

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, June 7, 2018
RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

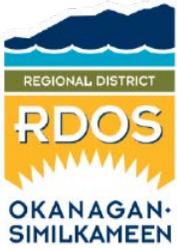
9:00 am	-	9:15 am	Public Hearing: Electoral Area “A” Official Community Plan Bylaw and Zoning Bylaw Amendment
9:15 am	-	9:45 am	Planning and Development Committee
9:45 am	-	11:15 am	Protective Services Committee
11:15 am	-	1:00 pm	RDOS Board
1:00 pm	-	1:30 pm	Lunch

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of Meetings:

June 21, 2018	RDOS Board/OSRHD Board/Committee Meetings
July 05, 2018	RDOS Board/Committee Meetings
July 19, 2018	RDOS Board/OSRHD Board/Committee Meetings
August 02, 2018	RDOS Board/Committee Meetings
August 16, 2018	RDOS Board/OSRHD Board/Committee Meetings



NOTICE OF PUBLIC HEARING

Electoral Area "A" Official Community Plan Bylaw; &
Zoning Bylaw Amendment
17808 103rd Street, Osoyoos

Date: Thursday, June 7, 2018

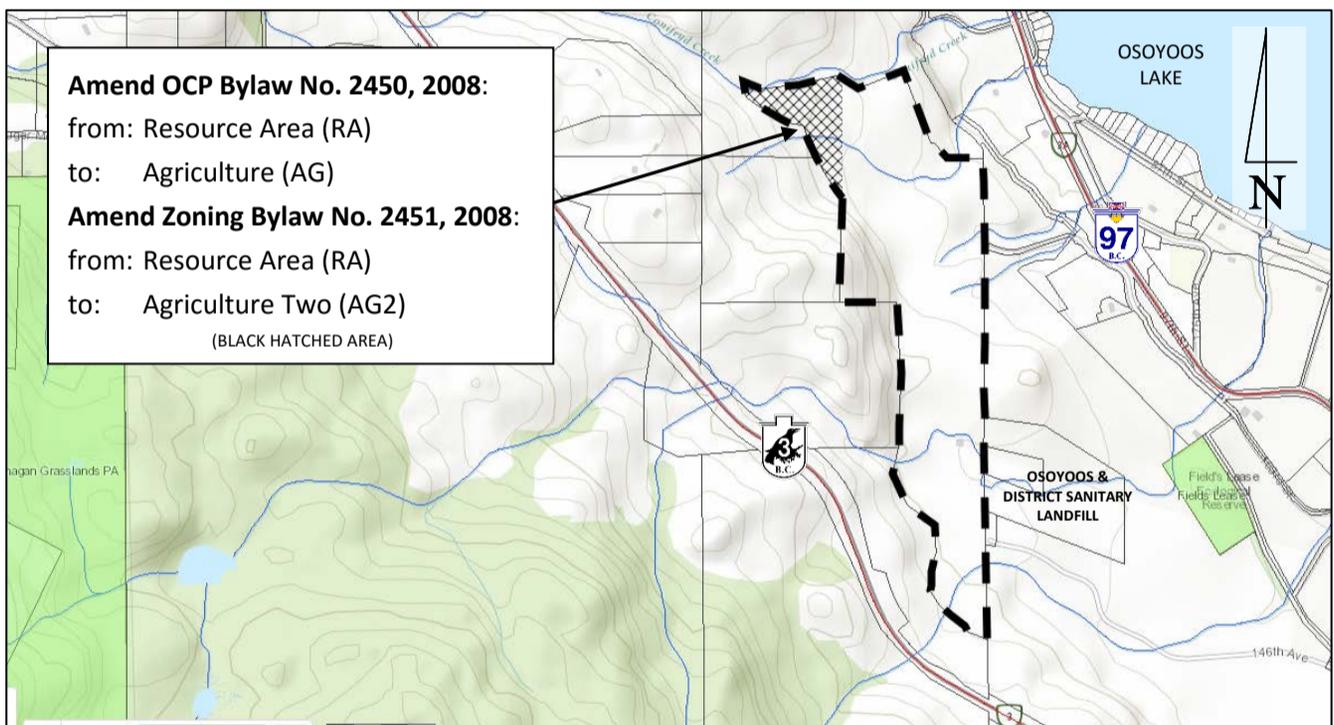
Time: 9:00 a.m.

Location: RDOS, Board Room, 101 Martin Street, Penticton

PURPOSE: To allow for the development of a winery on an approximately 4.0 ha part of the property at 17808 103rd Street, Osoyoos (legally described as Lot A, Plan KAP82260, Section 33, Township 49, District Lot 664S & 2450S, SDYD). Specifically:

Amendment Bylaw No. 2450.13, 2018, proposes to amend Schedule 'B' (OCP Map) of the Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008, by changing the land use designation of an approximately 4.0 hectare part of the land described as Lot A, Plan KAP82260, Section 33, Township 49, District Lot 664S & 2450S, SDYD, from Resource Area (RA) to Agriculture (AG).

Amendment Bylaw No. 2451.24, 2018, proposes to amend Schedule '2' (Zoning Map) of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, by changing the land use designation of an approximately 4.0 hectare part of the land described as Lot A, Plan KAP82260, Section 33, Township 49, District Lot 664S & 2450S, SDYD, from Resource Area (RA) to Agriculture Two (AG2).



VIEW COPIES OF THE DRAFT BYLAWS & SUPPORTING INFORMATION AT:

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

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

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

(Departments → Development Services → Planning → Current Applications & Decisions → Electoral Area "A" → A2018.038-ZONE)

Anyone who considers themselves affected by the proposed bylaw amendments can present written information or speak at the public hearing. All correspondence received for the public hearing will be made public and should be addressed to: Public Hearing Bylaw No. 2450.13, 2018, and 2451.24, 2018 c/o Regional District of Okanagan-Similkameen at 101 Martin Street, Penticton, BC, V2A 5J9. No letter, report or representation from the public will be received after the conclusion of the public hearing.

NOTE: 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.

FOR MORE INFORMATION PLEASE CONTACT DEVELOPMENT SERVICES:

Telephone: 250-490-4101/ Email: planning@rdos.bc.ca / Fax: 250-492-0063



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, June 7, 2018

9:15 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning & Development Committee Meeting of June 7, 2018 be adopted.

B. OKANAGAN FALLS TOWN CENTRE PLAN OCP AMENDMENTS – For Information Only

1. Bylaw No. 2603.15, 2018

To discuss those properties in Okanagan Falls that are currently zoned Okanagan Falls Town Centre (C4) under the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, but which are outside of the Okanagan Falls Town Centre Plan area.

C. ADJOURNMENT

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: June 7, 2018

RE: Okanagan Falls Town Centre Plan OCP Amendments – For Information Only

Purpose:

To discuss those properties in Okanagan Falls that are currently zoned Okanagan Falls Town Centre (C4) under the Electoral Area “D-2” Zoning Bylaw No. 2455, 2008, but which are outside of the Okanagan Falls Town Centre Plan area.

Issue:

The Okanagan Falls Town Centre Plan is recommending the creation of a new Town Centre (TC) designation, development permit area designation, updating of the Okanagan Falls Town Centre Zone (i.e. by no longer requiring the provision of ground floor retail) and that the extent of this zone be reduced to the area generally bounded by Highway 97 to the south, Main Street to the east and the Okanagan River Channel to the west (see Attachment No. 1).

The Plan is, however, silent on what is to become of the approximately 31 parcels currently designated Commercial (C) under the OCP, designated in a commercial development permit area and zoned Town Centre (C4) that occur outside of the Town Centre Study Area and generally front Highway 97 south of 9th Avenue (see Attachment No. 1).

Background:

The Okanagan Falls Town Centre Plan was commenced in 2014 with the objective of helping to “reverse the economic fortunes of Okanagan Falls” by creating a land use plan to guide strategic public and private investments and partnerships, and to foster positive streetscape improvements and quality urban design that together will provide a distinctive sense of place. The planning process was conducted in three (3) phases and included significant consultation with the community and other stakeholders.

At its meeting of November 16, 2017, the Planning and Development (P&D) Committee of the Regional District Board accepted the Okanagan Falls Town Centre Plan – Phase 3 Report, prepared by Urban Forum Associates.

The Board further directed Administration to “prepare an amending Bylaw to the Electoral Area “D-2” Official Community Plan based on the recommendations of the Okanagan Falls Town Centre Plan – Phase 3 Report for the Board’s consideration.”

The OCP Amendment Bylaw (No. 2603.11) that will give effect to the Okanagan Falls Town Centre Plan is currently the subject of consultation with external agencies and is tentatively scheduled to be brought forward for Board consideration at a forthcoming meeting.

At its meeting of November 16, 2017, the Board also directed Administration to complete a review of the Electoral Area “D-2” Zoning Bylaw to ensure conformance to the Okanagan Falls Town Centre Plan – Phase 3 Report as a strategic project for 2018, and this work remains on-going.

The Zoning Amendment Bylaw (No. 2455.38) that will give effect to the proposed changes to the C4 Zone is currently being drafted by staff.

Analysis:

While Administration is wholly supportive of the creation of the Okanagan Falls Town Centre designation, development permit area and zone, this will, nevertheless, result in the removal of a significant area of land from the existing Commercial (C) designation and C4 Zone.

In resolving the policy directions and zoning to be applied to these other commercially designated parcels, Administration is cognizant that a principal objective of the Town Centre Plan is to encourage the area north of Highway 97 becoming the focal point of the community by encouraging new, mixed-used and multi-family residential developments to locate in this area.

Accordingly, continuing to encourage similar uses outside of the Town Centre area is seen to be at cross-purposes with the intent of the Plan.

Retaining the C4 Zone on these lands will also stretch the coherence of the Electoral Area "D-2" OCP and Zoning Bylaws as the intent of maintaining two "Okanagan Falls Town Centre" Zones (i.e. C4 vs. OTC) will not be clear, nor will the relationship of the C4 Zone to the Commercial (C) and Town Centre (TC) designations be clear.

To address this, Administration considers there are two basic options available to the Board, and which are outlined as follows:

Option 1 - Status Quo: The current C4 Zone is retained, subject to a name change in order to eliminate confusion with the new Okanagan Falls Town Centre (OTC) Zone.

This approach would be the least intrusive in terms of zoning changes for affected properties, but would result in a zoning that is substantially similar to the proposed OTC Zone.

As noted above, this could also result in parcels south of 9th Avenue being contemplated for development that the Plan is attempting to encourage in the Town Centre area.

Option 2 - Zone Review: The C4 Zone is deleted from the bylaw and, in its place, new zones are applied to affected properties outside of the Town Centre area.

This would have the benefit of allowing more specific zones to be applied to properties such as the Royal Canadian Legion and Heritage Museum sites (i.e. Administrative and Institutional) and OK Falls pub and motel (i.e. Tourist Commercial One). It would also allow for an extension of the policy direction of applying the Medium Density Residential (MR) designation to the area south-west of Highway 97 that was pursued as part of the 2013 review of the OCP Bylaw.

This latter approach could also be used to recognise the existing trend of commercially zoned properties in this area being converted to residential uses (i.e. former motel use at the corner of 10th and Highway 97).

For existing commercial uses fronting the south side of Highway 97 between Main Street and Cedar Street, Administration considers there to be merit in retaining a Commercial OCP designation.

Summary:

Of these two options, Administration favours No. 2 as it will directly complement the intent of the Town Centre (TC) designation, which is to see the area north of Highway 97 between Main Street and

Cedar Street becoming “the centre for commercial development in the Electoral Area” and a preferred location for medium and higher density residential development of excellent architectural design.

Option 2 may also allow for a new strategic direction to be applied to properties outside of the Town Centre (TC) designation that have struggled to accommodate commercial uses.

Public Consultation:

Administration considers the amendments outlined above, particularly, those contained within Option 2, to be a starting point for consultation with affected property owners.

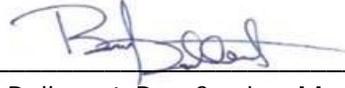
An information meeting is currently being planned to present the proposed changes to the community and to elicit feedback. Affected property owners will be directly contacted advising of the proposed changes (i.e. Option 1 or 2) and to solicit feedback.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



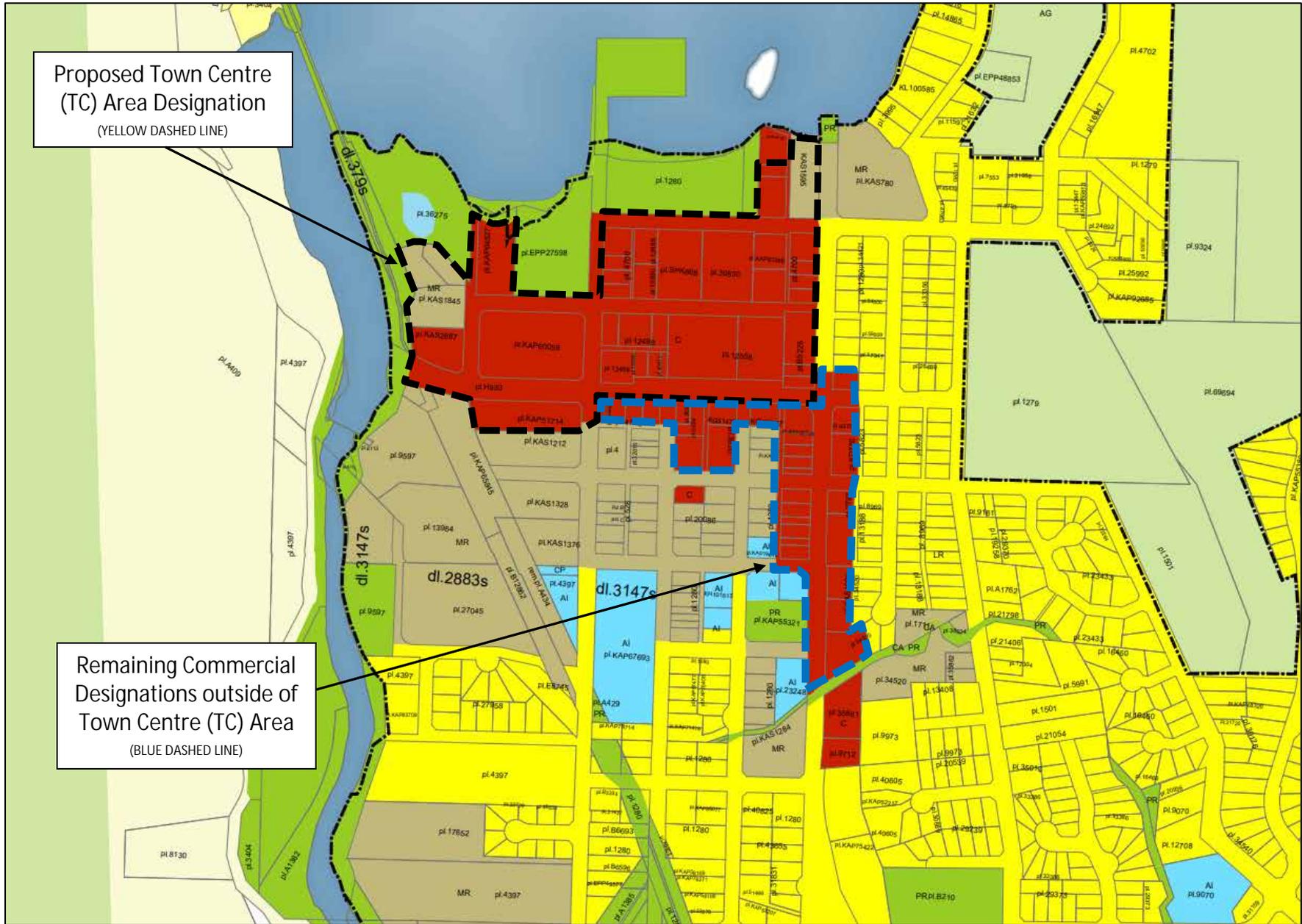
B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Current OCP Designations (Electoral Area “D-2”)

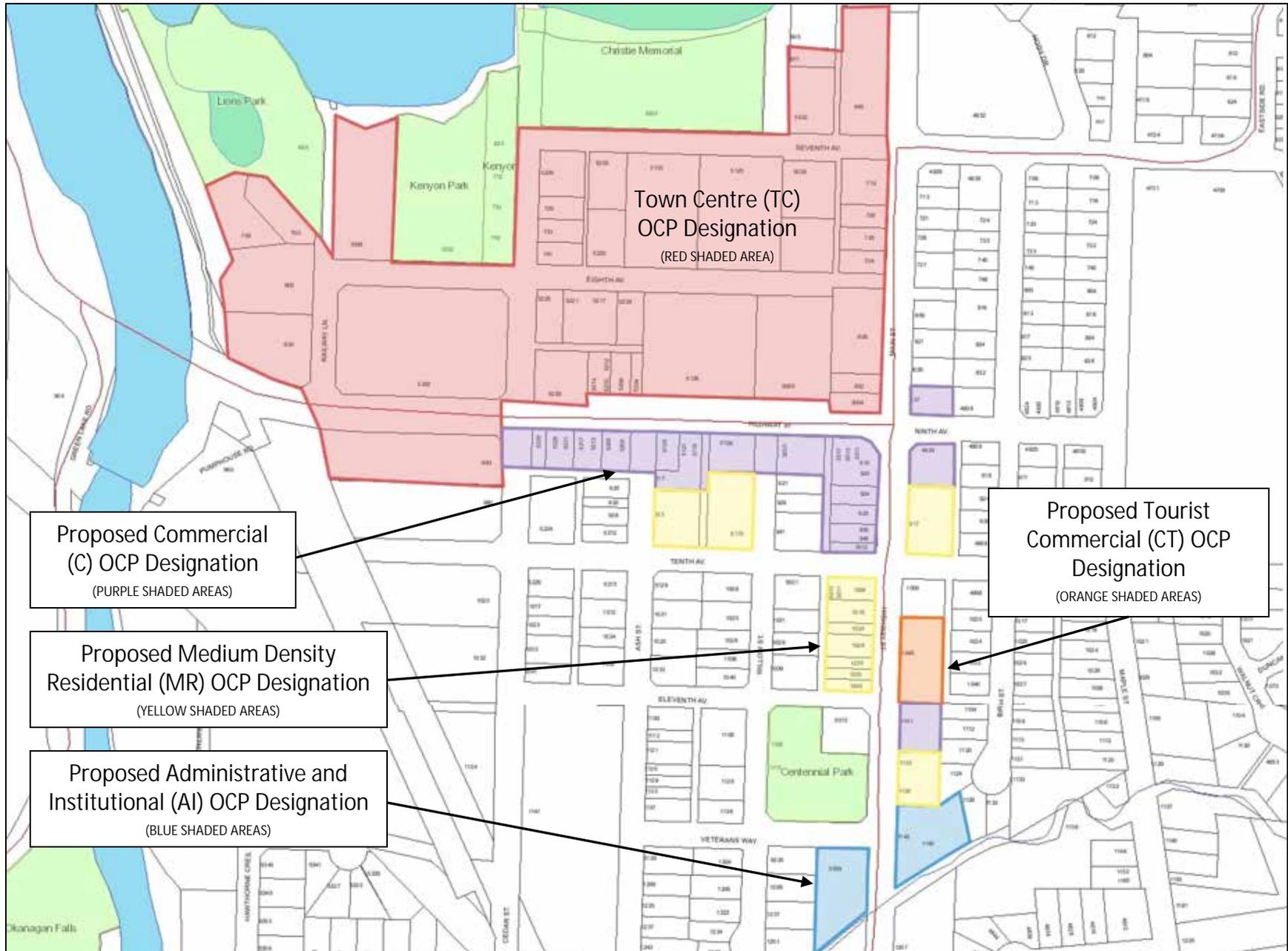
No. 2 – Proposed OCP Designations (Option 2)

No. 3 – Overview of Commercial Designated Parcels Located South of 9th Avenue

Attachment No. 1 – Current OCP Designations (Electoral Area “D-2”)



Attachment No. 2 – Proposed OCP Designations (Option 2)



Attachment No. 3 – Overview of Commercial Designated Parcels Located South of 9th Avenue



Civic: 923 Ash Street
Assessment: Residential (Class 01)
Use: unknown (possibly residential)
Comments: Appears to be a converted motel that is currently being utilised as a “multi-unit residential” use.
Proposed OCP: Medium Density Residential (MR)



Civic: 5110 10th Avenue
Assessment: Residential (Class 01)
Use: unknown (possibly residential)
Comments: Appears to be a converted campground (i.e. “13 stall RV Park”). Current “campground” use is assumed to be legally non-conforming.
Proposed OCP: Medium Density Residential (MR)



Civic: 924 Main Street
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: retail / residential
Comments: No comment
Proposed OCP: No change Commercial (C)



Civic: 928 Main Street
Assessment: Residential (Class 01)
Use: unknown (possibly residential)
Comments: It is assumed that apparent dwelling is legally non-conforming.
Proposed OCP: No change Commercial (C)



Civic: 946 Main Street
Assessment: Business/Other (Class 06)
Use: retail
Comments: No comment
Proposed OCP: No change Commercial (C)



Civic: 5012 10th Avenue
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: retail / residential
Comments: Commercial use of store front would be consistent with current zoning while detached dwelling (at rear) is assumed to be legally non-conforming.
Proposed OCP: No change Commercial (C)



Civic: 1008 10th Avenue
Assessment: Residential (Class 01)
Use: residential
Comments: It is assumed that single detached dwelling and duplex (at rear) are legally non-conforming.
Proposed OCP: Medium Density Residential (MR)



Civic: 1016 Main Street
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: retail and residential
Comments: No comment
Proposed OCP: Medium Density Residential (MR)



Civic: 1024 Main Street
Assessment: Residential (Class 01)
Use: residential
Comments: Use of site appears to be a converted retail outlet that is currently being utilized as a residential dwelling unit.
Proposed OCP: Medium Density Residential (MR)



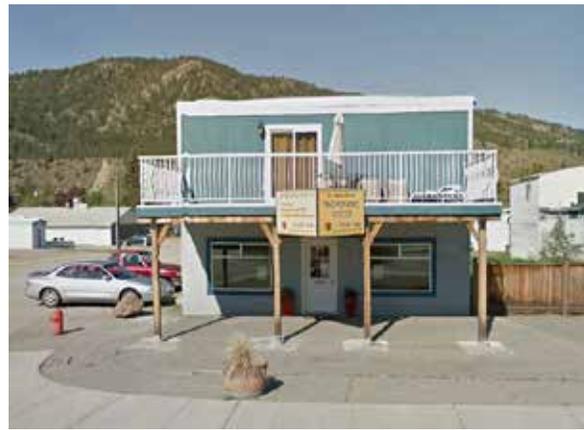
Civic: 1028 Main Street
Assessment: Residential (Class 01)
Use: residential
Comments: It is assumed that duplex use is legally non-conforming.
Proposed OCP: Medium Density Residential (MR)



Civic: 1030 Main Street
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: restaurant; and residential
Comments: No comment
Proposed OCP: Medium Density Residential (MR)



Civic: 1032 Main Street
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: vacant land
Comments: No comment
Proposed OCP: Medium Density Residential (MR)



Civic: 1040 Main Street
Assessment: Business/Other (Class 06)
Use: office; and residential
Comments: No comment
Proposed OCP: Medium Density Residential (MR)



Civic: 5009 Veterans Way
Assessment: Recreation/Non Profit (Class 08)
 Business/Other (Class 06)
Use: Royal Canadian Legion
Comments: Use could be accommodated under AI designation/zone
Proposed OCP: Administrative, Cultural and Institutional (AI)



Civic: 1145 Highway 97
Assessment: Business/Other (Class 06)
Use: OK Falls Heritage Museum
Comments: Use could be accommodated under AI designation/zone
Proposed OCP: Administrative, Cultural and Institutional (AI)



Civic: 1133 & 1135 Highway 97
Assessment: Residential (Class 01)
Use: Multi-Unit Residential with ground floor retail/office
Comments: Currently zoned commercial, but principal use is residential
Proposed OCP: Medium Density Residential (MR)



Civic: 1101 Highway 97
Assessment: Residential (Class 01); and Business/Other (Class 06)
Use: heating and cooling sales, installation & servicing
Comments: No comment
Proposed OCP: No change Commercial (C)



Civic: 1045 Highway 97
Assessment: Business/Other (Class 06)
Use: pub, restaurant, hotel
Comments: No comment
Proposed OCP: Tourist Commercial (CT)



Civic: 917 Highway 97
Assessment: Residential (Class 01)
Use: residential dwelling units
Comments: Appears to be a converted motel that is currently being utilised as a "multi-unit residential" use.
Proposed OCP: Medium Density Residential (MR)



Civic: 4929 9th Avenue
Assessment: Business/Other (Class 06)
Use: office (bank)
Comments: No comments
Proposed OCP: No change Commercial (C)

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2603.15, 2018

A Bylaw to amend the Electoral Area “D-2” Official Community Plan Bylaw No. 2603, 2013

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

1. This Bylaw may be cited for all purposes as the “Electoral Area “D-2” Okanagan Falls Town Centre Update Official Community Plan Amendment Bylaw No. 2603.15, 2018.”
2. The Official Community Plan Bylaw Map, being Schedule ‘B’ of the Electoral Area “D-2” Official Community Plan Bylaw No. 2603, 2013, is amended by:
 - i) changing land use designation of the land described as Lots 8-12, Block 9, Plan KAP4, District Lot 374, SDYD (923 Ash Street) and Lots 13-17, Block 9, Plan KAP4, District Lot 374, SDYD (5110 10th Avenue), and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - ii) changing land use designation of the land described as Plan KAP5823, District Lot 374, SDYD, Parcel A, Portion (KD776), Okanagan Falls Townsite (917 Highway 97), and shown shaded yellow on Schedule ‘B’, which forms part of this Bylaw, from Commercial (C) to Tourist Commercial (CT).
 - iii) changing land use designation of the land described as Plan KAP3787, District Lot 374, SDYD, Parcel A, Portion KV78711 (1045 Highway 97) and shown shaded yellow on Schedule ‘C’, which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
 - iv) changing land use designation on the land shown shaded yellow on Schedule ‘D’, which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - v) changing land use designation of the land described as Lots 1-18, Plan KAS1099, District Lot 374, SDYD, (1133 & 1135 Main Street) and shown shaded yellow on Schedule ‘E’, which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).

- vi) changing land use designation of the land described as Lot 1, Plan KAP23248, District Lot 374, SDYD, Okanagan Falls Townsite (5099 Veterans Way) and shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Commercial (C) to Administrative, Cultural and Institutional (AI).
- vii) changing land use designation of the land described as Lot 9, Plan KAP34520, District Lot 374, SDYD (1145 Highway 97) and shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Commercial (C) to Administrative, Cultural and Institutional (AI).

READ A FIRST AND SECOND TIME this ____ day of _____, 2018.

PUBLIC HEARING HELD this ____ day of _____, 2018.

READ A THIRD TIME this ____ day of _____, 2018.

ADOPTED this ____ day of _____, 2018.

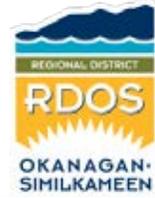
Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

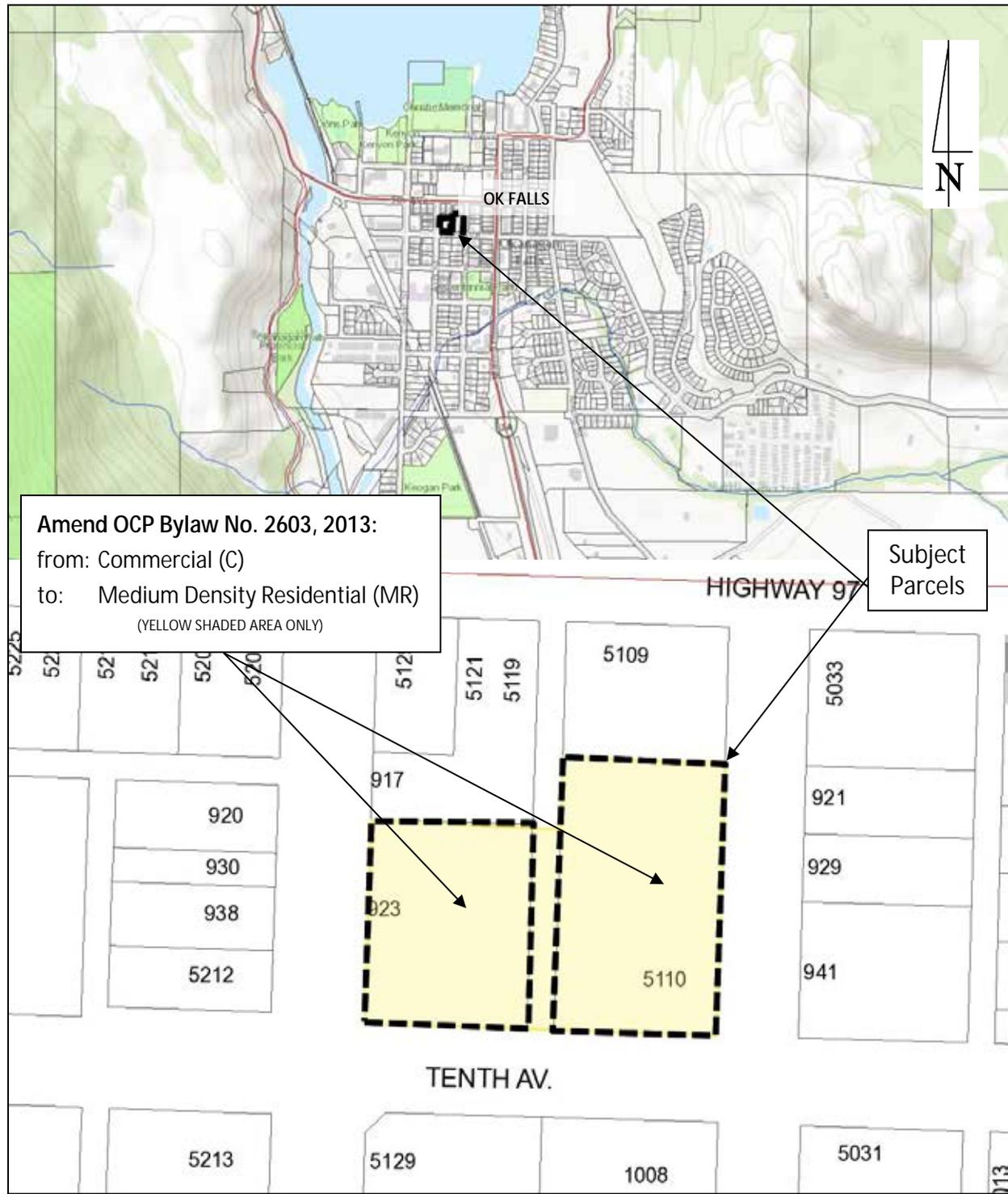
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2018

Project No: D2018.089-ZONE

Schedule 'A'



Amendment Bylaw No. 2603.15, 2018
(D2018.089-ZONE)

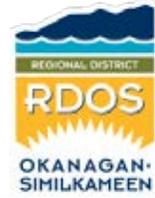
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Regional District of Okanagan-Similkameen

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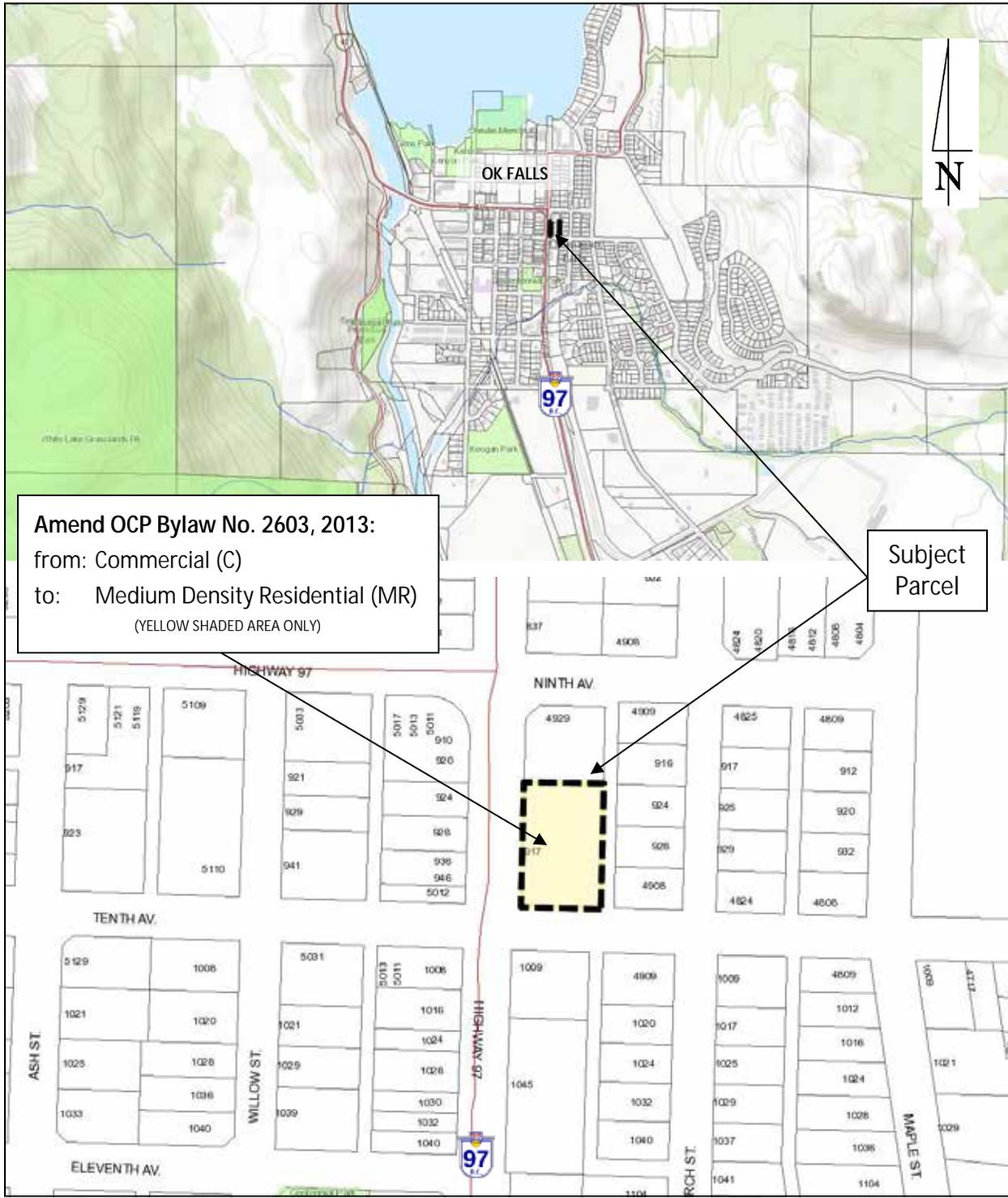
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2018

Project No: D2018.089-ZONE

Schedule 'B'



Amendment Bylaw No. 2603.15, 2018
(D2018.089-ZONE)

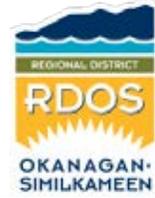
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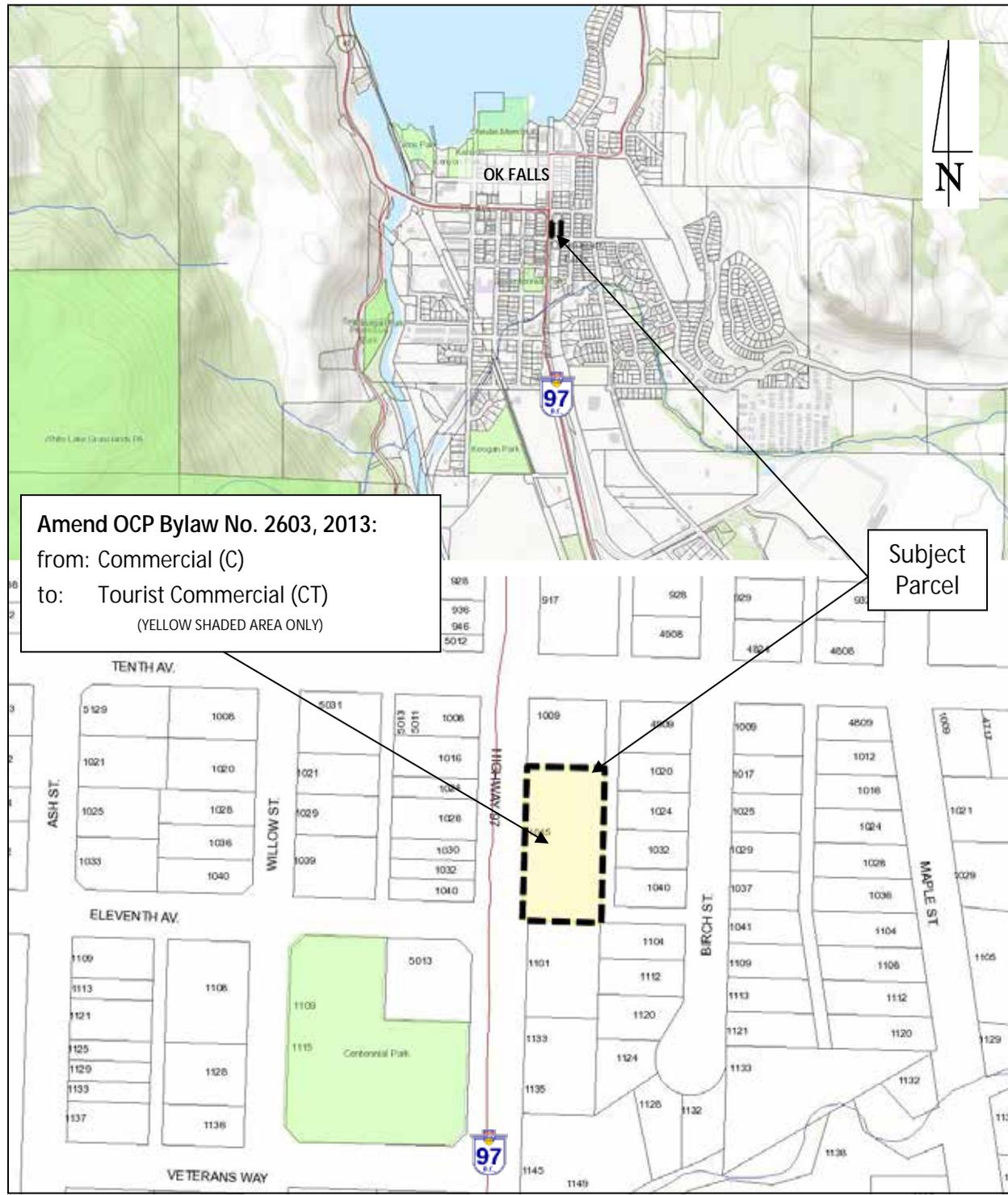
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2018

Project No: D2018.089-ZONE

Schedule 'C'



Amendment Bylaw No. 2603.15, 2018
(D2018.089-ZONE)

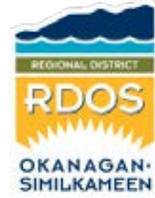
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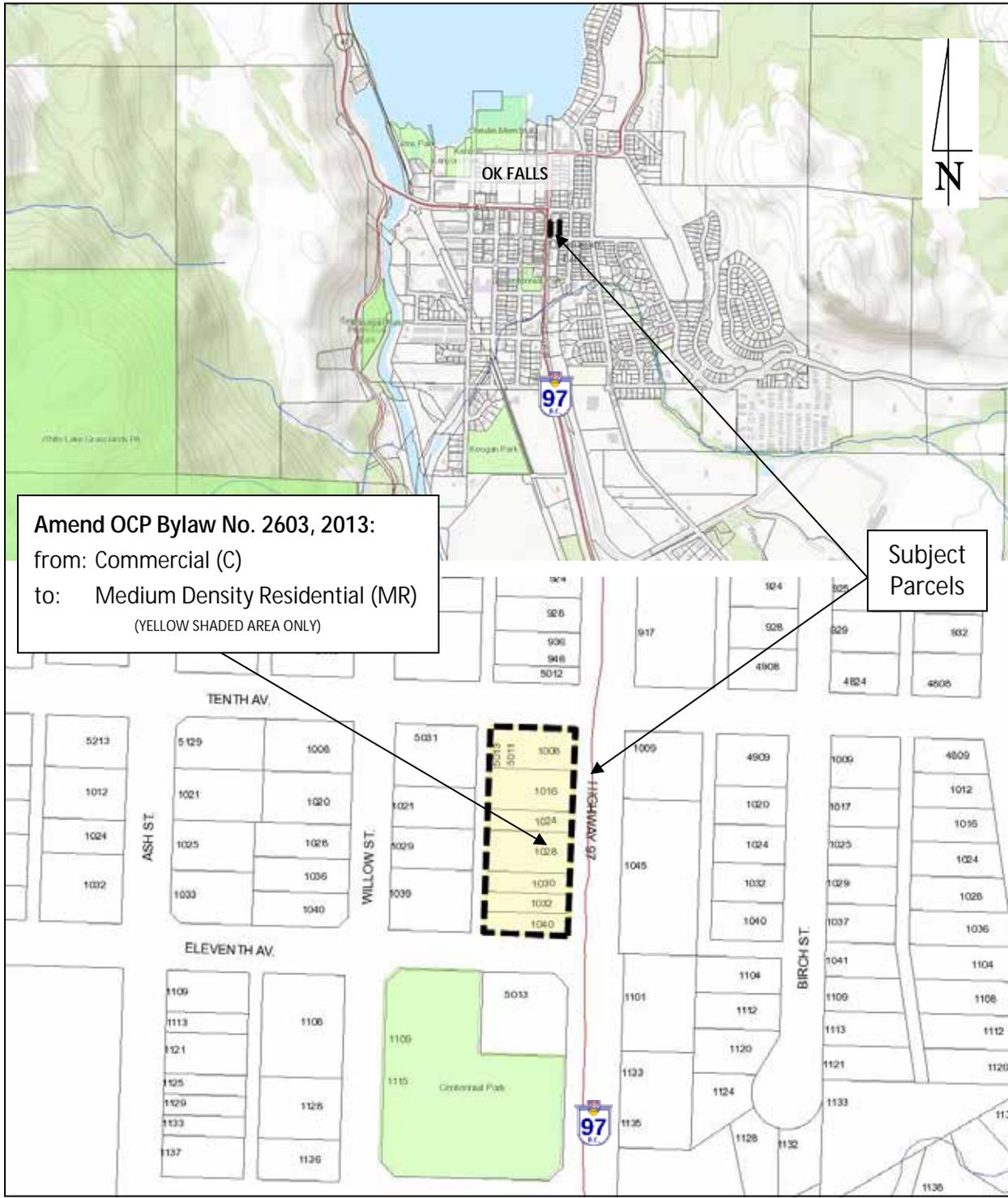
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2018

Project No: D2018.089-ZONE

Schedule 'D'



Amendment Bylaw No. 2603.15, 2018
(D2018.089-ZONE)

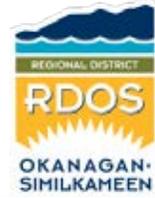
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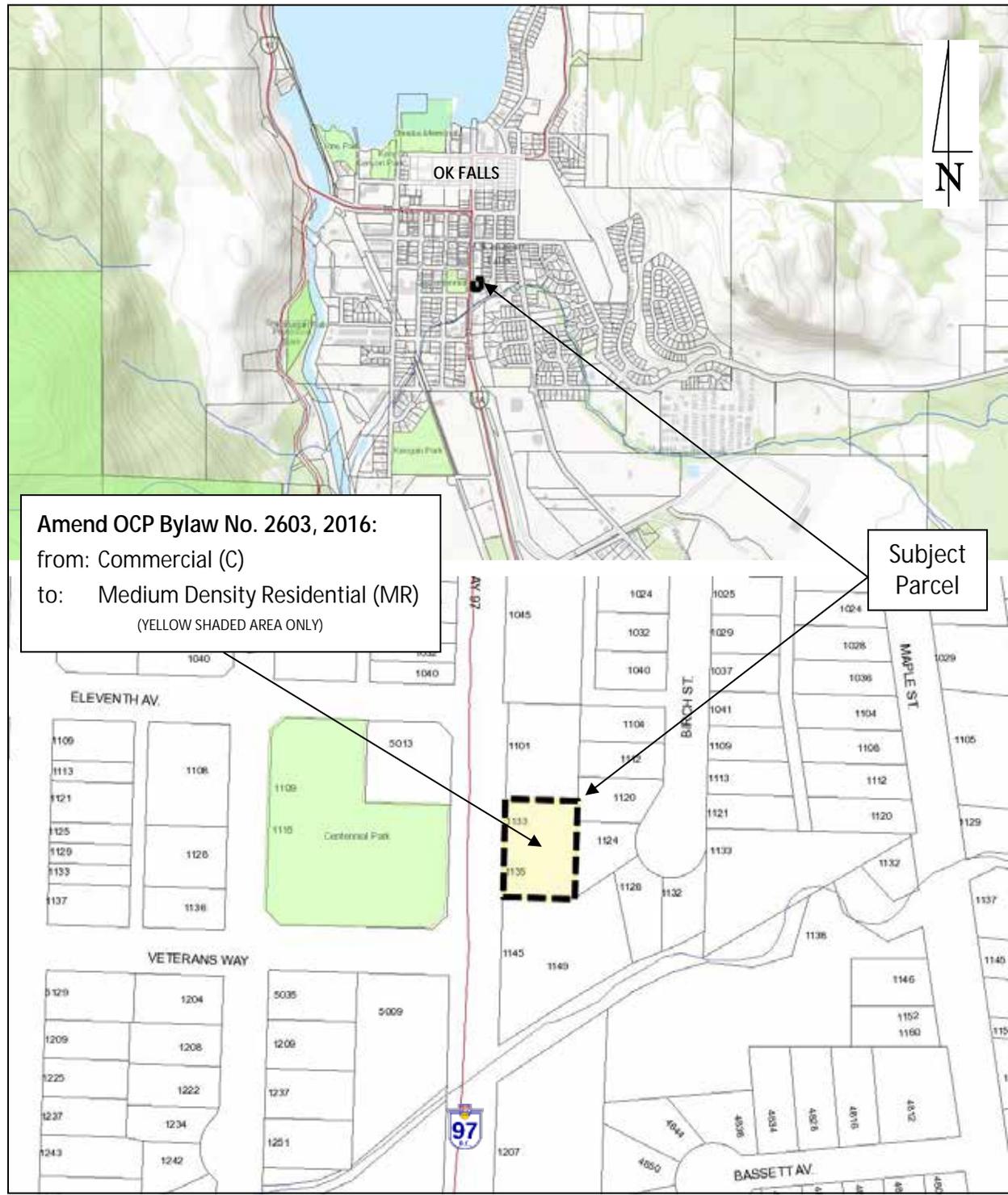
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2018

Project No: D2018.089-ZONE

Schedule 'E'



Amendment Bylaw No. 2603.15, 2018
(D2018.089-ZONE)

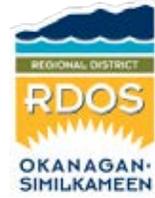
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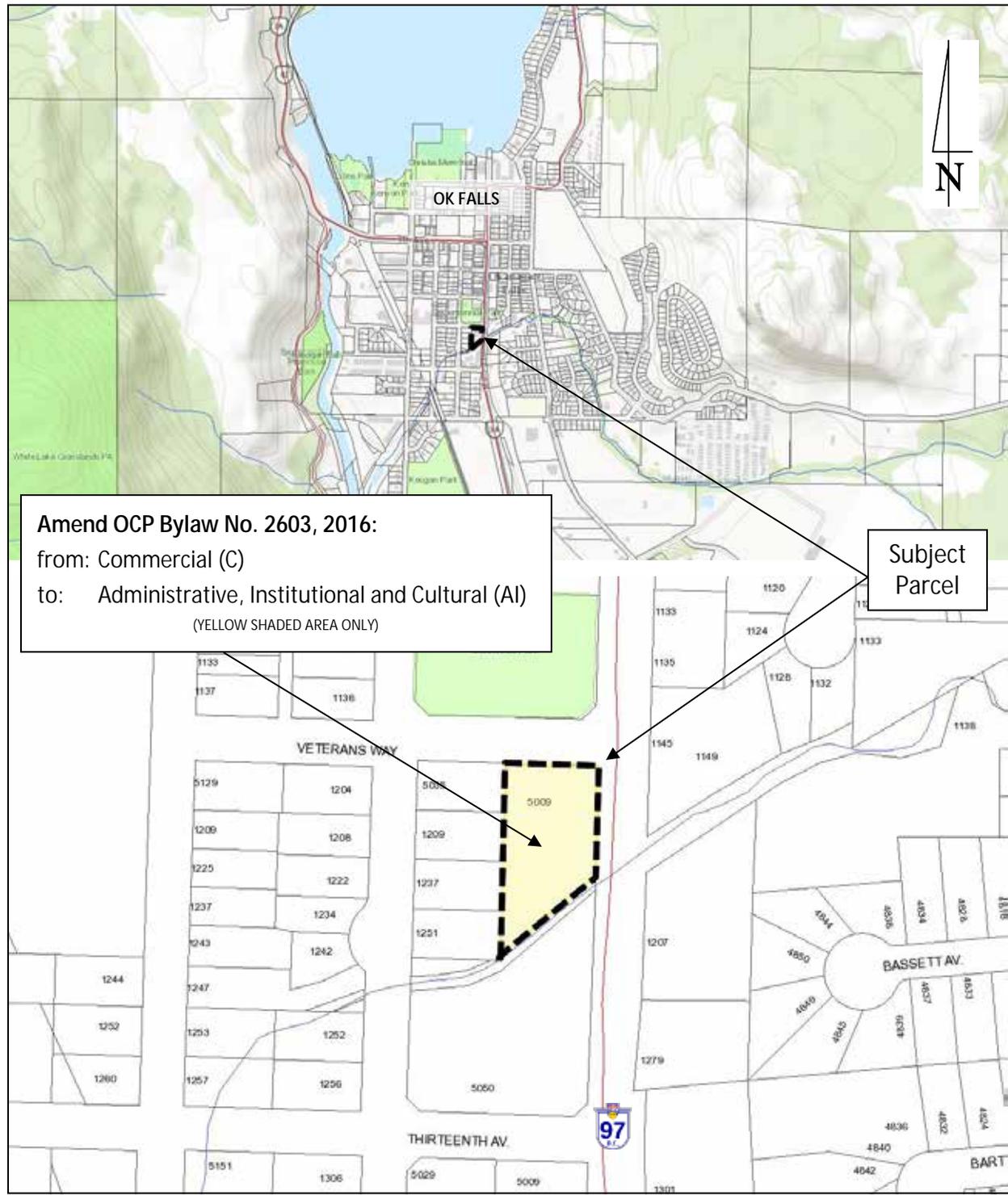
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2018

Project No: D2018.089-ZONE

Schedule 'F'



Amendment Bylaw No. 2603.15, 2018
(D2018.089-ZONE)

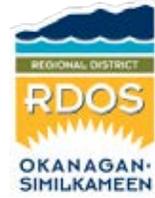
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Regional District of Okanagan-Similkameen

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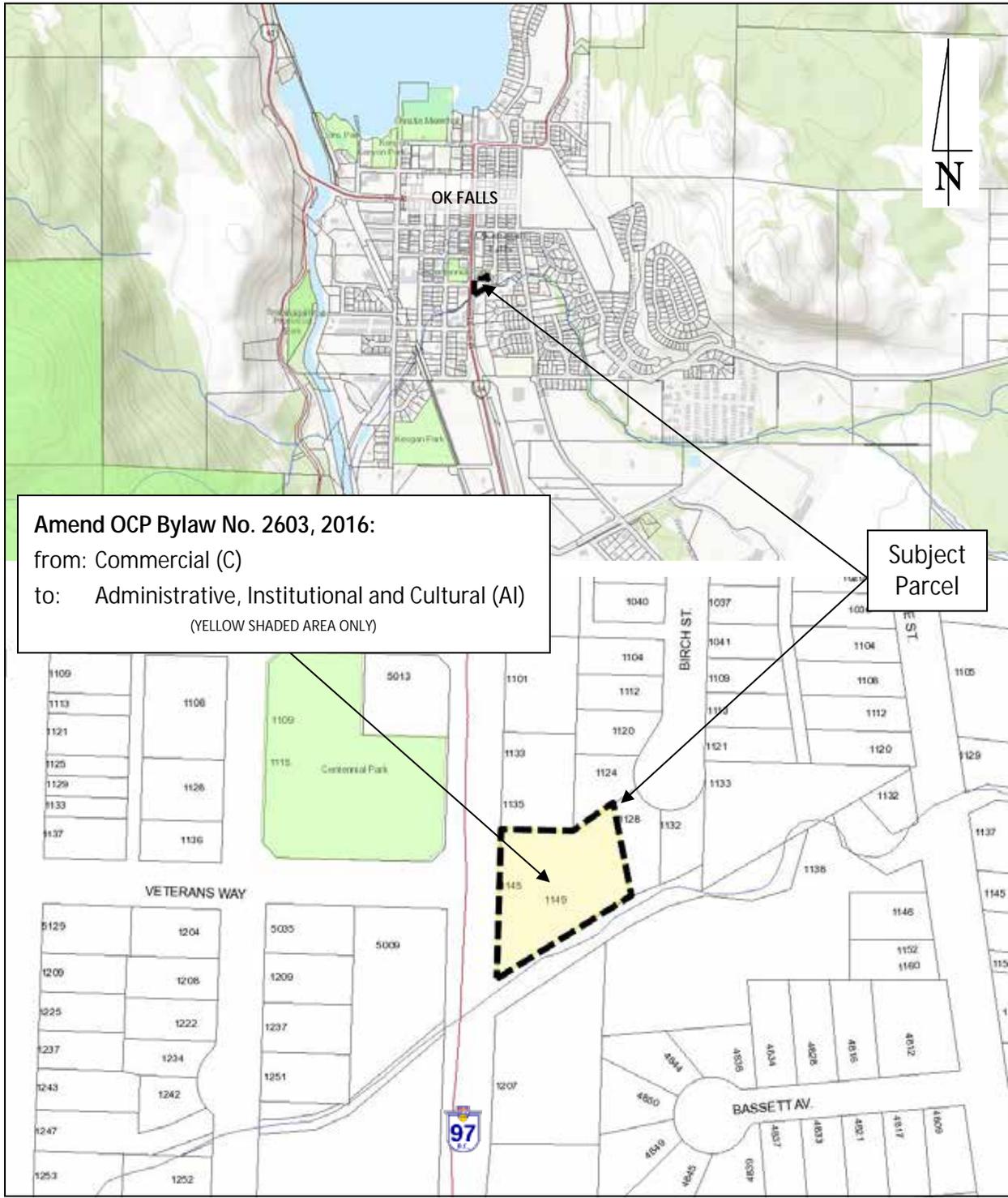
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Amendment Bylaw No. 2603.15, 2018

Project No: D2018.089-ZONE

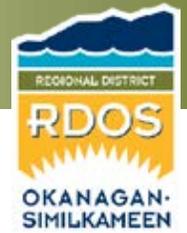
Schedule 'G'



Amendment Bylaw No. 2603.15, 2018
(D2018.089-ZONE)

DRAFT VERSION – 2018-06-07

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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, June 7, 2018

9:45 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Protective Services Committee Meeting of June 7, 2018 be adopted.

