and IGA.

General Support for Proposal

There were a number of comments in support of the proposed division. Some noted the effectiveness of the existing director in listening and acting on citizens concerns, despite of the vast area and population to be represented. Comments suggested that the effectiveness of future representatives would depend on the nature of the future Area "D" and "I" directors themselves and the future planning commissions. One respondent encouraged the new Area "I" director to familiarize themselves with the responsibilities of Apex Mountain Resort and the Provincial Resource Ministries, especially, the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

Cooperation Between the Two New Areas

Some noted their hopes for continued cooperation on the major projects and issues that are of a concern to both areas (e.g. sewer projects, parks, water, fire protection, roads etc.).

Support for Smaller Government

Some respondents commented on the desire for smaller government and "bureaucracy", noting the size of the RDOS Board as a detriment to getting things done and suggesting one director for Area "D" is currently right on target.

Costs

There was also some concern that the assessment base of the future Area "I" would be insufficient to support future services.

One respondent noted they were skeptical of only "slight" cost increases, while another noted that some efficiencies could result where communities could choose services that were more tailored to their needs. A third respondent stated that the RDOS should commit to practices that show tax dollars are spent to benefit local taxpayers not neighbouring communities (e.g., acquisition of parkland).

Location of Divisions

One respondent noted they believed that residents in Kaleden should remain a part of Area "D" and another noted residents along Green Lake Road should remain in Area "D".

5.0 NEXT STEPS

The Electoral Area "D" proposed division public consultation process was designed to provide opportunities for interested Area "D" residents and property owners to express their views prior to the RDOS Board of Directors moving forward with a request to the Province. RDOS staff and the Board will reference and consider these views as they move forward to evaluate next steps.

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: October 6, 2016
SUBJECT: Electoral Area “D” Governance Study



THAT the Regional District of Okanagan Similkameen proceed with an application for a boundary change for Electoral Area “D”; dividing the area into two parts consistent with Official Community Plan Service Areas D1 and D2.

Reference

1. [Electoral Area “D” Governance Study Committee Report](#)
2. [LeftSide Partners Consultants Report](#)

Background

At UBCM in 2014, the Board met with Minister for Community, Sport and Cultural Development to discuss concerns over the future governance for the residents of Okanagan Falls, and the Minister confirmed support for a governance study process. In the spring of 2015, administration and the Electoral Area Director and Alternate met with Ministry staff to outline the process and guidelines for the study and expanded the scope to include the entire electoral area. The Board endorsed a terms of reference for a governance study committee, and appointed 10 citizens from within that electoral area. A consultant was retained and work began.

The goal of the study was to inform the RDOS Board of Directors of the range of issues that are 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.

Early in the process, the Committee and the Consultants developed a public engagement strategy which involved a combination of approaches including a webpage, surveys, newsletters, three governance forums (in various communities) and a summary of community input/survey results for the public.

The involvement objectives of the public engagement strategy were to ensure participants had the opportunity to clearly understand the current Area “D” governance and service provision framework and to encourage input that would shape the development of options for future governance and service provision, within the regional district framework.

To ensure that residents in all parts of Electoral Area “D” were provided the information and materials needed to take part in the process, the committee appointed ‘Community Champions’ for each area. The ‘Community Champion’ efforts involve each committee member taking on responsibility for a designated community and/or outlying area, distributing Fact Sheets and surveys, making contacts

and established themselves as a willing sounding board for any questions or comments from those citizens. The Community Champions spent a significant amount of time talking with different groups in those areas, attending community associations and other meetings to relay the information about the purpose and goals of the study.

Analysis

The Committee concurred with the findings in the consultants' report and included the following recommendations in their report to the Board.

Boundary Change - the committee recommended that the Board consider a boundary change involving Area "D" that creates at least one additional electoral area, and addresses the imbalance of representation, and the diversity of communities encompassed within one electoral area.

Electoral Area "D" has the highest population of the eight electoral areas which range from 1,140 (Electoral Area "B" – Cawston) to Area "D" at 5,717, based on 2011 census data.

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 planning division of D1 and D2.