B. EMERGENCY MANAGEMENT UPDATE – For Information Only

C. DELEGATION - RCMP

1. Ted De Jager – Detachment Commander, South Okanagan-Similkameen Regional Detachment

Superintendent De Jager will address the Board to present the quarterly report for the period of January to March 2018.

- a. Quarterly Report – January to March 2018
-

D. CLOSED SESSION

RECOMMENDATION 2

THAT in accordance with Section 90(1)(f) of the *Community Charter*, the Board close the meeting to the public on the basis of law enforcement, if the Board considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

E. ADJOURNMENT

RCMP·GRC



ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA

PENTICTON SOUTH OKANAGAN SIMILKAMEEN
REGIONAL DETACHMENT

QUARTERLY REPORT

January – March 2018

Open Report



Royal Canadian Mounted Police
Gendarmerie royale du Canada

Canada

PENTICTON SOUTH OKANAGAN SIMILKAMEEN REGIONAL DETACHMENT QUARTERLY REPORT

January to March 2018 Open

Message from the Officer in Charge

Thank you for taking the time to engage in partnership with us as we seek to collectively build community safety and wellness in the South Okanagan and Similkameen. After a year of modernization and redeployment within the regional detachment, 2018 is the start of our desire to build on our community engagement, both in terms of reaching out to all of you in partnership, but also in terms of addressing the social issues in our communities. Now that the detachment is running at an effective strength, we are in a position to deliver many of the promised enhancements in our public safety and wellness model. In the past quarter, we began building the foundation for the Community Active Support Table (CAST). This is a risk driven response model that works in collaboration with other human service



providers to identify risks before incidents occur. In many communities this model has been instrumental in reducing child protection cases, violent crimes, and emergency room admissions. CAST will be a multi-disciplinary team, made up of law enforcement, corrections, housing, health and social services, which meets once a week for the identification, development, and immediate deployment of real-time interventions. CAST will provide service throughout Penticton and ultimately throughout the South Okanagan. Over 60 percent of our police calls for service do not have a solution that can be implemented by police action such as charges. Imagine if we could house the homeless and release the addictions of many people you see wandering our streets. That is community wellness and it starts with collaboration and action.

Our traditional police duties do not stop at outreach and engagement. There is a common misconception that the homeless and "street" people commit most of the crime in our area. While it is true that many of our social concerns are reflected in this group, necessitating the need for CAST, the reality of crime is that the majority is committed by prolific offenders, most of whom are not homeless at all. Dedicated targeting in the last part of 2017 and in the past quarter have led to a significant reduction in property crime in the South Okanagan and Similkameen. This is good news but it does not mean we can slow down on our targeting or engaging with all of you to be our eyes and ears. Violent crime is also down significantly which is an indication of our community safety. This is especially relevant when we consider that the majority of this violent crime is targeted or committed by an offender known to the victim. Much of this crime type is in the social groups which will be addressed by CAST. As always, we need you to be partners in our community safety. Theft

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from auto is still the single highest crime type over last year and growing. I ask you what it will take to stop this, since the majority of this crime occurs when valuables are left in plain view inside unlocked vehicles. We continue to respond to these types of crimes, however you can stop them in their tracks.

Earlier this year we held our Second Annual Policing Forum. Many of the concerns centered on property crime and social disorder. As such, our priorities for this year will reflect action on those concerns. These priorities will continue into March 2019 when we will plan our next Community Policing Forum so that all of our residents can be part of setting our direction.

Annual Performance Plan Priorities

- Crime Reduction
 - Property Crime
 - Prolific Offenders
- Road Safety
 - Distracted Driving
 - Enhanced Targeting and Blitzes
 - Joint Operations with South Okanagan Traffic Services
- Community Engagement
 - Community Active Support Table (CAST)
 - Enhanced Patrols
 - Coffee with a Cop
 - Media Briefings
 - Open House
- Youth
 - Enhanced School Liaison and Patrols
 - School Action for Emergencies
 - Violence Threat Risk Assessment
 - Youth Support – YES and Foundry
- Modernization
 - Single Call Response
 - City Watch
 - Equipment Modernization
 - Centralized Training
 - Centralized Scheduling

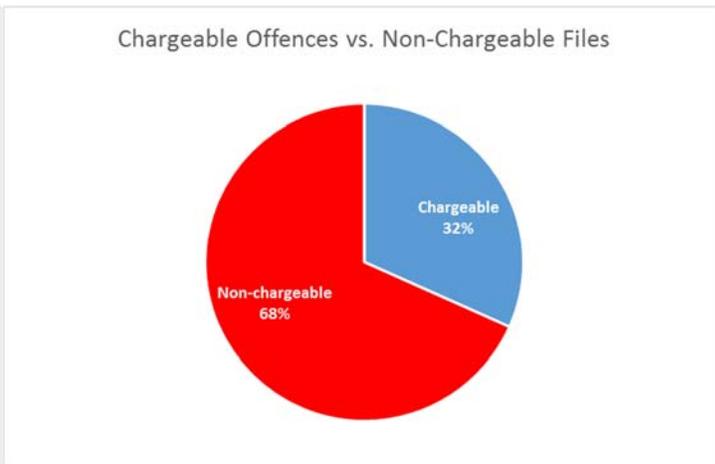
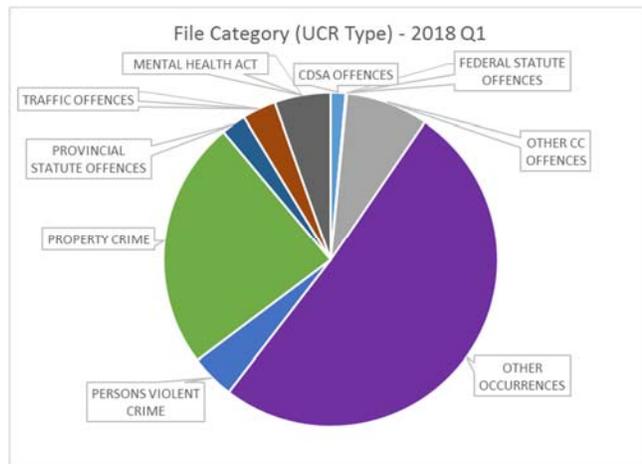


PSOSRD Overall Dash Board

Offence Type	Q1 2017	Q1 2018	%Change Q1 2017 to Q1 2018	Q4 2017	Q1 2018	% Change Q4 2017 - Q1 2018	Q1 YTD 2017	Q1 YTD 2018	% Change YTD Q1 2017 - YTD Q1 2018
AUTO THEFT	99	62	-37%	125	62	-50%	99	62	-37%
BREAK & ENTER-BUS	75	56	-25%	68	56	-18%	75	56	-25%
BREAK & ENTER-OTH	67	60	-10%	98	59	-40%	67	59	-12%
BREAK & ENTER-RES	75	71	-5%	84	71	-15%	75	71	-5%
MENTAL HEALTH ACT	277	282	2%	267	282	6%	277	282	2%
THEFT FROM VEHICLE	245	252	3%	247	252	2%	245	252	3%
PERSONS VIOLENT CRIME (DV)	29	29	0%	37	29	-22%	29	29	0%
PERSONS VIOLENT CRIME	142	167	18%	175	166	-5%	142	166	17%
PROPERTY CRIME	1234	1153	-7%	1306	1149	-12%	1234	1149	-7%

PSOSRD Total Calls for Service (YTD) – 7,077

PSOSRD Overall File Breakdown by Type (Q1)



Examples of "Other Occurrences"

- FALSE/ABANDONED **911**
- BREACH OF PEACE
- FALSE ALARMS
- IMPAIRED OPERATION MOTOR VEHICLE
- MISSING PERSONS
- MOTOR VEHICLE INCIDENTS
- MUNICIPAL BYLAW
- OTHER GENERAL OCCURRENCE
- OTHER TRAFFIC OFFENCES
- QUERY TO LOCATE
- SUSPICIOUS OCCURENCES
- UNSPECIFIED ASSISTANCE

Crime Drivers

Over all our increased targeting is paying dividends over the end of last year. Most Break and enter categories are down, however, the trend with respect to theft of and from vehicles continues. This is particularly associated to vehicles, including theft of and from those vehicles. Although this is good, we are aware that the summer months typically bring higher rates of property crime in the region. We will continue with education and public appeals to protect their property, while ramping up enhanced patrols and targeting of our prolific offenders.

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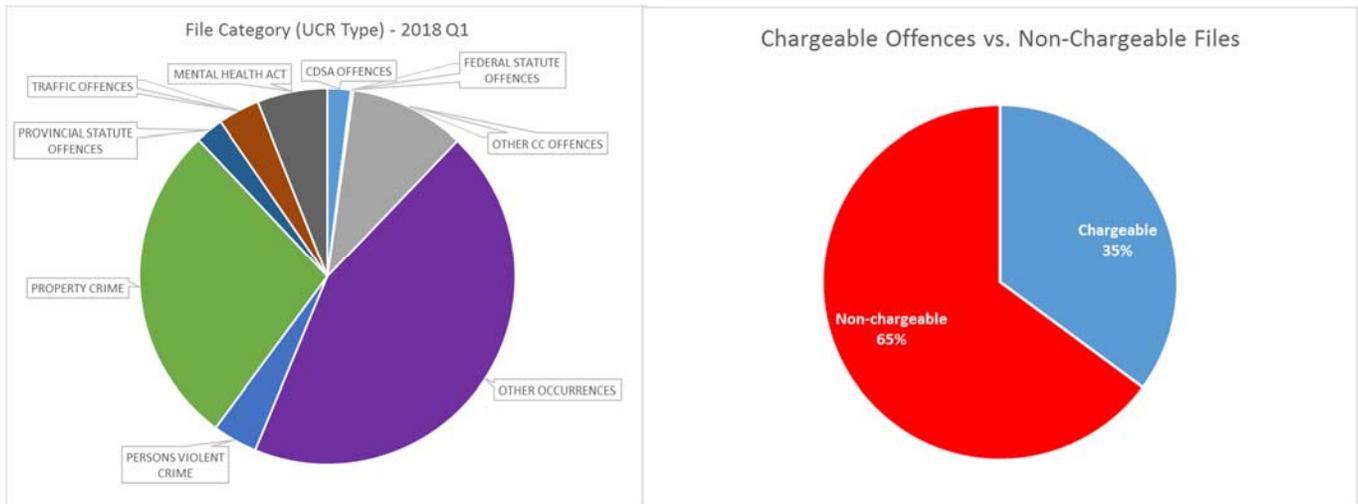


Penticton Dash Board

Offence Type	Q1 2017	Q1 2018	% Change Q1 2017 to Q1 2018	Q4 2017	Q1 2018	% Change Q4 2017 - Q1 2018	Q1 YTD 2017	Q1 YTD 2018	% Change YTD Q1 2017 - YTD Q1 2018
AUTO THEFT	67	37	-45%	43	37	-14%	67	37	-45%
BREAK & ENTER-BUS	52	33	-37%	34	33	-3%	52	33	-37%
BREAK & ENTER-OTH	49	25	-49%	62	25	-60%	49	25	-49%
BREAK & ENTER-RES	47	33	-30%	33	33	0%	47	33	-30%
MENTAL HEALTH ACT	170	174	2%	146	174	19%	170	174	2%
THEFT FROM VEHICLE	187	194	4%	153	194	27%	187	194	4%
PERSONS VIOLENT CRIME (DV)	16	14	-13%	21	14	-33%	16	14	-13%
PERSONS VIOLENT CRIME	74	78	5%	88	78	-11%	74	78	5%
PROPERTY CRIME	867	747	-14%	733	747	2%	867	747	-14%

Penticton Total Calls for Service (YTD) – 4103

Penticton File Breakdown by Type (Q1)



- Violent Crime in Penticton accounts for approximately **4 %** of total calls for service. Over half of the violent crime is either domestic violence or known offender crime due to lifestyle.
- Theft from vehicle remains the single greatest crime type in Penticton, the majority of which are from unlocked vehicles or those with visible valuables.
- Violent crime in Penticton is **up 5%** compared 2017 Q1
- Domestic Violence in Penticton is **down 13%** compared to 2017 Q1
- Property crime in Penticton is **down 14%** compared to 2017 Q1

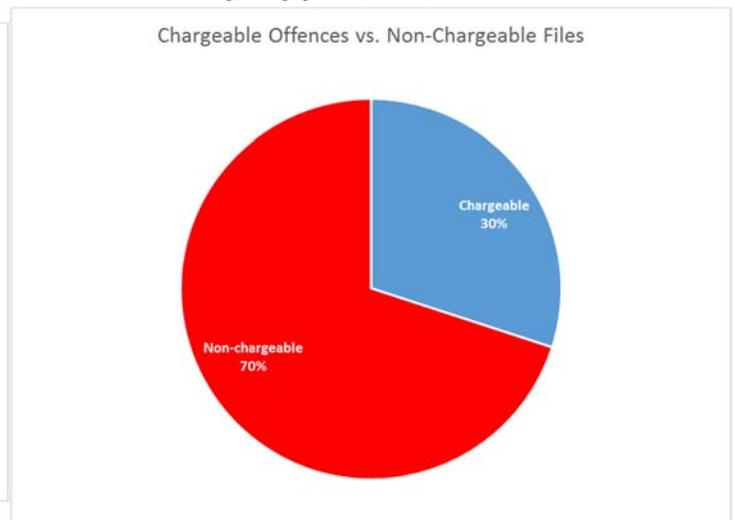
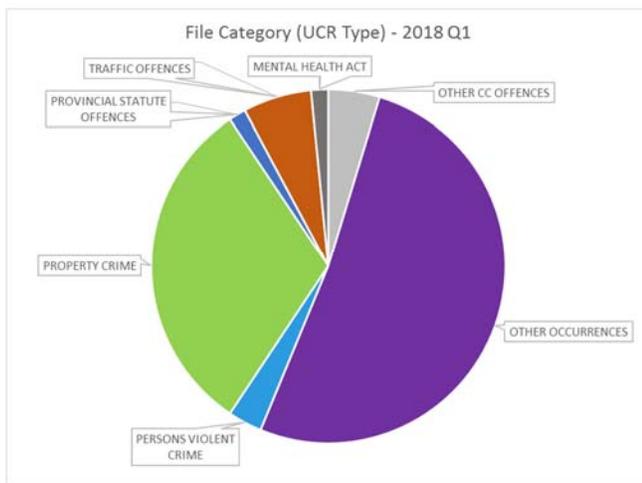


Okanagan Falls Dash Board

Offence Type	Q1 2017	Q1 2018	%Change Q1 2017 to Q1 2018	Q4 2017	Q1 2018	% Change Q4 2017 - Q1 2018	Q1 YTD 2017	Q1 YTD 2018	% Change YTD Q1 2017 - YTD Q1 2018
AUTO THEFT	1	1	0%	3	1	-67%	1	1	0%
BREAK & ENTER-BUS	5	0	-100%	1	0	-100%	5	0	-100%
BREAK & ENTER-OTH	1	0	-100%	1	0	-100%	1	0	-100%
BREAK & ENTER-RES	0	0	N/C	0	0	N/C	0	0	N/C
MENTAL HEALTH ACT	7	1	-86%	3	1	-67%	7	1	-86%
THEFT FROM VEHICLE	3	9	200%	6	9	50%	3	9	200%
PERSONS VIOLENT CRIME (DV)	0	0	N/C	0	0	N/C	0	0	N/C
PERSONS VIOLENT CRIME	0	1	N/C	1	1	0%	0	1	N/C
PROPERTY CRIME	27	20	-26%	19	20	5%	27	20	-26%

Okanagan Falls Calls for Service (YTD) – 99

Okanagan Falls File Breakdown by Type (Q1)



Significant percentage increases in smaller communities may be due to a relatively low comparator. For instance, a 500 percent increase is due to a particular file type rising from 1 to 5, usually due to one prolific offender committing a rash of that crime type in a small community. When this occurs, our analyst tracks the behavior and the Target Enforcement Team is deployed to determine what is occurring.

- No reported calls of Violent crime in Okanagan Falls in Q1
- Only one case of Domestic Violence in Okanagan Falls in Q1
- Property crime in Okanagan Falls is **down 26%** compared to 2017 Q1

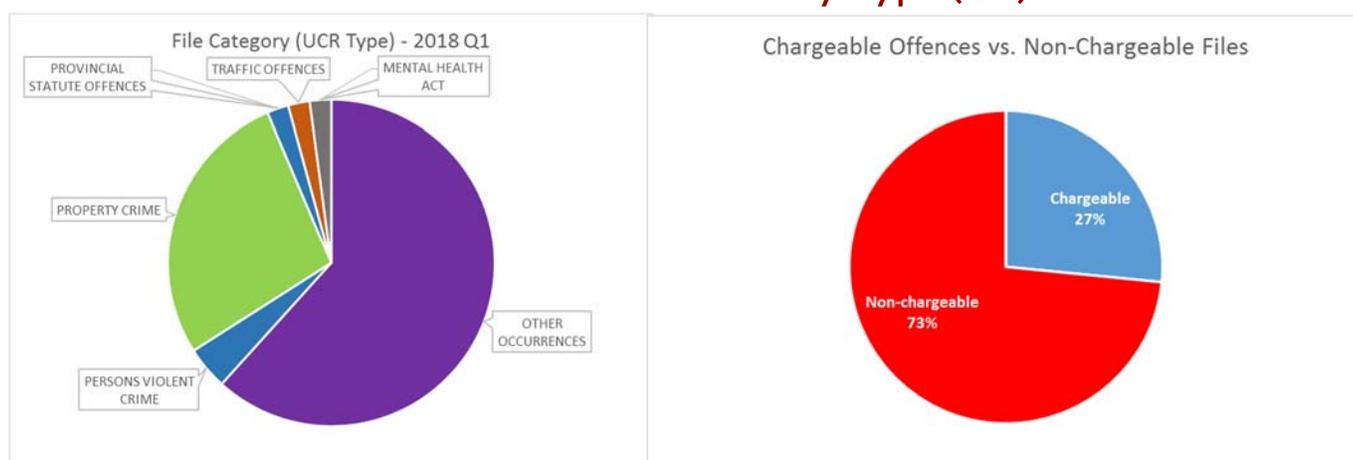


Naramata Dash Board

Offence Type	Q1 2017	Q1 2018	%Change Q1 2017 to Q1 2018	Q4 2017	Q1 2018	% Change Q4 2017 - Q1 2018	Q1 YTD 2017	Q1 YTD 2018	% Change YTD Q1 2017 - YTD Q1 2018
AUTO THEFT	4	0	-100%	3	0	100%	4	0	-100%
BREAK & ENTER-BUS	0	2	N/C	1	2	100%	0	2	N/C
BREAK & ENTER-OTH	1	1	0%	0	1	N/C	1	1	0%
BREAK & ENTER-RES	1	2	100%	2	2	0%	1	2	100%
MENTAL HEALTH ACT	1	1	0%	2	1	-50%	1	1	0%
THEFT FROM VEHICLE	5	2	-60%	2	2	0%	5	2	-60%
PERSONS VIOLENT CRIME (DV)	0	0	N/C	0	0	N/C	0	0	N/C
PERSONS VIOLENT CRIME	0	2	N/C	1	2	100%	0	2	N/C
PROPERTY CRIME	14	12	-14%	15	12	-20%	14	12	-14%

Naramata Total Calls for Service (YTD) – 65

Naramata File Breakdown by Type (Q1)



Significant percentage increases in smaller communities may be due to a relatively low comparator. For instance, a 500 percent increase is due to a particular file type rising from 1 to 5, usually due to one prolific offender committing a rash of that crime type in a small community. When this occurs, our analyst tracks the behavior and the Target Enforcement Team is deployed to determine what is occurring.

- No reported calls of violent crime in Naramata in Q1
- No reported calls of domestic violence in Naramata in Q1
- Property crime in Naramata is **down 14%** compared to 2017 Q1

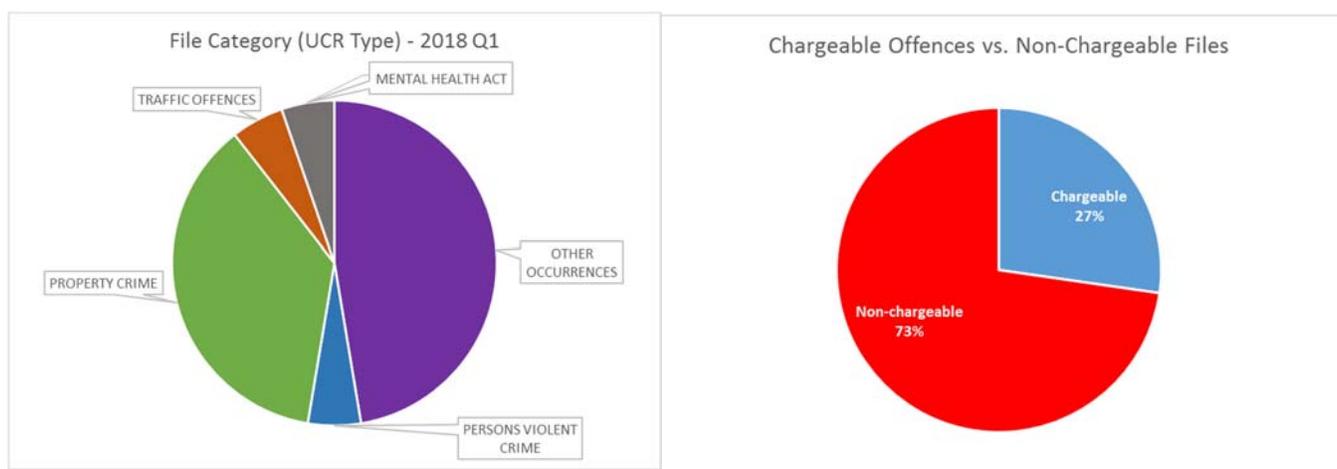


Kaleden Dash Board

Offence Type	Q1 2017	Q1 2018	%Change Q1 2017 to Q1 2018	Q4 2017	Q1 2018	% Change Q4 2017 - Q1 2018	Q1 YTD 2017	Q1 YTD 2018	% Change YTD Q1 2017 - YTD Q1 2018
AUTO THEFT	0	1	N/C	0	1	N/C	0	1	N/C
BREAK & ENTER-BUS	1	0	-100%	0	0	N/C	1	0	-100%
BREAK & ENTER-OTH	0	0	N/C	0	0	N/C	0	0	N/C
BREAK & ENTER-RES	1	0	-100%	1	0	-100%	1	0	N/C
MENTAL HEALTH ACT	1	1	0%	2	1	-50%	1	1	0%
THEFT FROM VEHICLE	2	1	-50%	1	1	0%	2	1	-50%
PERSONS VIOLENT CRIME (DV)	0	0	N/C	0	0	N/C	0	0	N/C
PERSONS VIOLENT CRIME	0	1	N/C	0	1	N/C	0	1	N/C
PROPERTY CRIME	6	6	0%	5	6	20%	6	6	0%

Kaleden Total Calls for Service (YTD) – 31

Kaleden File Breakdown by Type (Q1)



Significant percentage increases in smaller communities may be due to a relatively low comparator. For instance, a 500 percent increase is due to a particular file type rising from 1 to 5, usually due to one prolific offender committing a rash of that crime type in a small community. When this occurs, our analyst tracks the behavior and the Target Enforcement Team is deployed to determine what is occurring.

- There was one reported case of violent crime in Kaleden in Q1
- No reported calls of domestic violence in Naramata in Q1
- Property crime in Kaleden is **up 20%** compared to 2017 Q1

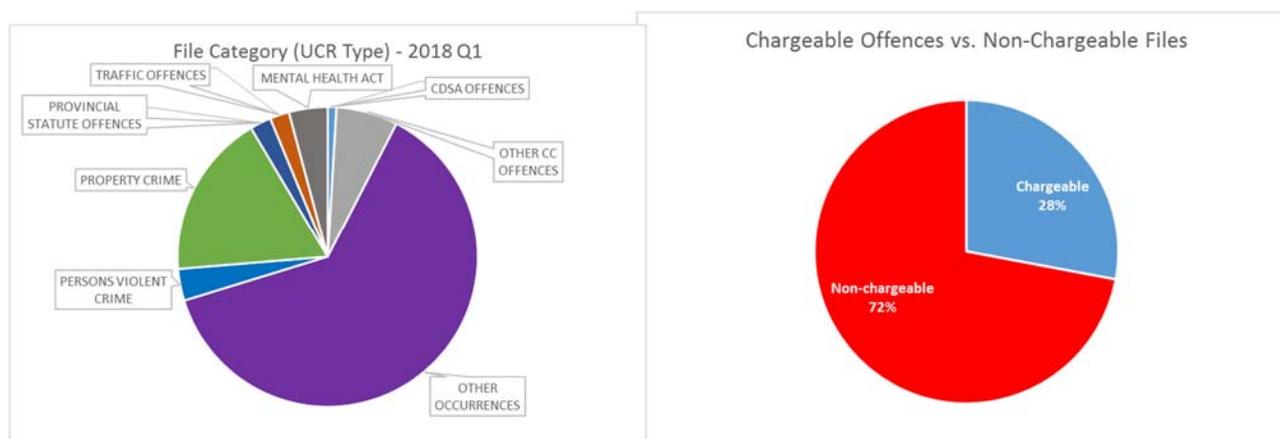


Summerland Dash Board

Offence Type	Q1 2017	Q1 2018	%Change Q1 2017 to Q1 2018	Q4 2017	Q1 2018	% Change Q4 2017 - Q1 2018	Q1 YTD 2017	Q1 YTD 2018	% Change YTD Q1 2017 - YTD Q1 2018
AUTO THEFT	6	2	-67%	12	2	-83%	6	2	-67%
BREAK & ENTER-BUS	8	8	0%	5	8	60%	8	8	0%
BREAK & ENTER-OTH	5	6	20%	7	6	-14%	5	6	20%
BREAK & ENTER-RES	8	6	-25%	6	6	0%	8	6	N/C
MENTAL HEALTH ACT	34	22	-35%	28	22	-21%	34	22	-35%
THEFT FROM VEHICLE	17	17	0%	14	17	21%	17	17	0%
PERSONS VIOLENT CRIME (DV)	4	4	0%	1	4	300%	4	4	N/C
PERSONS VIOLENT CRIME	14	16	14%	17	16	-6%	14	16	N/C
PROPERTY CRIME	98	91	-7%	96	91	-5%	98	91	-7%

Summerland Total Calls for Service (YTD) – 629

Summerland File Breakdown by Type (Q1)



Significant increases in smaller communities may be due to a relatively low comparator. For instance, a 500 percent increase is due to a particular file type rising from 1 to 5, usually due to one prolific offender committing a rash of that crime type in a small community. When this occurs, our analyst tracks the behavior and the Target Enforcement Team is deployed to determine what is occurring.

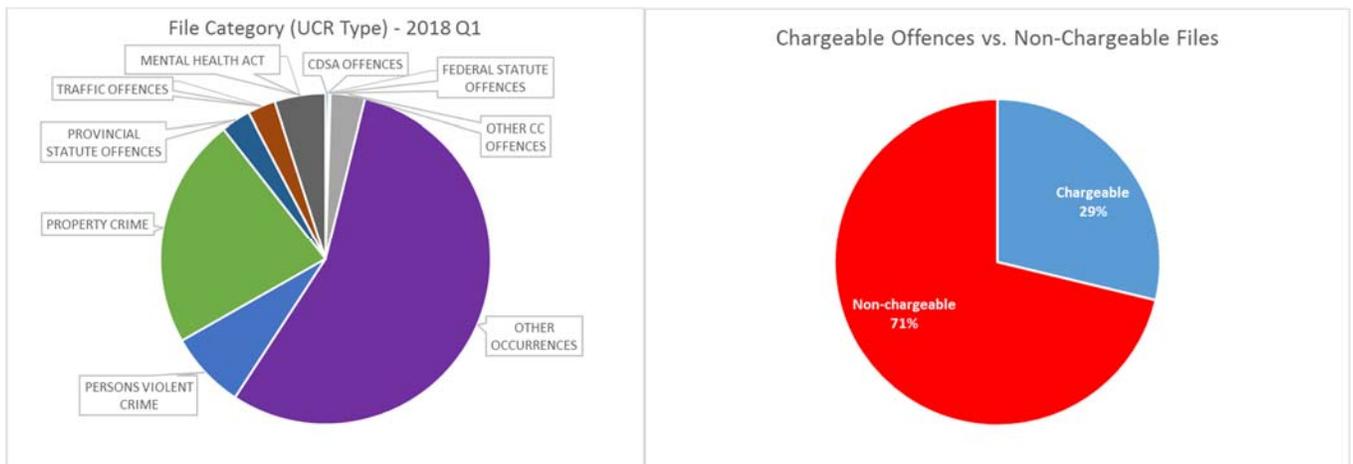
- Violent crime in Summerland is **up 14%** compared to 2017 Q1
- Domestic Violence in Summerland is the same as 2017 Q1
- Property crime in Summerland is **down 7%** compared to 2017 Q1

Oliver Dash Board

Offence Type	Q1 2017	Q1 2018	%Change Q1 2017 to Q1 2018	Q4 2017	Q1 2018	% Change Q4 2017 - Q1 2018	Q1 YTD 2017	Q1 YTD 2018	% Change YTD Q1 2017 - YTD Q1 2018
AUTO THEFT	9	18	100%	34	18	-47%	9	18	100%
BREAK & ENTER-BUS	4	6	50%	10	6	-40%	4	6	50%
BREAK & ENTER-OTH	3	7	133%	7	7	0%	3	7	133%
BREAK & ENTER-RES	5	17	240%	16	17	6%	5	17	240%
MENTAL HEALTH ACT	17	34	100%	34	34	0%	17	34	100%
THEFT FROM VEHICLE	18	15	-17%	27	15	-44%	18	15	-17%
PERSONS VIOLENT CRIME (DV)	3	4	33%	3	4	33%	3	4	33%
PERSONS VIOLENT CRIME	14	38	171%	24	38	58%	14	38	171%
PROPERTY CRIME	93	125	34%	180	125	-31%	93	125	34%

Oliver Total Calls for Service (YTD) – 859

Oliver File Breakdown by Type (Q1)



Significant increases in smaller communities may be due to a relatively low comparator. For instance, a 500 percent increase is due to a particular file type rising from 1 to 5, usually due to one prolific offender committing a rash of that crime type in a small community. When this occurs, our analyst tracks the behavior and the Target Enforcement Team is deployed to determine what is occurring.

- Violent crime in Oliver is **up 171%** compared to 2017 Q1 (much of this is internal to the Oliver Correctional Center)
- Domestic Violence in Oliver is **up 33%** compared to 2017 Q1
- Property crime in Oliver is **up 34%** compared to 2017 Q1

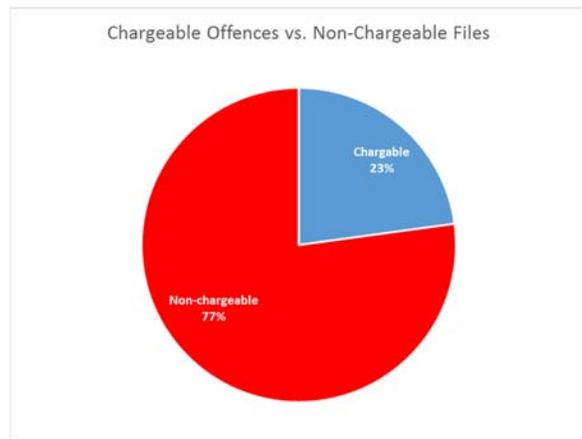
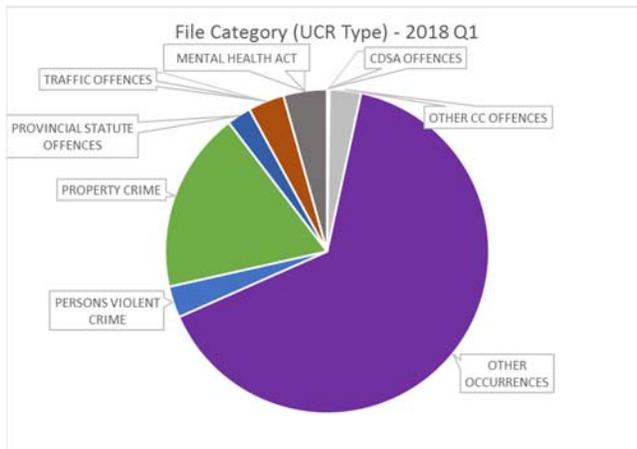


Osoyoos Dash Board

Offence Type	Q1 2017	Q1 2018	%Change Q1 2017 to Q1 2018	Q4 2017	Q1 2018	% Change Q4 2017 - Q1 2018	Q1 YTD 2017	Q1 YTD 2018	% Change YTD Q1 2017 - YTD Q1 2018
AUTO THEFT	6	1	-83%	16	1	-94%	6	1	-83%
BREAK & ENTER-BUS	3	3	0%	14	3	-79%	3	3	0%
BREAK & ENTER-OTH	2	12	500%	13	12	-8%	2	12	500%
BREAK & ENTER-RES	2	6	200%	14	6	-57%	2	6	200%
MENTAL HEALTH ACT	14	19	36%	13	19	46%	14	19	36%
THEFT FROM VEHICLE	7	9	29%	27	9	-67%	7	9	29%
PERSONS VIOLENT CRIME (DV)	2	3	50%	5	3	-40%	2	3	50%
PERSONS VIOLENT CRIME	8	10	25%	14	10	-29%	8	10	25%
PROPERTY CRIME	58	69	19%	140	69	-51%	58	69	19%

Osoyoos Total Calls for Service (YTD) - 557

Osoyoos File Breakdown by Type (Q1)



Significant increases in smaller communities may be due to a relatively low comparator. For instance, a 500 percent increase is due to a particular file type rising from 1 to 5, usually due to one prolific offender committing a rash of that crime type in a small community. When this occurs, our analyst tracks the behavior and the Target Enforcement Team is deployed to determine what is occurring.

- Violent crime in Osoyoos is **up 25%** compared to 2017 Q1
- Domestic Violence in Osoyoos is **up 50%** compared to 2017 Q1
- Property crime in Osoyoos is **up 19%** compared to 2017 Q1

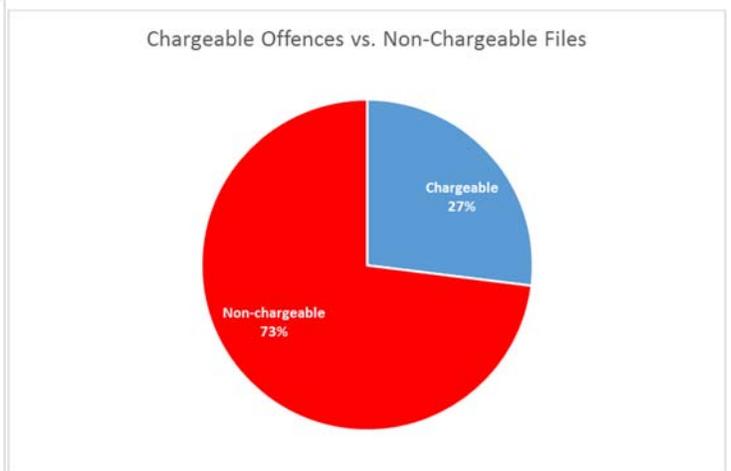
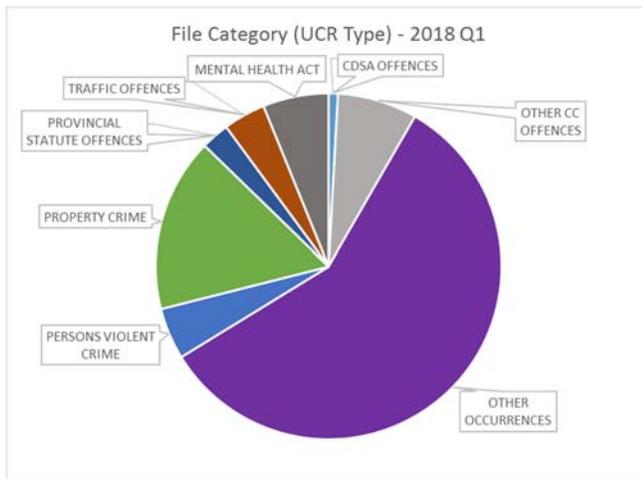


Keremeos Dash Board

Offence Type	Q1 2017	Q1 2018	%Change Q1 2017 to Q1 2018	Q4 2017	Q1 2018	% Change Q4 2017 - Q1 2018	Q1 YTD 2017	Q1 YTD 2018	% Change YTD Q1 2017 - YTD Q1 2018
AUTO THEFT	2	2	0%	11	2	-82%	2	2	0%
BREAK & ENTER-BUS	2	1	-50%	2	1	-50%	2	1	-50%
BREAK & ENTER-OTH	2	2	0%	3	2	-33%	2	2	0%
BREAK & ENTER-RES	5	3	-40%	5	3	-40%	5	3	-40%
MENTAL HEALTH ACT	18	14	-22%	20	14	-30%	18	14	-22%
THEFT FROM VEHICLE	0	1	N/C	7	1	-86%	0	1	N/C
PERSONS VIOLENT CRIME (DV)	1	3	200%	3	3	0%	1	3	200%
PERSONS VIOLENT CRIME	10	9	-10%	11	9	-18%	10	9	-10%
PROPERTY CRIME	26	32	23%	64	32	-50%	26	32	23%

Keremeos Total Calls for Service (YTD) - 304

Keremeos File Breakdown by Type (Q1)



Significant increases in smaller communities may be due to a relatively low comparator. For instance, a 500 percent increase is due to a particular file type rising from 1 to 5, usually due to one prolific offender committing a rash of that crime type in a small community. When this occurs, our analyst tracks the behavior and the Target Enforcement Team is deployed to determine what is occurring.

- Violent crime in Keremeos is **down 10%** compared to 2017 Q1
- Domestic Violence in Keremeos is **up 200 %** compared to 2017 Q1
- Property crime in Keremeos is **up 23%** compared to 2017 Q1

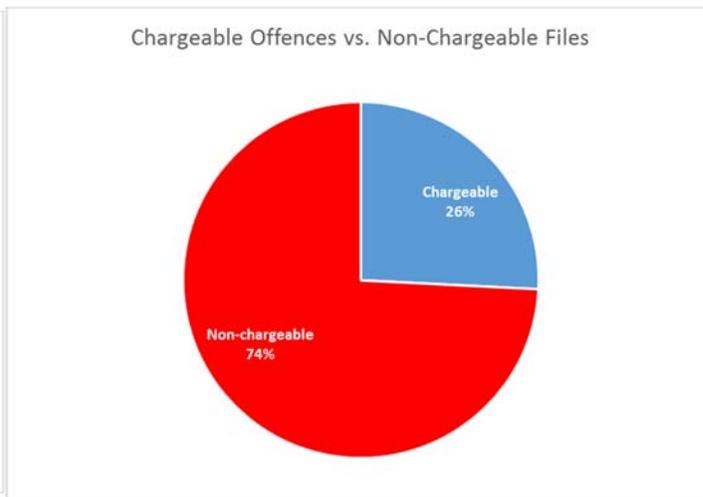
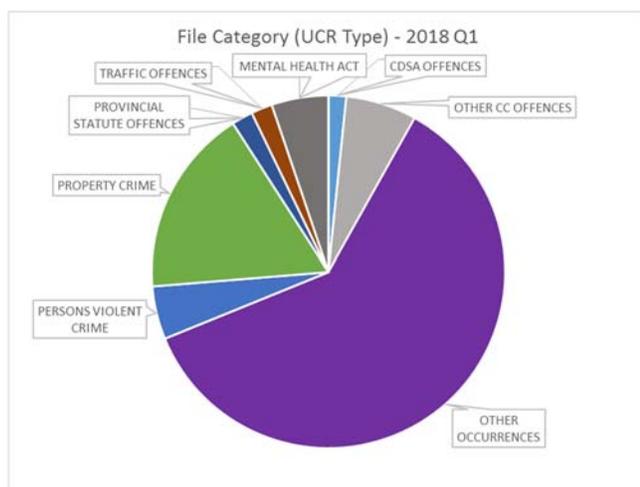


Princeton Dash Board

Offence Type	Q1 2017	Q1 2018	%Change Q1 2017 to Q1 2018	Q4 2017	Q1 2018	% Change Q4 2017 - Q1 2018	Q1 YTD 2017	Q1 YTD 2018	% Change YTD Q1 2017 - YTD Q1 2018
AUTO THEFT	4	1	-75%	3	1	-67%	4	1	-75%
BREAK & ENTER-BUS	0	2	N/C	1	2	100%	0	2	N/C
BREAK & ENTER-OTH	4	7	75%	5	7	40%	4	7	75%
BREAK & ENTER-RES	6	4	-33%	7	4	-43%	6	4	-33%
MENTAL HEALTH ACT	15	16	7%	19	16	-16%	15	16	7%
THEFT FROM VEHICLE	6	4	-33%	10	4	-60%	6	4	-33%
PERSONS VIOLENT CRIME (DV)	3	1	-67%	4	1	-75%	3	1	-67%
PERSONS VIOLENT CRIME	22	12	-45%	19	12	-37%	22	12	-45%
PROPERTY CRIME	45	51	13%	54	51	-6%	45	51	13%

Princeton Total Calls for Service (YTD) - 407

Princeton File Breakdown by Type (Q1)



Significant increases in smaller communities may be due to a relatively low comparator. For instance, a 500 percent increase is due to a particular file type rising from 1 to 5, usually due to one prolific offender committing a rash of that crime type in a small community. When this occurs, our analyst tracks the behavior and the Target Enforcement Team is deployed to determine what is occurring.

- Violent crime in Princeton is **down 45%** compared to 2017 Q1
- Domestic Violence in Princeton is **down 67%** compared to 2017 Q1
- Property crime in Princeton is **up 13%** compared to 2017 Q1

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Data Qualifiers

All data extracted from the Police Records Information Management Environment (PRIME) between 2018-04-13 and 2018-04-23. PRIME data is live and subject to change. All numbers accurate as of the date they were pulled. Dashboards include only founded, primary scored files (except in the case of Mental Health Act files). Data was exported to Excel and collated. Chargeable vs. Non-chargeable chart includes all files that occurred in each area (includes all Z-coded files). File category chart includes all non-Z coded files other than Mental Health Act files that occurred in each area. Penticton Detachment figures include all areas serviced by the Penticton detachment except for Okanagan Falls, Naramata and Kaleden. Chargeable files include CDSA offences, federal statute offences, other Criminal Code offences, persons violent crime, property crime, provincial statute offences, and traffic offences. Non-chargeable files include other occurrences, Mental Health Act files and Z-coded files (assistance, prevention, unfounded, and unsubstantiated files).

The density map includes all primary-scored Criminal Code and Controlled Drugs & Substances Act files (UCR codes 1000 through 4999, covering persons violent crime, property crime, other Criminal Code offences and drug offences) that were reported within the Penticton detachment area (excluding Okanagan Falls, Naramata and Kaleden) from 2018-01-01 to 2018-03-31. Areas that do not have a colour corresponding to them in the legend had negligible amounts of crime reported over the quarter.

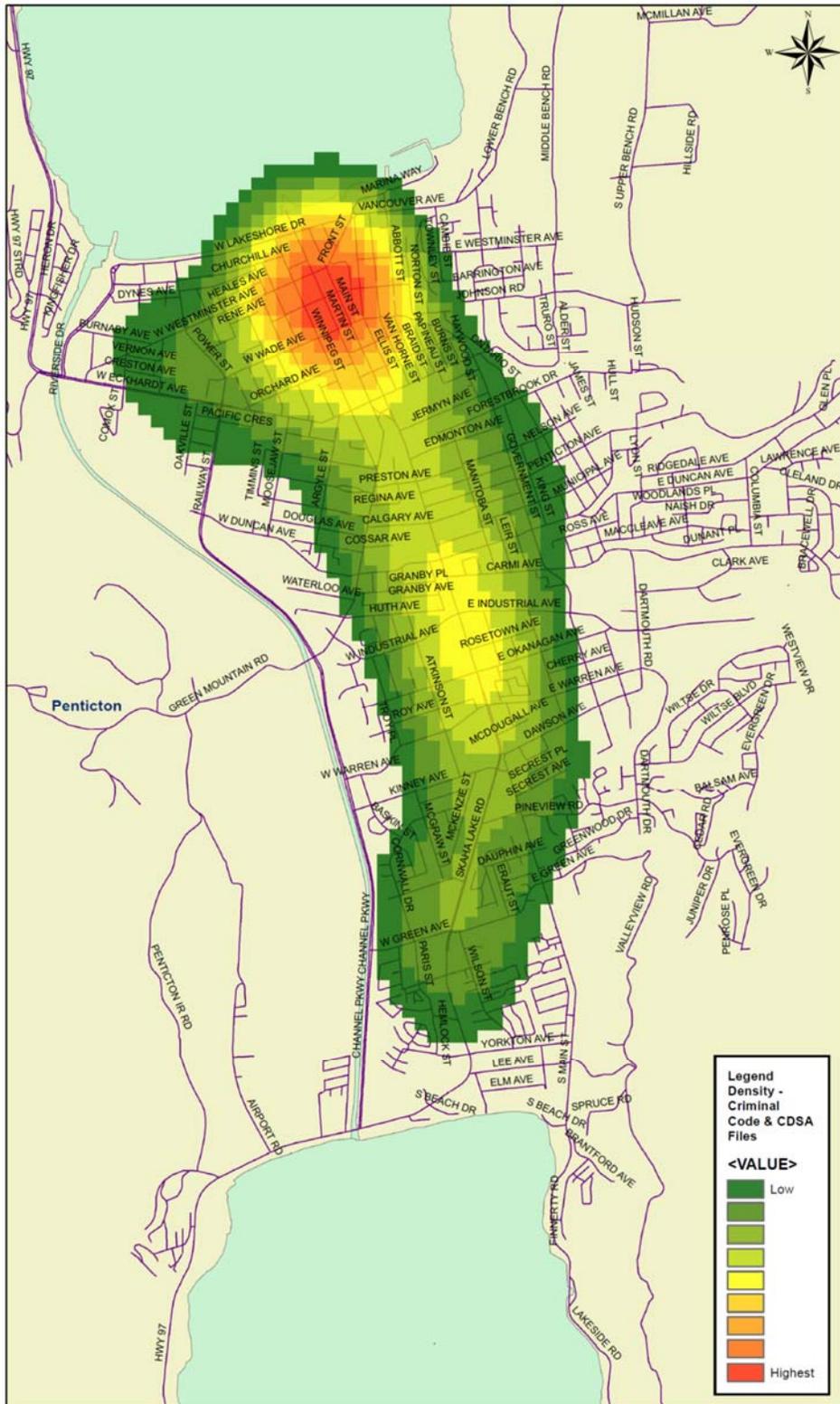
Volunteers

Community Policing Volunteers actively participated in Citizens on Patrol, Lock Out Auto Crime, Speed Watch, Bike patrol and other community events. The volunteer program has been reorganized in this quarter to focus on an overall volunteer approach to community safety and policing support. Each volunteer will be trained to the same standard and assigned to specific duties and events. The primary focus will be on support to detachment policing priorities, including patrols, block watch, and community events. Volunteer hours are recorded and indicate their continuing support of the programs. New uniform shirts and vests have been purchased in order to give a standardized look and feel to the volunteer program. On shift volunteers will be easily recognizable by their clearly marked volunteer vests.



General Occurance Map by Quarter

Density of PSOSRD Criminal Code and CDSA Files in Penticton for Q1



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Crime Reduction

Major Investigations and Initiatives

Reduce Theft of and from Motor Vehicle

Recovering Quads with Quads - The Princeton RCMP received a report of a break and enter in the Town of Princeton BC. Members attended and found that a 2006 Canam Quad had been stolen. Through community enquiries the quad was believed to be in a secluded area of Princeton. Members used RCMP and personal quads to search the area, resulting in the recovery of the stolen machine.

Target Prolific Offenders

Construction Theft - A break and enter to a large construction site at Phantom Creek Wines resulted in the theft of high value construction equipment. The initial value of the theft was approximately \$270,000. Oliver RCMP were able to recover a majority of the construction equipment to a value of \$230,000 dollars and return it to the construction company.

Pack up and Fly Away – A male was street checked and found to have 25 outstanding warrants from Alberta. A warrant extension was requested and CSET consulted with the Fugitive Return Program. Several days later, 20 warrants were extended into BC the accused was arrested and held for transport. A JJP hearing was completed and a 6-day remand was approved. The male was sent back to Alberta for his outstanding warrants.

Arson Leads to Assault - A male started a fire in the cardboard recycling container behind the Oliver Mall. The male was identified and arrested the same day, charged for multiple Criminal Offences including Arson. Ten days later the same male was arrested for using an axe to break into a local business and during the arrest he attempted to strike the RCMP dog with the axe. He has been charged with multiple serious Criminal Code Offences and remains in custody.

Break and Enter Leads to Assault - Two males forced their way into a residence and assaulted a male and female occupant. The female was struck on the head with a chair causing injuries. Both males have since been arrested and one of the two males is in custody due to prior violent offences.

Up from the Coast - Police responded to a report of a suspicious vehicle in Princeton. They located a stolen vehicle from the Lower Mainland and subsequently identified the occupant through surveillance video. The male was located in the Princeton town core committing a break and enter resulting in his arrest for the stolen vehicle, break and enter, possession of stolen property and possession of 22 grams of Fentanyl.



Dressed to Impress - On February 15, 2018 Princeton RCMP members attended the Princeton Courthouse Criminal Court was taking place. While at the court house a prolific offender was present for his court date. Members were present when his backpack was searched by the BC Sheriffs before entering the courtroom. Members observed that the male was in possession of weapons such as: OC spray, knives, Pellet pistol, and CDSA. Members arrested the male for breaching his condition, the male remains in custody.

Regional Criminals - On March 7, 2018. Osoyoos detachment received reports of a suspicious vehicle in the hills above the Osoyoos Golf Course. Members attended the area on a UTV and located a 36-year-old male from Summerland and 21-year-old female from Penticton stuck in deep mud. The two were in a vehicle owned by an Osoyoos resident who is known to associate with very active property offenders. Although nothing criminal was found on them at the time, Osoyoos detachment continues to monitor this group including a subsequent arrest of the male for an outstanding warrant. Investigations continue into this group who are believed to be responsible for an increase in property crime in the area.

Targeting Dangers in the Community - Police recovered a stolen handgun allegedly used in a residential break and enter in Penticton after executing a search warrant. A 26-year-old man was also arrested, in connection with outstanding warrants, at the same location where the handgun was recovered. The nine millimetre handgun had been reported stolen from an earlier residential break and enter in Penticton.

No Holiday - During the month of March, Osoyoos Detachment responded to several calls of break and enters and thefts from recreational trailers/motorhomes on Lakeshore Drive. In one instance the suspect entered a unit while the owners were sleeping and stole a wallet as well as the owner's vehicle. A great deal of resources and time was spent investigating these occurrences and in early April a 51-year-old male was arrested. He is currently facing charges on one of the break and enters. Police are still actively investigating the others and expect more charges to follow. Although the male had been residing in Osoyoos in 2014, he had left for a few years and spent some time in jail after Osoyoos RCMP arrested and charged him for other break and enters to recreational vehicles. It is believed he only returned within a month.

Old Fashioned Police Work - The Princeton RCMP received a report of a Break and enter into a residence in Tulameen BC. Members attended and found that several firearms had been stolen from the residence. The investigator followed up on various tips and learned that the firearms may have been sold to a person in Coalmont BC. The purchaser was confronted resulting in the recovery of all three stolen firearms

Loss Prevention Program - With the goal to strengthen the relationship with local business and Loss Prevention Officers (LPO), as well as reducing calls for service for General Duty members, a new



reporting means for shoplifting files was implemented. In shoplifting occurrences where there is video surveillance available and the suspect is unknown and NOT in custody, the respective business/LPO is now able to email CSET with details pertaining to the incident and a clear photo of suspects. The complainant will be given a file number for their records and the photograph is sent out throughout the Okanagan for identification.

RAPID (Regional Automated Property Information Database) – CSET is working with Penticton h Bylaws to have this program implemented in the local pawn shops. This will include a request to the City of Penticton to amend the bylaws to have RAPID mandatory for pawn shops in Penticton. This is expected to be presented in May. This program will be connected with other detachments using the system and will be a great investigational tool for police to investigate property crime related matters.

Target Illegal Drug Operations

Amber Light Compassion Club - On January 26th, 2018, Keremeos Detachment executed a CDSA search warrant at the Amber Light Compassion Society in Cawston. The owner of the shop was arrested on site. A large amount of dried marihuana as well as a significant quantity of products containing THC and CBD were seized. Charges are pending review by Federal Crown Counsel. The shop was closed and is no longer in operation. Storefront operations purporting to sell medical Cannabis are illegal and as such all of the product sold is obtained illegally.

Drug Transporter - On January 26, 2018 Princeton RCMP responded to a report of a motor vehicle incident east of Princeton. Members attended to find that the vehicle involved had been reported stolen out of Oliver, BC after a serious incident had occurred there. The female was arrested and 5 g of Methamphetamine was seized.

Fighting Crime with Science and Technology

The Right Foot - Responding to a break and enter to a winery in Naramata, the PSOSRD Forensic Identification Section (FIS) located and obtained footwear impressions at the scene which were linked to several break and enters in Penticton and Summerland. The impressions were then linked to the footwear of a male who was in custody. The male admitted to the crimes during a warned statement.

Flight from Police/Drugs/Prohibited Firearms - On February 9th a male fled from a pro-active road check being conducted in Keremeos. The driver was apprehended in the Riverside RV Resort after crashing through the security gate. The suspect, a male from the LMD, was charged with numerous offences and held in custody. The subsequent investigation linked the male to two prohibited firearms and a significant quantity of drugs and stolen credit cards that he attempted to



stash in the RV park. Suspect's fingerprints were identified by FIS on credit card statements, linking the subject to the discarded firearms and drugs.

Break and Enter to RV - On March 6th FIS attended a storage compound where several RV's had been broken into. Fingerprints at the point of entry were identified to a male suspect.

Production for the Purpose of Trafficking – On March 8th FIS assisted FSOC and the Clandestine Lab team with a search warrant at a rural residence near Osoyoos. The residence was used for the production of methamphetamines.

Reduce the Impact of Social Disorder

Liquor Establishment Checks – CSET has been liaising with liquor establishments to ensure that they have the required licenses posted and proper protocols in place. The liquor inspector has been consulted in order to ensure responsible operation. Penticton Fire Department is also a supportive partner in this project who may attend to assist with compliance checks. This project is going to be an important proactive initiative heading into the summer months.

Distraught Male Stopped from Jumping off Canyon Bridge - On February 22, 2018, two Osoyoos members responded quickly to the Highway 3 Bridesville area after receiving reports of a distraught male. Members located the 53-year-old male who was on the Canyon Bridge with intentions to jump. They were able to safely take the male into custody and turn him over to medical professionals. The male thanked the members for saving his life.

Illegal Alien - An Osoyoos member working on a tip attended a residence in the 9100 block of 100th avenue and apprehended a non-Canadian female who had been avoiding immigration authorities since 2012. The 56-year-old female was found hiding in the residence and later turned over to the Canada Border Services Agency.

Stopping Harm - After a lengthy hunt for a stolen vehicle that had fled at the sight of police in Penticton, members located the vehicle stuck in the snow in a driveway off Apex Rd. Upon approach to the vehicle they observed the occupant put a revolver to her head. Investigators engaged the driver in conversation and negotiated with her to drop the gun and exit the vehicle. The female driver exited, still with the firearm in her hand, however, further negotiation resulted in her throwing the firearm aside and her being safely taken in to custody.



Road Safety

In the first quarter of 2018, CSET teamed up with the North and South Okanagan Traffic Services to target distracted driving and impaired driving. They also participated in their own initiatives with the following results:

Offence	Number
Criminal Code Prohibited Driver	10
Impaired - 90 Day Immediate Roadside Prohibition	13
Impaired - 7 Day Immediate Roadside Prohibition	3
Impaired - 3 Day Immediate Roadside Prohibition	3
Impaired - 24 Hour Prohibition	6
Impaired - Criminal Code Refusal	

Motoring Public Help Catch Dangerous Driver – A Summerland resident was observed driving at excessive speeds and was called in by the public. He had 30 entries on record, all as the subject of complaint for excessive speed. The suspect works in Penticton and drives home to Summerland regularly, and had been reported driving in excess of 160 km an hr, tailgating and cutting people off. Penticton, Summerland and South Okanagan Traffic Services members set up on the highway at different points to catch him on radar and found him going 146 km/hr in a 100 km/hr zone, his vehicle was impounded for excessive speed.

Drinking and Driving / Crash - On March 24th police responded to a motor vehicle collision in the 4000 block of Hwy 3 west of Keremeos. The driver was attempting to leave the scene but was stuck in the ditch after driving through a fence. The male was found to be intoxicated and was issued a 90 day IRP and his vehicle was impounded.

Community Engagement

Major Investigations and Initiatives

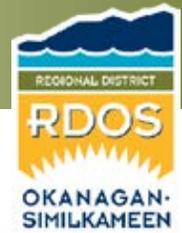
Missing in the Snow – A male was reported missing in a mountainous area. The area was covered in deep snow so Penticton Search and Rescue was called out to assist in locating him. Police Service Dog Harro and his human partner, Cpl Goodfellow, searched into deep snow for three hours before locating him preventing him from succumbing to hypothermia. They called in the SAR helicopter and the male was transported to safety. Unfortunately for the police dog services team, they had a three-hour return trip. Harro appreciated the deep snow more than his snow shoe wearing partner.



Reaching out for Mental Health – The PSOSRD mental health officer, Cst James Grandy has begun his duties reaching out to mental health clients as part of CSET. CSET is tasked with liaising and developing local partnerships dealing with mental health/addictions and homelessness including :

- **Familiar Faces:** Meeting with Interior Health/Mental Health and Addictions/Emergency Room management/Psychiatry: Within this meeting, problematic individuals are discussed from all perspectives and a tentative care plan is put into place. In the last three months, two high risk males have been identified and transferred to Burnaby for addiction treatment. Significant progress has been made with the working relationship between the police and the above agencies.
- **District Review Committee:** Meeting with the school board/MCFD/Youth Mental Health and other applicable partners in dealing with troubled youth within the school system





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, June 7, 2018
11:15 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of June 7, 2018 be adopted.

1. Consent Agenda – Corporate Issues

a. Electoral Area “D” Advisory Planning Commission – May 8, 2018

THAT the Minutes of the May 8, 2018 Electoral Area “D” Advisory Planning Commission be received.

b. Electoral Area “E” Advisory Planning Commission – May 14, 2018

THAT the Minutes of the May 14, 2018 Electoral Area “E” Advisory Planning Commission be received.

c. Kaleden Parks and Recreation Commission – May 1, 2018

THAT the Minutes of the May 1, 2018 Kaleden Parks and Recreation Commission be received.

d. Naramata Parks and Recreation Commission – May 28, 2018

THAT the Minutes of the May 28, 2018 Naramata Parks and Recreation Commission be received.

That the NPR actively support, promote and work toward becoming an age-friendly community.

e. Protective Services Committee – June 7, 2018

THAT the Minutes of the June 7, 2018 Protective Services Committee be received.

f. RDOS Regular Board Meeting – June 7, 2018

THAT the minutes of the June 7, 2018 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. Floodplain Exemption Application – 1655 Maple Street, Okanagan Falls, Electoral Area “D-2”
 - i. Tetra Tech Canada Inc. Flood Hazard Assessment dated June 1, 2018

To allow the development of an industrial building below the flood construction level of Shuttleworth Creek.

THAT the Board of Directors approve a floodplain exemption for Lot B, Plan KAP22642, District Lot 551, SDYD, Except Plan EPP34540, in order to allow the construction of an industrial building placed below the flood construction level of Shuttleworth Creek, subject to the following conditions:

- i) *a statutory covenant is registered on title in order to:*
 - a) *“save harmless” the Regional District against any damages as a result of a flood occurrence; and*
 - b) *secure the recommendations contained within the flood hazard assessment report prepared by Mark Aylward-Nally and David Moschini of Tetra Tech Canada Inc., dated June 1, 2018.*

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

THAT the Consent Agenda – Development Services be adopted.

B. DELEGATIONS

1. Anna Warwick Sears, Executive Director – Okanagan Basin Water Board (OBWB)
 - a. Presentation
 - b. OBWB Memorandum dated May 28 2018

Ms. Warwick Sears will address the Board to seek re-authorization for the Water Management Program.

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)

That the Regional District of Okanagan-Similkameen approves the following change to the OBWB Governance Manual: that future WCQI grants be awarded on a valley-wide basis, ranked on the merit of each proposed project as it benefits its region and the valley as a whole.

RECOMMENDATION 5 (Unweighted Corporate Vote – Simple Majority)

That the Regional District of Okanagan-Similkameen re-affirms support for the OBWB’s Water Management Program under the Terms of Reference of the OBWB’s Governance Manual, and renewal of the program for another four-year term, from April 1, 2019 to March 31, 2023.

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. **Zoning Bylaw Amendments – 2404 87th Street, Osoyoos, Electoral Area “A”**
 - a. Bylaw No. 2451.22, 2018
 - b. Public Hearing Report – Amendment Bylaw No. 2451.22, 2018
 - c. Responses Received

To allow for the construction of a secondary suite on a parcel less than 2020 m².

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)
THAT the public hearing report be received.

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2451.22, 2018, Electoral Area “A” Zoning Amendment Bylaw be read a third time.

2. **Zoning Bylaw Amendments – Electoral Area “A” (“Regal Ridge” Site Specific Zone Review)**
 - a. Bylaw No. 2451.23, 2018

To amend the Electoral Area “A” Zoning Bylaw No. 2451, 2008, in order to remove a number of site specific zoning regulations that relate to the Small Holdings Two (SH2) and Conservation Area (CA) Zones at “Regal Ridge” on Anarchist Mountain.

RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)
THAT THAT Bylaw No. 2451.23, 2018, Electoral Area “A” Zoning Amendment Bylaw be adopted.

3. **Official Community Plan (OCP) & Zoning Bylaw Amendment – 17808 103rd Street, Osoyoos, Electoral Area “A”**
 - a. Bylaw No. 2450.13, 2018
 - b. Bylaw No. 2451.24, 2018
 - c. Responses Received

The public hearing for this item will have been held Thursday, June 7, 2018 at 9:00 a.m. in the RDOS Boardroom located at 101 Martin Street, Penticton.

To rezone an approximately 4.0 ha part of the subject property in order to allow for a winery.

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2450.13, 2018, Electoral Area “A” Official Community Plan Amendment Bylaw and Bylaw No. 2451.24, 2018, Electoral Area “A” Zoning Amendment Bylaw be read a third time.

4. **Official Community Plan (OCP) Amendment – Electoral Area “C”**
 - a. Bylaw No. 2452.20, 2018
 - i. Schedule A – Official Community Plan Map
 - ii. Schedule B – Road and Trail Network Plan
 - iii. Schedule C – Gallagher Lake Development Permit Area
 - b. Responses Received

Amendment Bylaw No. 2452.20 proposes to incorporate the Gallagher Lake Area Plan into Schedules ‘A’ (Oliver Rural OCP Text) and ‘B’ (Oliver Rural OCP Map) and a new Schedule ‘G’ (Form and Character Development Permit Areas) and ‘H’ (Road and Trail Network Map) of the Electoral Area “C” OCP Bylaw No. 2452, 2008.

At present, the Area Plan resides outside of the OCP Bylaw as a separate appendix and its incorporation into the bylaw is being proposed as part of on-going work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

RECOMMENDATION 10 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2452.20, 2018, Electoral Area “C” Official Community Plan Amendment Bylaw be read a first and second time and proceed to public hearing; and

THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated June 7, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*; and

THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2420.20, 2018, in conjunction with its Financial and applicable Waste Management Plans; and

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of July 5, 2018; and

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

-
5. **Early Termination of a Land Use Contract – 1609, 1714, 1730, 1746 & 1752 Green Mountain Road, Electoral Area “D-1”**
 - a. Bylaw No. 2457.23, 2018

To undertake the “Early Termination” of Land Use Contract No. LU-10-D.

RECOMMENDATION 11 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2457.23, 2018, Electoral Area “D-1” Zoning Amendment Bylaw be adopted.

6. **Zoning Bylaw Amendment – 1752 Alba Road, Okanagan Falls, Electoral Area “D-2”**
a. Bylaw No. 2453.35, 2018

To allow for the development of a second kitchen in an existing principal dwelling unit.

RECOMMENDATION 12 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2455.35, 2018, Electoral Area “D” Zoning Amendment Bylaw be adopted.

7. **Zoning Bylaw Amendment – 737 Main Street, Okanagan Falls, Electoral Area “D-2”**
a. Bylaw No. 2453.36, 2018
b. Responses Received

The purpose of the rezoning is to correct a mapping error that previously resulted in the duplex zoning of the subject property reverting to the Residential Single Family One (RS1) Zone.

RECOMMENDATION 13 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2455.36, 2018, Electoral Area “D” Zoning Amendment Bylaws be read a first and second time.

RECOMMENDATION 14 (Unweighted Corporate Vote – 2/3 Majority)

THAT pursuant to sub-section 464 of the *Local Government Act*, the Regional District Board resolves to waive the holding of a public hearing for Zoning Amendment Bylaw 2455.36, 2018; and

THAT pursuant to sub-section 467 of the *Local Government Act*, staff give notice of the waiving of the public hearing for Zoning Amendment Bylaw 2455.36, 2018.

8. **Temporary Use Permit & Development Permit Applications – 5080 Hwy 97, Okanagan Falls, Electoral Area “D”**
a. Permit No. D2018.054-TUP
b. Permit No. D2018.072-DP
c. Responses Received

To allow for the construction of ground floor multi-dwelling units.

RECOMMENDATION 15 (Unweighted Rural Vote – Simple Majority)

THAT the Board of Directors approve Temporary Use Permit No. D2018.054-TUP; and

THAT the Board of Directors approve Development Permit No. D2018.072-DP.

9. **Temporary Use Permit Application – 2240 Naramata Road, Electoral Area “E”**
 - a. Permit No. E2018.057-TUP
 - b. Responses Received

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

RECOMMENDATION 16 (Unweighted Rural Vote – Simple Majority)

THAT the Board of Directors approve Temporary Use Permit No. E2018.057-TUP; and

THAT prior to the issuance of TUP No. E2018.057-TUP, the property owner replaces the window of the basement bedroom in the dwelling unit on the subject property in order to comply with egress standards in the BC Building Code.

D. COMMUNITY SERVICES – Protective Services

1. **Volunteer Fire Departments 2018 Rosters**
 - a. Naramata
 - b. Okanagan

RECOMMENDATION 17 (Unweighted Corporate Vote – Simple Majority)

That the rosters for the Naramata and Okanagan Falls Fire Departments be adopted.

E. LEGISLATIVE SERVICES

1. **105 Martin Street – Lease of Space**

To secure additional office space adjacent to 101 Martin Street to provide for a permanent Emergency Operations Centre, meeting and office space.

RECOMMENDATION 18 (Weighted Corporate Vote – Simple Majority)

THAT the Regional District of Okanagan Similkameen enter into a lease agreement with Celestin Holdings Inc. for 2,635 ft² of office space at 105 Martin Street for a 5 year term.

2. **Declaration of State of Local Emergency**
-

F. CAO REPORTS

1. Verbal Update

G. OTHER BUSINESS

1. Chair’s Report

2. Directors Motions

3. Board Members Verbal Update

H. ADJOURNMENT

Minutes

Electoral Area “D” Advisory Planning Commission

Meeting of Tuesday, May 8, 2018

Okanagan Falls Community Centre (Gymnasium)

1141 Cedar Street, Okanagan Falls, BC

-
- Present: Tom Siddon, Director, Electoral Area “D”
- Members: Jerry Stewart, Robert Handfield, Ron Obirek, Robert Pearce, Don Allbright, Navid Chaudry, Doreen Olson, Doug Lychak
- Absent: Jill Adamson, Bob Haddow
- Staff: Evelyn Riechert, Planner
Brad Dollevoet, Development Services Manager
Emily Williamson, Recording Secretary
- Delegates: Andy Orr, Anita Miller, Duncan Gordon

1. CALL TO ORDER

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

2. APPROVAL OF PREVIOUS MEETING MINUTES

There was a request for additional information in future Minutes.

It was Moved and Seconded by the APC that the Minutes of April 10, 2018 be approved.

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

MOTION

CARRIED (UNANIMOUSLY)

3. ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

4. DEVELOPMENT APPLICATIONS

4.1 D2018.052 (737 Main Street) – Zoning Bylaw Amendment Application

Delegates: None.

Evelyn Riechert noted an error in the purpose statement of the report.

Discussion

- None.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject development application be Approved.

CARRIED (UNANIMOUSLY)

4.2 D00998.010 (D2018.054-TUP) – South Skaha Housing Society – Temporary Use Permit Application

Delegates: Andy Orr, Graeme Lindsay, and team of 3 people.

Andy Orr gave an overview of proposed 26-unit, independent living 55+ BC Housing project. TUP is to allow building to proceed without providing a commercial use.

Discussion

- As part of TUP requesting a reduction in parking; providing 28 stalls.
- Concern over reduction in parking. Would like to see double the number of handicap spaces. No public transportation options in OK Falls.
- Applicant clarified based on data collected for similar projects in smaller communities, providing 0.75 parking seems adequate for senior housing. 24 out of 26 units are 1 bedroom units. Additional property available to the south if parking area needs to expand.
- No balconies provided based on BC Housing's requirements for energy modelling; operators typically would leave balcony doors open. Garden areas are provided in the rear of the development.
- 4 metre pedestrian access provided as indicated in OK Falls Town Centre Plan.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject development application be Approved.

CARRIED (UNANIMOUSLY)

4.3 D00989.010/015/020/025/030 (D2018.041-ZONE) – Miller, Doug – Zoning Bylaw Amendment Application

Delegates: Anita Miller, Don Miller

Anita Miller gave an overview of application and said process has been ongoing for two years. Expressed frustration with Irrigation District and noted neighbours had concerns regarding proposal. Notified APC that the application will be withdrawn.

Discussion

- Clarified the APC has an advisory role and is not an approving authority; the APC makes a recommendation to the Board.
- Staff are supportive of application.
- Can pursue a secondary suite as an alternative option.

4.4 D03459.000 (D2018.064-IDP) – Shuttleworth Properties (Agent: Sunniva Medical Inc.) – Industrial Development Permit Application

Delegates: Duncan Gordon, Roger Green, Will, and Jeff

Duncan Gordon gave a PowerPoint presentation outlining proposed development.

Discussion

- Clarification that no pesticides will be used; using biological control. Bugs used will be native species to this area and contained in a closed facility.
- Confirmed no retail sales on site.
- Anticipate that construction will begin in a year. Greenhouse structure goes up quickly; many components are coming from the Netherlands. Already broken ground at site.
- Golder Associates working on site contamination and mitigation measures. Existing contaminated soils will need to be excavated and removed. One existing well and another will be sunk; Electoral Area 'D' requires well protection as part of DP process. Facility is a closed system and will not be expelling water.
- Submitted a TIA to MoTI; looking at employee and truck traffic impacts. Entering negotiations with MoTI, Weyerhaeuser, and the RDOS for the purchase, upgrade, and long-term maintenance plan for Weyerhaeuser Rd. Will enter a memorandum of understanding for the road; intent is for the road to be public and not continue as a private road.
- Have considered solar power and there is the opportunity to put it in later.
- For odour suppression will use environmentally friendly odour neutralizers.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject development application be Approved.

CARRIED (UNANIMOUSLY)

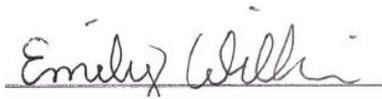
5. **ADJOURNMENT**

MOTION

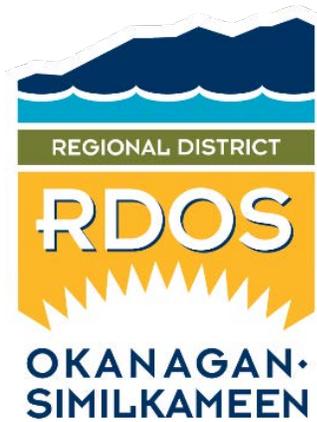
It was Moved and Seconded that the meeting be adjourned at 8:30 pm.

CARRIED (UNANIMOUSLY)

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, May 14th, 2018 at 7:30 p.m.

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

Present:

Members: Bruce Clough (Chair, Electoral Area 'E' APC), Heather Fleck, Phil Janzen, Don Mancell, Brent Rowland,

Absent: Tom Hoenisch, Tim Forty

Staff: Evelyn Riechert (RDOS Planner)

Guests: 3 members of the public were present, Karla Kozakevich (RDOS Area 'E' Director)

Recording Secretary: Heather Lemieux

Delegates: Marilyn Stone, Dominic Unsworth

1. ADOPTION OF AGENDA

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

MOTION

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

CARRIED (UNANIMOUSLY)

2. APPROVAL OF MINUTES

Tim Forty was absent from April 9th, 2018 meeting, removed from Members present list.

MOTION

It was Moved and Seconded by the APC that the Minutes of April 9th, 2018 be approved as amended.

CARRIED (UNANIMOUSLY)

3. DELEGATIONS

- 3.1 Stone, Marilyn of Skyrun Vacation Rentals on behalf of Duckworth, Stan for Temporary Use Permit Application E02042.001 (E2018.057-TUP)
- 3.2 Therapy Vineyards Ltd. For Zoning bylaw Amendment Application Agent: Unsworth, Dominic
E02125.010 (E2018.023-ZONE)

4. DEVELOPMENT APPLICATIONS

- 4.1 E02042.001 (E2018.057-TUP) - Temporary Use Permit Application Administrative Report submitted by Timothy Donegan, Planning Technician

MOTION

It was Moved and Seconded in favour of option 2. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved with the following conditions:

- i) Subject to satisfactory health and safety inspection.

CARRIED (UNANIMOUSLY)

- 4.2 E02125.010 (E2018.023-ZONE) Zoning Bylaw Amendment Application Administrative Report (updated) submitted by Evelyn Riechert, Planner

MOTION

That the APC allow members of the public address the commission in regard to the Zoning Bylaw Amendment Application.

CARRIED BY TWO THIRDS MAJORITY

Schalk Vanheerden and Elizabeth Vanheerden addressed APC members, guests and staff as did Dominic Unsworth for Therapy Vineyards.

MOTION

It was Moved, Seconded and voted on in favour of Option 3. THAT the APC recommends to the RDOS Board of Directors that the subject development application be denied.

CARRIED

5. OTHER

5.1 Next Electoral Area 'E' Advisory Planning Commission Meeting

June 11th, 2018 at 7:30 p.m.

6. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:31 p.m.

CARRIED (UNANIMOUSLY)

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary / minute taker



MINUTES



Kaleden Recreation Commission

Tuesday, May 1, 2018

Kaleden Community Hall

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

Absent: Wendy Busch

Staff: Shona Schleppe

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 Tuesday May 1, 2018 be adopted. CARRIED

2. APPROVAL OF MEETING MINUTES

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for the Kaleden Parks & Recreation Meeting of April 3, 2018 be adopted. CARRIED

3. CORRESPONDENCE/DELEGATIONS

4. RDOS STAFF REPORTS

4.1 Park Coordinator – Justin Shuttleworth

4.2 Recreation Coordinator Report – Janet Black

Report received.

5. COMMISSION MEMBER REPORTS

5.1 Park Engineering Study

Action: Determine a meeting date with Ecora to complete design options for the Park as per contract. The milestone dates need to be adjusted.



MINUTES

Kaleden Recreation Commission

Tuesday, May 1, 2018
Kaleden Community Hall



Action: Concern for the condition of tennis court surface, over the winter cracks have again appeared, what is the fundamental problem – base for tennis court?

Action: A Geotech assessment of the tennis court base may be needed. Tennis Club has contacted Tomco Sports Surfaces as they have a crew traveling through the Valley. Requested a visit to assess courts and provide recommendations.

5.2 Treasurer Report

Quick update - hall rental revenue is down, program fees are on track, did not receive the Rural Dividend grant for the boat launch and parking lot and will need to make adjustments to Budget. Message to Commission that there will be no un authorized spending. Need to develop a detailed strategic plan to outline all commitments.

6. RDOS DIRECTOR REPORT

Area “D” division has been confirmed by Lieutenant Governor – Area “I” is born (involves west side of Skaha Lake) involving Kaleden. Refer to handout. Floods have consumed the entire region, demands on RDOS staff and delay in projects.

7. BUSINESS ARISING

7.1 Swim Ropes and Floats

RECOMMENDATION

IT WAS MOVED AND SECONDED

That Kal-Rec purchase swim ropes and floats to replace the equipment that went missing last year in partnership with monies raised through KCA.

Action: Staff to confirm the price for swim ropes and floats. **CARRIED**

7.2 Dogs and Signage

RECOMMENDATION

IT WAS MOVED AND SECONDED

That Kal-Rec discuss with RDOS staff the possibility of blocking automobile access to the road ends and put up signage to ban dogs from the road ends. **CARRIED**

7.3 FireSmart – May 5 starting at 9:00 am.

7.4 Kaleden Farmers Market

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the decision for a Farmer’s Market be referred to the KCA. **CARRIED**



MINUTES

Kaleden Recreation Commission

Tuesday, May 1, 2018
Kaleden Community Hall



7.5 Canada Day

RECOMMENDATION

IT WAS MOVED AND SECONDED

That Kal-Rec in partnership with KCA coordinate a BBQ.

CARRIED

7.6 Trees

a. Beaver Damage

RECOMMENDATION

IT WAS MOVED AND SECONDED

That Kal-Rec request immediate attention by RDOS to protect all Pioneer Park and Hotel Park trees to prevent damage by beavers.

b. Trees along Ponderosa

RECOMMENDATION

IT WAS MOVED AND SECONDED

That Kal-Rec work with RDOS to come up with a plan to view-prune or remove and replace the trees along Ponderosa that were planted several years ago and are now beginning to block the neighbors' view.

CARRIED

7.7 Hall Work Day

RECOMMENDATION

Referred to the Events Committee for planning

7.8 Strategic Planning

Tabled for further discussion at June meeting.

8. ADJOURNMENT

RECOMMENDATION

IT WAS MOVED

That the meeting be adjourned at 8:15 pm.

NEXT REGULAR MEETING:

Tuesday, June 5, 2018
Kaleden Community Hall



MINUTES

Kaleden Recreation Commission

Tuesday, May 1, 2018
Kaleden Community Hall



Recreation Commission Chair

Recording Secretary



MINUTES

Naramata Parks & Recreation Commission

Monday, May 28, 2018, 6:30 p.m.
Naramata Fire Hall

Members Present: Dennis Smith (Chair), Lyle Resh, Adrienne Fedrigo, Maureen Balcaen, Jeff Gagnon, Jacqueline Duncan

Absent: Richard Roskell

Area 'E' Director Karla Kozakevich (RDOS Area 'E' Director)

Staff & Contractors: Doug Reeve (RDOS, Projects Coordinator II) left meeting @ 8:46 p.m., Justin Shuttleworth (RDOS Parks & Facilities Coordinator) arrived @ 6:45 p.m. left meeting @ 8:46 p.m., Deb Linton (Recreation Contractor), Heather Lemieux (Recording Secretary)

Guests: Ashley Aoki (Grade 4/5 Teacher Naramata Elementary) left meeting @ 6:58 p.m., Ethan Kellough-Warren (Engineer) left meeting @ 6:58 p.m., Kailey Rogers (Kindergarten Teacher, Naramata Elementary) left meeting @ 6:58 p.m.

Delegations: Jan Ramsay (Principal, Naramata Elementary) left meeting @ 6:58 p.m.

1. APPROVAL OF AGENDA

RECOMMENDATION
IT WAS MOVED AND SECONDED

That the Agenda for the Naramata Parks & Recreation Meeting of May 28, 2018 be adopted as presented and all presentations and reports be received.

CARRIED (UNANIMOUSLY)

2. APPROVAL OF LAST MEETING MINUTES

RECOMMENDATION
IT WAS MOVED AND SECONDED

That the minutes for the Naramata Parks & Recreation Meeting of April 23, 2018 be adopted as presented.

CARRIED (UNANIMOUSLY)



MINUTES

Naramata Parks & Recreation Commission

Monday, May 28, 2018, 6:30 p.m.
Naramata Fire Hall

3. CORRESPONDENCE/DELEGATIONS

- 3.1. Nature Play Area – Jan Ramsay (Principal, Naramata Elementary School) – Ashley Aoki (Grade 4/5 Teacher Naramata Elementary) presented *Naramata Elementary's Outdoor Learning Space Proposal*. Discussed locations, funding, design concepts, benefits, memorial plaque and community engagement. ACTION – Karla Kozakevich to act as liaison for Nature Play Space and send the site plan for new park to Jan Ramsay.
-

4. RDOS DIRECTOR REPORT – Karla Kozakevich reported on the following:

- 4.1. Memorial Benches – Update on OAP and walking path. Discussed memorial bench requests.
- 4.2. Spirit Park – Playground install will begin soon. Discussed ground surfaces and reserving space for potential additional park projects.
- 4.3. Community Sign – Updated on sign project. In kind donations have been made through a local architect and Structurlam wood products. ACTION – Karla Kozakevich to send design to NPR members via email.
- 4.4. Truth & Reconciliation – Penticton Indian Band is pleased with engagement efforts for naming the new park and other signage in the Naramata area. Discussed additional signage in community and hosting a recognition celebration.

5. RDOS STAFF REPORT – Justin Shuttleworth (RDOS Parks & Facilities Coordinator) and Doug Reeve (RDOS, Projects Coordinator II) reported submitted:

- 5.1. Wharf Park Shoreline Rehabilitation – Permits applications are underway. Preparations are being made for the tendering process. Discussed project concepts and timelines.
- 5.2. First Street Closure – ONGOING
- 5.3. Manitou Park – Swim Platform Replacement – Update on non-buoyant platform material. Lake bottom survey has been completed. Permit underway. Discussed steel piling, life span, dock building code changes and flow through decking. ACTION – Doug Reeve to check on exact location and general area applied for in permit application, UV rating and warranty details.



MINUTES

Naramata Parks & Recreation Commission

Monday, May 28, 2018, 6:30 p.m.
Naramata Fire Hall

- 5.4. Spirit Park – New Facilities – Playground project underway, once started, work is anticipated to be completed in 3 weeks. Discussed sports court fencing and budgets.
- 5.5. Tennis/Pickleball Courts – Draft site plans were distributed. Discussed drainage and parking options. ACTION – Justin Shuttleworth to look into costs to add pickleball court lights.
- 5.6. Naramata P&R Strategic Planning (reminder) & RDOS project priority – Distributed *Capital Projects and Park Improvements* budget. DFA projects are priority as there is a time limit of 18 months to utilize funding. Discussed strategic planning research, budgeting and timelines. Distributed 2019 *Parks /Rec Strategic Planning (Capital Projects, Improvements & Service Levels)* and discussed staff time/capacity and budget. ACTION – NPR strategic planning meeting to be held. (Budget breakout meeting should be held by NPR members earlier each year).
6. RECREATION CONTRACTOR REPORT – Deb Linton (Recreation Coordinator Contractor), report submitted.
 - 6.1. Volunteer – Honorarium given to Craig Henderson for facilitating community events.
 - 6.2. Boat Storage – A site plan is needed, including a detailed map and elevations. A contract is being prepared between the Naramata Water Sports Association (NWSA) and the RDOS. Discussed foreshore permit requirements. ACTION – Jeff Gagnon to help Deb Linton prepare site plan. ACTION – Justin Shuttleworth to follow up with on contract status. ACTION – Doug Reeve to follow up on status of the foreshore development permit.
 - 6.3. Swim Lessons – Red Cross instructor interested in teaching swim lessons at Manitou Park in the summer.

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the NPR contribute up to \$500 for the Red Cross swim instructor's insurance costs.

CARRIED (UNANIMOUSLY)



MINUTES

Naramata Parks & Recreation Commission

Monday, May 28, 2018, 6:30 p.m.
Naramata Fire Hall

7. COMMISSION MEMBER REPORTS

- 7.1. Woodwackers Report - Lyle Resh presented a verbal report. Discussed the Arawana ditch holding water, streams and runoff, drainage issues and impacts to KVR. A site meeting was held with a Gorman Bros. planner to discuss water diversion practices.
 - 7.2. Age-friendly Recognition Application – Adrienne Fedrigo provided update on process of Naramata being recognized as an age-friendly community.
-

8. BUSINESS ARISING

- 8.1. Park Vendor Contract – ACTION – Karla Kozakevich to remind Doug Reeve about contract template approval – ONGOING
- 8.2. Manitou Swim Platform – Previously discussed under 5.3.
- 8.3. Dog Park – Discussed location, and planning history of Dog Park idea.
- 8.4. Discover Naramata – Discussed re-distributing maps on the KVR and weather proof boxes. ACTION – Karla Kozakevich to email trails in support of Discover Naramata.
- 8.5. Naramata Faire Update – Jaqueline Duncan provided an update from the Naramata Faire Society.
- 8.6. Age-Friendly Recognition

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the NPR actively support, promote and work toward becoming an age-friendly community.

CARRIED (UNANIMOUSLY)

9. ADJOURNMENT 9:32 p.m.

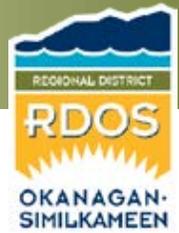


MINUTES
Naramata Parks & Recreation Commission
Monday, May 28, 2018, 6:30 p.m.
Naramata Fire Hall

NEXT MEETING: June 25, 2018, 6:30 p.m., Naramata Fire Hall

Recreation Commission Chair

Recording Secretary



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, May 17, 2018
9:15 a.m.

Minutes

MEMBERS PRESENT:

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

Director H. Konanz, City of Penticton
Director K. Kozakevich, Electoral Area "E"
Director A. Martin, City of Penticton
Director 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:

Director T. Boot, District of Summerland
Director R. Hovanes, Town of Oliver

Director B. Coyne, Electoral Area "H"

STAFF PRESENT:

M. Woods, Manager of Community Services, A/CAO
C. Malden, Manager of Legislative Services

P. Edmonds, Emergency Mgmt Program Coordinator

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Protective Services Committee Meeting of May 17, 2018 be adopted. - **CARRIED**

B. EMERGENCY MANAGEMENT UPDATE – For Information Only

The Committee was provided an [update](#) of the activities of the Emergency Operations Centre

C. ADJOURNMENT

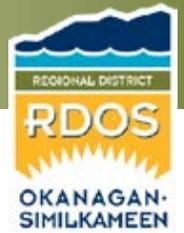
By consensus, the Protective Services Committee meeting adjourned at 10:01 a.m.

APPROVED:

CERTIFIED CORRECT:

A. Jakubeit
Protective Services Committee Chair

B. Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Minutes of the Regular Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 10:19 a.m. Thursday, May 17, 2018 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"
Vice Chair M. Bauer, Village of Keremeos
Director F. Armitage, Town of Princeton
Director M. Brydon, Electoral Area "F"
Director G. Bush, Electoral Area "B"
Director E. Christensen, Electoral Area "G"
Director M. Doerr, Alt. Town of Oliver
Director A. Jakubeit, City of Penticton

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

MEMBERS ABSENT:

Director T. Boot, District of Summerland
Director R. Hovanes, Town of Oliver

Director B. Coyne, Electoral Area "H"

STAFF PRESENT:

M. Woods, Manager of Community Services, A/CAO
C. Malden, Manager of Legislative Services

B. Dollevoet, Manager of Development Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the [Agenda](#) for the RDOS Board Meeting of May 17, 2018 be adopted. - **CARRIED**

1. Consent Agenda – Corporate Issues

a. Kaleden Recreation Commission – April 3, 2018

THAT the Minutes of the April 3, 2018 Kaleden Recreation Commission be received.

b. Naramata Parks & Recreation Commission – March 26, 2018

THAT the Minutes of the March 26, 2018, 2018 Naramata Parks & Recreation Commission be received.

c. Environment and Infrastructure Committee – May 3, 2018

THAT the Minutes of the May 3, 2018 Environment and Infrastructure Committee be received.

d. Planning and Development Committee – May 3, 2018

THAT the Minutes of the May 3, 2018 Planning and Development Committee be received.

That staff be directed to research further the potential of creating a new water

zone along the lakeshore of Okanagan Valley lakes, to be included in the Okanagan Valley Electoral Areas Zoning bylaw.

- e. Protective Services Committee – May 3, 2018
THAT the Minutes of the May 3, 2018 Protective Services Committee be received.
- f. RDOS Regular Board Meeting – May 3, 2018
THAT the minutes of the May 3, 2018 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

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

B. DEVELOPMENT SERVICES – Rural Land Use Matters

- 1. Official Community Plan (OCP) & Zoning Bylaw Amendment – 17808 103 Street, Electoral Area “A”
 - a. Bylaw No. 2450.13, 2018
 - b. Bylaw No. 2451.24, 2018
 - c. Responses Received

To rezone an approximately 4.0 ha part of the subject property in order to allow for a winery.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2450.13, 2018, Electoral Area “A” Official Community Plan Amendment Bylaw and Bylaw No. 2451.24, 2018, Electoral Area “A” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing; and

THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated May 17, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*; and

THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2450.13, 2018, 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 June 7, 2018; and

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

CARRIED

2. Development Permit Application (Industrial) – 1655 Maple Street, Okanagan Falls, Electoral Area “D”
 - a. Industrial Development Permit No. D2018.064-IDP

To allow for the construction of an approximately 68,000m² medical cannabis production, manufacturing and processing building.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT consideration of Development Permit No. D2018.064-DP be postponed to the next Board meeting.

DEFEATED

Opposed: Directors Pendergraft, Schafer, Kozakevich, Brydon

It was MOVED and SECONDED

THAT the Board of Directors deny Development Permit No. D2018.064-DP.

DEFEATED

Opposed: Directors Pendergraft, Schafer, Kozakevich, Brydon

It was MOVED and SECONDED

THAT the Board of Directors approve Development Permit No. D2018.064–DP.

CARRIED

Opposed: Directors Siddon, Bush, Christensen

-
3. Zoning Bylaw Amendment – Electoral Area “A” (“Regal Ridge” Site Specific Zone Review)
 - a. Bylaw No. 2451.23, 2018
 - b. Responses Received

The public hearing for this item was held Thursday, May 17, 2018 at 9:00 a.m. in the RDOS Boardroom located at 101 Martin Street, Penticton.

To amend the Electoral Area “A” Zoning Bylaw No. 2451, 2008, in order to remove a number of site specific zoning regulations that relate to the Small Holdings Two (SH2) and Conservation Area (CA) Zones at “Regal Ridge” on Anarchist Mountain. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2451.23, 2018, Electoral Area “A” Zoning Amendment Bylaw be read a third time. - **CARRIED**

4. Early Termination of a Land Use Contract – 1609, 1714, 1730, 1746 & 1752 Green Lake Road, Electoral Area “D-1”
 - a. Bylaw No. 2457.23, 2018
 - b. Responses Received

The public hearing for this item was held Thursday, May 17, 2018 at 9:00 a.m. in the RDOS Boardroom located at 101 Martin Street, Penticton.

To undertake the “Early Termination” of Land Use Contract No. LU-10-D.

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2457.23, 2018, Electoral Area “D-1” Zoning Amendment Bylaws be read a third time. - **CARRIED**

5. Zoning Bylaw Amendment – 1752 Alba Road, Okanagan Falls, Electoral Area “D-2”
 - a. Bylaw No. 2453.35, 2018
 - b. Responses Received

The public hearing for this item was held Thursday, May 17, 2018 at 9:00 a.m. in the RDOS Boardroom located at 101 Martin Street, Penticton.

To allow for the development of a second kitchen in an existing principal dwelling unit.

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2455.35, 2018, Electoral Area “D” Zoning Amendment Bylaw be read a third time. - **CARRIED**

6. Zoning Bylaw Amendment – 100 4th Street, Kaleden, Electoral Area “D”
 - a. Bylaw No. 2457.24, 2018
 - b. Responses Received

The public hearing for this item was held Thursday, May 17, 2018 at 9:00 a.m. in the RDOS Boardroom located at 101 Martin Street, Penticton.

To allow for the construction of a secondary suite on a parcel less than 2020 m².

RECOMMENDATION 8 (Unweighted Rural Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2457.24, 2018, Electoral Area “D-1” Zoning Amendment Bylaw be read a third time and adopted. - **CARRIED**

7. Zoning Bylaw Amendment – 137 Saddlehorn Drive, St. Andrews, Electoral Area “D-2”
 - a. Bylaw No. 2457.25, 2018
 - b. Responses Received

The public hearing for this item was held Thursday, May 17, 2018 at 9:00 a.m. in the RDOS Boardroom located at 101 Martin Street, Penticton.

To facilitate a boundary adjustment between two existing legal parcels.

RECOMMENDATION 9 (Unweighted Rural Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2457.25, 2018, Electoral Area “D” Zoning Amendment Bylaws be read a third time and adopted. - **CARRIED**

C. COMMUNITY SERVICES – Protective Services

1. Volunteer Fire Departments 2018 Rosters
 - a. Anarchist
 - b. Kaleden
 - c. Keremeos
 - d. Naramata
 - e. Tulameen
 - f. Willowbrook

It was MOVED and SECONDED

THAT the rosters for the Anarchist Mountain, Kaleden, Keremeos, Naramata, Tulameen and Willowbrook Fire Departments be adopted. - **CARRIED**

D. LEGISLATIVE SERVICES

1. Fire Service Area Amendment Bylaws
 - a. Bylaw No. 2334.01, 2017 – Anarchist
 - b. Bylaw No. 1238.01, 2017 – Kaleden
 - c. Bylaw No. 2178.04, 2017 – Keremeos
 - d. Bylaw No. 1619.01, 2017 – Naramata
 - e. Bylaw No. 1310.02, 2017 – Okanagan Falls
 - f. Bylaw No. 1574.01, 2017 – Tulameen
 - g. Bylaw No. 1388.01, 2017 – Willowbrook

To ensure that the bylaws remain compliant with the services being provided in each of the fire service areas.

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

THAT the following bylaws be adopted:

- Anarchist Mountain Fire Protection Service Establishment Amendment Bylaw No. 2334.01, 2017
- Kaleden Fire Department Fire Protection Local Service Establishment Amendment Bylaw No. 1238.01, 2017
- Keremeos Fire Protection Service Establishment Amendment Bylaw No. 2178.04, 2017
- Naramata Fire Prevention and Suppression Local Service Establishment Amendment Bylaw No. 1619.01, 2017
- Okanagan Falls Fire Protection Service Establishment Amendment Bylaw No. 1310.02, 2017
- Tulameen Fire Prevention and Suppression Local Service Establishment Amendment Bylaw No. 1574.01, 2017
- Willowbrook Fire Protection Local Service Establishment Amendment Bylaw No. 1388.01, 2017

CARRIED

2. [Declaration of State of Local Emergency](#)

It was MOVED and SECONDED

(Electoral Area "A")

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the chair on the 9th May 2018 to remain in force for seven days until 16 May 2018 at midnight unless cancelled, for the area of Electoral Area "A" due to the threat of flood, debris flow, and land instability that may threaten life, safety, and cause significant property damage.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surround Electoral Area "A" due to expire May 16 2018, at midnight for a further seven days to 23 May 2018, at midnight.

(Electoral Area "B")

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area "B" due to expire 8 May 2018, at midnight for a further seven days to 15 May 2018, at midnight.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area "B" due to expire 15 May 2018, at midnight for a further seven days to 22 May 2018, at midnight.

(Electoral Area "C")

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area "C" due to expire 7 May 2018, at midnight for a further seven days to 14 May 2018, at midnight.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area "C" due to expire 14 May 2018, at midnight for a further seven days to 21 May 2018, at midnight.

(Electoral Area "D")

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the chair on 8 May 2018 to remain in force for seven days until 15 May 2018 at midnight unless cancelled, for the area of Electoral Area "D" due to the threat of flood, debris flow, and land instability that may threaten life, safety, and cause significant property damage.

THAT that Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area "D" due to expire 15 May 2018, at midnight for a further seven days to 22 May 2018, at midnight.

(Electoral Area "E")

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the chair on May 10 2018 to remain in force for seven days until 17 May 2018 at midnight unless cancelled, for the area of Electoral Area "E" due to the threat of flood, debris flow, and land instability that may threaten life, safety, and cause significant property damage.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area "E" due to expire 17 May 2018, at midnight for a further seven days to 24 May 2018, at midnight.

(Electoral Area "F")

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the chair on May 5 2018 to remain in force for seven days until 12 May 2018 at midnight unless cancelled, for the area of Electoral Area "F" due to the threat of flood, debris flow, and land instability that may threaten life, safety, and cause significant property damage.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area "F" due to expire 12 May 2018, at midnight for a further seven days to 19 May 2018, at midnight.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area "F" due to expire 19 May 2018, at midnight for a further seven days to 26 May 2018, at midnight.