Changes to the boundaries of an electoral area may have significant impacts to neighbouring electoral areas and municipalities, and the Board may want to consider requesting funds for a region wide boundary study to determine the best fit for each of the small outlying areas which have been identified in the governance study such as Upper Carmi and Apex.

Consideration could be given to reviewing the current boundary between Electoral Area "D" and "F" with regard to the Penticton Indian Band.

Water - The committee recommended that a committee be created to facilitate collaboration on water, with a representative from the RDOS, Interior Health Authority, Improvement Districts and private water purveyors.

The Regional District has one small water system within Electoral Area "D" at this time (Sun Valley) and may see a value in partnering in this type of collaborative arrangement. However, improvement/irrigation districts and Interior Health are their own forms of government, each with their own regulations; therefore, the Regional District would not be an overseer.

The consultant's report identified options with respect to improved service delivery which would be achieved simply with the creation of new services or adjustments of existing services. The committee formulated recommendations based on community input and the consultant's report, and these should be explored by staff to ensure feasibility.

Fire Services - *The committee recommended that the Board review fire services to determine options for areas that remain unprotected.*

Roads – *the committee recommended that the Board work together with the Ministry of Transport and Infrastructure to identify some key safety projects that are possible in Okanagan Falls and other projects that align with the Revitalization Plan and other community initiatives; and that the Board develop a stronger form of leverage in dealing with the Ministry of Transport and Infrastructure with regard to roads and highways issues throughout Electoral Area “D”.*

Policing – *the committee recommended that the Board work toward increasing police presence in Area “D”.*

Bylaw Enforcement – *the committee recommended that the Board review ways to improve the levels of bylaw enforcement to address bylaw enforcement issues.*

Landfill – *the committee recommended that the Board review the demand for adding weekend hours to the Okanagan Falls landfill.*

Committees/Commissions - *the committee recommended that the Board consult with the communities of Okanagan Falls and Apex regarding the feasibility of creating a committee or commission for each of these communities as a tool to provide opportunities for community input, identify local concerns, enhance local control and seek resolution to multi-jurisdictional issues.*

Communications – *the committee recommended that the Board focus the Region’s communication efforts to clarify roles, educate residents on what services they receive (and from which agency) and how the residents may influence that process.*

Summary

Administration would like to commend the Electoral Area “D” Governance Committee and Leftside Partners for their tireless efforts to bring awareness of the services and governance to the citizens of Electoral Area “D” and their work in formulating recommendations to the Board. Acknowledgement and thanks are also extended to the citizens of Electoral Area “D” who came out to the open houses, participated in the surveys and attended the monthly meetings of the committee.

Alternatives:

THAT status quo be maintained.

Respectfully submitted:

“Christy Malden”

C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 20, 2017

SUBJECT: Electoral Area "D" Division – For Information Only

Reference

1. [Electoral Area "D" Governance Study Administrative Report – Oct/16](#)
2. [Electoral Area "D" Governance Study Committee Report – Sept/16](#)
3. [LeftSide Partners Consultants Report Aug/16](#)

Background

In the spring of 2015, with funding and support from the Province, Regional District representatives met with Ministry staff to outline the process to commence an Area "D" Governance study.

Early in the process, an advisory committee consisting of Area "D" residents was formed and a consultant retained to assist with the identification of the range of issues of greatest concern to citizens in Area "D", how citizens envision future governance and services provision, and the nature of citizen feedback on proposed future options.

The consultant's findings and committee recommendations included 9 points relating to Water, Fire Services, Roads, Policing and Bylaw Enforcement, Landfill hours, Committee and Commission structure, and Boundary adjustments. Many of the recommendations have been implemented or are in progress.

With respect to boundary adjustments, the committee recommended that the Board consider a boundary change involving Area "D" that would create at least one additional electoral area, and address the imbalance of representation, and the diversity of communities encompassed within one electoral area.

While various options were proposed, including a north-south split, adjustments to neighbouring electoral areas, the creation of a separate electoral area for Okanagan Falls and for Apex, the preferred public option was to use the existing RDOS planning division of D1 and D2.