(Electoral Area "G")

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the chair on May 8 2018 to remain in force for seven days until 15 May 2018 at midnight unless cancelled, for the area of Electoral Area "G" due to the threat of flood, debris flow, and land instability that may threaten life, safety, and cause significant property damage.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area "G" due to expire 15 May 2018, at midnight for a further seven days to 22 May 2018 at midnight.

(Electoral Area “H”)

THAT the Board of Directors consent to the Declaration for a State of Local Emergency issued by the chair on May 8 2018 to remain in force for seven days until 15 May 2018 at midnight unless cancelled, for the area of Electoral Area “H” due to the threat of flood, debris flow, and land instability that may threaten life, safety, and cause significant property damage.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “H” due to expire 15 May 2018, at midnight for a further seven days to 22 May 2018 at midnight.

CARRIED

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 Healthy Living Coalition - *Boot*
- j. Southern Interior Beetle Action Coalition (SIBAC) - *Armitage*
- k. Southern Interior Local Government Association (SILGA) – *Jakubeit*
- l. Southern Interior Municipal Employers Association (SIMEA) – *Kozakevich, Martin*
- m. Starling Control - *Bush*
- n. UBCO Water Chair Advisory Committee – *Konanz*

3. Directors Motions

4. Board Members Verbal Update

G. ADJOURNMENT

By consensus, the meeting adjourned at 11:44 a.m.

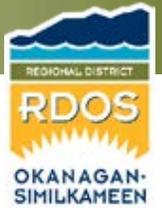
APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 7, 2018
RE: Floodplain Exemption Application — Electoral Area “D-2”

Administrative Recommendation:

THAT the Board of Directors approve a floodplain exemption for Lot B, Plan KAP22642, District Lot 551, SDYD, Except Plan EPP34540, in order to allow the construction of an industrial building placed below the flood construction level of Shuttleworth Creek, subject to the following conditions:

- i) a statutory covenant is registered on title in order to:**
 - a) “save harmless” the Regional District against any damages as a result of a flood occurrence; and**
 - b) secure the recommendations contained within the flood hazard assessment report prepared by Mark Aylward-Nally and David Moschini of Tetra Tech Canada Inc., dated June 1, 2018.**
-

Purpose: To allow the development of an industrial building below the flood construction level of Shuttleworth Creek.

Owners: Shuttleworth Properties Limited Agent: Sunniva Medical Inc. Folio: D-03459.000

Civic: 1655 Maple Street, OK Falls Legal: Lot B, Plan KAP22642, DL 551, SDYD, Except Plan EPP34540

OCP: Industrial (I) Zoning: Heavy Industrial (I2)

Proposed Development:

The applicant is seeking an exemption to the floodplain regulations in order to allow for the development of an industrial building below the flood construction levels of Shuttleworth Creek.

In support of the proposal, the applicant has provided a flood hazard assessment prepared by Mark Aylward-Nally and David Moschini of Tetra Tech Canada Inc.

Site Context:

The subject property is approximately 50.8 ha in area and is situated on the east side of Maple Street, approximately 466 metres east of Highway 97. The subject property formerly comprised the Weyerhaeuser mill operation (but which ceased operations in 2007), and still retains some of the structures associated with this use.

Neighbouring properties include agricultural properties to the south, a mix of residential and industrial lands to the west and north, with industrial, agricultural and conservation lands to the east. Shuttleworth creek runs along the northern boundary of the subject property.

Background:

The current boundaries of the subject property date to a plan of subdivision that was registered with the Land Titles Office on December 6, 2013 (in order to create a parcel for the Structurlam production facility immediately to the south). Available Regional District records indicate numerous Building Permits having previously been issued for this site since 1973 and largely in relation to previous industrial uses (i.e. sawmill and Structurlam operations).

Under Electoral Area "D-2" Official Community Plan No. 2603, 2013, the subject property is designated as Industrial (I) with the northeast corner, across from Shuttleworth Creek designated as Large Holdings (LH).

The property is also situated within the Industrial Development Permit area, as well partially identified as being within the Hillside Development Permit (HDP) area, a Watercourse Development Permit (WDP) area and within an Environmentally Sensitive Development Permit (ESDP) area (although the proposed development is located outside the WDP and ESDP areas, and therefore not subject to this development permit requirement).

Under the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, the property is zoned as Heavy Industrial (I2), which includes "manufacturing" as a principal permitted use.

Statutory Requirements

Section 524(7) of the *Local Government Act* allows the Regional District to consider exempting a specific parcel from its floodplain regulations if the Board considers it advisable and either:

- (a) *considers that the exemption is consistent with the Provincial guidelines, or*
- (b) *has received a report that the land may be used safely for the use intended, which report is certified by a person who is*
 - (i) *a professional engineer or geoscientist and experienced in geotechnical engineering, or*
 - (ii) *a person in a class prescribed by the environment minister under subsection (9).*

Analysis:

In considering this floodplain exemption request against the requirements of Section 524(7) of the *Local Government Act*, Administration notes that the property owner has submitted a flood hazard assessment prepared by Mark Aylward-Nally and reviewed David Moschini (P.Eng.) of Tetra Tech Canada Inc., which concludes the following:

- *The construction of a small berm alongside the left bank of Shuttleworth Creek shall be required as a method to protect the site against high water levels along Shuttleworth Creek;*
- *Shuttleworth Creek is a natural system which is capable of shifting over time. The creek shall be regularly monitored for movement. In particular, any erosion to the left bank shall be recorded and mitigated promptly;*
- *The hydrologic analysis completed in this report was limited to data collected on Vaseux Creek between 1971 and 2015. It does not include data for the last three years, two of which have yielded notably large flood events in the Okanagan, nor does it include provisions for climate change. Design of any dykes or other flood mitigative solutions shall include a review of*

updated hydrometric datasets, inclusive of the 2017 and 2018 floods and shall include provisions for climate change;

- . The proposed building foundations will be situated below the thalweg of the creek. The potential effects groundwater shall be reviewed and appropriate measures (e.g. perimeter drain) should be incorporated in the design of the building foundations.*

Further to the Regional District's Development Procedures Bylaw No. 2500, 2011, a statutory covenant under Section 219 of the *Land Title Act* is required to be registered on title in order that the Regional District is "saved harmless" as a result of issuing this floodplain exemption.

Based upon the flood hazard assessment, it is recommended that the floodplain exemption request be approved and that the applicant enter into a statutory covenant in order to "save harmless" the Regional District in the event of future flood events.

Alternatives:

- .1 THAT the Regional Board defer consideration of the Floodplain Exemption request pending the following:
 - i) *TBD*
- .2 THAT the Regional Board deny the Floodplain Exemption request.

Respectfully submitted:

Endorsed by:



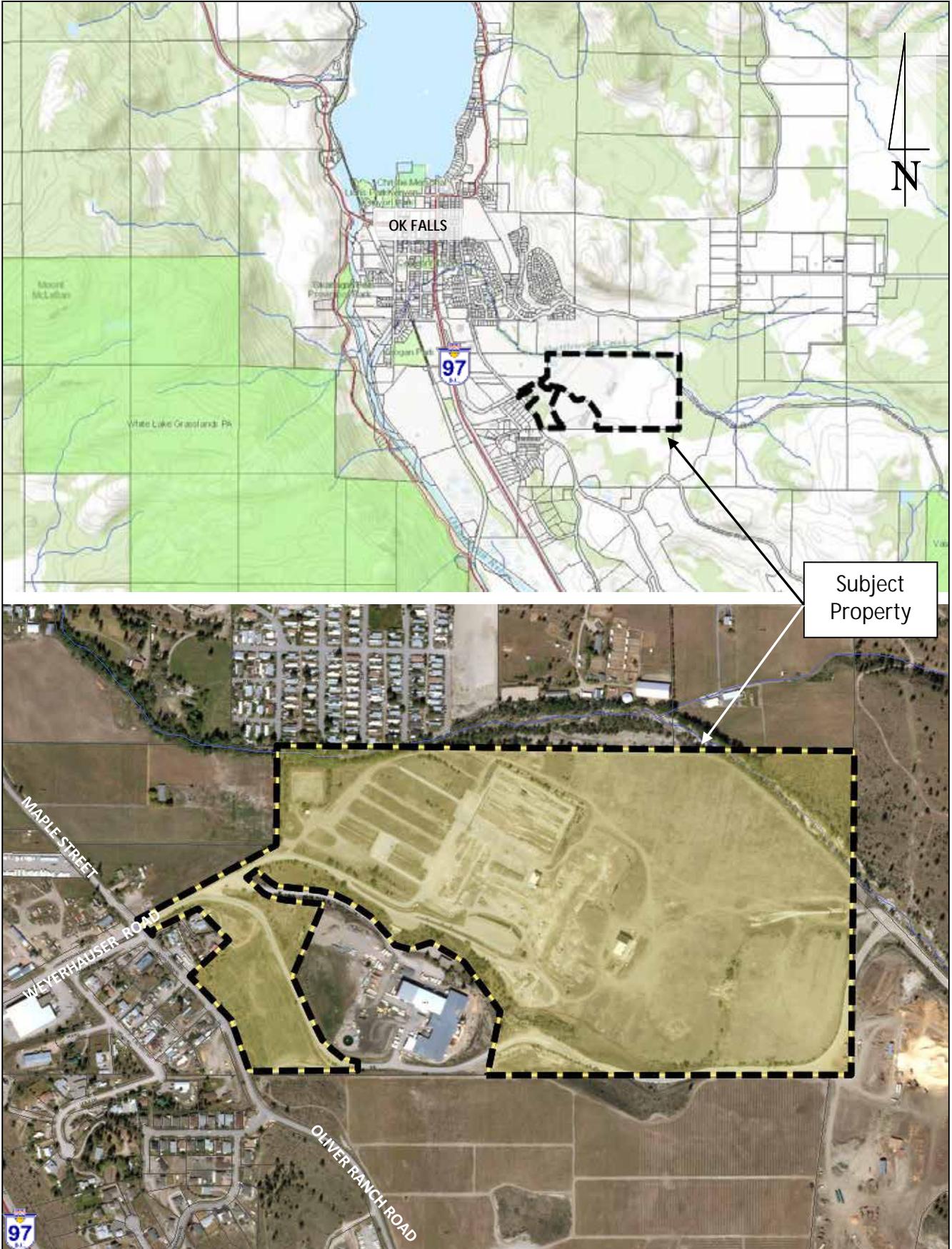
C. Garrish, Planning Supervisor



B. Dollevoet, Development Services Manager

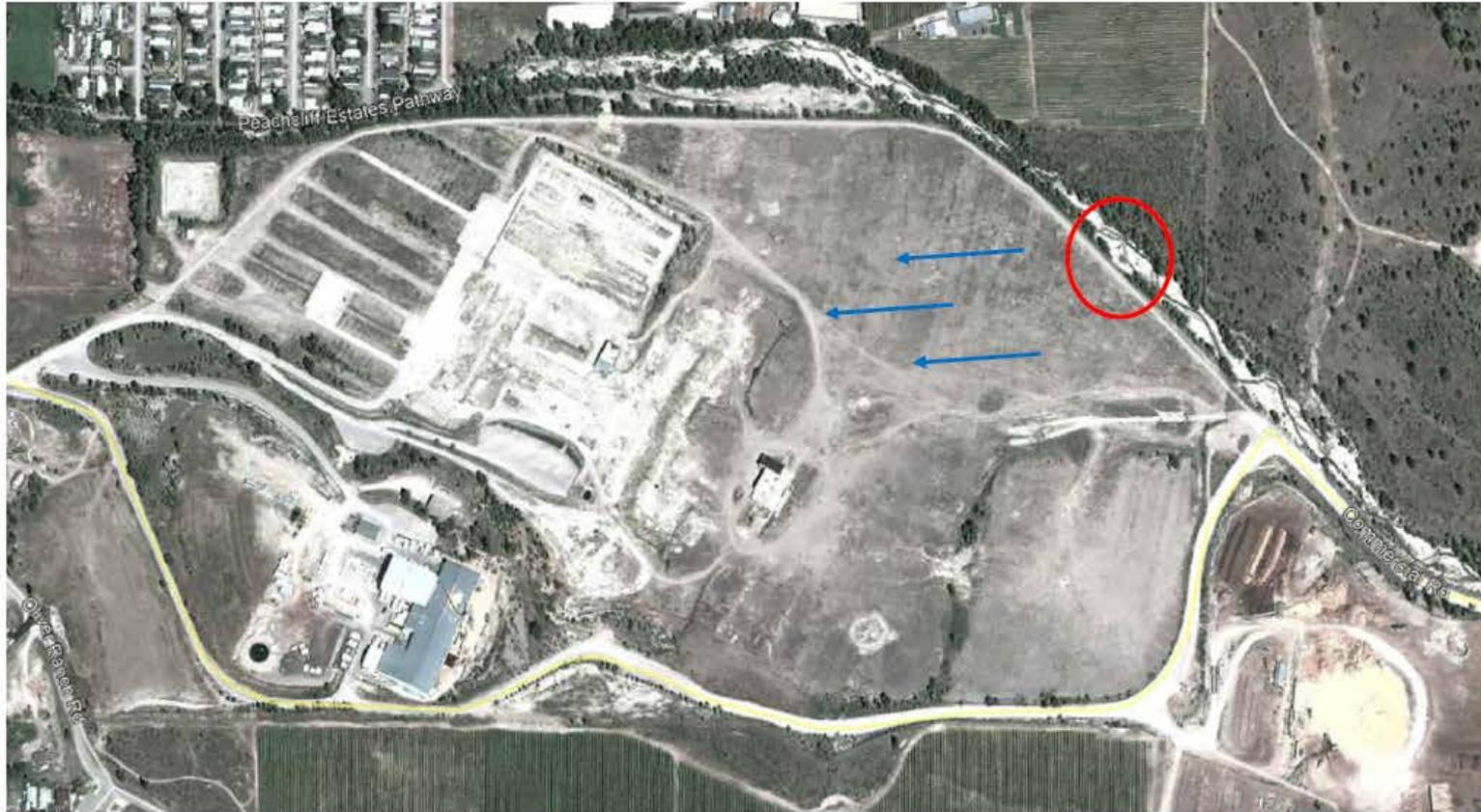
- Attachments: No. 1 – Context Maps
No. 2 – Applicant's Site Plan
No. 3 – Flood Protection Report (June 1, 2018)

Attachment No. 1 – Context Maps



Subject Property

Attachment No. 2 – Applicant’s Survey Plan



LEGEND

NOTES
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**FLOOD HAZARD ASSESSMENT FOR
1655 MAPLE STREET**

**Approximate Location of 200-Year +
Freeboard Overtopping**



PROJECT NO. ENG.VGEO03449-01	DWN MAN	CKD	APVD	REV
OFFICE EBA-VANC	DATE June 1, 2018			

Figure 2-3

STATUS
ISSUED FOR USE

June 1, 2018

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

ISSUED FOR USE
FILE: ENG.VGEO03449-01
Via Email: cgarrish@rdos.bc.ca

Attention: Mr. Christopher Garrish,

Subject: Flood Hazard Assessment for 1655 Maple St.

1.0 INTRODUCTION

Tetra Tech Canada Inc. (Tetra Tech) was retained by Sunniva to conduct an initial flood hazard assessment for the development presently underway at 1655 Maple St.

The purpose of the assessment is to verify the extents of the 200-year floodplain along the Shuttleford Creek and evaluate the possible impacts a clear water flood event could have on the property.

Although all the proposed structures of the development are positioned more than 30 metres away from the Ordinary High-Water Mark (OHWM), the grading of the site will force the placement of portions of the building foundations below the thalweg of Shuttleford Creek. Additionally, the topography slopes down from the southern (left) bank of the creek into the site. Should the left bank of Shuttleford Creek overtop, it is believed that much of the property would be inundated.

This report is intended to summarize the outcome of our evaluation.

2.0 METHODOLOGY AND ANALYSIS

The following tasks were undertaken as part of the flood hazard assessment, each has been discussed in the subsequent sections below.

- Site Survey
- Hydrologic Analysis
- Hydraulic Assessment

2.1 Site Survey

A late-May survey of Shuttleworth Creek was undertaken by McElhanney Associates Land Surveying Ltd. A total of 12 creek cross sections and the creek centerline were surveyed. This survey supplemented an existing pre-construction survey of the site and formed the basis for the hydraulic analysis.

2.2 Hydrologic Analysis

Floodplains of watercourses within the Province of British Columbia are most commonly defined by the most stringent of the following:

- 200-year maximum instantaneous flood event, plus 0.3 m freeboard; or
- 200-year mean daily flood event plus 0.6 m freeboard.

Tetra Tech completed a hydrologic assessment of Shuttleworth Creek’s 87 km² watershed in order to estimate magnitudes of the two aforementioned flows. These flow rates were used in the subsequent hydraulic analysis to delineate the floodplain of Shuttleworth Creek.

2.2.1 Regional Analysis

Shuttleworth Creek itself was at one point a watercourse gauged by Water Survey of Canada. Unfortunately, the data quality is poor and of insufficient duration to allow for any meaningful statistical analysis needed to estimate the 200-year flood flows.

Instead, a regional hydrological analysis was utilized to develop flood flows of the Shuttleworth watershed. Regional Analysis is a technique used to estimate flow in ungauged watersheds by correlating measured flow in nearby gauged watersheds with similar physiographic characteristics.

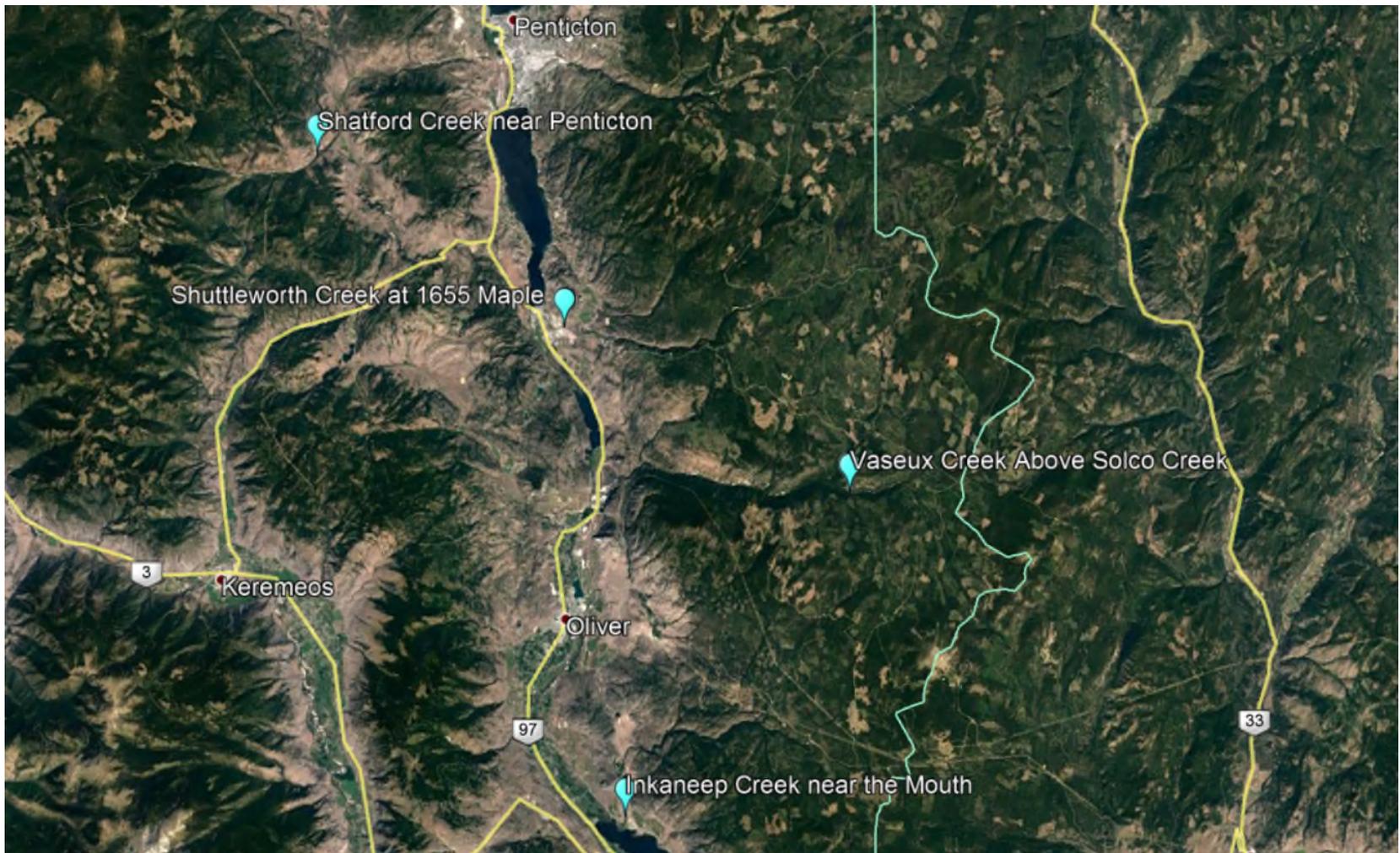
Water Survey of Canada (WSC) hydrometric stations in the vicinity of the project site were reviewed to identify a gauged watercourse with similar watershed characteristics and sufficient data to complete a meaningful statistical analysis. Ultimately, three stations were selected for the analysis. Station information are included below in Table 2-1. Station locations are presented on Figure 2-1.

Table 2-1: WSC Stations Summary

Station ID	Station Name	Watershed Area (km ²)	Period of Record	Data Available (years)
08NM149	Shuttleworth Creek at the Mouth	89.9	1970-1971 & 2006-2009	6
08NM200	Inkakeep Creek Near the Mouth	227	2006 - 2015	10
08NM171	Vaseux Creek above Solco Creek	117	1971 - 2015	45
08NM037	Shatford Creek near Penticton	101	1964 - 2015	52

A flood frequency analysis was conducted using peak instantaneous flows for each of the three stations. In years where a station had a maximum daily flow reported, but no maximum instantaneous flow, a maximum instantaneous flow was synthesized from the maximum daily value based on a linear-regression analysis of years where both values were available.

The flood frequency statistical analysis software, HYFRAN, was used to fit the flow data to selected best fit statistical distributions. Several probability distributions were tested, and visual inspection was relied upon to select the best distribution for each station. Table 2-2 includes the results of the flood frequency analysis for each station.



LEGEND

NOTES
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STATUS
ISSUED FOR USE

CLIENT



**FLOOD HAZARD ASSESSMENT FOR
1655 MAPLE STREET**

WSC Station Locations

PROJECT NO. ENG.VGEO03449-01	DWN MAN	CKD	APVD	REV
OFFICE EBA-VANC	DATE June 1, 2018			

Figure 2-1

Table 2-2: Flood Frequency Analysis on WSC Stations

Station Name	Inkakeep Creek Near the Mouth	Vaseux Creek Above Solco Creek	Shatford Creek near Penticton
Station ID	08NM200	08NM171	08NM037
Watershed Area (km ²)	227	117	101
Return Period	Flow (m ³ /s)		
2	4.6	13.4	5.6
5	9.4	19.4	9.0
10	12.6	23.4	11.2
20	15.7	27.2	13.3
50	19.6	32.1	16.0
100	22.6	35.8	18.1
200	25.6	39.5	20.2

Inspection of each creek’s dataset reveals that Shatford and Inkakeep tend to be much dryer than Vaseux, with unitized peak flow rates approximately half that of Vaseux. Visual examination of the vegetative cover within each station’s watershed further supports this observation.

A visual inspection of Shuttleworth’s watershed shows strong similarities in elevation, terrain type, and vegetation to Vaseux. As such, flood estimates for Shuttleworth were scaled entirely from the Vaseux dataset through the equation below:

$$Q_2 = Q_1 \times \frac{A_2^{0.785}}{A_1}$$

Where:

Q = 100-year Peak Flow (m³/s)

A = Watershed Area (km²)

Subscript 1 and 2 denote watersheds of differing size.

Table 2-3 presents the flows resulting from the scaling. These flows were utilized in the hydraulic modelling of the creek.

Table 2-3: Scaled 200-Year Flows for Shuttleworth Creek

Watershed:	Vaseux Creek	Shuttleworth Creek
Watershed Area (km ²):	117	87
200-Year Maximum Instantaneous Flow (m ³ /s)	39.5	31.3
200-Year Mean Daily Flow (m ³ /s)	30.3	24.0

2.3 Hydraulic Analysis

A 1D hydraulic model of the channel was prepared using HEC-RAS software. Channel geometry and slopes were obtained from the site survey and channel roughness inputs to the model were estimated from an available Google Street View image of the Shuttleworth Creek at Hwy 3A.

The model was run for the 200-year instantaneous flow of 31.3 m³/s and the 200-year mean daily flow of 24.0 m³/s.

2.3.1 Hydraulic Results

Modelled water levels do not overtop the banks of the creek in either scenario. However, once adjusted for the required floodplain freeboard, the resulting water surface elevations do exceed the elevation of the left bank along an approximately 60 metre section of the property. Since the site topography is such that any water cresting the left bank will allow water to flow towards the west end of the property and across the proposed building footprint, the analysis confirmed that the proposed building footprint could be impacted by the creek’s estimated flood levels.

A typical modelled cross section is presented as Figure 2-2. This illustration provides a clear depiction of how water escaping the left bank of the channel will fail to be recaptured by the channel, and will instead flow further west across the building footprints.

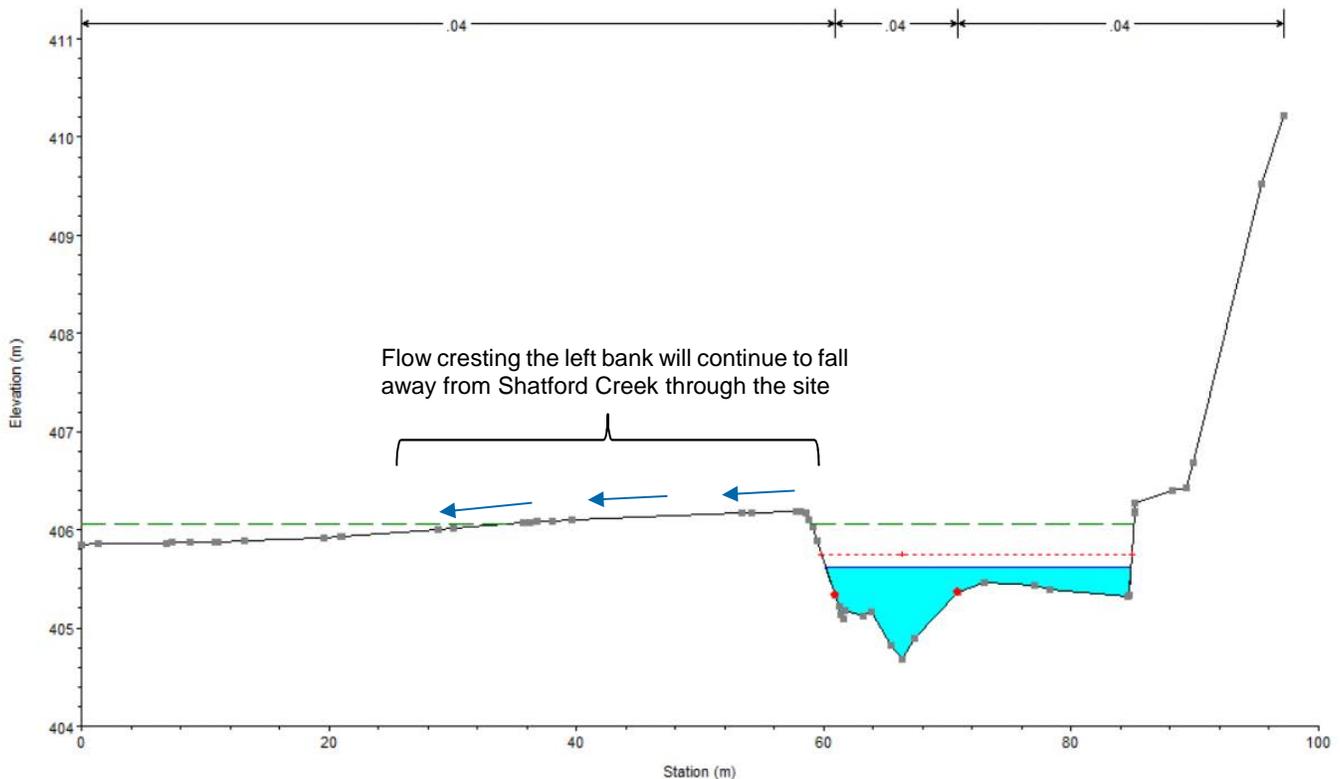


Figure 2-2: Typical Modelled Section of Shatford Creek

Table 2-4 presents the results of the hydraulic model in a tabular form. The cross sections which do not fully contain the 200-year freeboard adjusted water surface elevation are indicated by the gray shading.

Table 2-4: Hydraulic Model Results

Creek Station (m)	Left Bank Elevation	200-Year Instantaneous Flow (31.3 m ³ /s)			200-Year Mean Daily Flow (24.0 m ³ /s)		
		Water Level	WL + 0.3m Freeboard	Difference to Left Bank	Water Level	WL + 0.6m Freeboard	Difference to Left Bank
1373.25	420.53	418.61	418.91	1.62	418.54	419.14	1.39
1174.41	412.81	411.06	411.36	1.45	410.99	411.59	1.22
1125	410.57	409.68	409.98	0.59	409.60	410.20	0.37
1073.92	408.26	407.51	407.81	0.45	407.44	408.04	0.22
1025	406.78	406.28	406.58	0.20	406.21	406.81	-0.03
975	405.31	404.88	405.18	0.13	404.83	405.43	-0.12
934.56	403.96	401.97	402.27	1.69	401.90	402.50	1.46
785.29	398.79	397.80	398.10	0.69	397.72	398.32	0.47
695.24	395.35	394.04	394.34	1.01	393.97	394.57	0.78
551.62	390.23	389.25	389.55	0.68	389.19	389.79	0.44
429.59	386.61	384.83	385.13	1.48	384.69	385.29	1.32
381.75	385.59	383.36	383.66	1.93	383.25	383.85	1.74
322.15	383.43	382.03	382.33	1.10	381.86	382.46	0.97
163.81	379.65	378.54	378.84	0.81	378.37	378.97	0.68
6.69	375.00	374.42	374.72	0.28	374.32	374.92	0.08

Note: Additional cross sections developed through interpolation to assist with model stability are not presented.

Figure 2-3 presents a plan-view of the site, illustrating the area where overtopping of the left bank is likely to occur.

3.0 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions can be made based on our analysis:

- The hydrology of Shuttleworth Creek is similar to that of Vaseux Creek. A 200-year peak instantaneous flow of 31.3 m³/s and a 200-year mean daily flow of 24.0 m³/s were estimated for Shuttleworth Creek, synthesised from gauged data available for Vaseux Creek.
- A 1D hydraulic model of Shuttleworth Creek suggests that the 200-year flows will be contained within the banks of the creek within the vicinity of the project site. However, once a recommended freeboard of 0.6 metres is added to the 200-year mean daily flow, the resulting elevation exceeds that of the left bank along an approximately 60 metre section of the creek (Figure 2-3);
- Based on site topography, any water which crests the left bank will flow west across the site, possibly impacting proposed building footprints (depending on site grading); and
- The proposed building footprints may be impacted by Shuttleworth Creek’s 200-year flood level.

Based on the work undertaken to date, we are proposing the following recommendations:

- The construction of a small berm alongside the left bank of Shuttleworth Creek shall be required as a method to protect the site against high water levels along Shuttleworth Creek;
- Shuttleworth Creek is a natural system which is capable of shifting over time. The creek shall be regularly monitored for movement. In particular, any erosion to the left bank shall be recorded and mitigated promptly;

- The hydrologic analysis completed in this report was limited to data collected on Vaseux Creek between 1971 and 2015. It does not include data for the last three years, two of which have yielded notably large flood events in the Okanagan, nor does it include provisions for climate change. Design of any dykes or other flood mitigative solutions shall include a review of updated hydrometric datasets, inclusive of the 2017 and 2018 floods and shall include provisions for climate change;
- The proposed building foundations will be situated below the thalweg of the creek. The potential effects groundwater shall be reviewed and appropriate measures (e.g. perimeter drain) should be incorporated in the design of the building foundations;

4.0 LIMITATIONS OF REPORT

This report and its contents are intended for the sole use of Sunniva and their agents. Tetra Tech Canada Inc. (operating as Tetra Tech) does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Sunniva, or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user.

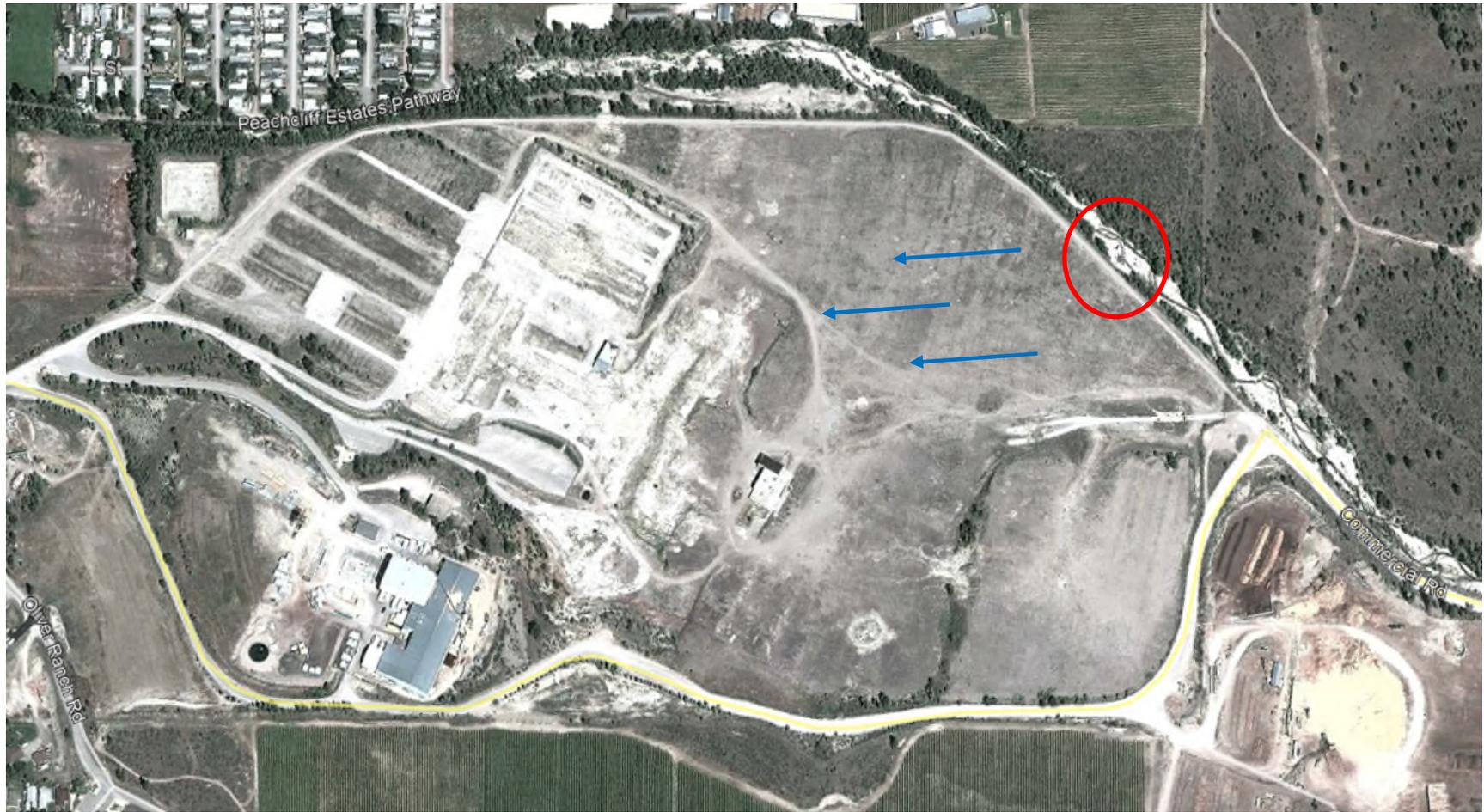
Respectfully submitted,
Tetra Tech Canada Inc.



Prepared by:
Mark Aylward-Nally, EIT
Hydrotechnical Engineer
Direct Line: 778.945.5894
Mark.AylwardNally@tetrattech.com



Reviewed by:
David Moschini, P.Eng.
Senior Project Manager, Water and Marine
Direct Line: 778.945.5798
David.Moschini@tetrattech.com



LEGEND

NOTES
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STATUS
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**FLOOD HAZARD ASSESSMENT FOR
1655 MAPLE STREET**

**Approximate Location of 200-Year +
Freeboard Overtopping**

PROJECT NO. ENG.VGEO03449-01	DWN MAN	CKD	APVD	REV
OFFICE EBA-VANC	DATE June 1, 2018			

Figure 2-3



OBWB Water Management Program Renewal 2018

Background

- Program established in 2006 to follow 1970 legislated mandate
- April 1, 2019 renewal
- Reauthorization by regional districts
- Purpose
 - Action on valley-wide water issues
 - Voice for Okanagan water
 - Information to decision makers
 - Economies of scale
 - Proactive conflict resolution

Recommendation 1: Update Water Conservation and Quality Improvement Grant Program Terms of Reference

- Award grants on a valley-wide merit basis.
- All applicants would have access to \$300,000 pool.
- RDOS applicant currently only access \$60,000
- Make program consistent with all other OBWB programs.

Recommendation 2: In all other respects, continue program as it has been

- Focus on priority water issues, working in partnerships
- Any substantial increase in OBWB programs or activities require consensus approval by all three Okanagan regional districts.

Program will pursue priorities from the OBWB Strategic Plan

- Goal 1: Adequate supplies of water for all human and environmental uses.
- Goal 2: The Okanagan has excellent source water quality – drinkable, swimmable, fishable.
- Goal 3: Okanagan local governments, First Nations, water purveyors and stakeholders have up-to-date coordinated plans and policies to protect water quality and water supply, and prepare for extreme events.
- Goal 4: The OBWB has excellent relationships, a defined role, and clear communications with stakeholders and other levels of government.

Review

Leverage

- Success factors for receiving funding:
 - Carry-over ability
 - Staff capacity to participate
 - Consistent local base-funding
- Our biggest asset is the community commitment and high value placed on water
- Base funding is 1.6-cents/\$1000 assessment
- Over \$2,913,000 grants to OBWB since last program renewal
- More than \$900,000 in-kind industry support since 2015
- Our overall goal is to increase funding to all our partners
 - In 2017 helped Okanagan communities secure \$1.14 M in direct grants for flood mapping, including RDOS

Where funds come from and go to

Water Management Program Expenditures 2014-18

Year	External Grants	Okanagan Base Funding
2015-16	~\$1,000,000	~\$1,000,000
2016-17	~\$1,000,000	~\$1,000,000
2017-18	~\$1,000,000	~\$1,000,000
2018-19 (projected)	~\$2,500,000	~\$1,000,000

Category	Percentage
Staff and Operations	58%
Grants to Communities	26%
Water Projects	16%

Priorities on the horizon

- Groundwater regulations/Environmental flows
- Hydrology modeling
- Water license reconciliation
- Floodplain mapping
- Source protection, stormwater, endocrine disruptors, blue-green algae
- Wetlands
- Valley-wide water systems improvement

Challenges

- System changes
 - extreme weather
 - population growth
 - need for infrastructure renewal
- Legislative changes
 - Groundwater licensing
- Lack of capacity in senior government, local governments stretched thin
 - How do we use our resources more efficiently and get more done with less?

Strengths

- Structured for collaboration
- Many diverse partners and supporters
- Joint capacity is greater than individual capacities
- OBWB creates a communication hub: bridges levels of government and other partners
- Valley-wide strategic planning
- Integrated projects give highest value
- Long-term, steady efforts bring big results

Resolution requests

Resolution #1.

- That the Regional District of Okanagan-Similkameen approves the following change to the OBWB Governance Manual: that future WCQI grants be awarded on a valley-wide basis, ranked on the merit of each proposed project as it benefits its region and the valley as a whole.

Resolution #2.

- That the Regional District of Okanagan-Similkameen reaffirms support for the OBWB's Water Management Program under the Terms of Reference of the OBWB's Governance Manual, and renewal of the program for another four-year term, from April 1, 2019 to March 31, 2023

MEMORANDUM

File No.0110.40

To: Chair and Directors, Regional District of Okanagan-Similkameen
From: Anna Warwick Sears, OBWB Executive Director
Date: May 28, 2018
Subject: **OBWB Water Management Program Review**

Background:

In 2005, the Okanagan regional districts asked the OBWB to undertake a Water Management Program to assist local governments on shared problems of water quality, supply and policy – returning to OBWB’s 1970 mandate. I will be making a presentation about the review at the RDOS meeting on June 7, 2018.

This program is unique in B.C., and because of it, the OBWB has been able to undertake initiatives and secure external funding that are not possible in other areas. The program provides a regional approach to water planning that bridges the interests of all Okanagan communities. By working with many partners, the program’s impacts have been far greater than would be possible by any one organization, with significant economies of scale. By focusing on valley-wide issues and opportunities the program complements rather than duplicates work of individual jurisdictions.

The OBWB’s Water Management Program must be renewed by September 7, 2018. OBWB’s Water Management Program Review accompanies this memo. The review process includes a financial overview of the program, an overview compilation of new, completed, and ongoing projects and partnerships, and a summary of Water Conservation and Quality Improvement grant awards (online link given in report).

Recommendations for Program Renewal:

- I. Change the structure of the Water Conservation and Quality Improvement Grants Program to award grants on a valley-wide merit basis, and allow every applicant to access a valley-wide pool of funds.***
 - This change will make the program consistent with all other OBWB programs, such as the sewage infrastructure grants and milfoil program that operate valley-wide.*
 - Being fully merit-based, the program will have a greater impact – improving water conservation and quality improvement.*
 - Applications from the South Okanagan would be accessing a pool of \$300,000 rather than a pool of \$60,000.*

II. In all other respects, continue existing program under the Terms of Reference given in the OBWB Governance Manual.

III. Pursue priorities from the OBWB Strategic Plan

- **Goal 1:** Adequate Supplies of water for all human and environmental uses.
- **Goal 2:** The Okanagan has excellent source water quality – drinkable, swimmable, fishable.
- **Goal 3:** Okanagan local governments, First Nations, water purveyors and stakeholders have up-to-date coordinated plans and policies to protect water quality and water supply, and prepare for extreme events.
- **Goal 4:** The OBWB has excellent relationships, a defined role, and clear communications with stakeholders and other levels of government.

I will be meeting with the Regional Districts of North Okanagan and Central Okanagan (on June 20 and July 19, 2018, respectively). All three Okanagan regional districts must be in agreement for the program to continue. If the Program is not renewed, the OBWB will return to its focus on milfoil control and sewerage assistance grants, and there would no longer be a single agency working to coordinate Okanagan water management. Individual communities would undertake independent water planning, and make independent arrangements for funding and approvals with the Province.

Requested Resolutions: The Okanagan Basin Water Board respectfully requests the Regional District of Okanagan-Similkameen to reauthorize this program a new term, from April 1, 2019 to March 31, 2023. Each regional district must pass the resolutions for them to come into effect.

Requested Resolution #1.

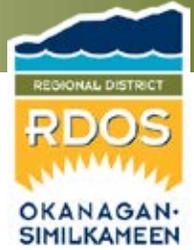
That the Regional District of Okanagan-Similkameen approves the following change to the OBWB Governance Manual: that future WCQI grants be awarded on a valley-wide basis, ranked on the merit of each proposed project as it benefits its region and the valley as a whole.

Requested Resolution #2.

That the Regional District of Okanagan-Similkameen reaffirms support for the OBWB's Water Management Program under the Terms of Reference of the OBWB's Governance Manual, and renewal of the program for another four-year term, from April 1, 2019 to March 31, 2023.

Attachments: OBWB Water Management Review 2019, OBWB Governance Manual, OBWB Strategic Plan

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 7, 2018
RE: Zoning Bylaw Amendments – Electoral Area “A”

Administrative Recommendation:

THAT Bylaw No. 2451.22, 2018, Electoral Area “A” Zoning Amendment Bylaw be read a third time.

Purpose: To allow for the construction of a secondary suite on a parcel less than 2020 m²

Owner: Allan & Shawna Farrell Applicant: owners Folio: A-06315.055

Civic: 2404 87th Street, Osoyoos Legal: Lot 2, DL 2450s, SDYD, Plan KAP16150, Portion L630

Zoning: Residential Single Family (RS1) Proposed Zoning: Residential Single Family Site Specific (RS1s)

Proposed Development:

This application proposes to amend the zoning bylaw in order to allow for the construction of a secondary suite on a parcel that is less in area than the permitted 2,020 m² and that is not connected to a community sanitary sewer system

Specifically, it is being proposed to construct a 90 m² suite on the second floor of a new addition to an existing single family dwelling.

Site Context:

The subject property is approximately 1,522 m² in area and is located near the intersection of 87th Street and 26th Avenue and approximately 510 m south of the Town of Osoyoos.

There is currently one dwelling unit on the property. The surrounding pattern of development is characterized by a residential type of subdivision with single family dwellings on similar sized parcels.

Background:

At its meeting of March 19, 2018, the Electoral Area “A” 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 November 21, 2017, and was attended by 12 members of the public.

At its Meeting of April 5, 2018, the Board gave first and second reading to Amendment Bylaw No. 2451.22, 2018.

A Public Hearing was to be scheduled May 3, 2018, prior to the regular scheduled Board Meeting; however, this was postponed due to an administrative error in the notification material.

Consequently, a Public Hearing was held May 28, 2018 in Osoyoos, at which seven (7) (two of whom were children) members of the public were in attendance.

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 beyond 800 metres of a controlled area.

Analysis:

The main considerations in assessing this proposal is whether or not to allow a secondary suite on a property less than 2020 m², and not serviced with a community sewer system, as required in the zoning bylaw. As the size of subject property is only 1,522 m², the applicant has had a new sewerage system designed by a Registered Onsite Wastewater Practitioner (ROWP) that is capable of accommodating the anticipated flows from the principal dwelling as well as the secondary suite.

The proposed addition to the existing dwelling meets all of the siting requirements for the RS1 Zone (height, parcel coverage, setbacks); however, the proposed overall design submitted gives the appearance to the streetscape to be a full duplex, given the two storeys and second garage for the addition.

Alternatives:

- .1 THAT Bylaw No. 2451.22, 2018, Electoral Area "A" Zoning Amendment Bylaw be rescinded and the bylaw denied.

Respectfully submitted

ERiechert

E.Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant's Site Plan

Attachment No. 1 – Applicant's Site Plan



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2451.22, 2018

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "A" Zoning Amendment Bylaw No. 2451.22, 2018."
2. The Official Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as Lot 2, District Lot 2450s, SDYD, Plan 16150, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Residential Single Family One (RS1) to Residential Single Family One Site Specific Zone (RS1s).
3. The Electoral Area "A" Zoning Bylaw No. 2451, 2008 is amended by:
 - i) replacing Section 16.8.1 under Section 16.8 (Site Specific Residential Single Family One (RS1) Provisions) with the following:
 - 1) In the case of land described as Lot 2, District Lot 2450s, SDYD, Plan 16150, and shown shaded yellow on Figure 16.8.1:
 - a) despite Section 7.12.3, a secondary suite is permitted without connection to a community sanitary sewer on a lot less than 2,020 m² in area.



Figure 16.8.1

READ A FIRST AND SECOND TIME this 5th day of April, 2018.

PUBLIC HEARING held on this 3rd day of May, 2018.

A SECOND PUBLIC HEARING held on this 28th day of May, 2018.

READ A THIRD TIME this ___ day of ___, 2018.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "A" Zoning Amendment Bylaw No. 2451.22, 2018" as read a Third time by the Regional Board on this ___ day of ___, 2018.

Dated at Penticton, BC this ___ day of ___, 2018.

Chief Administrative Officer

Approved pursuant to Section 52(3) of the Transportation Act this ___ day of _____, 2018.

ADOPTED this ___ day of ___, 2018.

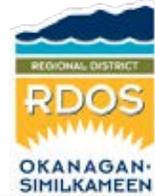
Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

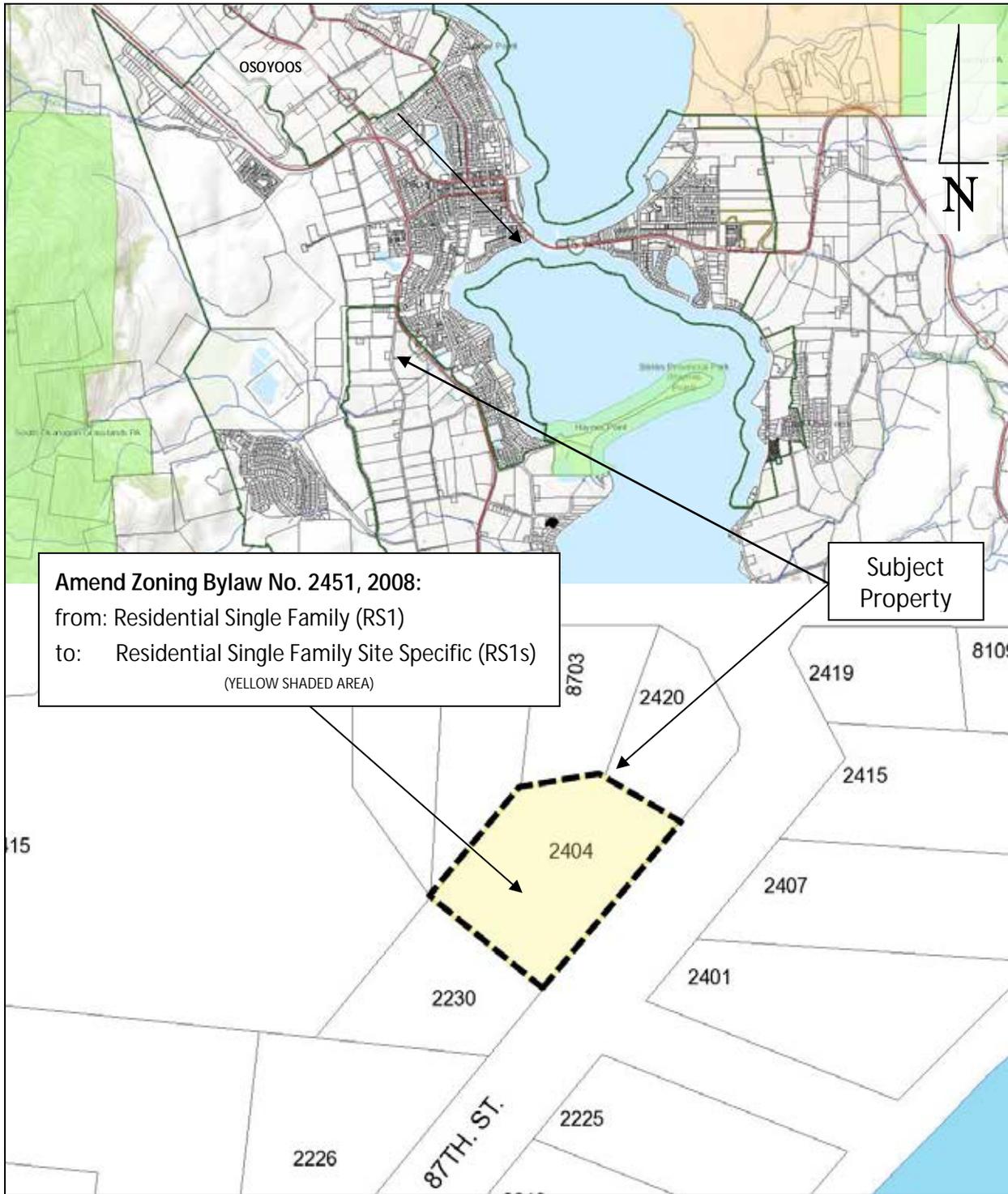
Telephone: 250-492-0237 Email: info@rdos.bc.ca

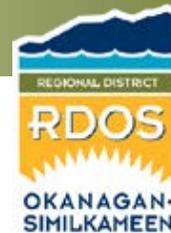


Amendment Bylaw No. 2451.22, 2018

Project No: A2018.006-ZONE

Schedule 'A'





TO: Regional Board of Directors

FROM: Chair Mark Pendergraft, Electoral Area "A"

DATE: May 28, 2018

RE: Public Hearing Report - Amendment Bylaw No. 2451.22, 2018

Purpose of Bylaw:

The amendment bylaws proposes to amend the Electoral Area "A" Zoning Bylaw No. 2451.22, 2008, by changing the zoning designation from Residential Single Family (RS1) to Residential Single Family Site Specific (RS1s) in order to permit a secondary suite on a parcel that is less than 2020 m² in area.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2451.22, 2018, was convened on Monday, May 28, 2018 at 7:01 p.m., at Room 4-5, 8505 Sonora Centre, 68th Avenue, Osoyoos.

Members of the Regional District Board present were:

- Chair Mark Pendergraft

Members of the Regional District staff present were:

- Evelyn Riechert, Planner
- Jeff Thompson, Recording Secretary / Planning Student

There were 7 members of the public present.

Chair Pendergraft called the Public Hearing to order at 7:01 p.m. at the Sonora Centre, at 8505 68th Avenue, Osoyoos.

The hearing convened pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Amendment Bylaw No. 2451.22, 2018.

In accordance with Section 466, the time and place of the public hearing was advertised in the May 16 and 23rd editions of the Osoyoos Times.

Copies of reports and correspondence received related to Bylaw No. 2451.22, 2018, 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 Pendergraft 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.

E. Riechert, Planner, outlined the proposed bylaw.

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

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

Jacob de Raadt, 8921 122nd Ave – Spoke against for the following reason:

- There are serious deficiencies in RDOS documentation, in regards to septic and other engineering considerations.
- The updated site plan: did not show scale, no upper floor plan, nor did not properly show basement area. There area also discrepancies when it comes to the floor area: one document shows 390m², the next 420m² – when the actual figure is 484m².
- The rezoning application is entirely hinging upon septic system, and the numbers presented are hard to believe (flow rate of 1900, should be higher).
- Rezoning application hinges on the figures of the septic system, and the numbers presented by the ROWP are grossly undervalued (by over 10%)
- Suggestions:
 - (1) Building department should confirm total floor area & update file.
 - (2) Ask ROWP to confirm figures surrounding daily flow.
 - (3) Ask for a second opinion from professional.
- Spoke with Mr. Joiner of the Applied Science Technologists and Technicians of BC, concerning these issues, and asked for his professional opinion, he suggested he bring up these issues to the RDOS and the public.
- The main issue is that the system the RDOS goes by is outdated, the RDOS (and professionals) should go by the Sewerage System Standard Practice Manual 3 Volume II.
- Sets poor precedent, should the owners flip the property in later years.
- Other issues: front door is not in the right place and looks like a soviet compound.

Chair Pendergraft 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 7:29 p.m.

Recorded by:



Jeff Thompson
Recording Secretary

Confirmed:

Evelyn Riechert

Evelyn Riechert
Planner

Confirmed:

Mark Pendergraft

Mark Pendergraft
Chair

Lauri Feindell

To: Evelyn Riechert
Subject: RE: Input for Public Hearing 2451.22, 2018.

From: Jacob de Raadt <[REDACTED]>
Sent: May-02-18 4:11 PM
To: Evelyn Riechert <eriechert@rdos.bc.ca>
Subject: Input for Public Hearing 2451.22, 2018.

Dear Ms. Riechert,

The following is my formal input to the Public Hearing on the above project, to be held tomorrow in Penticton. I do this as an individual who is a Director of the Osoyoos Rural Ratepayers Association. This application has not been discussed among ourselves, although I have since January tried to have a meeting scheduled to review the situation.

1. Both Notices in the local newspaper (the Osoyoos Times of 2018-04-18 and 2018-04-25) did not show a venue for this Public Hearing - but "**to be determined**" instead. I returned from Vancouver Island and the Sunshine Coast yesterday morning, and [REDACTED] I believe that there is an adequate legal basis to "**disqualify**" tomorrow's Public Hearing on this basis alone.
2. In the recent past, Public Hearings for rezoning projects in Electoral Area "A" have been held in Osoyoos. **Why not this one?** Who determines that undemocratic change?
3. The Map shown on Page 3 of 3 of the Bylaw Amendment is grossly in error, as its arrow points to a property **west of Highway 97 around 60th Avenue**. It is too late to be corrected by now, so please reschedule the Public Hearing (with a venue in Osoyoos). This "error" would also "disqualify" tomorrow's Public Hearing by itself.
4. I had expected (at least) a **copy** of the "filing documents" (and I mean the location part of the septic field) to Interior Health, for the septic system alterations needed at 2404 - 87th Avenue, **included in the documentation on your website**. As you know, a "filing" to IHA is required prior to rezoning. This is a very significant requirement, because of the Provincial Government's "professional reliance model" used for these kind of approvals - (not permits as they used to be). As mentioned to you a few months ago, I believe that the design of a new septic system on this property (for more bedrooms, and with a smaller available area and specific side yard, front yard and building setbacks), is a challenge. Today's trip to the site confirmed my concern!
5. I took two photos this afternoon, and the building is already "under construction", notwithstanding the fact that the Rezoning Bylaw has yet to be adopted. How can there be a "Building Permit" if there is no adoption of the Rezoning Bylaw that would allow a Building

Permit? The building contractor (or Owner) was already caught out earlier this year, when the front porch of the house was taken down without even any permit, so why does the cart continue to be before the horse. Is this what happens when "Bylaw Enforcement" is being "sourced out"?

6. I believe, from reading the existing Zoning Bylaw, that "Special Provisions" to an existing zoning (like RS1) can only allow a change in "uses", and cannot be made to fit (in this case) the 2020 square metres minimum area on which the "uses" occur. None of the other "s" Zonings in the current Zoning Bylaw deal with "waiving" minimum site areas. The current rezoning application (from RS1 to RS1s) would therefore not be able to allow a secondary suite, although (as mentioned) a Building Contractor has already been on site since the beginning of the year.

7. The existing Zoning Bylaw does not define "Site Specific Designations" at all, and nothing after Page 85 deals with allowing additional uses by changing the minimum parcel size - as this application does.

8. Particularly if my concerns in **points 6 and 7** are anything close to the truth, true, that would be even more reason to delay this Public Hearing (to a venue in Osoyoos) and provide all the necessary information to the public.

Yours truly,

Jacob A. de Raadt, P.Eng., MBA,

Board Date: May 3, 2018
Addendum to C.1.B.
D2018.006-ZONE
(Farrell)
Additional Representation Received

RESPONSE SUMMARY

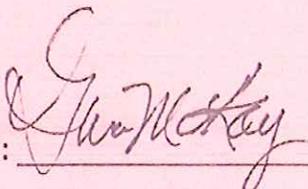
AMENDMENT BYLAW NO. 2451.22, 2018

Approval Recommended for Reasons
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval Not Recommended Due
to Reasons Outlined Below

Signature: 

Signed By: Gina MacKay

Agency: Town of Osoyoos

Title: Director of Planning & Development Services

Date: March 26, 2018

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: March 23, 2018 11:46 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: Bylaw Referral - A2018.006-ZONE

A gracious good midmorning to you all there are RDOS!

Thank you for your referral A2018-006-ZONE regarding 2404 87th Street, PID 008692041, L 2 DL 2450S SIMILKAMEEN DIVISION YALE DISTRICT PL 16150. 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.

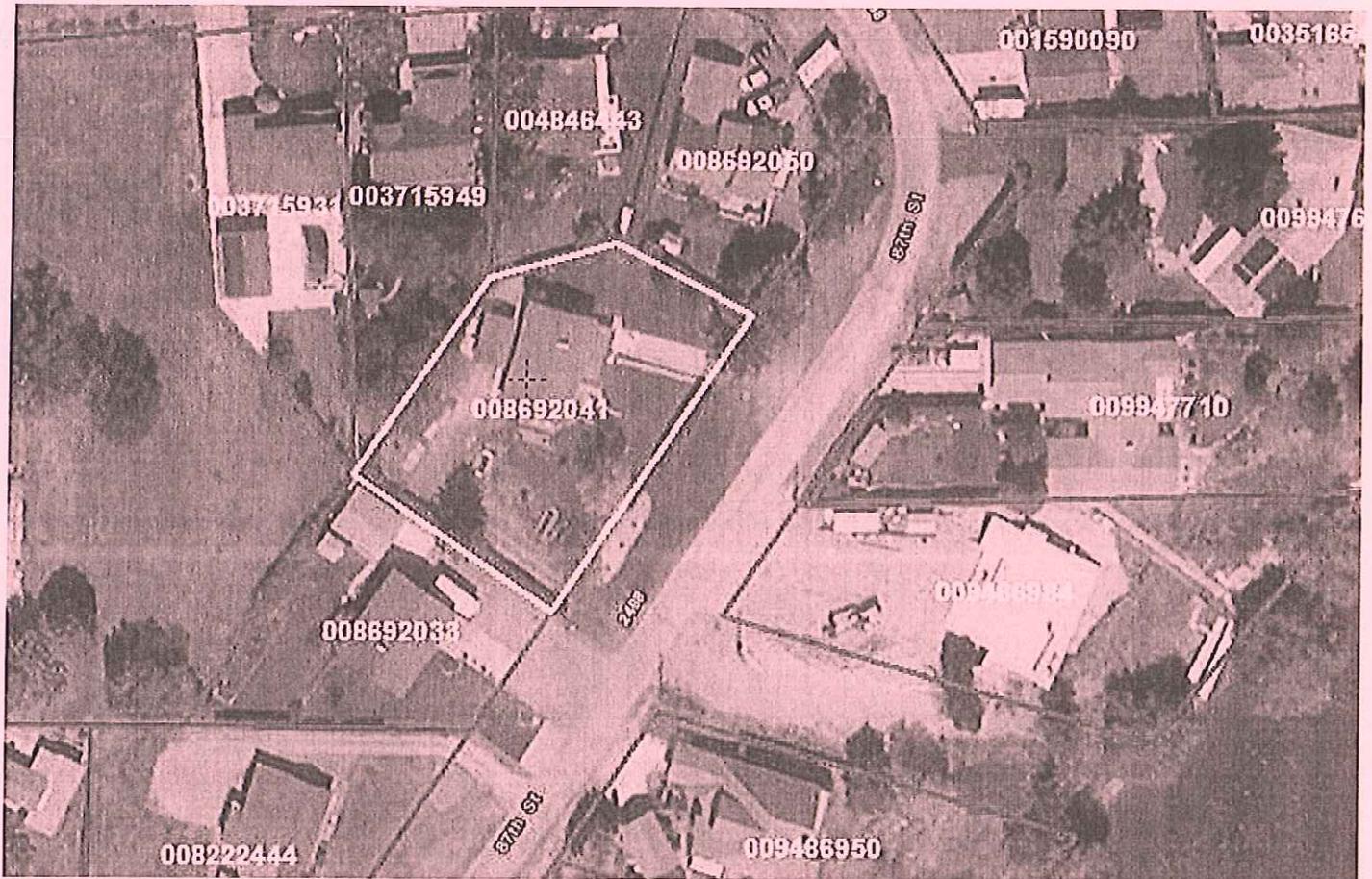
If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 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 i.e. the entire area. If this does not represent the property listed in the referral, please contact me.

Kind regards,

Diana

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: Monday, March 26, 2018 1:49 PM
To: HBE@interiorHealth.ca; 'fbclands@fortisbc.com'; Cooper, Diana FLNR:EX; Referral Apps REG8 FLNR:EX; lucy.reiss@canada.ca; FLNR DOS Referrals CSNR:EX; XT:Osoyoos, Town ENV:IN
Subject: RE: Bylaw Referral - A2018.006-ZONE
Importance: High

I believe the link in the document does not work, so here is an updated link that should work for you,
Kind Regards,
Lauri

<http://www.rdos.bc.ca/departments/development-services/planning/current-applications-decisions/electoral-area-a/a2018006-zone/>



Interior Health
Every person matters

March 28, 2018

Evelyn Riechert
Regional District of Okanagan-Similkameen
101 Martin Street
Penticton BC V2A 5J9
ereichert@rdos.bc.ca

Dear Ms. Riechert:

RE: Bylaw Referral A2018.006-ZONE on Lot 2, DL 2450s, SDYD, Plan KAP16150 (2404 87th Street).

Thank you for the opportunity to provide comments on the above referenced application. The rezoning would allow for the addition of a secondary suite on a property that is 1522 m².

This office recommends that, prior to approval of this application, the applicant retain the service of an Authorized Person under the BC Sewerage System Regulation to provide evidence that the lot can support type 1 disposal for the intended use and a reserve area.

Please contact our office if you have any questions or concerns.

Yours sincerely,

Marion Masson
Environmental Health Officer – Healthy Built Environment



March 29, 2018

File: 58000-20/2018034
Your File: A2018.006-ZONE

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

Attention: Evelyn Riechert

Re: Zoning bylaw amendment for Lot 2, DL 2450s, SDYD Plan KAP16150, Portion
L630 (2404 87th Street, Osoyoos, B.C.

The Ecosystems Section of the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) provides the following response to the above noted referral.

To ensure proposed activities are planned and carried out with minimal impacts to the environment and in compliance with all relevant legislation, the proponent and approving agency are advised to adhere to guidelines in the provincial best management practices (BMP's) document: Develop with Care: Environmental Guidelines for Urban & Rural Land Development (<http://www.env.gov.bc.ca/wld/BMP/bmpintro.html>).

It is the proponent's responsibility to ensure their activities are in compliance with all relevant legislation.

If you have any other questions or require further information please feel free to contact me.

Yours truly,

Lora Nield
Senior Ecosystems Biologist

LN/cl





**DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: A2018.006-
ZONE
BL2451.22 -
Farrell
eDAS File #: 2018-02098
Date: April 23, 2018

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Zoning Amendment Bylaw 2451.22 for:
Lot 2, District Lot 2450s, SDYD, Plan 16150
2404 – 87th Street, Osoyoos, BC**

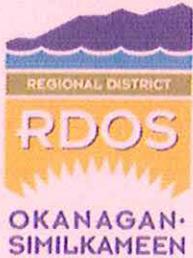
Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

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
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231



Feedback Form

RECEIVED
Regional District
MAR 22 2018

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen

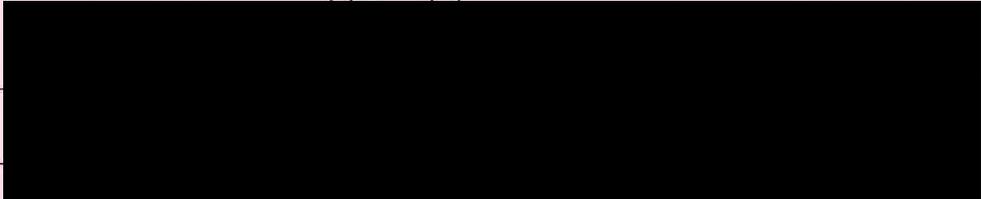
FILE NO.: A2018.006-ZONE

FROM: Name:

John Aitken

Street Address:

Tel/Email:



RE: Proposed Rezoning of 2404 87th Street, Electoral Area "A"
Residential Family One Site Specific (RS1s)

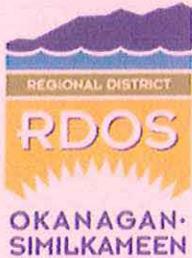
My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.22.

I support the rezoning provided that the increased septic field throughput does not significantly affect water quality at the lakeshore, nor serve as a precedent for other rezoning applications which adversely water quality in the lake. My support is also contingent on the proposed secondary suite, having adequate off street parking.

Feedback Forms must be completed and returned to the Regional District
no later than **Friday March 30, 2018**



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

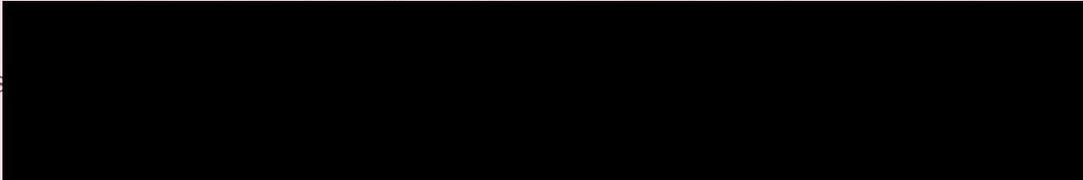
FILE NO.: A2018.006-ZONE

FROM: Name:

Everette & Linda Sheehan

Street Address

Tel/Email:



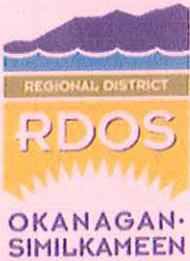
RE: **Proposed Rezoning of 2404 87th Street, Electoral Area "A"**
Residential Family One Site Specific (RS1s)

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.22.

Feedback Forms must be completed and returned to the Regional District
no later than **Friday March 30, 2018**



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

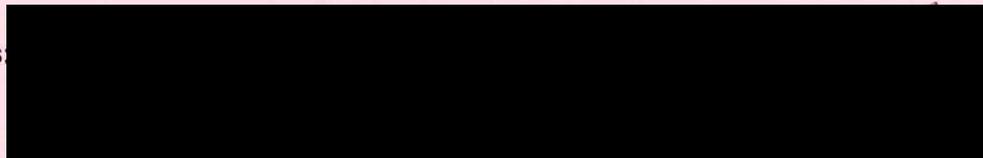
FILE NO.: A2018.006-ZONE

FROM: Name:

GARY & TALLE FALLER
(please print)

Street Address

Tel/Email:



RE: Proposed Rezoning of 2404 87th Street, Electoral Area "A"
Residential Family One Site Specific (RS1s)

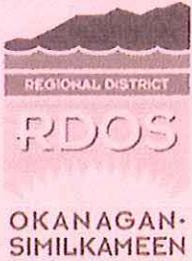
My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.22.

*WE HAVE LIVED IN THIS NEIGHBORHOOD FOR THE
LAST 15 YEARS AND MUST SAY WE ARE VERY PLEASED
WITH ALL OF OUR NEIGHBOURS & SURROUNDINGS.
WE UNDERSTAND THE DEVELOPMENT PERMIT AND HAVE
MET THE NEW OWNERS, FINE & I HAVE NO
PROBLEM WITH THEIR EXISTING BUILDING PLANS.
HOPEFULLY RDOS AGREE WITH THEIR PLANS.
WE WOULD BE PLEASED TO HAVE THIS WONDERFUL
FAMILY LIVING ADJACENT TO OUR PROPERTY.*

Feedback Forms must be completed and returned to the Regional District
no later than **Friday March 30, 2018**



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.: A2018.006-ZONE

FROM: Name:

MARTIN AVERY

(please print)

Street Address:

Tel/Email:



RE: Proposed Rezoning of 2404 87th Street, Electoral Area "A"
Residential Family One Site Specific (RS1s)

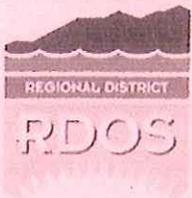
My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.22.

Feedback Forms must be completed and returned to the Regional District
no later than **Friday March 30, 2018**

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



Feedback Form

Regional District of Okanagan Similkameen

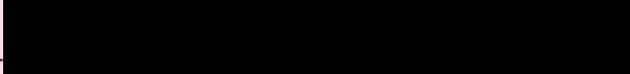
101 Martin Street, Penticton, BC, V2A-5J9

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

OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen **FILE NO.:** A2018.006-ZONE

FROM: Name: LARRY SOLOGUK
(please print)

Street Address: 

Tel/Email: 

RE: Proposed Rezoning of 2404 87th Street, Electoral Area "A"
Residential Family One Site Specific (RS1s)

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.22.

Feedback Forms must be completed and returned to the Regional District
no later than **Friday March 30, 2018**

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.: A2018.006-ZONE

FROM: Name: Clayton and Sylvia Clift

Street Address: [Redacted]
Tel/Email: [Redacted]

RE: Proposed Rezoning of 2404 87th Street, Electoral Area "A"
Residential Family One Site Specific (RS1s)

My comments / concerns are:

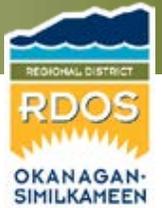
- I do support the proposed rezoning.
- I do support the proposed rezoning, subject to the comments listed below.
- I do not support the proposed rezoning.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2451.22.

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ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 7, 2018
RE: Zoning Bylaw Amendment – Electoral Area “A” (“Regal Ridge” Site Specific Zone Review)

Administrative Recommendation:

THAT Bylaw No. 2451.23, 2018, Electoral Area “A” Zoning Amendment Bylaw be adopted.

Purpose:

Amendment Bylaw No. 2451.23 seeks to amend the Electoral Area “A” Zoning Bylaw No. 2451, 2008, in order to remove a number of site specific zoning regulations that relate to the Small Holdings Two (SH2) and Conservation Area (CA) Zones at “Regal Ridge” on Anarchist Mountain.

Background:

On February 15, 2018, the Regional District sent letters to all registered property owners with land zoned Large Holdings One Site Specific (LH1s), SH2s and CAs advising of the proposed changes to the land use bylaws and seeking feedback. Approximately 17 feedback forms were returned and are included as a separate item on the Board’s Agenda.

At its meeting of April 5, 2018, the Board resolved to defer consideration of Amendment Bylaw 2451.23 to its meeting of April 19, 2018. In response, Administration amended the amendment bylaw to remove the proposed changes to the LH1s zonings at Regal Ridge.

At its meeting of April 19, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of May 17, 2018.

A Public Hearing was subsequently held on May 17, 2018, where approximately one (1) member of the public attended as well as two (2) members of the media, followed by Board approval of third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI) due to the amendment applying to land within 800 metres of a controlled area, was obtained on May 22, 2018.

Alternatives:

THAT first and second reading of Bylaw No. 2451.23, 2018, Electoral Area “A” Zoning Amendment Bylaws be rescinded and the bylaw abandoned.

Respectfully submitted:

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

C. Garrish, Planning Supervisor

Endorsed by:

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

B. Dollevoet, Dev. Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2451.23, 2018

A Bylaw to amend the Electoral Area "A" Zoning Bylaw No. 2451, 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 "A" Zoning Amendment Bylaw No. 2451.23, 2018."
2. The "Electoral Area 'A' Zoning Bylaw No. 2451, 2008" is amended by:
 - i) replacing Section 16.5.1 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .1 *deleted.*
 - ii) replacing Section 16.5.2 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .2 *deleted.*
 - iii) replacing Section 16.5.3 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .3 *deleted.*
 - iv) replacing Section 16.5.4 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .4 *deleted.*
 - v) replacing Section 16.5.5 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .5 *deleted.*

- vi) replacing Section 16.5.6 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .6 *deleted.*
- vii) replacing Section 16.5.7 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .7 *deleted.*
- viii) replacing Section 16.5.8 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .8 *deleted.*
- ix) replacing Section 16.5.9 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .9 *deleted.*
- x) replacing Section 16.5.10 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .10 *deleted.*
- xi) replacing Section 16.5.11 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .11 *deleted.*
- xii) replacing Section 16.5.12 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .12 *deleted.*
- xiii) replacing Section 16.5.13 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .13 *deleted.*
- xiv) replacing Section 16.5.14 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .14 *deleted.*
- xv) replacing Section 16.6.1 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .1 In the case of an approximately 120 ha area land shown shaded yellow on Figure 16.6.1:
 - i) despite Section 10.6.3, the minimum parcel size shall be 0.6 ha, subject to servicing requirements.

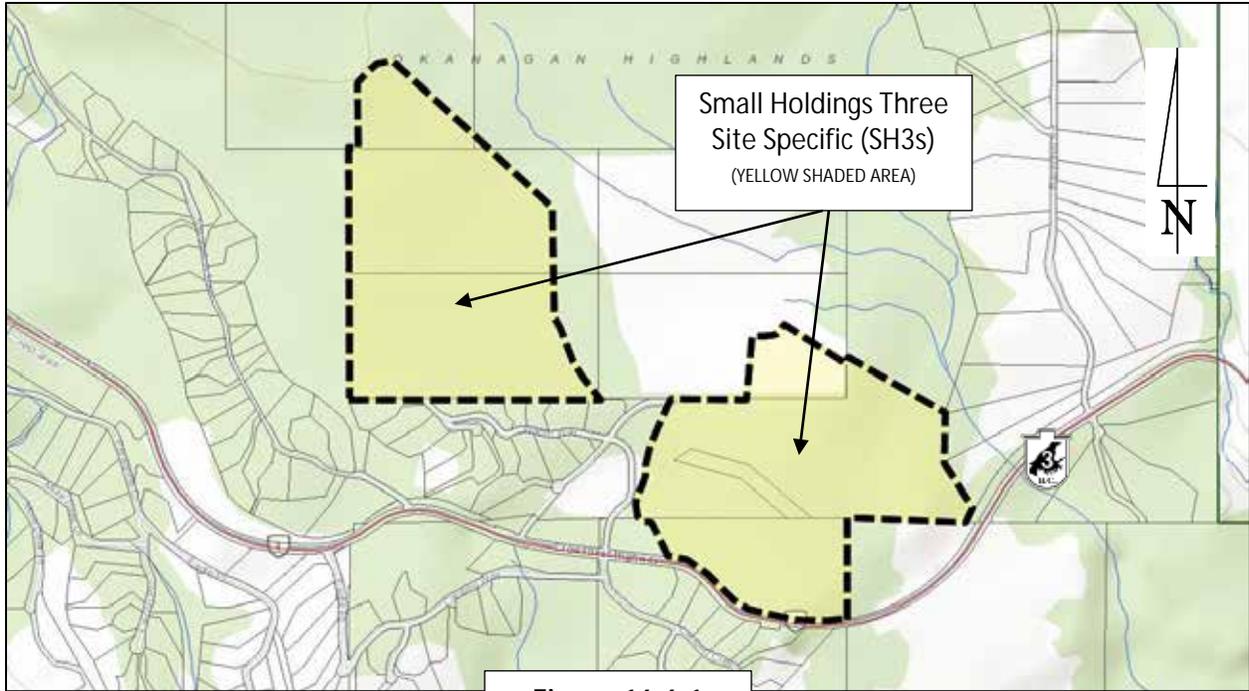


Figure 16.6.1

- xvi) replacing Section 16.16.1 (Site Specific Conservation Area (CAs) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .1 *deleted.*
 - xvii) replacing Section 16.16.2 (Site Specific Conservation Area (CAs) Provisions) under Section 16.0 (Site Specific Designation) in its entirety with the following:
 - .2 *deleted.*
3. The Official Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by:
- i) changing the land use designation on the land shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Three (SH3).
 - ii) changing the land use designation on the land shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Conservation Area Site Specific (CAs) to Conservation Area (CA).

READ A FIRST AND SECOND TIME this 19th day of April, 2018.

PUBLIC HEARING held on this 17th day of May, 2018.

READ A THIRD TIME this 17th day of May, 2018.

Approved pursuant to Section 52(3) of the *Transportation Act* this 22nd day of May, 2018.

AND ADOPTED this ___ day of ___, 2018.

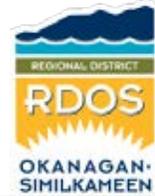
Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

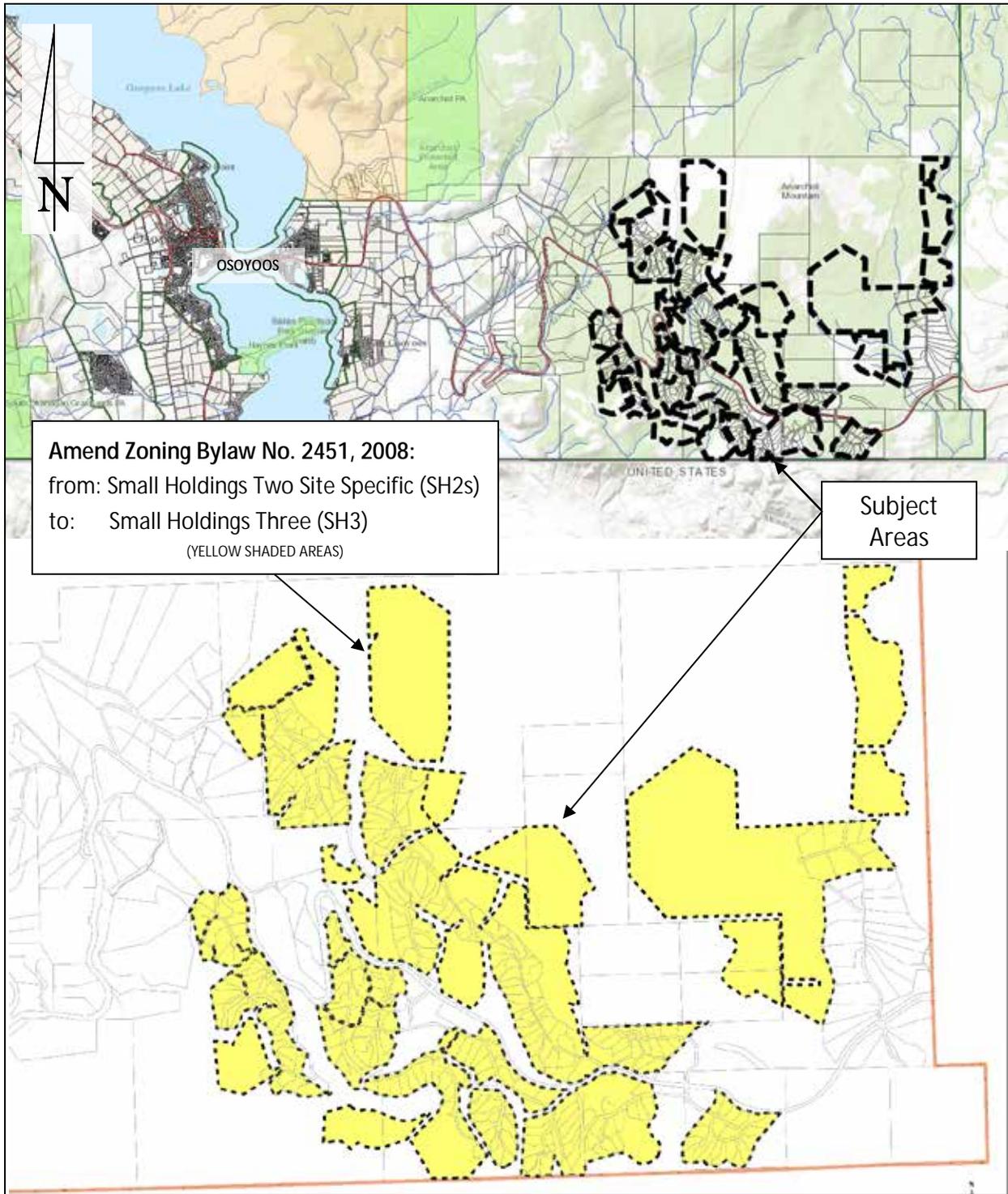
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2451.23, 2018

Project No: A2018.021-ZONE

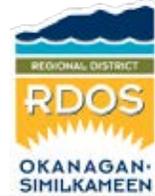
Schedule 'A'



Regional District of Okanagan-Similkameen

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

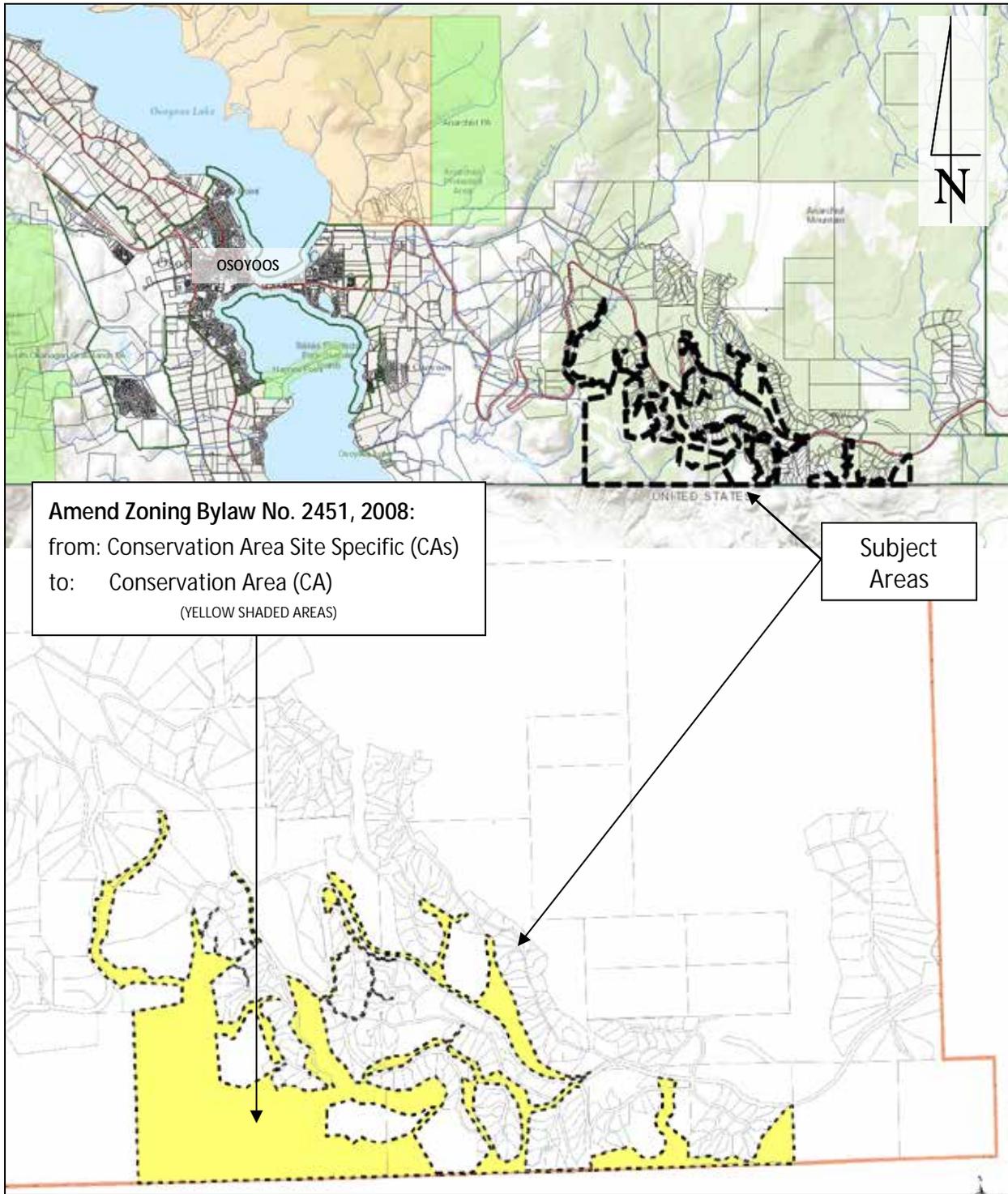
Telephone: 250-492-0237 Email: info@rdos.bc.ca



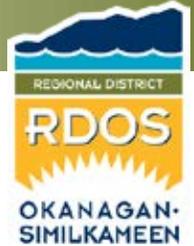
Amendment Bylaw No. 2451.23, 2018

Project No: A2018.021-ZONE

Schedule 'B'



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 7, 2018
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “A”

Administrative Recommendation:

THAT Bylaw No. 2450.13, 2018, Electoral Area “A” Official Community Plan Amendment Bylaw and Bylaw No. 2451.24, 2018, Electoral Area “A” Zoning Amendment Bylaw be read a third time.

Purpose: To rezone an approximately 4.0 ha part of the subject property in order to allow for a winery.

Owners: Osoyoos Larose Estate Winery Ltd. **Agent:** Bill Ross **Civic:** 17808 103rd Street, Osoyoos

Legal: Lot A, Plan KAP82260, Section 33, Township 49, DL 664S & 2450S, SDYD **Folio:** A-07466.030

OCP: Resource Area (RA) **Proposed OCP:** Agriculture (AG)

Zone: Resource Area (RA) **Proposed Zoning:** Agriculture Two (AG2)

Proposed Development:

This application is seeking to amend the zoning of an approximately 4.0 hectare (ha) part of the subject property in order to allow for the development of a winery.

In order to accomplish this, it is being proposed to amend the OCP designation of this 4.0 ha area from Resource Area (RA) to Agriculture (AG) and to amend the zoning from Resource Area (RA) to Agriculture Two (AG2).

Site Context:

The subject property is approximately 43.75 ha in area and is situated at the western terminus of 103rd Street and shares a parcel line with the Osoyoos Landfill. A majority of the property is used for agricultural production with the remainder comprising undeveloped grassland.

The surrounding pattern of development is generally characterised by large undeveloped parcels as well as the landfill operation to the east.

Background:

A Public Information Meeting was held ahead of the APC meeting on April 9, 2017, and was attended by approximately one (1) member of the public, the applicant and a number of APC members. A total of one (1) representation has been received regarding this application and appears to be supportive of the proposal.

At its meeting of April 9, 2018, the Electoral Area “A” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this application be approved.

At its meeting of May 17, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of June 7, 2018.

All comments received through the public process 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 proposed amendment affects land within 800 metres of a controlled area (i.e. Highway 97).

Analysis:

In considering this proposal, Administration notes that the "Broad Goals" of the OCP Bylaw include "support [for] development of all agricultural and agricultural-related business and activities that have an added tourism value" as well as the need to "balance economic development with protection of environmental values".

In support of this, the OCP includes supportive policies which speak to providing property owners with the ability to diversify and enhance uses secondary to agriculture and encourage secondary "value added" uses for the "purpose of diversifying and enhancing farm income".

The applicant has also submitted a riparian area assessment report and an environmental impact assessment that have concluded that the winery can be constructed at this location, subject to certain mitigative measures being implemented (i.e. a 10.0 metre buffer from the watercourse) without adversely impact "important ecosystem features and functions".

While Administration recognises that the property owner could have located the winery elsewhere on the property and avoided the need for this rezoning application, this particular location avoids the need to alienate productive agricultural lands situated within the ALR and is the furthest point of the property from the Town of Osoyoos' landfill operation.

Alternative:

THAT first and second readings of Bylaw No. 2450.13, 2018, Electoral Area "A" Official Community Plan Amendment Bylaw and Bylaw No. 2451.24, 2018, Electoral Area "A" Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed By:

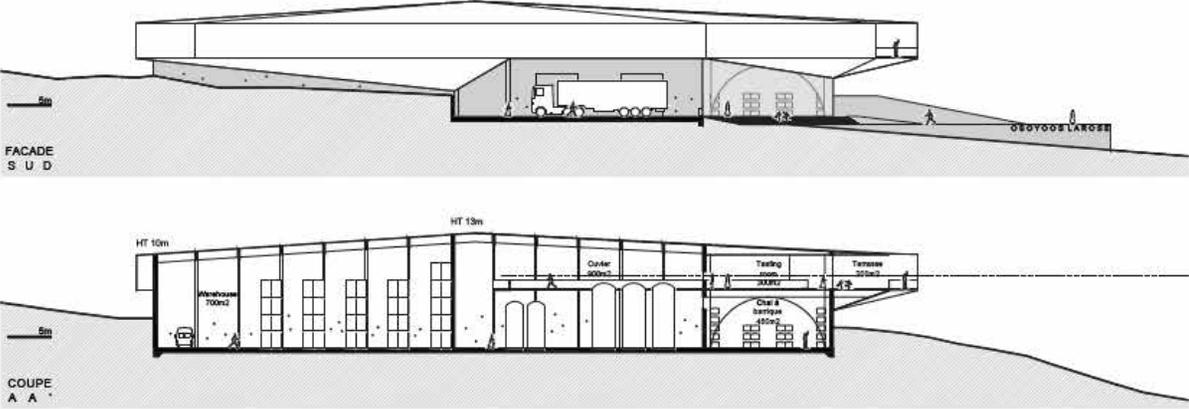


B. Dollevoet, Development Services Manager

Attachments: No. 1 – Applicant's Building Elevations

No. 2 – Aerial Photo (2007)

Attachment No. 1 – Applicant’s Building Elevations




O S O Y O O S L A R O S E
WINERY - TASTING ROOM - HOUSING
OSOYOOS BC CANADA 2017

Attachment No. 2 – Aerial Photo (2007)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2450.13, 2018

**A Bylaw to amend the Electoral Area "A"
Official Community Plan Bylaw No. 2451, 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 "A" Official Community Plan Amendment Bylaw No. 2450.13, 2018."
2. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008, is amended by changing the land use designation of an approximately 4.0 hectare part of the land described as Lot A, Plan KAP82260, Section 33, Township 49, District Lot 664S & 2450S, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Resource Area (RA) to Agriculture (AG).

READ A FIRST AND SECOND TIME this 17th day of May, 2018.

PUBLIC HEARING held on this 7th day of June, 2018.

READ A THIRD TIME this ____ day of _____, 2018.

ADOPTED this ____ day of _____, 2018.

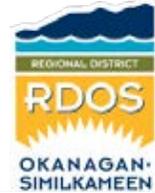
Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

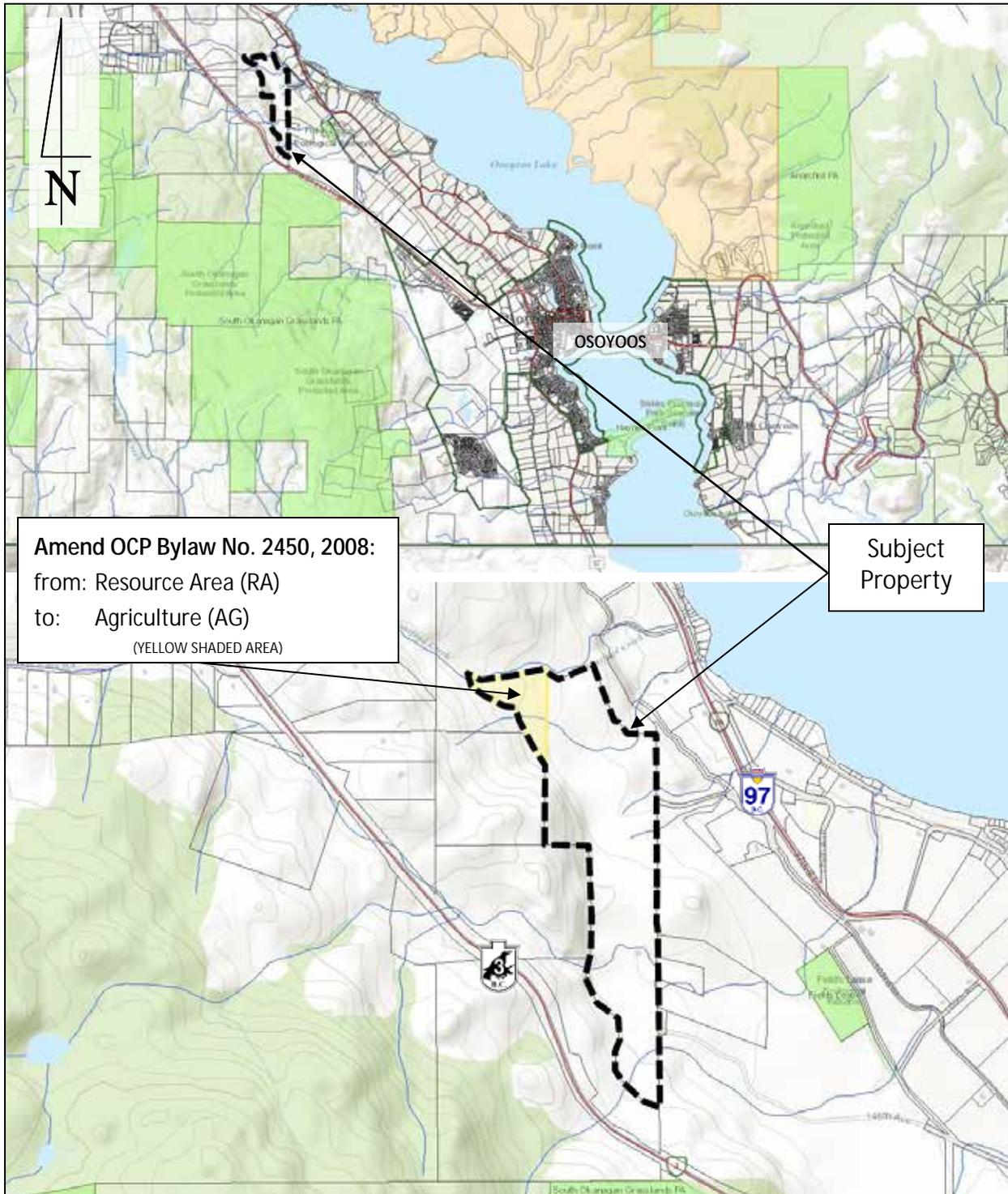
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2450.13, 2018

Project No: A2018.038-ZONE

Schedule 'A'



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2451.24, 2018

A Bylaw to amend the Electoral Area "A" Zoning Bylaw No. 2451, 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 "A" Zoning Amendment Bylaw No. 2451.24, 2018."
2. The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation of an approximately 4.0 hectare part of the land described as Lot A, Plan KAP82260, Section 33, Township 49, District Lot 664S & 2450S, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Resource Area (RA) to Agriculture Two (AG2).

READ A FIRST AND SECOND TIME this 17th day of May, 2018.

PUBLIC HEARING held on this 7th day of June, 2018.

READ A THIRD TIME this ___ day of _____, 2018.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "A" Zoning Amendment Bylaw No. 2451.24, 2018" as read a Third time by the Regional Board on this ___ day of _____, 2018.

Dated at Penticton, BC, this ___ day of _____, 2018.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ___ day of _____, 2018.

For the Minister of Transportation & Infrastructure

ADOPTED this ___ day of _____, 2018.

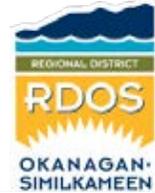
Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

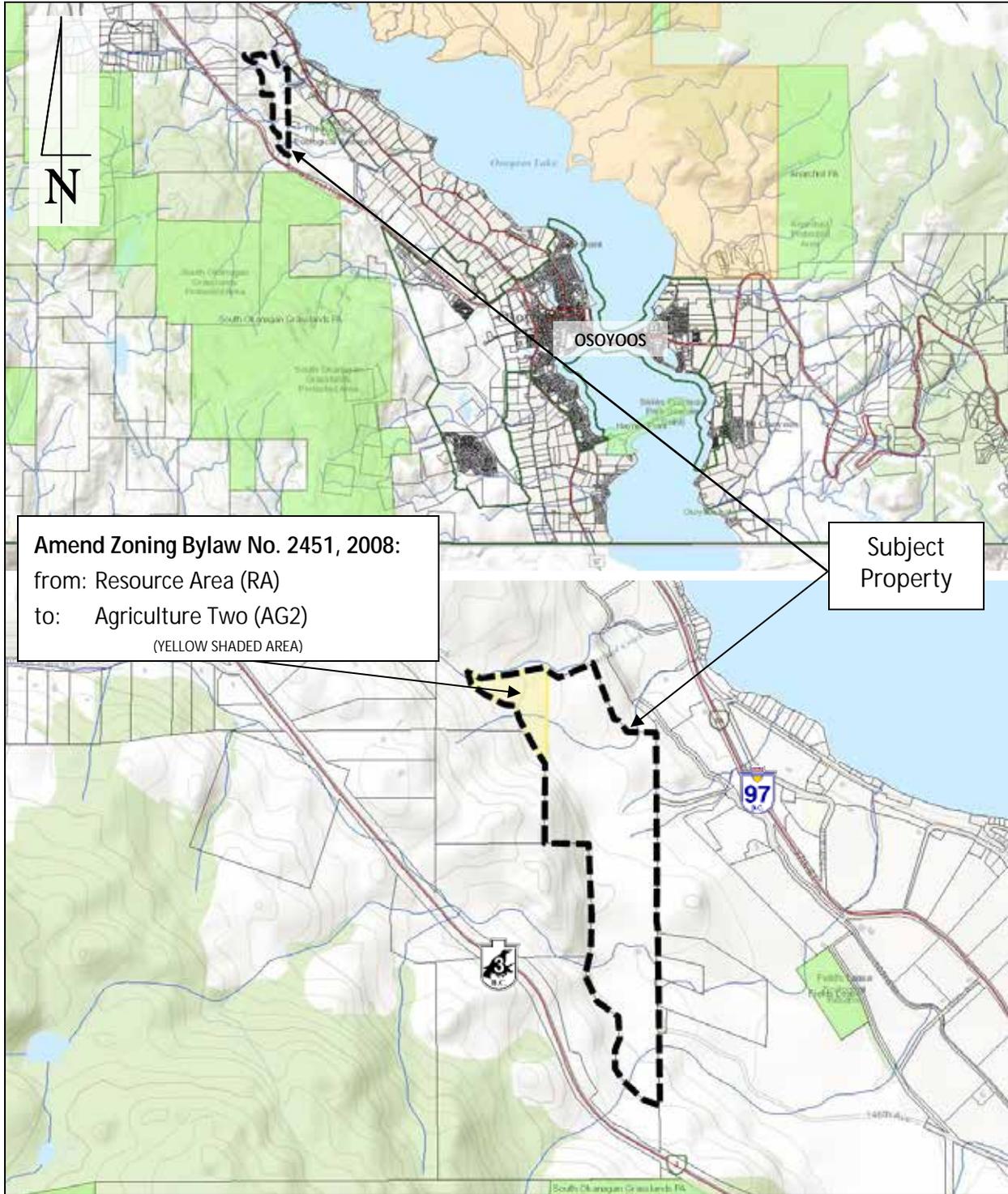
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2451.24, 2018

Project No: A2018.038-ZONE

Schedule 'A'



Amendment Bylaw No. 2451.24, 2018

(A2018.038-ZONE)

Page 3 of 3



OSOYOOS INDIAN BAND

1155, SEN*POK*CHIN BOULEVARD, OLIVER BC, V0H 1T8
PHONE: (250) 498-3444 ~ FAX: (250) 498-6577

May-02-18

Referral ID: Bylaw A2018 038-ZONE

RTS #: 1382

Date: April-06-18

Reference#: R-77-001075

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

RE: 60 (sixty) day extension

Thank you for the above application that was received on April-06-18.