Analysis:

Because changes to the boundaries of an electoral area can be expected to have impacts with respect to governance and service delivery, as well as cost to citizens, a rationale for and potential effects of a change to boundaries must be developed.

The information provided to the Minister for consideration will include:

1. **Boundary Changes Defined.**

Defining of the new Electoral Area boundary change, including mapping which clearly identifies the line of division, the new naming convention and the reasons for the split. **Appendix 'A'** of this report outlines the proposed boundary division.

2. **Impacts of Boundary Changes.**

Potential effects of dividing Electoral Area "D" including:

a. Population impacts

The Ministry of Community Sport and Cultural Development use census data and a provincial formula to calculate populations for Electoral Areas which includes the population of citizens on reserve lands within the electoral area. At this time, Ministry staff are preparing population figures based on 2016 data and expect to release those figures by the end of the year.

b. Tax base for each area

Appendix 'B' to this report details the estimated tax requisition and rates based on the 2017 revised role. The calculations for each property class in Electoral Area "D" as it exists currently, and as proposed to be divided are included.

c. Serving arrangements

A service analysis conducted to determine impacts of a division in Electoral Area "D" took into account approximately 50 services which Electoral Area "D" is currently a participant in. It is expected that status quo will remain initially as the electoral area is divided; however, a schedule to review the service bylaws will be developed and commenced in 2019. Amendments and redrafts will be necessary for any bylaws which are impacted by the division of the electoral area.

d. Financial effects on servicing

Staff time to adjust the bylaws, services and budgets will be included in business plans and will be completed over a period of a few years.

e. Potential effects on RDOS governance

If Electoral Area "D" is to be divided, an additional member would be included on the RDOS Board, bringing the figures to 9 Electoral Area Directors and 10 Municipal Directors.

The Board overall would not be impacted by a division of the existing electoral area with respect to weighted votes. As is currently legislated, each of the two 'new' electoral areas would have the number of votes based on population and with a voting unit of 1,800. The electoral area currently has a voting strength of 5, which would be split between the newly established areas, based on population.

f. Workload adjustments

It is expected that with a division of this very large electoral area, citizens may see increased access to representation with fewer residents per Director. The Director would realize a reduction in the number of committee/commission meetings requiring their attendance. Currently it is not uncommon for the Director to be required at a commission meeting in one community, and another committee meeting in a different area. Due to the vastness of Electoral Area "D", often the alternate Director is required to attend these meetings on behalf of the Director.

3. Public Consultation and Communication

The consultation process consists of four interrelated project phases.

Phase 1: Confirm Public Consultation Goals and Project Context

Phase 1 will review and confirm the overall purpose and goals of the public consultation process and include a strategy session. Background information, key issues, project risks and other aspects of the project context are to be discussed to inform the development and refinement of key consultation questions and key communication messages.

Phase 2: Confirm Public Consultation Plan and Prepare Consultation Materials

The proposed public consultation methods are confirmed in Phase 2. The following public consultation methods and communication tools are proposed:

- Overview/Information Brochure
- Web Update
- Online Citizen Questionnaire
- Two (2) Open Houses
- Information Booth at a Music in the Park event
- Information Booth at key locations
- Open House Exit Questionnaire
- Poster/Flyer Advertising Open Houses

The goal of the consultation materials in Phase 2 is to inform and gather responses from citizens specifically on their thoughts on a proposed Area "D" division, as opposed to the higher level questions on servicing and governance posed in the initial governance study consultation.

Phase 3: Implementation of Public Consultation Activities

Phase 3 would see the implementation of consultation activities. RDOS staff will be in attendance, coordinate a press release and establish an avenue for media and public questions.

Phase 4: Public Consultation Summary and Reporting

In Phase 4, the consultant will gather feedback from all input sources and prepare a Public Consultation Summary Report to staff which will form part of a final report to the Board in October, 2017.

4. Final Report

Upon Board approval, the report will be forwarded to the Minister and advanced to Cabinet for the creation of an Order in Council. It is anticipated that upon approval of an Order in Council, the Regional District may prepare for the division of the Electoral Area and the addition of another Director through election at the 2018 General Local Elections.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services