This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, the Osoyoos Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

Most recently, the Supreme Court of Canada in the *Tsilquot'in* case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title. Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the right to benefit economical from those uses.

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

We appreciate your co-operation.

limlɛmt,

Amanda Anderson
Referrals Officer
Osoyoos Indian Band
cc:





OSOYOOS INDIAN BAND

1155, SEN*POK*CHIN BOULEVARD, OLIVER BC, V0H 1T8
PHONE: (250) 498-3444 ~ FAX: (250) 498-6577

OFFICE REVIEW RESULTS

May-02-18

Referral ID: Bylaw A2018 038-ZONE
Reference #: R-77-001075
RTS #1382

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

Attention: Christopher Garrish,

We are in receipt of the above referral. This proposed activity/development is within the Osoyoos Indian Bands Area of Interest, responsibility and within the Okanagan Nation's Territory; the lands and resources are subject to our unextinguished Aboriginal Title and Rights.

The Osoyoos Indian Bands and Nation members have used, occupied, managed, and protected the tmxulaxw (land) which constitute the focus of this referral for millennia in advance of the Crown or third parties. Osoyoos and surrounding areas are of great cultural and heritage significance to our Band and Nations members. Some of the significant attributes include fishing and hunting habitation sites, resource procurement sites, resource-processing sites, sacred sites including burials, pictographs and various landforms. We have longstanding ties both through kinship and use of the area.

In 1997, the Supreme Court of Canada in the Delgamuukw case clarified the law respecting the rights of aboriginal people in British Columbia, which includes the Osoyoos Indian Band. The Supreme Court ruling included the following legal principles:

- ◆ Aboriginal title is not extinguished and the Province cannot and never could extinguish aboriginal title or rights.
- ◆ Aboriginal title is protected by section 35 of the Constitution Act, 1982.
- ◆ Aboriginal title is a property interest.
- ◆ Governments must justify any infringements of aboriginal title.
- ◆ Lands held pursuant to aboriginal title have an inescapable economic component.

Other recent court cases involving the Taku River Tlingit First Nation and the Haida Nation have heightened the accountability of British Columbia to consult with First Nations with respect to third party development activities on alleged Crown lands. The Court found that the Province of B.C. has a legal





April 26, 2018

File: 2018040
Your File: A2018.038-ZONE

Regional District of Okanagan-Similkameen

Attention: Chris Garrish

Re: Bylaw Referral A2018.038-ZONE for Larose winery

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) has reviewed the above noted application.

Approval is recommended subject to the conditions below:

- A portion of the parcel contains critical habitat for Behr's hairstreak butterfly and potentially Great Basin spadefoot critical habitat (if the creek area has seasonal standing water). Development should be designed to avoid destruction of critical habitat.
- As noted in the bylaw referral sheet, an environmental assessment is required for this rezoning proposal. This must be completed and provided to the RDOS and should include a map showing critical habitat for Behr's hairstreak butterfly on this parcel.
- Big-sagebrush / bluebunch wheatgrass ecosystem occurs in roughly half of the parcel in question and is red-listed in BC. Development should be avoided in the areas containing this ecosystem.
- Aarde Environmental Ltd.'s recommendation of a 2m riparian setback from the top of bank of Conifryd Creek, as noted in the stream assessment dated March 22, 2018 must be honoured by the proponent.

Please contact the undersigned at Jamie.leathem@gov.bc.ca or 250-490-8294 if you have any further questions.





DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION

Your File #: A2018.038-
ZONE (Bylaw
2451.24)
eDAS File #: 2018-01742
Date: April 16, 2018

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Zoning Amendment Bylaw for:
Lot A, District Lots 664s & 2450s, Section 33, Township 49, SDYD,
Plan KAP82260 – 17808 – 103rd Street, Osoyoos, BC**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*, subject to the following condition:

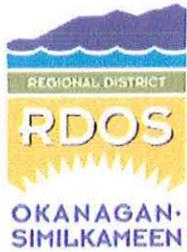
- Applicant shall submit an application to this Ministry to obtain a commercial access permit from 103rd Street and shall be accompanied by a detailed site plan showing:
 - the size & scope of the winery tasting room and production building
 - the number and location of parking stalls, including delivery truck movements.

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

Yours truly,

Rob Bitte
District Development Technician

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231



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.: A2018.038-ZONE

FROM: Name:

INGO GRADY

(please print)

Street Address:



RE: Electoral Area "A" OCP Amendment Bylaw No. 2450.13
Electoral Area "A" Zoning Amendment Bylaw No. 2451.23
17808 103rd Street, Osoyoos

My comments / concerns are:

- I do support the proposed rezoning of the property at 17808 103rd Street, Osoyoos.
- I do support the proposed rezoning of the property at 17808 103rd Street, Osoyoos, subject to the comments listed below.
- I do not support the proposed rezoning of the property at 17808 103rd Street, Osoyoos.

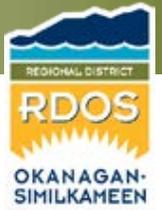
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2450.13 & 2451.23.

Feedback Forms must be completed and returned to the Regional District
no later than Friday **April 20, 2018**

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.



ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 7, 2018

RE: Official Community Plan (OCP) Amendment – Electoral Area “C”

Administrative Recommendation:

THAT Bylaw No. 2452.20, 2018, Electoral Area “C” Official Community Plan Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated June 7, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2420.20, 2018, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of July 5, 2018;

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

Purpose:

Amendment Bylaw No. 2452.20 proposes to incorporate the Gallagher Lake Area Plan into Schedules ‘A’ (Oliver Rural OCP Text) and ‘B’ (Oliver Rural OCP Map) and a new Schedule ‘G’ (Form and Character Development Permit Areas) and ‘H’ (Road and Trail Network Map) of the Electoral Area “C” OCP Bylaw No. 2452, 2008.

At present, the Area Plan resides outside of the OCP Bylaw as a separate appendix and its incorporation into the bylaw is being proposed as part of on-going work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

Background:

At its meeting of December 15, 2016, the Regional District Board adopted Amendment Bylaw No. 2452.16, 2016, being the Gallagher Lake Area Plan.

The Plan was initiated by the Regional District in order to address policy, growth and development trends that are influencing the Gallagher Lake Area and to address its designation as a “Rural Growth Area” under the South Okanagan Regional Growth Strategy (RGS) Bylaw.

The Area Plan provides policies on a broad range of topics including land-use, transportation, housing, parks and infrastructure specific to the Gallagher Lake community.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments apply to an Official Community Plan Bylaw.

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 67 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.

Agency comments had been received from the Ministry of Forests, Lands and Natural Resource Operations (Archaeological Branch and Ecosystems Section), FortisBC (Electric), Interior Health Authority (IHA) and Osoyoos Indian Band (OIB) and these are included as a separate item on the Board Agenda.

Public Process:

The Gallagher Lake Area Plan was previously the subject of Public Information Meetings held in April and June of 2015 and July of 2016. In addition, over 100 responses were received in relation to a community survey conducted early in the preparation of the Area Plan. The Area Plan was further considered by a Citizens Committee, while affected property owners received notification of the proposed plan prior to the adoption of the amendment bylaw in 2016.

In light of this previous consultation and in recognition that the intent of Amendment Bylaw 2452.20 is to incorporate the Gallagher Laker Area Plan into Schedules 'A', 'B' and 'C' of the OCP Bylaw largely unchanged, Administration is recommending that formal referral to the agencies listed at Attachment No.1, be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*.

Analysis:

While Administration remains wholly supportive of the Gallagher Lake Area Plan and the policy directions contained therein, the decision to have the Area Plan exist as an appendix to the OCP Bylaw as opposed to being directly incorporated within the OCP is proving a challenge in the context of the various amendments being pursued in support of a single zoning bylaw for the Okanagan Electoral Areas.

Foremost amongst these challenges is a recognition that two separate plans for Electoral Area 'C' now need to be maintained (and updated). More specifically, any required amendment to the OCP as it relates to the Residential, Commercial or Tourist Commercial zones needs to be repeated for Appendix 1 (being the Gallagher Lake Area Plan).

In addition, Administration has also become aware of the potential inconvenience of having to refer the public to two separate documents in order to find applicable information and/or regulations (i.e. Commercial Development Permit Area guidelines in the Area Plan Appendix versus Watercourse and Environmentally Sensitive Development Permit Area guidelines in Schedule 'A' of the OCP Bylaw).

Administration further notes that having the Gallagher Lake Area Plan exist as a separate appendix diverges from the approach taken in other Electoral Areas (i.e. "H", "D-1" and "D-2") where such Area Plans are contained within the OCP Bylaw as "Local Area Policies".

It further diverges from the approach taken in Okanagan Falls with the Town Centre Plan, which is being incorporated directly into the OCP Bylaw and also runs counter to the central objective of the single zoning bylaw for the Okanagan Electoral Areas; which is the efficiencies to be gained by reducing the number of land use bylaws being administered.

For these reasons, Administration is proposing to amend the Electoral Area 'C' OCP Bylaw to incorporate the Area Plan. Administration believes that this can be done without losing any of the goals, objectives or policies that the Gallagher Lake community supported in the Area Plan. In order to accomplish this, Administration is proposing the following amendments be undertaken:

- that a new Section 2.0 (What is an Official Community Plan?) be updated in order to incorporate some of the information currently found in Section 1.0 of the Area Plan;
- that a new Section 3.0 (Community Profile) be added in order to incorporate the information currently found in Section 2.0 of the Area Plan (NOTE: Administration is also proposing to provide additional context to this section that speaks to the remainder of the Electoral Area);
- the Section 4.0 (Growth Management) be updated in order to incorporate similar information found at Section 2.3 of the Area Plan and also to incorporate more recent Census data (NOTE: when the OCP was drafted it primarily relied on information from the 1996 Census);
- that a new Section 5.0 (Local Area Policies) be added to the OCP in order to capture the objectives and policies contained at Section 3.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0 and 11.0 of the Area Plan;
- that Section 9.0 (Commercial) be updated to incorporate some of the proposed amendments related to the review of the Commercial and Tourist Commercial Zones;
- that Section 15.0 (Transportation) be updated to incorporate the equivalent sections from the Area Plan;
- that Section 16.0 (Infrastructure and Servicing) be updated to incorporate the equivalent sections from the Area Plan;
- that the Gallagher Lake Commercial Development Permit Area be included as a new Section 18.5 and that the accompanying map be incorporated as a new Schedule 'H';
- that Section 20.0 (Implementation) be updated to include the action items from the Area Plan;
- that the OCP Map (being Schedule 'B' of the OCP Bylaw) be updated to include the land use designation currently found in the Area Plan and to denote the Gallagher Lake Rural Growth Area Boundary; and
- that the Road and Trail Network map be incorporated as a new Schedule 'G' to the bylaw.

Alternative:

THAT Bylaw No. 2452.20, 2018, Electoral Area "C" Official Community Plan Amendment Bylaw be denied.

Respectfully submitted:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 — Agency Referral List

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, regarding Amendment Bylaw No. 2452.20, 2018:

<input type="radio"/>	Agricultural Land Commission (ALC)	p	Fortis
p	Interior Health Authority (IHA)	<input type="radio"/>	City of Penticton
<input type="radio"/>	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
p	Ministry of Forest, Lands & Natural Resource Operations (Arch. Branch)	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	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)
<input type="radio"/>	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
p	School District #67 (Okanagan Skaha)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	Central Okanagan Regional District	<input type="radio"/>	Archaeology Branch
<input type="radio"/>	Kootenay Boundary Regional District	<input type="radio"/>	Dominion Radio Astrophysical Observatory
<input type="radio"/>	Thompson Nicola Regional District	<input type="radio"/>	Canadian Wildlife Services
<input type="radio"/>	Fraser Valley Regional District		

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2452.20, 2018

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" Official Community Plan Amendment Bylaw No. 2452.20, 2018."
2. The Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, is amended by:
 - i) adding a new Section 2.0 (What Is an Official Community Plan?) to read as follows and renumbering all subsequent sections:

2.0 WHAT IS AN OFFICIAL COMMUNITY PLAN?

2.1 Background

An Official Community Plan (OCP) is a planning document that provides policies on a broad range of topics including land-use, transportation, housing, parks and infrastructure. OCPs designate land for specific purposes, such as commercial/retail, residential, park, and industrial. OCPs are developed through public consultation and the objectives and policy statements within them reflect the collective desires of the people within the planning area.

Effectively, OCPs provide a blueprint and map for the community's future. They are created to guide decisions on planning and land use management by establishing a long-term vision, supporting goals and objectives, and policies to achieve them.

Local governments in British Columbia are given the authority to adopt an OCP through the *Local Government Act* (LGA), which describes what must be included in the OCP, what may optionally be included, and what steps need to

be followed for the OCP to be adopted. The required content of an OCP is defined in Section 473 of the *Local Government Act*.

This OCP should be re-examined and updated every seven to 10-years to ensure that it continues to reflect the long-range planning objectives of Plan Area residents, local government staff, and the Regional Board. Occasional updates also ensure the OCP remains consistent with other procedures, bylaws and government implementation tools.

2.2 Planning Process

This OCP was originally prepared between 2000 to 2002 and was subsequently repealed and re-enacted in its entirety in 2008. More recently, a substantive amendment in the form of the “Gallagher Lake Area Plan” was undertaken between 2014-2016 and included the establishment of a Citizens Committee, mail out newsletters, website information, public information meetings and consultation with stakeholders and agencies. Public meetings were well attended with active citizen engagement.

2.3 Amending the Plan

An OCP is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the Regional District Board, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the OCP should occur every seven to 10 years, with public open houses being held to review all major development proposals prior to the formal public hearing process.

- ii) adding a new Section 3.0 (Community Profile) to read as follows and renumbering all subsequent sections:

3.0 COMMUNITY PROFILE

3.1 Location and Geography

The Plan Area is bounded by Electoral Area “A” (Osoyoos Rural) to the south, Electoral Area “D” (Okanagan Falls) to the north, Electoral Areas “B” (Cawston) and “G” (Hedley/Olalla) to the west, and the Kootenay Boundary Regional District to the east.

The Electoral Area is bisected by the Okanagan River while the Town of Oliver and a large proportion of the Osoyoos Indian Band (OIB) Reserve lands area situated within its boundaries

The Plan Area is mostly rural with two main communities – Gallagher Lake and Willowbrook – and several smaller, rural areas, including Fairview Road and Camp McKinney Road. The majority of the population is found on the farms in the valley bottom.

The area is a semi-arid, mountain-to-valley landscape with human settlements and agriculture clustered in the valley bottoms, and cattle grazing in the native grasslands between the valleys and the treeline above.

3.2 Population and Demographics

The 2016 Census indicates that the permanent population for Electoral Area “C” was 3,557. While this represents an annualised increase of 0.48% over the figures from the 2011 Census, and represents the first increase in population since the 2001 Census, the long-term trend since 1991 has been population decline buffeted by periods of limited population growth. The following table shows population growth for the fifty year period starting in 1966:

Table 3.2.1 - Population Growth

Year	Population	Population Growth	Average Annual Growth
1966	2,965	—	—
1971	3,475	510	3.23%
1976	4,139	664	3.56%
1981	4,763	624	2.85%
1986	5,026	263	1.08%
1991	4,041	(985)	-4.27%*
1996	4,077	36	0.18%
2001	4,154	77	0.37%
2006	3,874	(280)	-1.39%
2011	3,473	(401)	-2.16%
2016	3,557	84	0.48%

* Figure has not be adjusted to reflect a boundary expansion undertaken by the Town of Oliver in the late 1980s.

The actual figures for the period 1996 to 2016 differ markedly from the estimates used for this same period during the drafting of this Plan (i.e. 2000-02), and which estimated annual growth rates of 1.5% to 2.5% (based upon historical trends) and anticipated a population of between 6,000 and 7,700 person for the Electoral Area by 2020.

The age and gender distribution of the Plan Area is illustrated in Table 3.2.2. Overall, approximately 50.2% of the population of the Plan Area is male, while 49.8% is female. In the Plan Area, the “baby boomer” generation makes up the most significant proportion of the population, particularly in comparison to the number of residents aged 20-39. This data indicates the population of the Plan

Area is aging, which is a consistent trend across the Regional District and the province as a whole.

This age profile suggests an increasing need for housing and services that are appropriate for an aging population.

Table 3.2.2 – Age Group Characteristics

Age Group	1981	1986	1991	1996	2001	2006	2011	2016	% change
< 15	945	895	855	n/a	690	545	410	375	-60.3%
15 – 24	615	615	435	n/a	455	395	315	275	-55.3%
25 – 54	1,650	1,760	1,445	n/a	1,475	1,350	1,145	1,020	-38.2%
55 – 74	1,045*	1,175*	860*	n/a	1,185	1,240	1,215	1,450	38.8%*
75 and over	405*	560*	480*	n/a	355	360	370	430	6.2%*
Total Population:	4,750	5,005	4,075	4,077	4,160	3,890	3,455	3,550	-25.3%

* Estimates based upon available Census information

Of the eight electoral areas that comprise the Regional District, just three saw growth between 2006 and 2011; Electoral Areas “B”, “F” and “G”. Overall, the population of the Regional District grew by just 1.6%, less than half the growth experienced in the Regional District of Central Okanagan. This low growth rate is consistent with other similar areas in BC and influenced by both an aging population and decreasing fertility rates.

Although the population of Electoral Area “C” as a whole has declined since 1991 and has returned to the same level recorded in 1971, some population growth is expected over the next twenty to thirty years.

When the historic population data is combined with future growth projections for the region, this would suggest that a permanent population growth projection of negative or between **0.25%** to **0.50%** per year over the next 20 years would be reasonable.

Table 3.2.2 — Permanent Population Growth Projections

	2016	2021	2026	2031	2036
0.25% Growth	3,557	3,611	3,665	3,720	3,777
0.50% Growth	3,557	3,666	3,777	3,892	4,010

At a community level, it is known that, as of 2016, Gallagher Lake is primarily comprised of manufactured home developments as follows:

- Cottonwood Mobile Home Park on east side of Highway 97 with 23 units, developed in the 1970’s.
- Country Pines Mobile Home Park also located on the east side, with about 125 units, developed in the 1970’s.

- Deer Park, an 80 unit strata development originally built in the 1990's located on the west side of Gallagher Lake on the north side of Vaseux Creek. A new Developer acquired the final phase of Deer Park and created an additional 30 lots in 2015. At the subdivision approval stage in 1994, a walkway was dedicated along Vaseux Creek and the Okanagan River up to the KVR.
- Gallagher Lake Village modular home development located in the south west is supplied with water and sanitary sewer services through agreement with the Osoyoos Indian Band. As of 2016 the Village is currently approximately threequarters developed, with a total of 100 units at full build out. The Developer has also proposed to expand development on lands to the north up to Vaseux Creek.
- There are also 12 single family dwellings located on Icceton Crescent, at the north of the Lake and on larger lots in the north east sector. The population of the community is approximately 550 based on dwelling unit count of 314 and an average household size of 1.8. There are Census statistics available for Electoral Area "C", but not for Gallagher Lake – which is largely a retirement area, with some working residents and few children. Many residents spend part of their winters in southern locations, while others use the properties during the summer months, returning annually from their northern homes.

iii) replacing Section 4.0 (Growth Management) in its entirety with the following:

4.0 GROWTH MANAGEMENT

4.1 Background

Growth Management is a critical aspect of planning for a community's future. It allows a community to forecast growth, based on trends and aspirations and to direct anticipated growth to areas that align with the community's vision and broad goals.

In 2010, the Regional District adopted a Regional Growth Strategy (RGS) for the South Okanagan. Under the *Local Government Act*, once an RGS has been adopted, OCPs must be consistent. The goal of the RGS is to direct the substantial majority of future growth in the south Okanagan Valley area to designated Primary Growth Areas (e.g., Town of Oliver and Okanagan Falls). The RGS envisions maintaining the rural character of the Plan Area, but anticipates directing growth to designated Rural Growth Areas, which the RGS specifically identifies as areas with:

- Established rural settlement areas with a minimum of 200 lots and/or dwelling units;

- Community water or community sewer services in place;
- Existing commercial or industrial; or
- Where development has been pre-determined through zoning, but not yet developed.

Within the Plan Area, the South Okanagan RGS designates Gallagher Lake as a Rural Growth Area, while the Town of Oliver is a Primary Growth Area. Gallagher Lake was designated based on existing zoning, OCP designations and service areas.

The South Okanagan RGS recognizes that “some infill development may be anticipated in rural area”, provided that development “does not significantly increase the number of units or the established density of them area” and “respects the character of the communities.”

4.2 Rural Growth Areas and Capacity

Based on population projections (see Section 3.2), it was determined that the Plan Area could become home to between 220 and 453 additional residents (low and high projections) by 2036. Based on 2.3 people per household (Census Canada figures), there is a projected need for between 96 to 196 homes by 2036, or between five to ten new homes per year.

	0.25% growth rate	0.5% growth rate
Additional population estimate (2031)	220	453
Persons per household	2.3	2.3
New dwellings required	96	196

Figure 4.2: New Dwelling Unit Requirements Projections

It is estimated that there is sufficient development capacity available to accommodate projected population growth. This estimate was based on existing zoning established through Zoning Bylaw No. 2453, 2008, and which is primarily found at Gallagher Lake (see Section 4.3).

4.3 Gallagher Lake Rural Growth Area

Future growth and development in the Gallagher Lake Rural Growth Area will be influenced by a number of potential development constraints and considerations.

The Regional Board recognizes that to create a continuous boundary to contain growth there are properties within the boundary that are protected from development by provincial legislation and Development Permit Area regulations. It is not the intention of the Regional Board to encourage development of land within designated Agricultural areas or land identified as Parks/Recreation, Conservation Area, environmentally sensitive areas,

watercourses, or steep slopes and terrain hazards within the defined growth boundary. Land with these designations or characteristics should continue to be protected from development.

As of 2016, future development opportunities have been identified in the Gallagher Lake Rural Growth Area and include:

- 30 units (approx.) remaining in the Gallagher Village Modular Home Development;
- 25 units (approx.) remaining in the Deer Park development;
- 35 units (approx.) on a 3.0 ha area of land south of Vaseux Creek / west of Hwy 97 that is proposed to be re-designated from Tourist Commercial to Low Density Residential;
- 65 units (approx.) on a 4.5 ha area of land north of the Gallagher Village development that is proposed to be re-designated from Small Holdings to Low Density Residential;
- 200 units (approx.) on a 14.5 ha part of an existing gravel quarry (i.e. 10 ha developable, potential mixed residential);
- 30 units (approx.) on a 2.0 ha area of land between campground on Gallagher Lake Road; and
- 40 units (approx.) of infill housing on lands north of the Lake and adjacent to the Frontage Road commercial (i.e. 4 units per lot).

Note: Based on 15 single family units per ha, and 20 mixed single & multiple units per ha

The future capacity to accommodate growth at Gallagher Lake is for an additional population of approximately 765 persons, based on full build out potential of approximately 425 new units and an average household size of 1.8. This would more than double the current population of Gallagher Lake.

Over the past 40 years, the population has grown sporadically with the addition of new manufacture home developments. Assuming a 1980 population of 300, the average growth of Gallagher Lake has been about 2% per year. At the same rate of growth there is over 30 years of development capacity in Gallagher Lake. Nevertheless, a more rapid rate of growth is anticipated in coming years with the introduction of urban services and new employment opportunities in the area.



Figure 4.3: Gallagher Lake Rural Growth Area Containment Boundary

4.4 Objectives

- .1 Manage growth within the Plan Area by directing residential development to designated Primary and Rural Growth Areas.

- .2 Accommodate anticipated growth while maintaining the rural character and conserving the natural environment of the Plan Area.
- .3 Consider limited new development in other existing settlement areas where appropriate and in keeping with this OCP's broad goals and policies.

4.5 Policies

The Regional Board:

- .1 Recognizes the Town of Oliver as the designated Primary Growth Area and Gallagher Lake as the designated Rural Growth Area in the Plan Area.
- .2 Will direct growth to designated Primary and Rural Growth Areas, by discouraging the re-designation or re-zoning of land that permits residential uses outside of the Rural Growth Area containment boundaries.
- .3 Recognizes that there is an appropriate amount of residential land designated to permit residential development within the Rural Growth Area containment boundaries to accommodate anticipated growth to 2036.
- .4 Recognizes the Town of Oliver as a designated Primary Growth Area that has the community infrastructure, community services, economic and employment opportunities to sustain higher densities and residential growth than the Plan Area.
- .5 Will ensure any new development in designated Rural Growth Areas to provide community services pursuant to the Regional District's Subdivision Servicing Bylaw.
- .6 Directs development away from hazard lands, critical habitat areas, watercourses and the Dominion Radio Astrophysical Observatory Radio Frequency Interference (RFI) area.
- .7 Directs residential development away from designated Agricultural AG areas.
- .8 Requires that all new parcels of less than one hectare in size connect to a community sewer system.
- .9 Supports water metering and other residential water conservation measures.

- iv) adding a new Section 5.0 (Local Area Policies) to read as follows and renumbering all subsequent sections:

5.0 LOCAL AREA POLICIES

5.1 Background

The Plan Area is comprised of a number of distinct communities and several smaller rural areas. While they each have much in common, including a strong desire to maintain and protect the larger Plan Area's rural qualities and environmental values, each community is also unique. While this section of the Plan only outlines policies for the Gallagher Lake area (as a result of the Gallagher Lake Area Plan completed in 2016), it is anticipated that the other communities will be addressed at the time of the next comprehensive review of this bylaw.

5.2 Gallagher Lake

The community takes its name from Gallagher Lake, a small fresh water lake approximately 3.8 miles north of Oliver and 40 kilometers south of Penticton. The community is located on both sides of Highway 97 in the south Okanagan valley and adjacent to, N Caylitrn, (formerly McIntyre Bluff), an area landmark. Over the years, the lake, area camping, seasonal accommodation and roadside service helped create a small tourist destination.

The Gallagher Lake campground was complemented by seasonal accommodation which ultimately became permanent residential units in the form of trailers and modular homes. Although the lake does not have public access, visitors to the campground and motels can enjoy the beaches, swimming and fishing. Today, Gallagher Lake includes motels, camping, a restaurant/pub, a distillery and other services, mainly located along the Gallagher Lake Frontage Road parallel to the Highway.

It is recognized that Highway 97 divides the community in half. The west side contains the most recent development with new homes, utilities and commercial uses. The east side is largely made up of long-standing manufactured homes/trailers, camp ground facilities and motel.

There is a Fortis Gas facility located to the north of Deer Park, a gravel quarry in the north east area and a larger Fortis power substation just north east and outside of the community. A Fortis natural gas and electric power right-of-way passes through the west side of the community. The quarry operation has several years of gravel resources but is deemed to have future redevelopment opportunities for other urban uses.

The community benefits from Okanagan River and Vaseux Creek flowing through and along the edge of the residential areas. Such features enhance the open space, parks and trail system and provide drainage corridors through the community. The Town of Oliver retains ownership and management

responsibility for the irrigation canal that is passes through the eastern portion of the Gallagher Lake. Due to slide damage in the summer of 2016, relocation of the irrigation canal is under consideration.

The lands north of the community contain very environmentally sensitive Antelope-brush on the McIntyre Ranch property. These lands are in the process of being acquired by the Nature Trust and will complement other Nature Trust lands, the Vaseux Bighorn National Wildlife Area and Provincial Protected Areas. The McIntyre Bluff Natural Park, owned by the RDOS, is located at the northern edge of Gallagher Lake.

5.2.1 Vision – Gallagher Lake

During the preparation of the Gallagher Lake Area Plan, residents expressed their vision for the future of the community:

Gallagher Lake will continue to evolve as a small and quaint community made up of predominantly low density residential homes, surrounded by the natural beauty of the South Okanagan landscape and streams. Managed growth will be accommodated in an environmentally sustainable manner, allowing for infill and redevelopment opportunities of older properties and underutilized land. The appeal and charm of the community is experienced by both its residents and visitors travelling along Highway 97. Local retail and tourism-oriented services will complement the aesthetically pleasing character of Gallagher Lake. The community will continue to work towards its goal of community cohesion amongst its neighborhoods, achieving a safe and pedestrian friendly community in the South Okanagan. Safe crossing of the highway will continue as a predominant quest by the residents of Gallagher Lake.

5.2.2 Broad Goals – Gallagher Lake

The following broad goals reflect the input and priorities of Gallagher Lake residents and are the guiding principles of this Official Community Plan for this community. These goals will be used by the Regional District and senior government agencies to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development in the Gallagher Lake area:

- .1 Residential development areas on the west side of the highway will continue to be built out in comprehensive single family unit neighborhoods.
- .2 The frontage properties on the west side of the highway between Vaseux Creek and the south border of the Area Plan will continue to provide commercial space for tourist and retail and other services for locals and the travelling public. This use should not preclude some addition of mixed use

with residential units above the commercial, but ensuring that the primacy of local and tourist services is maintained in that area.

- .3 The east side of the highway contains residential uses in the form of both manufactured homes and trailers, along with camping and fixed roof tourist accommodation, in the form of small motels. Changes to this precinct should only occur in a comprehensively planned manner, ensuring owners of homes and property are engaged and consulted.
- .4 An important element in achieving the vision stated in sub-section 3 is the design character along the Gallagher Lake Frontage Road. Streetscape improvements will be encouraged in the form of landscaping, pedestrian facilities, lighting and upgrades to buildings and properties. Design Guidelines will respect some of the basic architectural design and materials already included in the Ye Old Welcome Inn Pub and the Dubh Glas Distillery.
- .5 As the gravel quarry is exhausted in the future, the vision is to consider uses that will be compatible with residential uses to the south. A comprehensive plan would be required to address access, phasing, servicing, as well as the proposed land use. Potential future uses include business park, tourist commercial and mixed use residential. At the time of adoption, the Area Plan will retain an Industrial designation at the quarry site.
- .6 The most northerly lands on the east side of and adjacent to Highway 97 have potential for residential or tourist commercial uses. Any proposed development will require a comprehensive plan to address access management, floodplain, riparian objectives, highway widening and compatibility with adjacent existing development. At the time of adoption, the Area Plan is proposing an Low Density Residential designation.
- .7 The most northerly foreshore of Gallagher Lake is a critical interface between aquatic environment and human habitation. Collaboration between all property owners, Provincial government and Osoyoos First Nation will be required to ensure the future health and protection of Gallagher Lake. The feasibility of public access deserves further study, but in the meantime, preserving the integrity of this natural asset is paramount in the quest to maintain the character of the community.
- .8 Parks and trails will form an important part of the amenity base at Gallagher Lake. The interrelationship with streams and connections to natural areas beyond the community, along with the protection of the KVR right of way for public use, will allow for an interconnected community and promote pedestrian friendly neighborhoods. Pedestrian facilities for safe crossing of Highway 97 will also be critical to the character envisioned for this community.

- .9 Extension of community water and sanitary services will occur over time in conjunction with new development or to serve existing uses as required.
- .10 Access points will be managed and road connectivity will be established for residential areas on both sides of Highway 97 to serve new growth and to provide secondary access to existing development in consultation with the Ministry of Transportation and Infrastructure. Enhancing pedestrian safety in crossing Highway 97 is very important to the community.
- .11 RDOS will continue to collaborate with the Osoyoos Indian Band to maintain and enhance provision of water and sanitary services to the community.

5.2.3 Policies – Gallagher Lake

The Regional Board:

Resource Area:

- .1 Encourages the quarry operation on the lands described as Lots A & B, Plan KAP87618, District Lots 28S & 4108S, SDYD (8583 & 8713 Highway 97) to operate in a manner that is sensitive to adjacent residential uses.
- .2 Supports the re-designation of the lands described as Lots A & B, Plan KAP87618, District Lots 28S & 4108S, SDYD (8583 & 8713 Highway 97) to a light industrial/business park; mixed use residential; and/or tourist commercial use when the existing quarry operation ceases.

Residential:

- .3 Supports the re-development of lands adjacent to existing commercial areas along the Gallagher Lake Frontage Road to multiple family uses in the form of 2 storey town house units.
- .4 Requires that a Multiple Family Development Permit Area for form and character be designated on lands amended to a Medium Density Residential (MR) designation.
- .5 Requires that new residential development involving more than 20 hectares of land or the creation of 20 or more housing units prepare a Comprehensive Development Plan to ensure land use is compatible with the vision of the community and adjacent development and addresses access, servicing and environmental aspects.

Commercial:

- .6 Supports the main commercial area on the west side of Highway 97 (along Gallagher Lake Frontage Road) remaining the focus for future commercial development serving the community, and to reduce pedestrian highway crossing.

- .7 Supports convenience retail and services, tourist destination and highway commercial uses including a general store. Automotive and other service uses that are compatible with the existing uses and scale of commercial development will be supported.
- .8 Supports residential uses being incorporated into commercial developments in order to broaden the range of housing options and add to the pedestrian character of the community.
- .9 Will consider new small-scale local commercial or tourist commercial development on the east side of the community in new development areas.
- .10 Supports the evolution of the commercial development character along the Gallagher Lake Frontage Road over time with urban design elements, improved pedestrian access and streetscape beautification, such as landscaping.
- .11 Designates a Commercial Development Permit Area for the purposes achieving a high standard of architectural building design and landscaping for commercial areas adjacent the Gallagher Lake Frontage Road and parts of Highway 97.

Industrial:

- .12 Supports existing industrial use and employment opportunities at their current scale of intensity.
- .13 Does not support future heavy industrial development occurring at Gallagher Lake

Natural Environment:

- .14 Supports the establishment of low impact trails corridors and natural parks in designated riparian areas on Schedule 'B' of the Plan along Vaseux Creek and the Okanagan River Channel.
- .15 Supports initiatives to enhance stream and lake shorelines and protect water quality in Gallagher Lake.
- .16 Will collaborate with the Osoyoos Indian Band regarding the health and protection of Gallagher Lake.

Parks, Recreation and Trails:

- .17 Supports neighbourhood parks being integrated into new developments as the community population grows due to the limited amount of parks available to community residents and for day use activities.
- .18 Will seek future neighbourhood park locations in the context of a community wide parks plan or as a result of development reviews and approvals.

- .19 Supports trail development allowing for access to destinations such as McIntyre Bluff, connections to the KVR system and natural areas and water courses areas shown on Schedule 'G' of this bylaw.
- .20 Supports trail development also connecting to the sidewalk/walkway system in newly developed residential areas, and ultimately to the existing commercial area.
- .21 Will explore the use of the 5% park dedication requirement at subdivision stage and other means available including donations, agreements, or outright purchase to secure sensitive waterfront areas for open space as well as small local parks.
- .22 Will explore the protection of the KVR right of way as a public corridor and any private impediments to passage, and designates the KVR as a Park (P) in this bylaw.
- .23 Will explore the opportunity for a trail/walkway connection under the Vaseux Creek (McIntyre) bridge at Highway 97 in collaboration with the Ministry of Transportation and Infrastructure.
- .24 Supports improvements within parks, along trails and near water incorporating opportunities for seating /contemplative spaces, fishing and wildlife viewing areas.
- .25 Will undertake consultation with the community prior to any future securing of public access to Gallagher Lake.

v) replacing Section 9.0 (Commercial) in its entirety with the following:

9.0 COMMERCIAL

9.1 Background

Commercial development in the Plan area is generally limited to existing commercial sites along Highway 97, primarily south of the Town of Oliver, at Gallagher Lake and near Inkaneep Provincial Park.

9.2 Objectives

- .1 Maintain the current level of local commercial sites to serve the existing communities and tourists, and expand services as future growth may dictate.
- .2 Direct major commercial development to Primary Growth Areas.
- .3 Support existing and new recreation and resort commercial opportunities.
- .4 To minimize land use incompatibility between commercial activities and surrounding land uses.

- .5 To ensure the scale of all commercial developments harmonize with the natural surroundings and the rural character of the Plan area.

9.3 Policies – General Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial (C) identified in Schedule 'B' (Official Community Plan Map) for smaller-scale, neighbourhood-serving commercial activities.
- .2 Limits local commercial uses to those existing designated areas, or to areas where they may be developed in conjunction with future residential or commercial tourism developments.
- .3 Limits highway commercial development along Highways 97 to parcels already zoned accordingly, or designated as Commercial (C) or Commercial Tourist (CT).
- .4 Will work with the Ministry of Transportation and Infrastructure to help ensure safe access and egress for commercial areas fronting Highway 97.
- .5 Directs major office, service and general business commercial uses to Primary Growth Areas such as the Town of Oliver, which have the necessary infrastructure and support services.
- .6 Encourages an attractive and safe highway streetscape by including provisions for adequate off-street parking requirements, landscaping and screening, height requirements, signage and drainage within the implementing bylaws for commercial uses.

9.4 Policies – Tourist Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial Tourist (CT) identified in Schedule 'B' Official Community Plan Map for commercial services and activities catering to tourists, including campgrounds, resorts, RV parks, and golf courses.
- .2 Encourages open space recreation and resort commercial opportunities, such as guest ranches, trail rides and/or wilderness guides in areas designated as Resource Area provided they do not impact on abutting land uses and meet Watercourse Development and/or Environmentally Sensitive Development Permit Area requirements.
- .3 May support proposed tourist and resort developments that:
 - a) are located outside the Agricultural Land Reserve;

- b) are located outside the Radio Frequency Interference (RFI) areas as shown on Schedule 'F' (Dominion Radio Astrophysical Observatory RFI Area);
- c) can accommodate on-site domestic water and sewage disposal, or have community water or sewer available;
- d) enhance adjacent land uses or the character of the existing area;
- e) can be accessed safely from local highways (Highway 97);
- f) can be adequately serviced by emergency services, in particular fire protection;
- g) meet any Watercourse or Environmentally Sensitive Development Permit Area requirements;
- h) are outside areas susceptible to natural hazards, including but not limited to, steep slopes, flooding, soil instability, or rock fall; and
- i) indicate an adequate wildfire hazard interface area if located in or near an identified high-risk wildfire hazard area.

vi) replacing Section 15.0 (Transportation) in its entirety with the following:

15.0 TRANSPORTATION

15.1 Background

The Plan recognizes the South Okanagan Corridor Management Plan under preparation by the Province, as the Province is responsible for the regulation, design, implementation and maintenance of existing and future roads within the Plan area. The outcome of this work will identify highway management and improvement priorities. The Plan also recognizes the importance of a mutually supportive partnership to acknowledge the plans and policies of both the Regional District and the Province.

As a result of the 2016 Gallagher Lake Area Plan, the division of the community by Highway 97 and the need for a safe crossing and access management were identified as critical to the future development of the community.

The local transportation system at Gallagher Lake also includes internal roads and pedestrian mobility along these roads. The residents confirmed that safe movement across Highway 97 is of utmost importance. Past efforts have included petitions to the Ministry of Transportation and Infrastructure to slow traffic along the highway. Expected growth in the community is likely to increase movement across the highway, in turn increasing the need for safe crossings.

The Regional Growth Strategy suggests working with the Provincial Transportation authorities to ensure public safety and transportation efficiency. The community survey continued to echo this sentiment through high support for changing the speed limit, implementing pedestrian crossings, initiating streetscape enhancements and developing Frontage Road pedestrian walkways. The concept of a walkway under McIntyre bridge was also strongly endorsed and is under review by the Ministry.

15.2 Objectives

- .1 To provide a highway and side road system that ensures the current and future role, performance goals and functional needs for Highway 97 to support the intra- and inter-regional movement of people and goods.
- .2 To ensure that future development patterns and land use decisions recognize and support highway safety and mobility objectives.
- .3 To recognize and minimize the impacts of transportation corridors on farmland, and important wildlife and fish habitat in environmentally sensitive areas.

15.3 Policies - General

The Regional Board:

- .1 Discourages continuous strip development along the highway and other major roads in order to achieve a more efficient use of land and a proper distribution of traffic flow throughout the road network.
- .2 Encourages the development of land uses compatible with highway noise and speed along the highway.
- .3 Supports the improvement of safety for walking and cycling along major network roads, while encouraging incorporation of sufficient buffering consistent with provincial Agricultural Land Commission specifications and accommodation of the movement of agricultural machinery.
- .4 Will work with the Province to define access management agreements where applicable.
- .5 Encourages the Province to ensure that traffic impact studies are undertaken for major development proposals so that:
 - a) the proposals are in accordance with the objectives of the Corridor Management Plan;
 - b) existing and future roads and alignments are designed with due consideration for the protection of fish and wildlife habitat;
 - c) safety and mobility is maintained through access management;
 - d) disruption to farming operations is minimized; and

- e) projected traffic volumes do not reduce the present service levels for the existing roadway.
- .6 Recognizes the various interests, in particular those of the Province, in the future use of the Kettle Valley Railway right-of-way. The right-of-way is designated as Parks and Recreation (PR) on the Official Community Plan Map in order to protect options for future use as a continuous traffic, utility and/ or recreation corridor. The context for review and referrals for future use of the Kettle Valley Railway will be the 'Management Strategy for Abandoned Right-of-way of Kettle Valley Railway', KVR Planning Committee, 2000.

15.4 Policies – Gallagher Lake

The Regional Board:

- .1 Will continue communication with Ministry of Transportation and Infrastructure regarding safety, traffic speed and development along Highway 97, and to coordinate Ministry Access Management Plans for the Corridor and improve safe crossing.
- .2 Will require all new major development that will result in greater vehicular movement onto and off the Highway 97 to include a Traffic Impact Assessment as a condition of rezoning approval.
- .3 Will require that future development proposals provide an interconnected road network and provide secondary access to existing development areas on either side of Highway 97 as shown on Schedule 'B'.
- .4 Will work with the Ministry of Transportation and Infrastructure to focus access to Highway 97 at existing intersections by closing other accesses to Highway 97.
- .5 Supports a future crosswalk or controlled pedestrian access across Highway 97 if foot traffic counts warrant such a crossing.
- .6 Supports a review of access to the property in the north east section of the community at 8703 Highway 97, to determine safe and appropriate access routes if re-development is proposed.
- .7 Supports enhancing pedestrian mobility via sidewalks, shoulder widening, walkways and trails that are interconnected for the entire community and for both existing and new development areas as shown on Schedule 'B'.
- .8 Supports streetscape improvements along the Gallagher Lake Frontage Road that provide pedestrian mobility and safety, enhanced aesthetics by landscaping between the Frontage Road and Highway 97, improved street lighting, signage and related amenities. (These improvements are conceptually illustrated on the drawing below).

vii) replacing Section 16.0 (Servicing) in its entirety with the following:

16.0 INFRASTRUCTURE AND SERVICING

16.1 Background

A well-planned community ensures services are able to meet the needs of its residents, with development occurring in a manner that allows infrastructure and utilities to be provided efficiently and cost-effectively.

By having a more compact form of growth, it is more affordable to provide infrastructure to the community. Sewer and water lines do not have to be extended over long distances, and there will be a population base in a defined area, large enough to fund infrastructure and services.

Infrastructure and services within the jurisdiction of the Regional District include water distribution, liquid waste management, stormwater and solid waste management. As electrical, gas and communication utilities are also important to the community, the Regional District has an interest in helping guide the provision of these services.

A finding of the 2016 Gallagher Lake Area Plan was that the community has the benefit of access to community water and sanitary sewer systems but not the entire community is serviced. Over the years, the various neighborhoods have developed private on-site systems and some of these systems are in need of improvements. The first agreement for water and sewer services was between Osoyoos Indian Band, Senkulmen Utilities Ltd. (SUL), and the Gallagher Village Modular Home Development.

By 2013, the RDOS and the Osoyoos Indian Band (OIB) entered into an agreement through SUL to provide domestic water and sanitary sewer services to the Gallagher Lake Community. This Agreement provides for an additional 300 dwellings units (or equivalent commercial use). The initial intent was to service the Deer Park bare land strata subdivision at the northeast corner of the community and then expand the system. The service now consists of the Senkulmen providing potable water and sewer treatment facility to the OIB boundary and the RDOS is responsible for the pipes and collection system in the Frontage Road. At present connections to the RDOS system are limited, but there are several other owners interested in connecting to the system.

Water and sewer mains have also been extended to the east side of Highway 97, but there are no properties connected in this area. To date, residents from the Country Pines development are not supportive of extending sewer pipe mains or paying for the service due to concerns about the potentially high cost. There is interest in domestic water service.

The Regional District supports the introduction of a community-wide sanitary sewer system over the long term to ensure protection of the lake and ground water. Residents have been generally supportive of fire protection through the use of hydrants on the water system, but there have been mixed views on the extension of the overall-all domestic community water system. At this time the RDOS is in discussions with the OIB about provision of domestic water service to the Country Pines area. The preparation of this Area Plan has been a good forum for discussing new policy direction on this important matter.

16.2 Objectives

- .1 To ensure the coordinated and phased development of water, sewer and drainage.
- .2 To direct development to areas that can be best serviced by existing or planned utility services.
- .3 To ensure that water, sewer and drainage systems support good health and safety, and meet recognized standards of service.
- .4 To encourage the cooperation and coordination in the provision of other utilities that services existing and future developments, such as telephone, hydro and gas service.
- .5 To require that all new parcels of 1 hectare or less in size connect to a community sewer system.

16.3 Policies - Water Supply and Distribution

The Regional Board:

- .1 Requires that all new developments are adequately serviced by a water supply system in accordance with the Regional District's servicing bylaw.
- .2 Directs that new developments not restrict or limit the availability of water supply for agricultural irrigation.
- .3 Will liaise with the relevant Provincial agencies and the Plan area water purveyors to ensure an overall coordinated water management strategy for water quality and quantity.

16.4 Policies - Sewage Collection and Disposal

The Regional Board:

- .1 Encourages Registered Onsite Wastewater Practitioners to design onsite sewage systems that avoid the placement of dispersal areas within environmentally sensitive areas.

- .2 Works with the Province to assess the need for alternative systems and consider evaluating the feasibility of a future community system in the Sawmill Road and Gallagher Lake areas.
- .3 Will consider amending the RDOS servicing bylaw to allow alternative sewerage system evaluation studies done at the time of subdivision.
- .4 Co-operates with the Town of Oliver and government agencies to consider future options and proposals regarding the need for expansion of the Town's reclaimed water irrigation system.

16.5 Policies - Drainage

The Regional Board:

- .1 Encourages the review of stormwater management in new and existing developments by the relevant Provincial agencies.
- .2 Encourages the Regional Subdivision Approving Authority to require that each parcel of land within a proposed subdivision have a plan to address storm water runoff.
- .3 Coordinates efforts with the Province to monitor water quality runoff into major watercourses.
- .4 Will consider regulations that control or prevent discharge of construction silts, gravel and debris into natural drainage courses, streams, or onto agricultural lands or highways.

16.6 Policies - Other Utilities

The Regional Board:

- .1 Encourages the cooperation and coordination of utility companies in utilizing existing corridors for multiple uses.
- .2 Encourages public utility companies and the Province to locate and develop utility corridors and roads in a way that will not have a negative impact on environmentally sensitive areas, as shown on Schedule 'C'.
- .3 Recognizes the various interests, in particular those of the Province, in the future use of the Kettle Valley Railway right-of-way. The right-of-way is designated as 'Public Corridor (PC)' on the Official Community Plan Map in order to protect options for future use as a continuous traffic, utility and/ or recreation corridor. The context for review and referrals for future use of the Kettle Valley Railway will be the 'Management Strategy for Abandoned Right-of-way of Kettle Valley Railway', KVR Planning Committee, 2000. The abandoned irrigation canal right-of-way is also designated 'PC' in order to protect options for future use as a continuous utility and/or recreation corridor.

16.7 Policies – Gallagher Lake

The Regional Board:

1. Requires that any new development or subdivision of land less than 1.0 hectare in area in the Gallagher Lake Area Plan must be connected to the sanitary sewer system.
2. Will prioritize the extension of community sewer services to development on the west side of Highway 97 and, as demand warrants, phasing in community sewer services on the east side of Highway 97 at a later date.
3. Requires that new development petition the Regional District in order to formally enter into water and sewer service areas.
4. Will work closely with the Osoyoos Indian Band and residents of Gallagher Lake to explore the option of extending the domestic water system throughout the community in the short term.
5. Will work closely with other responsible agencies to monitor the functional and environmental aspects of ground water and any potential impacts of existing development and attendant septic systems on the natural and aquatic environment.
6. Will work with responsible Provincial agencies to implement a long term lake water quality testing/monitoring program that serves to confirm water quality for the benefit of tourism and the environmental integrity of the lake.
7. Will continue to investigate sources of funds and financing mechanisms to lessen the financial burden on all residents that may ultimately need to connect to a community sanitary sewer system.
8. Will continue a close working relationship with OIB with regard to system upgrades to their main water and sanitary sewer treatment plants and to extend the Servicing Agreement to accommodate growth and development at Gallagher Lake.
9. Will continue to engage community residents in their ongoing needs for infrastructure improvements and changes as the community evolves and circumstances arise.
10. Will collaborate with the Town of Oliver regarding the protection, access and use of the Irrigation Canal running through the community.

viii) adding a new sub-section 18.5 (Gallagher Lake Commercial Development Permit Area) under Section 18.0 (Development Permit Areas) to read as follows:

18.5 Gallagher Lake Commercial Development Permit (GLCDP) Area

18.5.1 Category

The Gallagher Lake Commercial Development Permit Area is designated under Section 488(1)(f) of the *Local Government Act*, for the establishment of objectives for the form and character of commercial development

18.5.2 Area

The lands shown as Gallagher Lake Commercial Development Permit Area on Schedule 'H' are designated as "Gallagher Lake Commercial Development Permit Area".

18.5.3 Justification

The Gallagher Lake commercial area is located on the west side of the Frontage Road with a focus on local, tourist commercial uses and other service. With Highway 97 running right through the community it is highly visible to many motorists. The commercial area serves as a strong focal point and it provides a sense of identity for the community. Residents would like to encourage the commercial area to develop as a pedestrian oriented, vibrant hub of mixed use commercial and residential land uses. Future development should be harmonious and in keeping with the current scale and character of Gallagher Lake.

18.5.5 Development Requiring a Permit

- .1 A development permit is required, except where exempt under Section 18.5.7 (Exemptions), for the following:
 - a) construction of, addition to or alteration of a building or other structure; and
 - b) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

18.5.6 Guidelines

- .1 A Development Permit is required for development within a GLCDP Area, and shall be in accordance with the following guidelines:
 - a) Buildings and Structures:
 - i) Buildings should define a pedestrian oriented first floor with canopies, window and door trim, varied building facades, and similar design features.
 - ii) Variety, continuity and pedestrian interest should be expressed in the design of buildings, especially at ground level and articulated roof lines are encouraged.
 - iii) Front entrances should be well defined and provide a focal point to the building.

- iv) Monolithic structures and long expanses of straight walls should be avoided.
- v) Large buildings should be designed in a way that creates the impression of smaller units and less bulk, by using building jogs and irregular faces.
- vi) Building finish should be consistent in terms of appearance and colour on all elevations, and should be comprised largely of stucco, rock, stone, brick, and wood materials.
- vii) Earth tones and natural colour schemes are encouraged but with some contrasting colours for accentuating architectural details, façade elements or change in materials.

b) Signage:

Notwithstanding the requirements of the Electoral Area "C" Zoning Bylaw, additional signage may be assessed and approved in keeping with the guidelines below:

- i) As part of an overall comprehensive sign plan, businesses may erect a combination of sign types. Signs must be of high quality and must be appropriately scaled to positively contribute to the community's visual appeal and people's overall experience.
- ii) Awning, canopy signs or projecting signs, must be located on the first storey of a building and must not project 2.5 metres beyond the face of the building.
- iii) Fascia signs should not exceed more than 15% of a building face.
- iv) Window signs should not exceed more than 15% of a window face.
- v) Businesses located on corners of intersecting streets may place signs on each building's frontage.
- vi) Only one sidewalk sandwich board sign per business is permitted and must be no larger than 1.0 m². Sandwich board signs must be located directly in front of the business it advertises and must not block pedestrian traffic.
- vii) Signs on roof tops, signs with flashing lights, outdoor neon signs, and signs with moving parts are not permitted.
- viii) Free standing signage is permitted if it is low, front lit or unlit, with a landscaped base, and free standing signage will not be permitted on Highway right-of-way without Ministry of Transportation and Infrastructure approval.

c) Access and Parking:

- i) New development must provide safe and efficient vehicle entrances, exits and site circulation as approved by Ministry of Transportation and Infrastructure.
 - ii) Sites should be designed in a way that accommodates alternative modes of transportation, with provisions made for such features as pedestrian sidewalks, bicycle and walking paths or lanes, and bicycle parking racks on the site. Networks on the site would link with networks off the site.
 - iii) Parking lots should be located at the side or rear of the principal buildings. Large parking areas should be broken into smaller groups that are screened and shaded with landscaping. Site distances at parking area aisle intersections must be preserved to ensure safety of vehicles and pedestrians.
- d) Screening, Landscaping and Amenities:
- i) Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials or a combination of materials in the following areas:
 - .1 between parking areas and roadways; and
 - .2 between buildings and parking areas.
 - ii) Landscaping design plans prepared by a landscape professional will be required with landscaping densities designed to industry standards.
 - iii) Landscaping comprised of plant material that has high decorative value and is drought tolerant and indigenous is encouraged.
 - iv) Boulevards, landscaped areas, and setback areas adjacent to streets and boulevards should be planted with boulevard trees and a combination of shrubs, perennials and groundcover with mulch to conserve water and discourage weed growth.
 - v) Landscaping areas should include an underground irrigation system which should be programmed to maximize efficient water use.
 - vi) Any existing mature trees or remnant ecosystems that enhance the amenity and ecological functioning of the urban environment should be incorporated into the site design wherever possible.

18.5.7 Exemptions

A Development Permit is not required under this section for any of the following:

- a) routine building repairs / maintenance including new roof, residing, re-stuccoing, window and door replacement;
- b) internal renovations;
- c) canopies, awnings and decks;
- d) Building Code and safety requirements / upgrades such as fire alarms, fire exits, disabled ramps, etc.;
- e) building additions less than 20.0 m²;
- f) open roofed structures, gazebos and trellises;
- g) glass balcony enclosures;
- h) subdivision;
- i) construction of fences; and
- j) signs attached to businesses they are advertising and not installed at the same time as the building construction.

ix) adding new sub-sections 20.5.5-.8 under Section 20.5 (Other Studies and Initiatives) to read as follows:

- .5 Consideration of gaining public access to Gallagher Lake for local residents. (A more definitive survey of the public or properly defined study of the merits of public access is warranted).
- .6 Design of frontage road streetscape and pedestrian facilities.
- .7 Over time, review the extension of community water and sewer services throughout Gallagher Lake with the Osoyoos Indian Band and the local community and with recognition of the concerns of Country Pines residents about the potentially high costs of sewer service.
- .8 Acquisition and ongoing development and of trail corridors and local parks identified in the Plan.

x) replacing Section 20.6 (Other Agencies) under Section 20.0 (Implementation) to read as follows:

20.6 Other Agencies

The Regional District will need to work with Provincial agencies, the School District and other agencies to help implement and complement portions of the Plan.

With regard to the recommendations of the 2016 Gallagher Lake Area Plan, the Regional District will communicate with all necessary levels of government,

First Nations, local developers and institutions that will provide assistance, direction or cooperation in addressing the studies or initiatives in the Plan and:

- .1 Will coordinate with the Ministry of Transportation and Infrastructure regarding pedestrian safety, highway crossings, highway traffic speeds, and access along the highway and the Gallagher Lake Frontage Road design of streetscape and pedestrian facilities.
- .2 Will continue communication with all agencies regarding the use of the KVR right-of-way and river walkway to connect Gallagher Lake to a regional trail system.
- .3 Will develop the Vaseux Creek trail network, the Vaseux Creek Bridge underpass and walkways along either side of Highway 97 / Frontage Road to connect the community to the KVR.
- .4 Will coordinate with the Osoyoos Indian Band regarding provision of sanitary sewer treatment and water services in the short term and long term.
- .5 Will work with the Ministry of Environment and/or other Provincial agencies on establishing a water quality testing program for Gallagher Lake.

xi) replacing Schedule 'B' (Official Community Plan Map) with a new Schedule 'B' (Official Community Plan Map), as shown on the attached Schedule 'A' (which forms part of this bylaw).

xii) adding a new Schedule 'G' (Road and Trail Network Plan), as shown on the attached Schedule 'B' (which forms part of this bylaw).

xiii) adding a new Schedule 'H' (Form and Character Development Permit Areas), as shown on the attached Schedule 'C' (which forms part of this bylaw).

READ A FIRST AND SECOND TIME this ____ day of _____, 2018.

PUBLIC HEARING held on this ____ day of _____, 2018.

READ A THIRD TIME this ____ day of _____, 2018.

ADOPTED this ____ day of _____, 2018.

Board Chair

Chief Administrative 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. 2452.20, 2018

Project No: C2018.061-ZONE

Schedule 'A'

Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008
Schedule 'B' (Official Community Plan Map)

Regional District of Okanagan-Similkameen

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



Amendment Bylaw No. 2452.20, 2018

Project No: C2018.061-ZONE

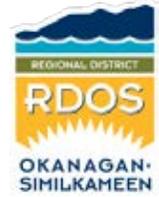
Schedule 'B'

Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008
Schedule 'G' (Road and Trail Network Plan)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2452.20, 2018

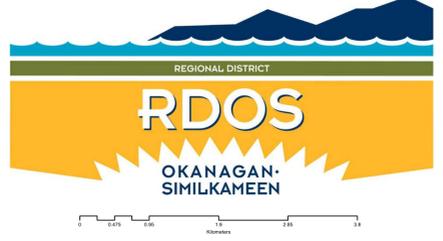
Project No: C2018.061-ZONE

Schedule 'C'

Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008
Schedule 'H' (Form and Character Development Permit Areas)

Official Community Plan Map

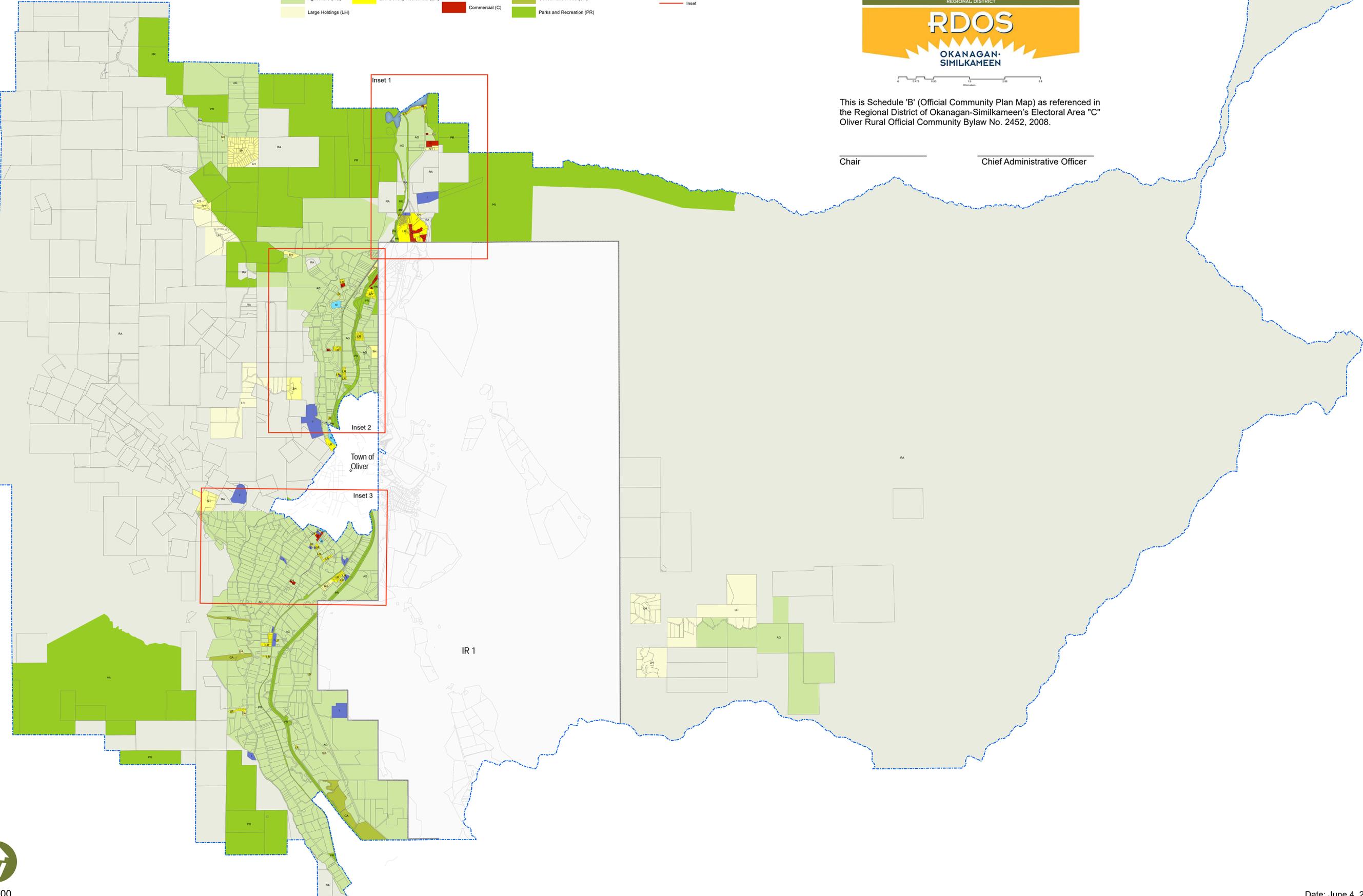
Schedule 'B' – Oliver Rural Official Community Plan Bylaw No. 2452, 2008.



This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "C" Oliver Rural Official Community Bylaw No. 2452, 2008.

Chair _____ Chief Administrative Officer _____

Legend		Industrial Designations:		Community Services and Administrative Designations:		Electoral Boundary	
Rural Designations:	Small Holdings (SH)	Industrial (I)	Administrative, Cultural and Institutional (AI)	Indian Reserve			
Resource Area (RA)	Residential Designations:	Commercial Designation:	Conservation Area (CA)	Inset			
Agriculture (AG)	Low Density Residential (LR)	Commercial (C)	Parks and Recreation (PR)				
Large Holdings (LH)							



1:35,000

Date: June 4, 2018

Legend

- | | | |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Rural Designations: | Comprehensive Development Designations: |  Electoral Boundary |
|  Resource Area (RA) |  Comprehensive Development (CD) |  Indian Reserve |
|  Agriculture (AG) | Commercial Designation: | |
|  Large Holdings (LH) |  Commercial (C) | |
|  Small Holdings (SH) | Industrial Designations: | |
| Residential Designations: |  Industrial (I) | |
|  Low Density Residential (LR) | Community Services and Administrative Designations: | |
|  Medium Density Residential (MR) |  Administrative, Cultural and Institutional (AI) | |
| |  Conservation Area (CA) | |
| |  Parks and Recreation (PR) | |

Official Community Plan Map

Schedule 'B' – Oliver Rural Official Community Plan Bylaw No. 2452, 2008.

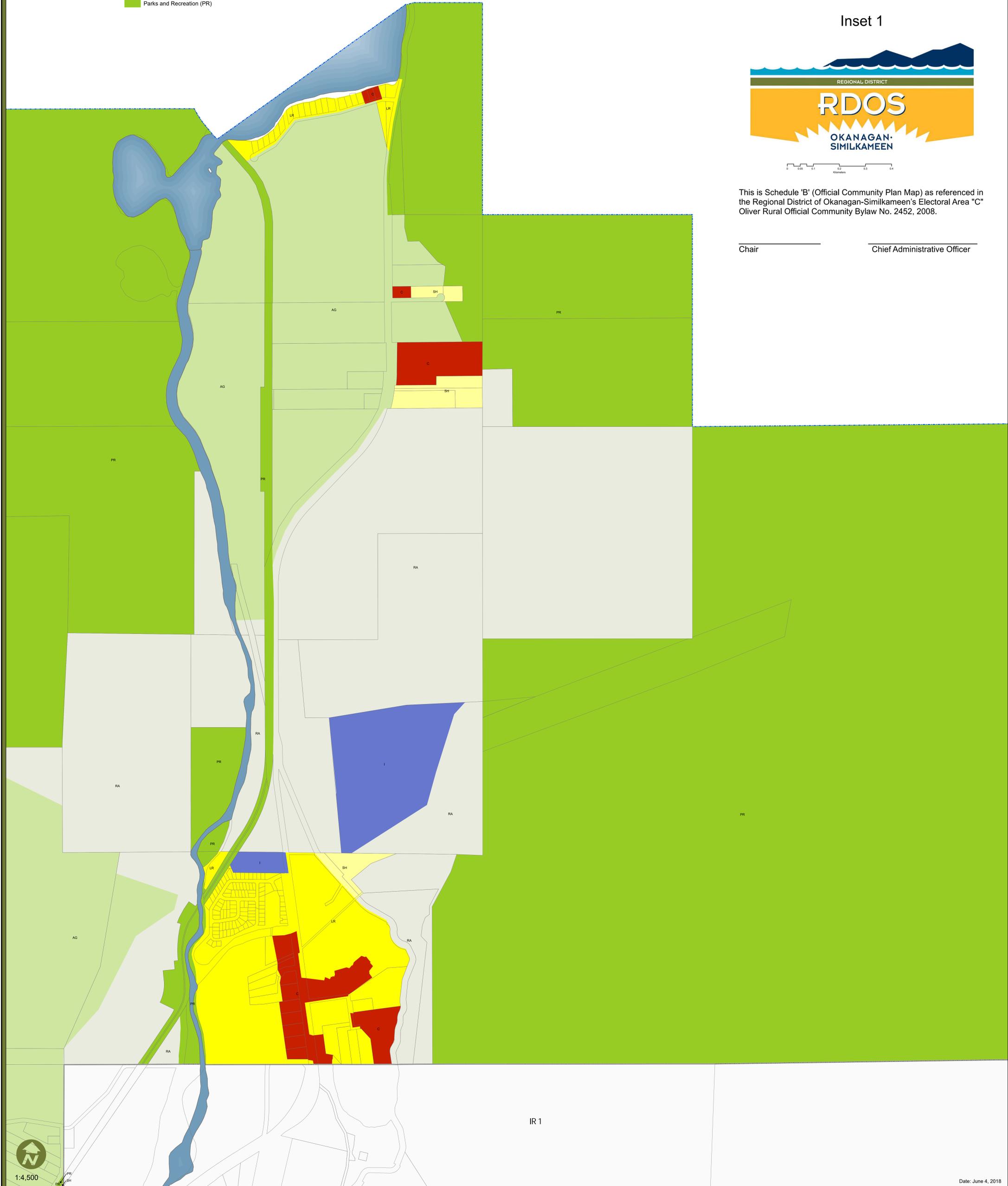
Inset 1

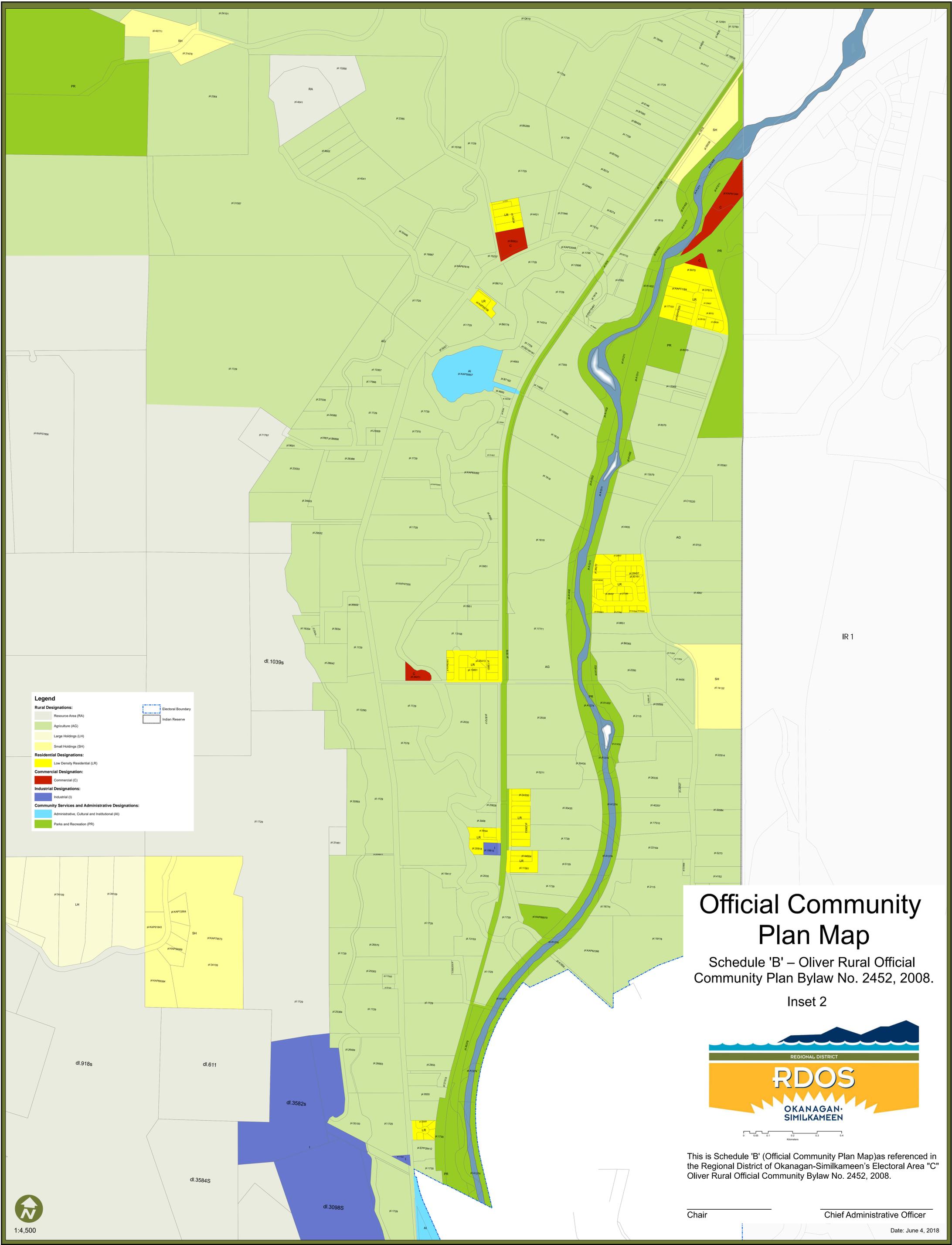


This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "C" Oliver Rural Official Community Bylaw No. 2452, 2008.

Chair _____

Chief Administrative Officer _____





Legend

Rural Designations:

- Resource Area (RA)
- Agriculture (AG)
- Large Holdings (LH)
- Small Holdings (SH)

Residential Designations:

- Low Density Residential (LR)

Commercial Designation:

- Commercial (C)

Industrial Designations:

- Industrial (I)

Community Services and Administrative Designations:

- Administrative, Cultural and Institutional (AI)
- Parks and Recreation (PR)

Other Symbols:

- Electoral Boundary
- Indian Reserve

Official Community Plan Map

Schedule 'B' – Oliver Rural Official Community Plan Bylaw No. 2452, 2008.

Inset 2



This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "C" Oliver Rural Official Community Bylaw No. 2452, 2008.

Chair

Chief Administrative Officer

Date: June 4, 2018



1:4,500

Official Community Plan Map

Schedule 'B' – Oliver Rural Official Community Plan Bylaw No. 2452, 2008.

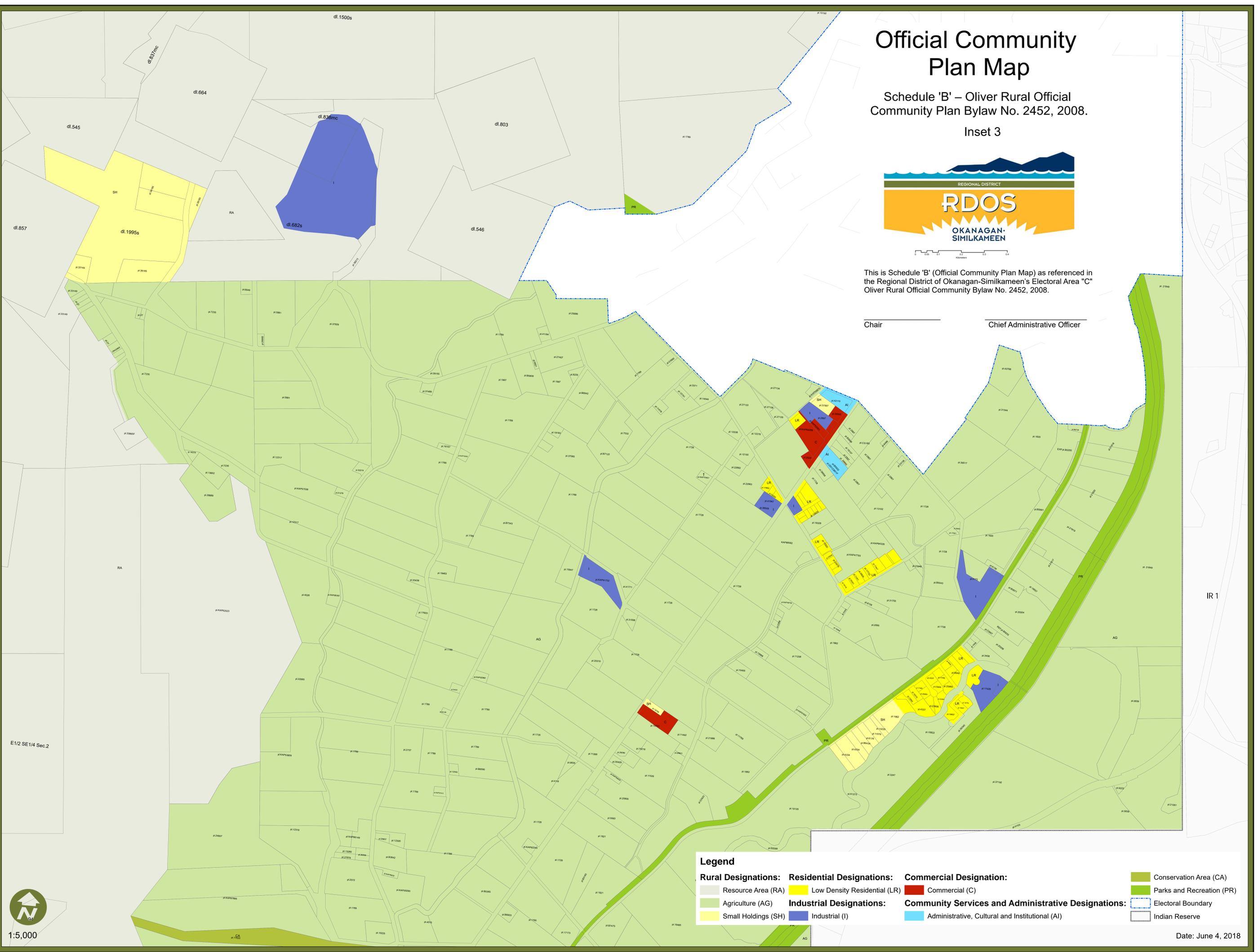
Inset 3



This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "C" Oliver Rural Official Community Bylaw No. 2452, 2008.

Chair

Chief Administrative Officer



E1/2 SE1/4 Sec.2

IR 1

Legend

- | | | | |
|----------------------------|----------------------------------|------------------------------------------------------------|-------------------------------|
| Rural Designations: | Residential Designations: | Commercial Designation: | Conservation Area (CA) |
| Resource Area (RA) | Low Density Residential (LR) | Commercial (C) | Parks and Recreation (PR) |
| Agriculture (AG) | Industrial Designations: | Community Services and Administrative Designations: | Electoral Boundary |
| Small Holdings (SH) | Industrial (I) | Administrative, Cultural and Institutional (AI) | Indian Reserve |



1:5,000

Date: June 4, 2018

Road and Trail Network Plan

Schedule 'G' – Oliver Rural Official Community Plan Bylaw No. 2452, 2008.



This is Schedule 'G' (Road and Trail Network Plan) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "C" Oliver Rural Official Community Plan Bylaw No. 2452, 2008.

Legend

- Trail Corridors Type**
- Trail Corridors
- Roads / Accesses
- Electoral Boundary
- Indian Reserve



IR 1

Gallagher Lake Development Permit Area

Schedule 'H' – Oliver Rural Official
Community Plan Bylaw No. 2452, 2008.



This is Schedule 'H' (Gallagher Lake Development Permit Area) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "C" Oliver Rural Official Community Plan Bylaw No. 2452, 2008.

Legend

- Commercial Development Permit Area
- Electoral Boundary
- Indian Reserve



1:1,500

IR 1



OSOYOOS INDIAN BAND

1155, SEN*POK*CHIN BOULEVARD, OLIVER BC, V0H 1T8
PHONE: (250) 498-3444 ~ FAX: (250) 498-6577

OFFICE REVIEW RESULTS

May-15-18

Referral ID: Bylaw 2452.20 File C2018.061-ZONE
Reference #: R-77-001089
RTS #1396

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

Attention: Christopher Garrish,

We are in receipt of the above referral. This proposed activity/development is within the Osoyoos Indian Bands Area of Interest, responsibility and within the Okanagan Nation's Territory; the lands and resources are subject to our unextinguished Aboriginal Title and Rights.

In 1997, the Supreme Court of Canada in the *Delgamuukw* case clarified the law respecting the rights of aboriginal people in British Columbia, which includes the Osoyoos Indian Band. The Supreme Court ruling included the following legal principles:

- ◆ Aboriginal title is not extinguished and the Province cannot and never could extinguish aboriginal title or rights.
- ◆ Aboriginal title is protected by section 35 of the Constitution Act, 1982.
- ◆ Aboriginal title is a property interest.
- ◆ Governments must justify any infringements of aboriginal title.
- ◆ Lands held pursuant to aboriginal title have an inescapable economic component.

Other recent court cases involving the Taku River Tlingit First Nation and the Haida Nation have heightened the accountability of British Columbia to consult with First Nations with respect to third party development activities on alleged Crown lands. The Court found that the Province of B.C. has a legal fiduciary obligation to deal with First Nations' concerns about their traditional lands and resources and that it is not necessary for B.C. First Nations to first prove the existence of our rights.

The tmxulaxw (land) which constitute the focus of this referral as well as the areas around it are of great cultural and heritage significance to the Osoyoos Indian Band. Some of the significant attributes include but are not limited to archaeological resources; habitation sites, resource procurement sites, resource processing sites, sacred sites including burials, pictographs, spiritual use areas, hunting and fishing locations, and various landforms. The Osoyoos Indian Band and Nation members have used, occupied, managed, and protected this tmxulaxw (land) since time immemorial.

Based upon the results of our Preliminary Office Review of the proposed activity/development proper consultation and consideration of potential impacts and infringements to our Aboriginal Title and Rights cannot occur without the following recommendations. It is only with these recommendations that proper consultation can begin and the proposed activity/development can be reviewed .

- The proposed activity/development is located in a high potential archeological area. It is imperative that a qualified Archaeologist and two OIB field technicians conduct an Archaeological Overview Assessment and Preliminary Field Reconnaissance on the proposed areas before any ground altering developments occur.
- This area is a known use and occupancy area for OIB Community members; it is imperative that our Aboriginal interests are protected and managed in a way that it will not cause undue hardship on our community. We recommend that a Traditional Ecological Knowledge (TEK) Assessment be completed to locate known cultural heritage resources, prevent impacts, and propose appropriate mitigation measures.

Please advise the Osoyoos Indian Band in writing as to your ability to meet the above listed conditions as outlined. Failure to meet these conditions will result in our disapproval and objection of the proposed activity/development .We will not consent, agree, or otherwise approve of the activity / development.

Our participation in the referral and consultation process does not define or amend the Osoyoos Indian Bands Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions. If you require further information or clarification, please do not hesitate to contact me.

Please contact me through email or phone at your earliest convenience to set up a meeting to discuss our concerns.

limlɛmt,



Amanda Anderson
Referrals Officer
Osoyoos Indian Band
aanderson@oib.ca
250-498-3444 Ext .3033
cc:

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: May 10, 2018 10:08 AM
To: Planning
Subject: Gallagher Lake, Electoral Area C (C2018.061-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") transmission and primary distribution facilities within the Gallagher Lake Area Plan. Applicants are responsible for costs associated with any change to a 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.

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, SR/WA
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

 **FORTIS BC**



Lauri Feindell

To: Cameron Baughen
Subject: RE: Bylaw Referral C2018.061-ZONE (Gallagher Lake)

From: Cameron Baughen
Sent: April 27, 2018 3:28 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>; Noelle Evans-MacEwan <nevansmacewan@rdos.bc.ca>
Cc: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: RE: Bylaw Referral C2018.061-ZONE (Gallagher Lake)

There appears to be no issues with the Solid Waste Plan. I can't comment on the Liquid Waste Plan which does exist for the area I believe.

Cameron Baughen, RDOS Solid Waste Management Coordinator
101 Martin Street, Penticton BC
Ph 250-490-4203 TF 1-877-610-3737
cbaughen@rdos.bc.ca www.rdos.bc.ca

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

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2452.20, 2018

- Approval Recommended for Reasons Outlined Below
- Interests Unaffected by Bylaw
- Approval Recommended Subject to Conditions Below
- Approval Not Recommended Due to Reasons Outlined Below

Signature:  _____

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: May 25, 2018

Lauri Feindell

From: Lacey, Cathy M FLNR:EX <Cathy.Lacey@gov.bc.ca>
Sent: May 24, 2018 10:58 AM
To: Planning
Cc: Christopher Garrish
Subject: Your file C2018.061-ZONE

Hi,

The Ecosystems Section of the Ministry of Forest Lands Natural Resource Operations and Rural Development has reviewed the above mentioned referral and has "No Concerns".

Thank you

Cathy Lacey
Admin Support
MFLNRO Penticton

Respectfully submitted:



C. Garrish, Planning Supervisor

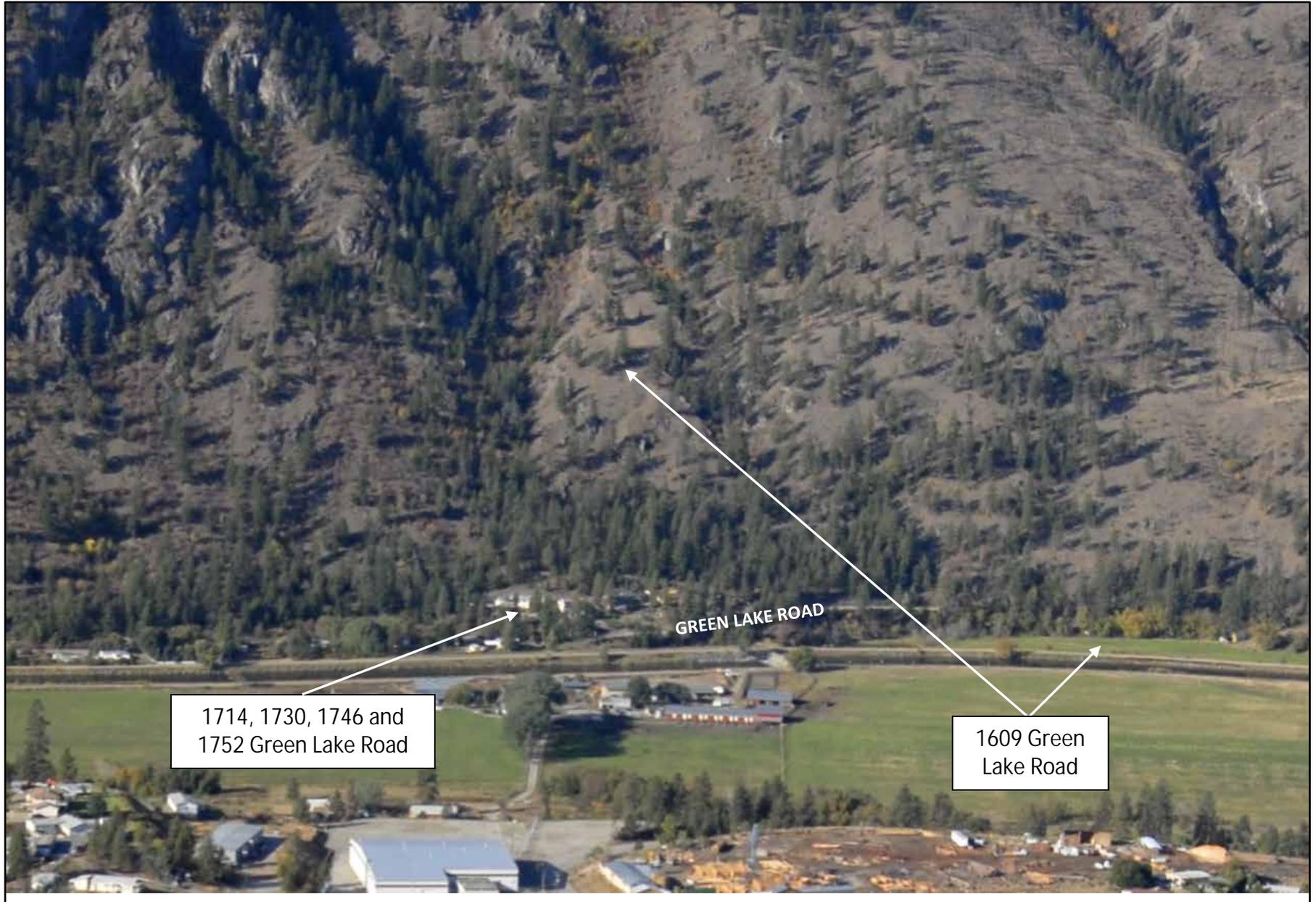
Endorsed by:



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Aerial Photo (2007)

Attachment No. 1 – Aerial Photo (2007)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.23, 2018

**A Bylaw to terminate Land Use Contract No. LU-10-D and to amend the
Electoral Area "D-1" Zoning Bylaw No. 2457, 2008**

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Land Use Contract LU-10-D Termination and Zoning Amendment Bylaw No. 2457.23, 2018."
2. The Land Use Contract No. LU-10-D, registered in the Kamloops Land Title Office under charge number K5799 against title to the land described as District Lot 30S, SDYD and shown shaded yellow and red on the attached Schedule 'A' (which forms part of this Bylaw), is terminated.
3. The land described as District Lot 30S, SDYD Except Plans B4130, 21048, 17512 and KAP75356; Parcels D, 15 and 17 on Plan A1266, and shown shaded yellow on the attached Schedule 'A' (which forms part of this Bylaw) is zoned Resource Area (RA) in Regional District Okanagan-Similkameen, Electoral Area "D-1" Zoning Bylaw No. 2457, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "D-1" Zoning Bylaw No. 2457, 2008, is amended accordingly.
4. The lands described as, Lot A, District Lot 30S SDYD, PLAN KAP75356; Lot 1, District Lot 30S, SDYD, PLAN 27512; Lot 2, District Lot 30S, SDYD, PLAN 27512; Lot 3, District Lot 30S, SDYD, PLAN 27512, and shown shaded red on the attached Schedule 'A' (which forms part of this Bylaw) is zoned Small Holdings Five (SH5) in Regional District Okanagan-Similkameen, Electoral Area "D-1" Zoning Bylaw No. 2457, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "D-1" Zoning Bylaw No. 2457, 2008, is amended accordingly.

5. The "Electoral Area 'D-1' Zoning Bylaw No. 2457, 2008" is amended by:
- i) adding a reference to "Small Holdings Five Zone SH5" under Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones).
 - ii) adding a reference to "Small Holdings Four Zone SH4" under Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones).
 - iii) adding a new Section 10.9 (Small Holdings Five Zone) under Section 10.0 (Rural Zones) to read as follows and renumbering all subsequent sub-sections:

10.7 SMALL HOLDINGS FIVE ZONE (SH5)

10.7.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) single detached dwelling;

Secondary uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory buildings and structures, subject to Section 7.13.

10.7.2 Site Specific Small Holdings Four (SH5s) Provisions:

- a) see Section 16.28

10.7.3 Minimum Parcel Size:

- a) 2,020 m², subject to servicing requirements

10.7.4 Minimum Parcel Width:

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

10.7.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

10.7.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.7.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

10.7.8 Maximum Parcel Coverage:

- a) 35%

10.7.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

- iv) adding a new Section 16.28 (Site Specific Small Holdings Five (SH5s) Provisions) under Section 16.0 (Site Specific Designation) to read as follows:

16.28 Site Specific Small Holdings Five (SH5s) Provisions:

.1 blank.

- 6. 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 19th day of April, 2018.

PUBLIC HEARING held on this 17th day of May, 2018.

READ A THIRD TIME this 17th day of May, 2018.

Approved pursuant to Section 52(3) of the *Transportation Act* this 22nd day of May, 2018.

ADOPTED this ____ day of _____, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC V2A 5J9

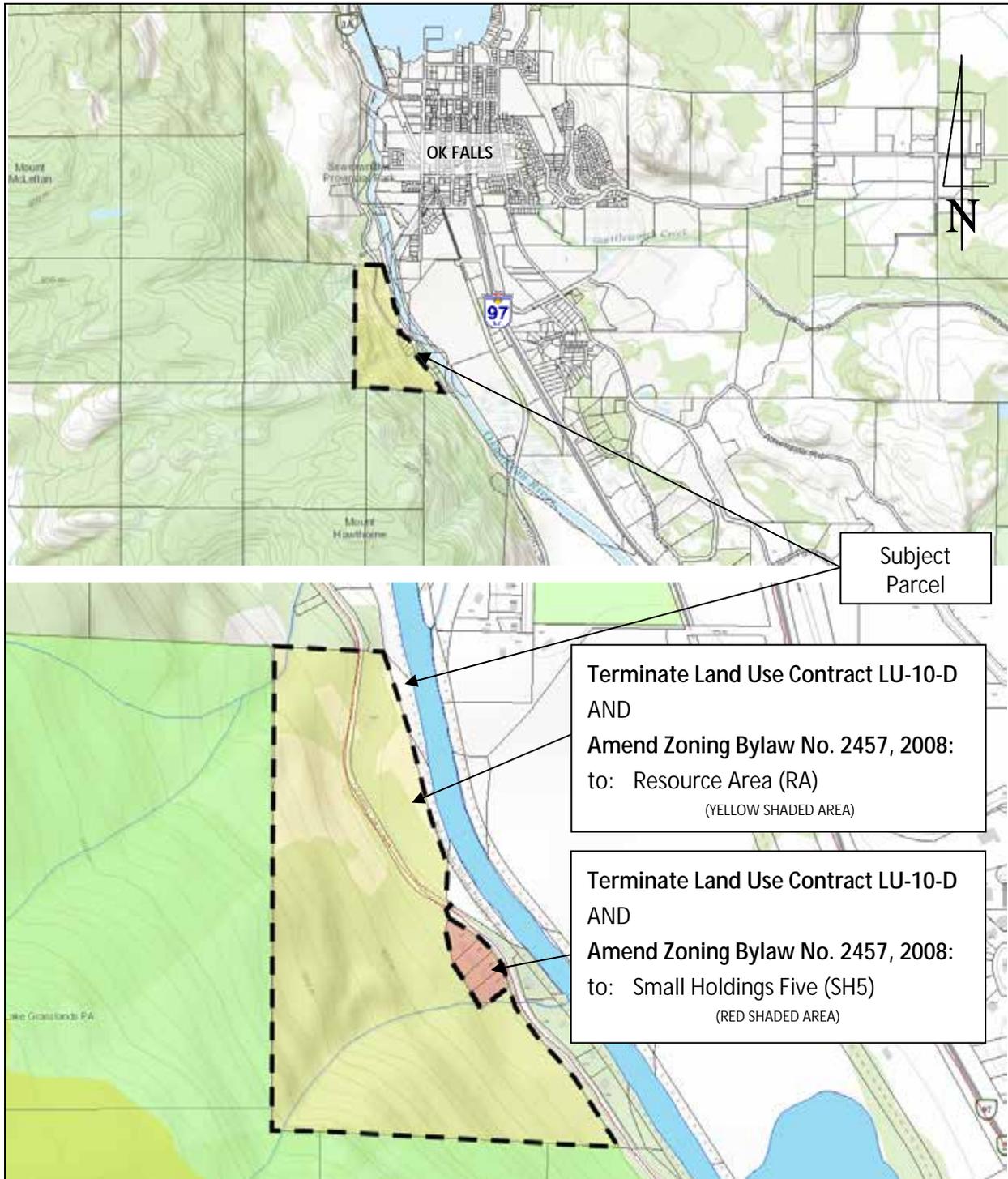
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.23, 2018

File No. D2018.004-ZONE

Schedule 'A'



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2453.35, 2018

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.35, 2018."
2. The Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended by:
 - i) adding a new Section 17.3.2 (Site Specific Agriculture Three (AG3s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows:
 - .1 In the case of land described as Lot 1, Plan KAP90957, District Lot 10 & 338S, SDYD (1752 Alba Road) and shown shaded yellow on Figure 17.3.2:
 - a) despite Section 4.0 (Definitions), a "principal dwelling unit" shall mean one or more habitable rooms constituting one self-contained unit which has a separate entrance, and which contains washroom facilities, and not more than two sets of cooking facilities (unless a secondary suite is permitted in the applicable zone), and which is designed to be used for living and sleeping purposes.



3. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of the land described as Lot 1, Plan KAP90957, District Lot 10 & 338S, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Agriculture Three (AG3) to Agriculture Three Site Specific (AG3s).

READ A FIRST AND SECOND TIME this 19th day of April, 2018.

PUBLIC HEARING held on this 17th day of May, 2018.

READ A THIRD TIME this 17th day of May, 2018.

Approved pursuant to Section 52(3) of the *Transportation Act* this 22nd day of May, 2018.

ADOPTED this ___ day of _____, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

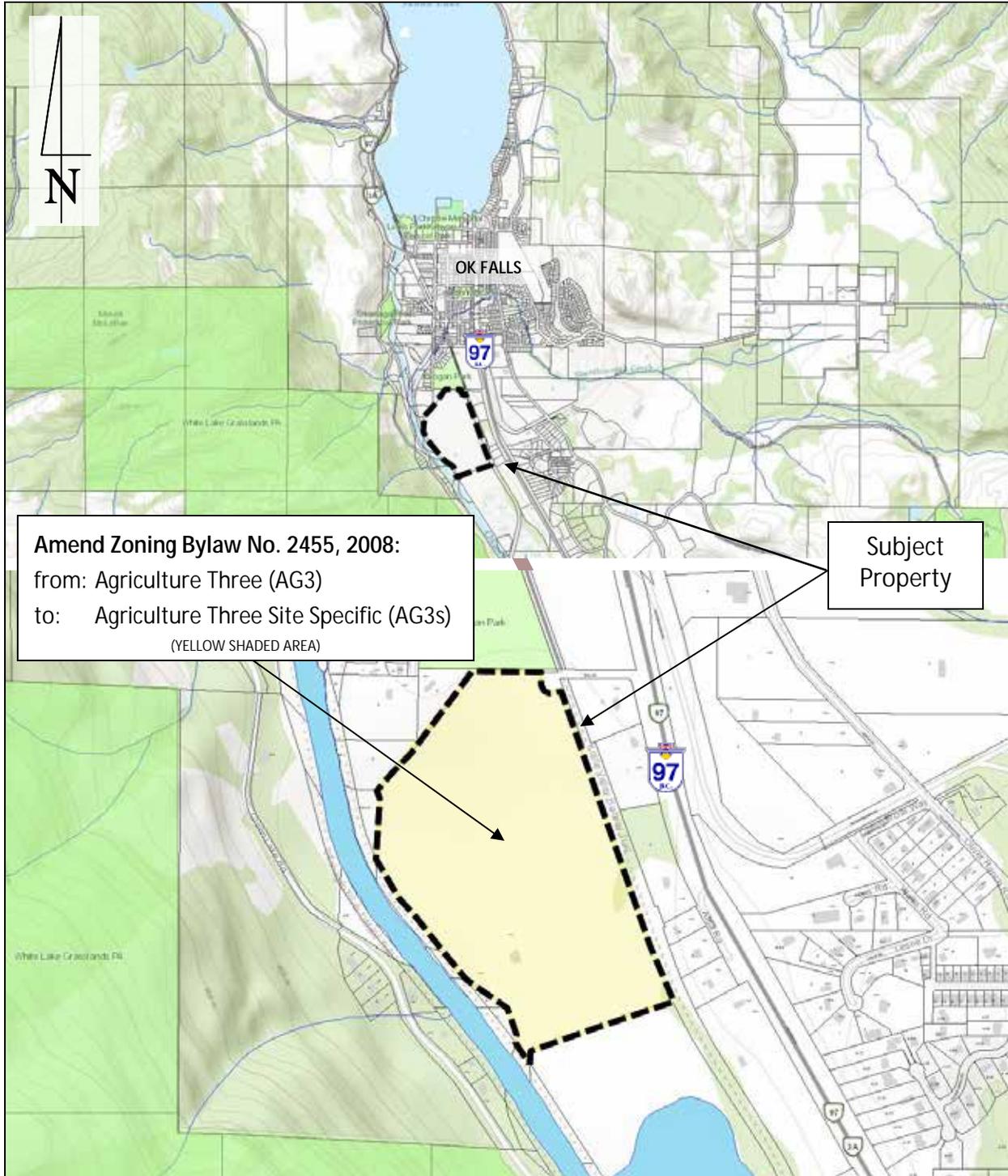
Telephone: 250-492-0237 Email: info@rdos.bc.ca

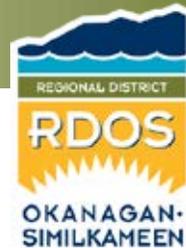


Amendment Bylaw No. 2455.35, 2018

Project No: D2018.044-ZONE

Schedule 'A'





TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 7, 2018
RE: Zoning Bylaw Amendment – Electoral Area “D-2”

Administrative Recommendation:

THAT Bylaw No. 2455.36, 2018, Electoral Area “D” Zoning Amendment Bylaws be read a first and second time;

THAT pursuant to sub-section 464 of the *Local Government Act*, the Regional District Board resolves to waive the holding of a public hearing for Zoning Amendment Bylaw 2455.36, 2018;

AND THAT pursuant to sub-section 467 of the *Local Government Act*, staff give notice of the waiving of the public hearing for Zoning Amendment Bylaw 2455.36, 2018.

Purpose: To allow for the development of a second kitchen in an existing principal dwelling unit.

Applicant: Not applicable (RDOS) Folio: D-00921.020 Civic: 737 Main Street, Okanagan Falls

Legal: KAP1280, Block 16, District Lot 337, SDYD, Parcel C, Except Plan KAP 5480, Okanagan Falls Townsite

Zone: Residential Single Family One (RS1) Proposed Zoning: Residential Two Family (Duplex) (RS3)

Proposed Development:

The purpose of the rezoning is to correct a mapping error that previously resulted in the duplex zoning of the subject property reverting to the Residential Single Family One (RS1) Zone.

Site Context:

The subject property is approximately 879 m² in area and is situated on the east side of Main Street in Okanagan Falls. It is understood that the parcel is comprised of a single detached dwelling and a secondary suite.

The surrounding pattern of development is generally characterised by similarly sized and zoned parcels to the north, south, and east and Commercial zoned parcels to the west.

Background:

The subject property was originally created by a plan of subdivision prepared on August 23, 1913, and was originally comprised as two separate parcels that were subsequently consolidated at some later point in time. Available Regional District records indicate a Building Permit was issued in 1995 in order to allow for the placement of a detached dwelling “on to [a] foundation”.

At its meeting on August 3, 2006, the Regional District Board adopted Amendment Bylaw No. 1801.07, 2006, which rezoned the property Single Dwelling Residential One (RS1) to the (then) Two Dwelling Residential Two (RS2).

This rezoning “was submitted in response to a Warning Notice of Violation from the Regional District in response to a self contained dwelling (secondary suite) in the existing dwelling.” NOTE: in 2006, the RS1 Zone did not permit “secondary suite” as a permitted accessory use whereas the (then) RS2 Zone did allow for “secondary suites” as well as “duplex dwellings”.

On November 6, 2008, the Regional District Board completed a “Repeal and Re-enactment” (R&R) Process of all its official community plan bylaws and zoning bylaws in order to address a number of administrative deficiencies that had occurred in relation to the adoption of amendments between 2004 and 2008.

As a result of the changes to the Electoral Area “D-2” Zoning Bylaw enacted through the R&R Process, as well as subsequent amendments, the duplex zoning of the subject property was inadvertently removed. This mapping error was recently brought to the Regional District’s attention by the property owner.

Under the Electoral Area “D-2” OCP Bylaw No. 2603, 2013, the subject property is designated as Low Density Residential (LR) and is subject to a Hillside and Steep Slope Development Permit (HSSDP) and OK Falls Multi Family Development Permit Area designations.

Public Process:

A Public Information Meeting was held on May 8, 2018, at the Community Centre in Okanagan Falls and XXX members of the public attended.

At its meeting of May 8, 2018, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this application be approved.

Referral comments on this proposal have been received from the XXXX and these are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the subject property is situated beyond 800 metres of a controlled area (i.e. Highway 3A).

Analysis:

In considering this situation, Administration recognises that the zoning adopted by the Board in 2006 to address the illegal suite also granted the property owner the ability to develop a duplex on the subject property. That this duplex zoning was removed in 2011 is seen to be related to an attempt to address errors related to the R&R process and not a reflection of the suitability of the property (or area) for greater densities.

In fact, an objective of the LR designation of this area under the OCP Bylaw is to support the use of land for “single family dwellings, secondary suites, manufactured homes [and] duplexes ...” [emphasis added].

It is further noted that the subject property (and surrounding area) is within the Okanagan Falls Primary Growth Area under the Regional Growth Strategy (RGS) Bylaw and is serviced with community water and sewer – making it the type of location that the Regional District is seeking to encourage appropriate infill types of development.

For these reasons, Administration is supportive of restoring the duplex zoning that previously applied to the subject property.

Conversely, Administration recognises that the original intent of the 2006 rezoning of the subject property was merely to address an illegal suite and that subsequent amendments to the zoning bylaw have introduced suites as a permitted use in the RS1 Zone.

The Board was also advised during consideration of Amendment Bylaw No. 1801.07 that the application to formalise the suite did not contemplate any "new development" (i.e. duplex development).

Alternatives:

- .1 THAT Bylaw No. 2455.36, 2018, Electoral Area "D" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;
AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of June 7, 2018;
AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act.
- .2 THAT Bylaw No. 2455.36, 2018, Electoral Area "D" Zoning Amendment Bylaw be denied.

Respectfully submitted

Endorsed by:



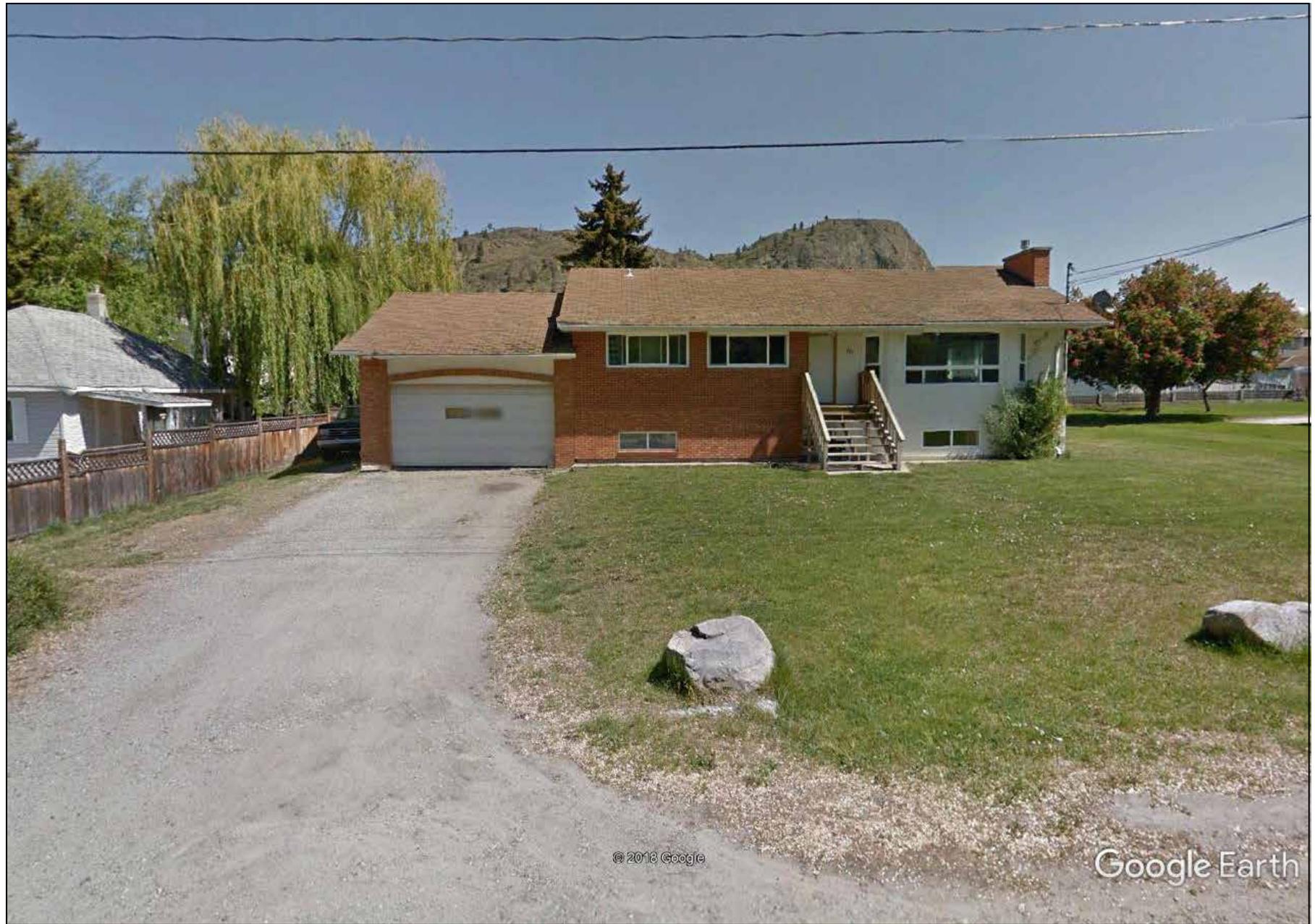
C. Garrish, Planning Supervisor



B. Dollevoet, Dev. Services Manager

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

Attachment No. 1 – Site Photo (Google Streetview)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2453.36, 2018

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.36, 2018."
2. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of the land described as Plan KAP1280, Block 16, District Lot 337, SDYD, Parcel C, Except Plan KAP54800, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Residential Single Family One (RS1) to Residential Two Family (Duplex) (RS3).

READ A FIRST AND SECOND TIME this ___ day of _____, 2018.

PUBLIC HEARING held on this ___ day of _____, 2018.

READ A THIRD TIME this ___ day of _____, 2018.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.36, 2018" as read a Third time by the Regional Board on this ___ day of _____, 2018.

Dated at Penticton, BC, this ___ day of _____, 2018.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ___ day of _____, 2018.

For the Minister of Transportation & Infrastructure

ADOPTED this ___ day of _____, 2018.

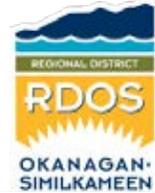
Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

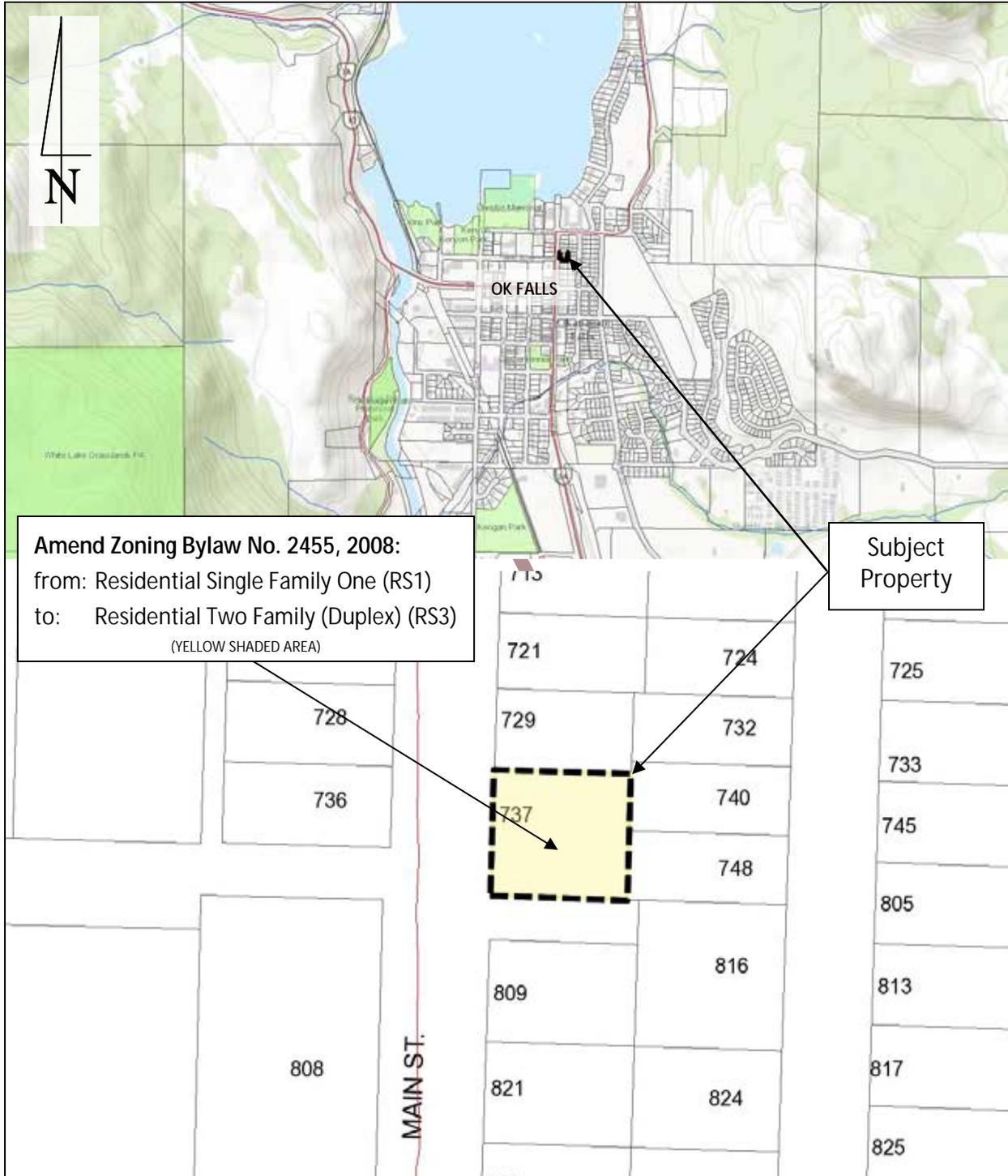
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.36, 2018

Project No: D2018.052-ZONE

Schedule 'A'



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: May 25, 2018 11:41 AM
To: Planning
Subject: Main St, 737 Okanagan Falls (D2018.052-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Main Street. 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, SR/WA
Supervisor | Property Services | FortisBC Inc.

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



RESPONSE SUMMARY

AMENDMENT BYLAW NOS. 2455.36

- Approval Recommended for Reasons Outlined Below
- Interests Unaffected by Bylaw
- Approval Recommended Subject to Conditions Below
- Approval Not Recommended Due to Reasons Outlined Below

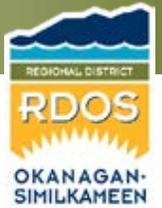
Signature: 

Signed By: Judy Morris

Agency: Okanagan Falls Irrigation District Title: Manager

Date: May 10, 2018

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 7, 2018
RE: Temporary Use Permit & Development Permit Applications — Electoral Area “D”

Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. D2018.054-TUP;
AND THAT the Board of Directors approve Development Permit No. D2018.072-DP.

Purpose: To allow for the construction of ground floor multi-dwelling units.

Owner: South Skaha Housing Society Applicant: Greyback Construction Folio: D-000998.010

Civic: 5080 Hwy 97, OK Falls Legal: Lot 1, DL 374, SDYD, Plan 12558

OCP: Commercial (C) Zoning: Okanagan Falls Town Centre Zone (C4)

Proposal:

This application seeks approval to allow construction of ground floor multiple dwelling units as part of a 26 unit seniors' multi-family housing project.

The current Okanagan Falls Town Centre (C4) Zone requires that commercial uses occur on the ground floor (at street level) and that residential uses occur either above or to the rear of the same building, whereas the applicant is proposing a stand alone multi-family residential building.

As the funding timelines are tight, a Temporary Use Permit will provide assurances that the use is permitted until such time the OK Falls Town Centre Plan's recommendations are implemented, which includes allowing for strictly multi-family residential buildings in the Town Centre Zone.

The proposal also includes the number of required parking stalls to be reduced to 29 (26 regular and 3 handicap-1.07 stalls per unit). The required amount under the zoning bylaw would be 46 stalls (1.75 stalls per unit).

This report also addresses the current requirement of an OK Falls Commercial Development Permit also how the proposal meets the proposed (but not yet implemented) OK Falls Town Centre Development Permit guidelines.

Site Context:

The subject parcel is approximately 0.50 ha in area and is situated between Highway 97 (Ninth Ave) to the south and Eighth Ave to the north, and is located approximately 65 m west of the Hwy 97 ninety degree turn in the OK Falls townsite. It is locally known as the old flea market site.

The property is currently vacant. The surrounding pattern of development is characterised by commercial tourist type development to the east and north west, with residential lots and an RV park to the north. Along Highway 97, there is highway commercial uses to the west and south.

Background:

The subject property was created by a plan of subdivision deposited with the Land Titles Office in Kamloops on September 13, 1962, and has been vacant for a number of years but was historically used as a weekend flea market site.

Under the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, the property is currently zoned Town Centre (C4) which does permit multiple unit dwellings; however, they must be located above or to the rear of a commercial use and within the same building.

Under the Electoral Area "D-2" Official Community Plan (OCP) Bylaw No. 2603, 2008, the property is designated Commercial (C) and is also the subject of a Commercial Development Permit Area designation.

At its meeting of December 7, 2017, the Board accepted the Okanagan Falls Town Centre Plan. This Plan was the result of several years of community input and design studies. The Town Centre Plan contains Form and Character Design Guidelines for new buildings within the Town Centre area and encourages development of multi-family dwelling residential buildings in the core area of OK Falls.

Implementation of the Town Centre Plan (TCP) includes amending the Electoral Area "D-2" Official Community Plan (OCP) and to amend the Zoning Bylaw to reflect the new directions and policies of the TCP.

The South Skaha Housing Society is a non-profit organization based in Okanagan Falls whose goal is to support and facilitate affordable housing in the South Skaha region. A partnership between BC Housing, the Provincial government and the society has enabled the construction of the OK Falls Senior's housing project on the subject property.

Regarding water, sewer and other Infrastructure requirements, these will need to be met prior to a Building Permit issuance. It is anticipated that through the Okanagan Falls Irrigation District (OFID), a 200 mm water main will be constructed from Cedar to Main Street; and as part of connecting to the Regional District sanitary sewer system, construction of a new sanitary main pipe from Main Street to the subject property will be needed to meet the Subdivision Servicing Bylaw No. 2000, 2002.

A pedestrian access right-of-way of four metres is shown on the site plan and will need to be secured to the Regional District prior to issuance of the Building Permit. A pedestrian walkway along 8th Avenue from the subject property to Cedar Street is also recommended as part of the Town Centre Plan and is recommended for inclusion in the infrastructure servicing agreement.

Public Process:

A Public Information Meeting was held prior to the APC meeting on May 8, 2018, and twelve (12) members of the public attended.

At its meeting of May 8, 2018, the Electoral Area "D" Advisory Planning Commission (APC) made a motion to recommend that the RDOS Board approve the subject application.

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

In accordance with Section 2.5 of Schedule '5' of the Development Procedures Bylaw, this proposal has been referred to the external agencies listed at Attachment No. 1. To date, comments have been

received from Interior Health Authority, Ministry of Transportation and Infrastructure, Penticton Indian Band, and OK Falls Irrigation District, and are included as a separate item on the Agenda.

Analysis:

Temporary Use Permit (D2018.054-TUP):

Temporary Use Permits may be considered by the Regional Board to allow specific land uses to occur for a period of time. The Permit can contain very detailed requirements such as indicating the buildings to be used, timeframe of the permit and may include other conditions such as compatibility with adjacent uses.

The following criteria are to be used when evaluating a TUP application: use is to be clearly temporary or seasonal in nature; compatibility with adjacent uses; impact on natural environment; intensity of use; opportunity to conduct proposed use elsewhere in the community; and, any remedial measures to mitigate damage to the natural environment.

- In this case, the proposed use (residential) is temporary until such time that the Town Centre Plan's recommendations will be implemented. It is anticipated that the new zoning bylaw will be in place later this year or early in 2019.
- The proposed use is situated in an area close to amenities and in an area where there are other multi storey residential buildings.
- The subject property is not within a designated Environmentally Sensitive Development Permit Area, nor within an important ecosystem area.
- The proposed three storey building is to be located along the 8th Avenue side of the subject property and would not be seen as excessive increase in density or use.
- There are very few large vacant properties within the OK Falls townsite area that could accommodate the proposed use. Larger properties outside the town centre area may not have the community water and sewer infrastructure required for servicing.
- No remedial measures are anticipated; however, the project will include additional landscaping as provided for on the submitted plans.

In summary, Administration supports the proposed Temporary Use Permit.

Commercial Development Permit (D2018.072-DP):

The subject property is identified as being within the OK Falls Commercial Development Permit area, and has been assessed against the form and character guidelines outlined in the OCP. The Commercial Development Permit is designated over the main commercial core area and encourages the commercial area to develop as a pedestrian oriented, vibrant hub of mixed use commercial and residential land uses. Future development should be harmonious and in keeping with the current scale of the commercial area but higher density development should be accommodated.

The proposal is seen to substantially meet the current Development Permit guidelines regarding buildings, signage, access and parking, screening, landscaping and amenities, and lighting.

The proposal has also been reviewed against the proposed Okanagan Falls Town Centre Development Permit, that forms part of the recently completed Town Centre Plan, although the guidelines have not yet been incorporated into the Area "D" OCP.

Proposed Okanagan Town Centre Development Permit

The Form and Character in the OK Falls Town Centre Plan for multi-dwelling residential buildings, screening and landscaping are assessed below:

Built Form:

The north south siting meets the goals of the TCP in order to optimize sunlight and views to the lake.

The proposed façade will be made of recommended materials including stucco, metal panel and wood siding in a neutral grey colour scheme. The elevations are articulated to reduce the scale and feel of the building through using bay windows and variety of façade materials. The individual units will be accessed from the interior of the building, therefore ground floor units will not have separate outdoor access.

The building will be raised above adjacent grade level to provide a clear separation between public and private space.

Access and Parking:

Access for parking will be off Eighth Avenue and located on the east side of the building with 29 stalls proposed, 26 regular and 3 handicap. The 29 proposed parking stalls falls short of the required 46 required under the Electoral Area Zoning Bylaw, that states 1.75 stalls per unit is required for multi-dwelling residential. However, other jurisdictions commonly reduce the parking requirement for seniors and non-profit housing apartments. Given the housing complex is designed for seniors, the required number of vehicles per unit outlined in the zoning bylaw can be seen to be higher than other multiple dwelling type units. In comparison, the City of Penticton requires only 1 stall per unit, plus 0.25 for visitor parking for apartments and townhouses; and the District of Summerland requires one stall per unit in the Central Business zone for multi-family units.

The site plan shows that a dedicated 4 metre pedestrian pathway along the west side that will link a walkway from Highway 97 to 8th Ave, and this is indicated as a desirable connection in the OK Falls TCP. Although this connection is desired in the future, it is recommended that the 4.0 metre right-of-way be provided to the RDOS, but that the construction of the pathway be determined at a later date in consultation with the Recreation and Parks commission.

The second desirable pedestrian pathway recommended in the TCP is along 8th Ave. As the water and sewer infrastructure will be serviced from 8th Ave, within the MOTI right of way, the developer may be able to construct a paved pathway within the MOTI right of way at the same time as construction of these mains but still needs to be confirmed. Both these pedestrian pathways will require securing appropriate tenure (through right of way or agreement with MoTI) and will be conditional of final approval of the TUP.

The parking plan also provides for bike and scooter parking. There is no parking proposed between 8th Ave and the north side of the building which conforms to the Town Centre plan guidelines.

Screening and Landscaping:

A professional landscaping plan has been provided that indicates landscaping in the form of perennials, grasses, shrubs and trees will be planted throughout the site. All four sides of the site will have landscaping including new trees on the north, west and east sides. The garbage containers are shown as being contained within a screened area.

The RDOS will need a landscaping security as a condition of the development permit approval, based on 115% of the estimated costs of landscaping. The security deposit remains in place until the Regional District is satisfied that the conditions for the development permit have been met.

In summary, Administration supports the proposed temporary use because it reflects the desires of the Town Centre Plan directing medium density residential in the downtown area. Administration also recognizes the need for seniors housing in OK Falls and the work of all the partners involved in having this project completed.

Administration also supports the issuance of the Commercial Development Permit.

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. D2018.054-TUP and Development Permit No. D2018.072-DP.

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 – Agency Referral List

No. 2 – Aerial Photo (2014)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. D2018.054-TUP:

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

Attachment No. 2 – Aerial Photo (2014)



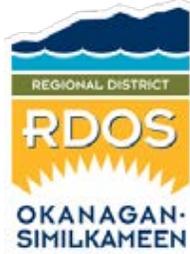
Approximate
Development Area
(YELLOW SHADED AREA)

Main Street

8th Avenue

Subject Property
(BLACK DASHED LINE – APPROX.)

97



TEMPORARY USE PERMIT

FILE NO.: D2018.054-TUP

Owner: South Skaha Housing Society
PO Box 251- 5350 9th Avenue
Okanagan Falls, BC, V0H-1R0

Agent: Graeme Lindsay
Greyback Construction
402 Warren Ave East
Penticton, BC, V2A-3M2

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot 1, District Lot 374, SDYD, Plan 12558

Civic Address/location: 5080 Ninth Avenue (Highway 97), Okanagan Falls

Parcel Identifier (PID): 009-483-365 Folio: D-00998.010

TEMPORARY USE

6. In accordance with Section 22.0 of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, the land specified in Section 5 may be used for "multi-dwelling units" on the first floor of a building, and without the requirement for a principal commercial use.

COVENANT REQUIREMENTS

7. Not applicable.

SECURITY REQUIREMENTS

8. Not applicable.

EXPIRY OF PERMIT

9. This Permit shall expire on 7th day of June, 2021.

Authorising resolution passed by Regional Board on _____ day of _____, 2018.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

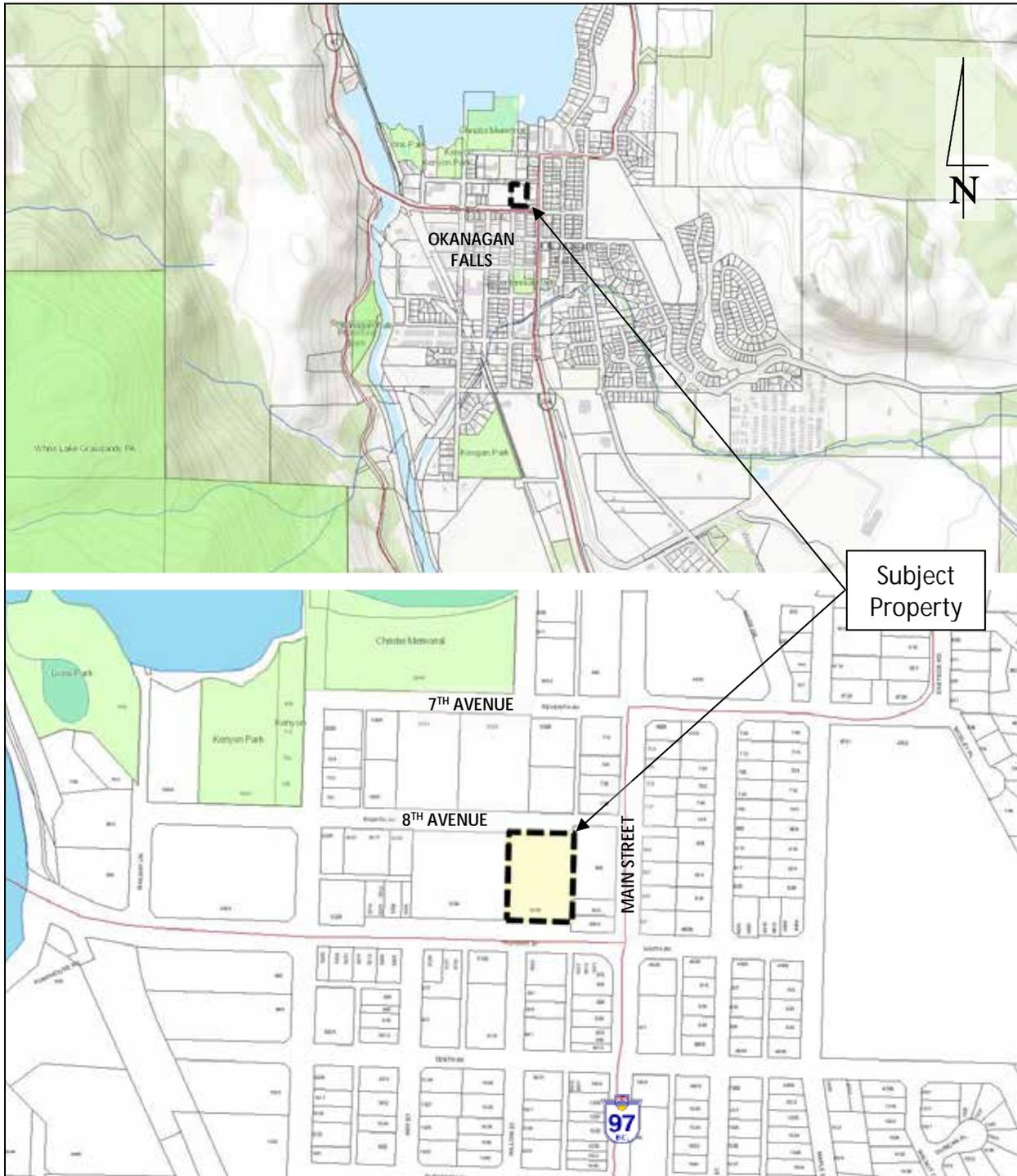
Telephone: 250-492-0237 Email: planning@rdos.bc.ca

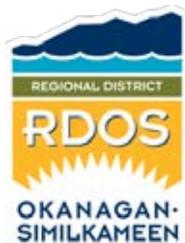


Temporary Use Permit

File No. D2018.054-TUP

Schedule 'A'





Development Permit

Okanagan Falls Commercial

FILE NO.: D2018.072-DP

Owner: South Skaha Housing Society
PO Box 251- 5350 9th Avenue
Okanagan Falls, BC, V0H-1R0

Agent: Graeme Lindsay
Greyback Construction
402 Warren Ave East
Penticton, BC, V2A-3M2

GENERAL CONDITIONS

1. This Development 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 Permit is not a Building Permit.

APPLICABILITY

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

Legal Description: Lot 1, District Lot 374, SDYD, Plan 12558

Civic Address/location: 5080 Ninth Avenue (Highway 97), Okanagan Falls

Parcel Identifier (PID): 009-483-365 Folio: D-00998.010

CONDITIONS OF DEVELOPMENT

6. In accordance with Section 23.4 of the Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013, the land specified in Section 5 may be developed in accordance with the following conditions:

- a) That the development be in accordance with the plans dated March 22, 2018, prepared by HDR, CEI Architecture, attached as Schedules 'B', 'C' and 'D'; and
- b) That the proposed landscaping is conducted in accordance with the landscaping plan dated March 22, 2018 and letter of landscaping costs, dated March 20, 2018, prepared by Bench Site Design, attached as Schedules 'E' and 'F'.

COVENANT REQUIREMENTS

7. Not applicable.

SECURITY REQUIREMENTS

8. As a condition of the issuance of this Permit, and pursuant to Section 502 of the Local Government Act, the Regional Board is holding a security set in the form of cash or an "Irrevocable Letter of Credit" in the amount of: \$78,779.38.

This security represents 115% of the estimated value of the landscaping, as determined by the Owner and is to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Owner and be paid to the Owner if the security is returned.

The conditions for returning the security shall be as follows:

- 100% of the security will be returned after one year and compliance has been met to the satisfaction of the Regional District.
- Where the Owner fails to comply with all of the conditions and undertakings specified in this Permit, the Regional District may enter on the land and carry out the demolition, removal or restoration at the expense of the Owner, and may apply the security in payment of the cost of the works, with the excess to be returned to the Owner.

EXPIRY OF PERMIT

9. 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 Regional Board on ____ day of _____, 2018.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

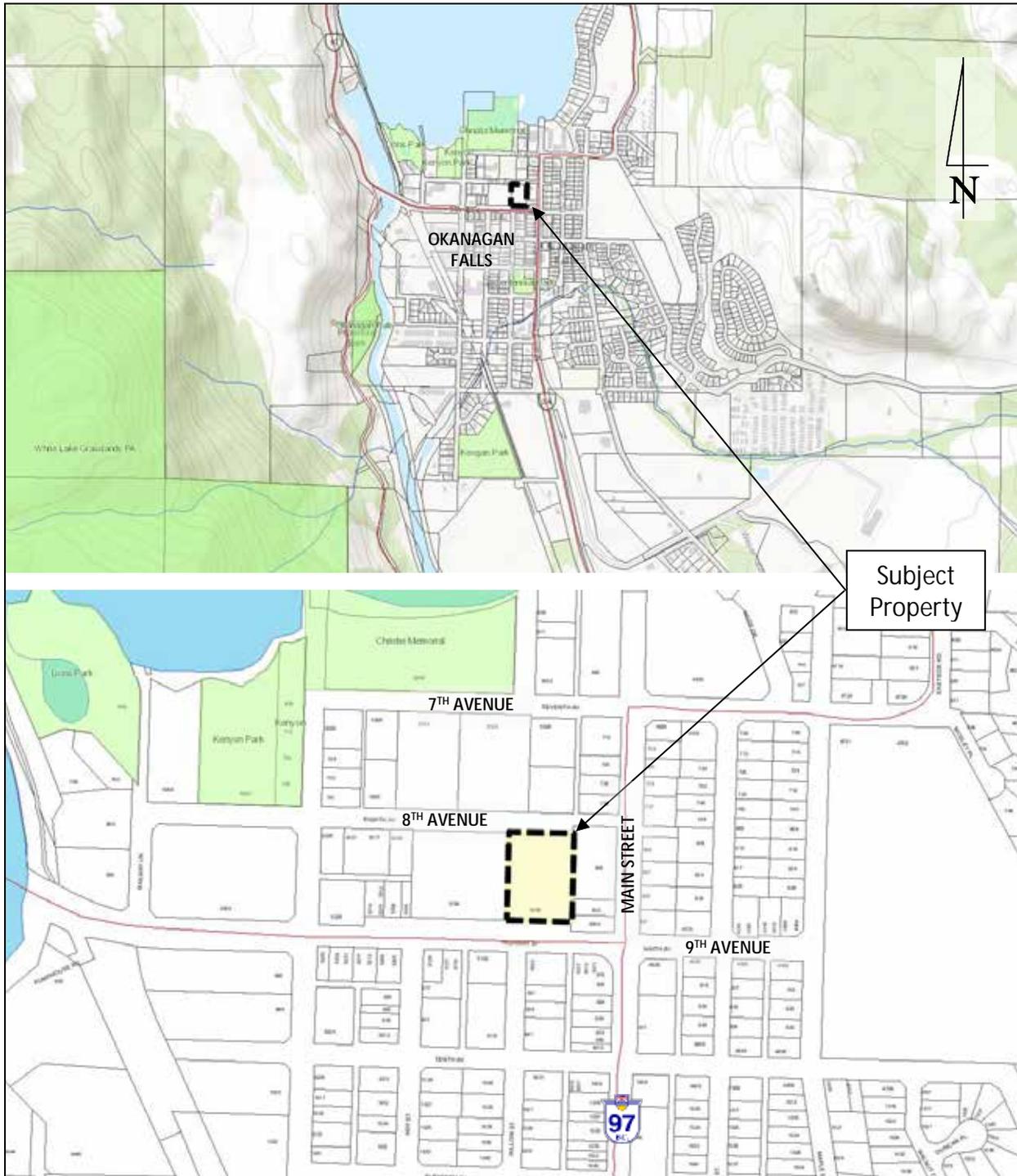
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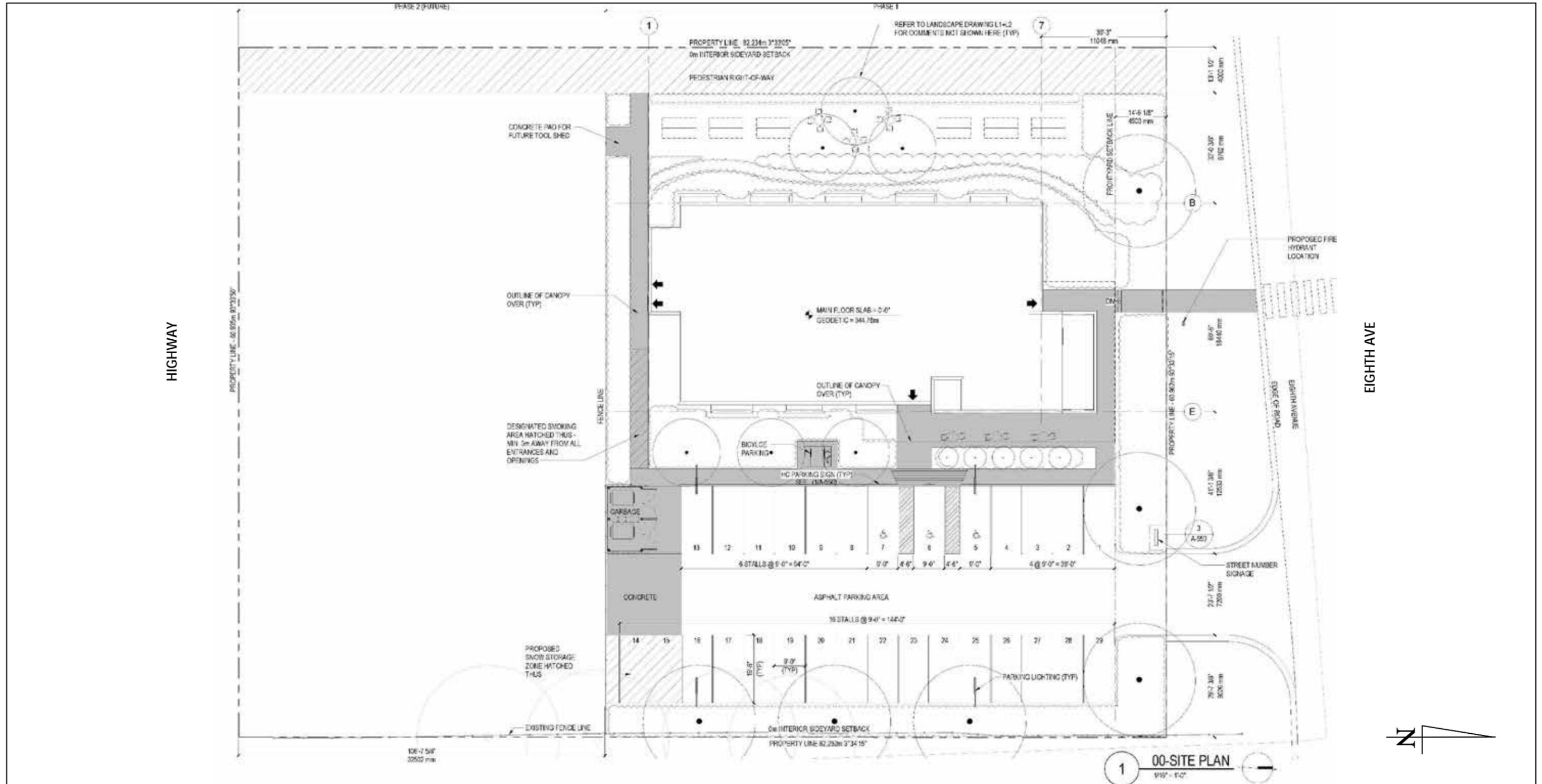
Okanagan Falls Commercial Development Permit

File No. D2018.072-DP

Schedule 'A'



Schedule 'B'



Schedule 'C'

EXTERIOR ELEVATION KEY NOTES

- 1. GLAZED DOUBLE GLAZED LITE COOKING WOOD FINISH
- 2. HOLLOW CONCRETE BRICKS COORDINATE FINISH PAINTED
- 3. WOOD CLADDING FINISH
- 4. PREFINISHED METAL ON FLAMING COLOUR TO MATCH WALL FINISH
- 5. PREFINISHED METAL PANEL COLOUR TO MATCH STUDO
- 6. PREFINISHED METAL GLAZING COLOUR COORDINATE
- 7. WOOD CLADDING FINISH
- 8. SOLID WOOD DOOR TRC
- 9. STUCCO COLOUR WHITE GRAY
- 10. PREFINISHED WOOD CLADDING
- 11. BRICK
- 12. PREFINISHED WALL PANEL
- 13. STAINLESS STEEL FINISH
- 14. PREFINISHED COLUMN
- 15. BRICK ON GRACE ADORNED STYLE TRC
- 16. FINISH COLOUR (TRC)
- 17. PREFINISHED METAL UNDER COLOUR TO MATCH METAL GLAZING

1 OVERALL BUILDING ELEVATION - SOUTH
3/8" = 1'-0"

TO PARAPET 2
34'-0"

TO PARAPET 1
31'-0"

US ROOF STRUCTURE B
27'-4 5/8"

US ROOF STRUCTURE A
26'-7 3/8"

LEVEL 3
15'-6 1/4"

LEVEL 2
9'-3 1/8"

LEVEL 1
0"

8 7 6 5 4 3 2 1

2 OVERALL BUILDING ELEVATION - WEST
3/8" = 1'-0"

TO PARAPET 2
34'-0"

TO PARAPET 1
31'-0"

US ROOF STRUCTURE B
27'-4 5/8"

US ROOF STRUCTURE A
26'-7 3/8"

LEVEL 3
15'-6 1/4"

LEVEL 2
9'-3 1/8"

LEVEL 1
0"

TO PARAPET 2
34'-0"

TO PARAPET 1
31'-0"

US ROOF STRUCTURE B
27'-4 5/8"

US ROOF STRUCTURE A
26'-7 3/8"

LEVEL 3
15'-6 1/4"

LEVEL 2
9'-3 1/8"

LEVEL 1
0"

HR | CEI

500-1500 West Georgia Street
Vancouver, BC V6G 2E6
TEL: 604-681-1098 FAX: 604-682-0398
www.hrcanada.com

IMPERIAL

ISSUED FOR:

NO.	DATE	DESCRIPTION
1	May 06 18	Issued for Consultant Kick-off
2	May 20 18	Issued for pre-EP Approval Review
3	May 20 18	Issued for Temporary Use Permit Application
4	Apr 25 18	Final: Schedule Design Phase Submission
5	Apr 20 18	Issued for Specification Fee Proposal
6	May 21 18	Re-issued to RDOS

PROJECT TITLE:
OK Falls Senior Housing

BC HOUSING

BC Housing
3080 Highway 97 Okanagan Falls, BC, Canada

DRAWING TITLE:
EXTERIOR ELEVATIONS

CHECKED BY: RD DRAWN BY: DS

SCALE: As indicated DATE: 04/20/18

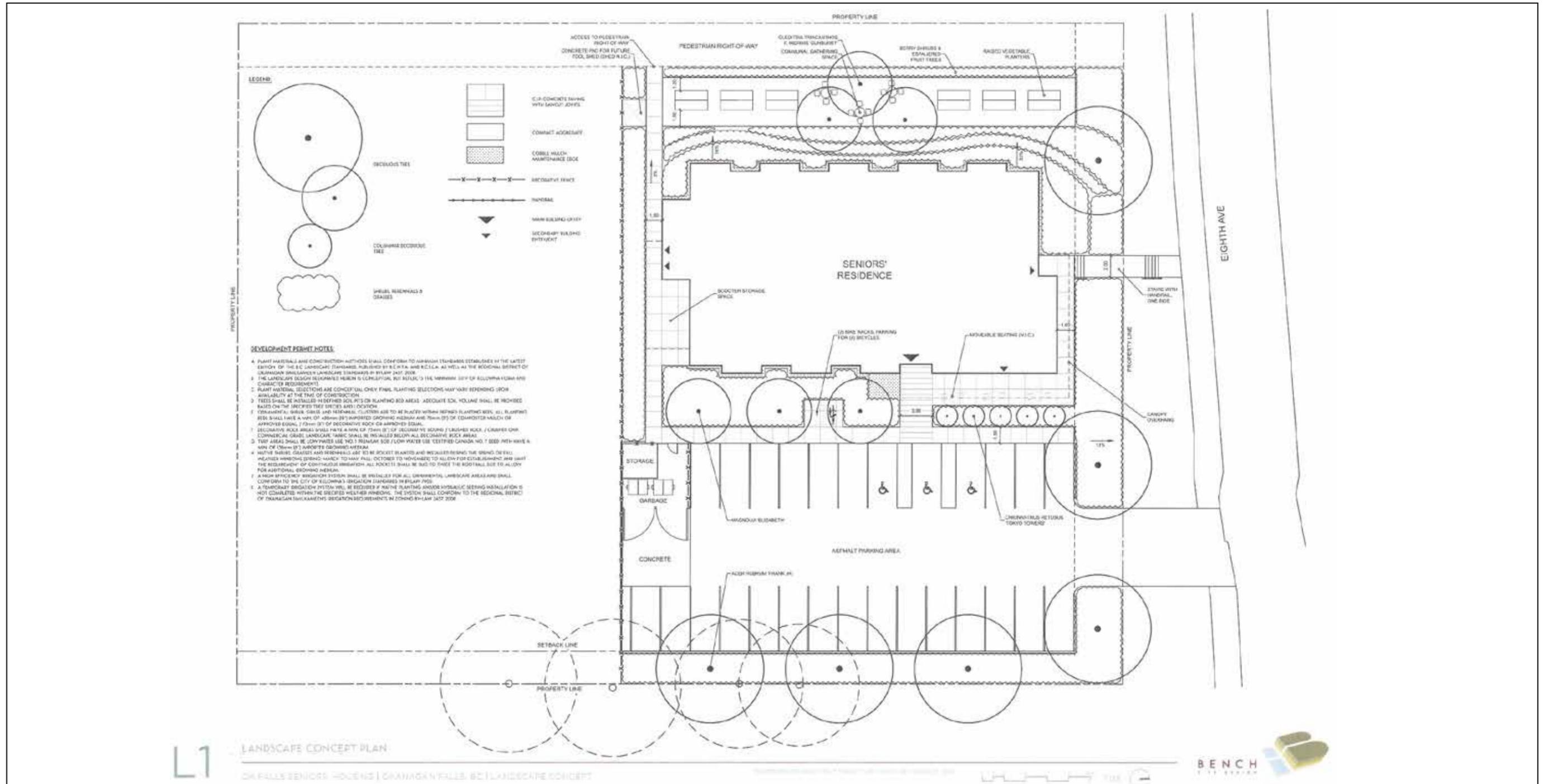
PROJECT NO. DRAWING NO.

2016-043 A-202

Schedule 'D'



Schedule 'E'



Schedule 'E'

TREES



COMMUNITY GARDEN SPACE



ORNAMENTAL PLANTING



DESIGN RATIONALE

The proposed landscape design addresses the following design objectives in the following ways:

Seating area in sun and shade: There are two main seating areas proposed in the plan. The first area is located outside of the amenity space on the ground level of the building. This location is under the canopy of the trees and will provide shade for much of the day. The second area is located in the amenity space and will provide shade in the afternoon, primarily under the trees on the west side of the building. The second area will provide shade in the afternoon, primarily under the trees on the west side of the building.

Exterior recreation space for both active and passive activities: The community garden space is accessible from the main building without any stairs and will provide a space for both active and passive recreation. The garden space will be used for both active and passive recreation. The garden space will be used for both active and passive recreation.

Incorporate solar shading and landscaping to minimize heat island effect: The proposed landscape design incorporates solar shading and landscaping to minimize the heat island effect. The trees and plants will provide shade and reduce the amount of heat absorbed by the building and surrounding area.

Outdoor storage area: The proposed landscape design includes an outdoor storage area for the building's equipment and materials.

Bicycle parking: The proposed landscape design includes bicycle parking for the building's employees and customers.

Permeable paving: The proposed landscape design includes permeable paving for the outdoor storage area and bicycle parking to reduce runoff and improve water infiltration.

PLANT LIST

Botanical Name	Common Name	Size/Spacing	Root
<i>Acer rubrum</i> 'Frank Jr.'	Redpoint maple	6m Cal	B&B
<i>Clonanthus retusus</i> 'Tokyo Towers'	Chinese fringe tree	6m Cal	B&B
<i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Sunburst'	Sunburst honey locust	6m Cal	B&B
<i>Magnolia</i> 'Elizabeth'	Elizabeth magnolia	6m Cal	B&B

Botanical Name	Common Name	Size/Spacing	Root
<i>Aronia melanocarpa</i> 'Wiking'	Black chokeberry	#02 Cont./1.5m O.C.	Potted
<i>Berberis thunbergii</i> 'Golden Nugget'	Dwarf Japanese barberry	#01 Cont./0.45m O.C.	Potted
<i>Cornus sericea</i> 'Farrow'	Arctic fire dogwood	#02 Cont./1.2m O.C.	Potted
<i>Hydrangea paniculata</i> 'LV060'	Bobo hydrangea	#01 Cont./1.25m O.C.	Potted
<i>Lonicera caerulea</i> '**	Honeyberry	#02 Cont./1.5m O.C.	Potted
<i>Pinus mugo</i> 'Pumilo'	Dwarf mugo pine	#02 Cont./2.6m O.C.	Potted
<i>Rhus aromatica</i> 'Gro-low'	Gro-low sumac	#02 Cont./2.0m O.C.	Potted
<i>Salix purpurea</i> 'Nana'	Dwarf Arctic willow	#02 Cont./1.5m O.C.	Potted

Botanical Name	Common Name	Size/Spacing	Root
<i>Alchemilla mollis</i>	Lady's mantle	#01 Cont./0.6m O.C.	Potted
<i>Allium stipitatum</i> 'Mount Everest'	Mount Everest ornamental onion	n/a	Bulb
<i>Anemone dioica</i>	Goatshead	#01 Cont./1.2m O.C.	Potted
<i>Baptisia alba</i>	White false indigo	#01 Cont./1.0m O.C.	Potted
<i>Echinacea purpurea</i> 'White Swan'	Coneflower	#01 Cont./0.5m O.C.	Potted
<i>Geranium sanguineum</i> 'Album'	Bloody cranesbill	#01 Cont./0.6m O.C.	Potted
<i>Heimerocallis</i> 'Stella d'Oro'	Stella d'Oro daylily	#01 Cont./0.5m O.C.	Potted

Botanical Name	Common Name	Size/Spacing	Root
<i>Andropogon scoparius</i>	Little bluestem	#01 Cont./0.6m O.C.	Potted
<i>Perisetum alopecuroides</i>	Fountain grass	#01 Cont./1.0m O.C.	Potted
<i>Sesleria autumnalis</i>	Autumn moor grass	#01 Cont./0.3m O.C.	Potted

* male plants only
 ** needs at least one male plant for pollination

SITE FEATURES



RAMP, OUTDOOR SEATING AREA, OUTDOOR SEATING AREA WITH TREES

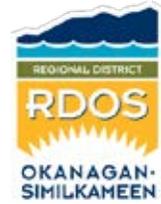
L2 PRECEDENT IMAGES + DESIGN RATIONALE



Regional District of Okanagan-Similkameen

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

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



Okanagan Falls Commercial Development Permit
Schedule 'F'

File No. D2018.072-DP



March 20, 2018

Regional District of Okanagan-Similkameen
101 Martin St.
Penticton, B.C.
V2A 5J9

Project: OK Falls Seniors' Housing

Please be advised that a landscape security bond of **\$78,779.38** will be required for the OK Falls Seniors' Housing development project. This sum is equal to 125% of the estimated installed cost for all soft landscape. The estimate includes trees, shrubs, grasses, perennials, topsoil, mulch, irrigation and bicycle racks. Please see the attached Estimate of Probable Costs for Bonding for a detailed breakdown of these costs.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Xenia Semeniuk'.

Xenia Semeniuk, BCSLA, CSLA, LEED AP
Registered Landscape Architect

cc
Graeme Lindsay, Greyback Construction Ltd.
Andy Orr, Atcorr Development Consulting

4-1562 water street, kelowna, bc V1Y 1J7 | E studio@benchsitedesign.com | T (250) 860-6778

Regional District of Okanagan-Similkameen

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

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



Okanagan Falls Commercial Development Permit

File No. D2018.072-DP

Schedule 'F'

BENCH SITE DESIGN					
OK Falls Seniors' Housing					
Estimate of Probable Costs for Bonding					
Prepared on: March 20, 2018					
Items	Description	Units	Qty.	Price	Item Total
1.0 Plant Material					
1.1 Trees					
1.1.1	6cm Cal.: Deciduous Tree	ea.	12	\$550.00	\$6,600.00
1.1.2	4cm Cal.: Columnar Deciduous Tree	ea.	5	\$450.00	\$2,250.00
				<i>Sub-Total</i>	<i>\$8,850.00</i>
1.2 Shrubs, Perennials, Grasses					
1.2.1	#2 Pot: Shrubs (1.2m O.C.)	ea.	185	\$25.00	\$4,625.00
1.2.2	#1 Pot: Grasses (0.9m O.C.)	ea.	259	\$15.00	\$3,885.00
1.2.3	#1 Pot: Perennials (0.75m O.C.)	ea.	379	\$15.00	\$5,685.00
				<i>Sub-Total</i>	<i>\$14,195.00</i>
				1.0 Total	\$23,045.00
2.0 Topsoil & Mulch					
2.1 Topsoil					
2.1.1	Tree Pit Topsoil (900mm Depth)	m ³	15	\$45.00	\$688.50
2.1.2	Shrub Bed Topsoil (600mm Depth)	m ³	434	\$45.00	\$19,530.00
				<i>Sub-Total</i>	<i>\$20,218.50</i>
2.2 Mulch					
2.2.1	Cobble Mulch Maintenance Edge (100mm Depth)	m ³	29.00	\$65.00	\$1,885.00
2.2.2	Ogegrow Shrub Bed Mulch (75mm Depth)	m ³	55	\$55.00	\$3,025.00
				<i>Sub-Total</i>	<i>\$4,910.00</i>
				2.0 Total	\$25,128.50
3.0 Servicing					
3.1 Irrigation					
3.1.1	Sleeving	l.s.	1	\$500.00	\$500.00
3.1.2	Point of Connection	l.s.	1	\$750.00	\$750.00
3.1.3	Control System	l.s.	1	\$1,500.00	\$1,500.00
3.1.4	Irrigation System (heads, pipes, valves)	m ²	740	\$15.00	\$11,100.00
				<i>Sub-Total</i>	<i>\$13,850.00</i>
				3.0 Total	\$13,850.00
4.0 Site Construction					
4.1 Site Furniture					
4.1.1	Bike Rack	ea.	2	\$500.00	\$1,000.00
				<i>Sub-Total</i>	<i>\$1,000.00</i>
				4.0 Total	\$1,000.00
				<i>Subtotal</i>	<i>\$63,023.50</i>
				Security Total (125%)	\$78,779.38

RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. D2018.054-TUP

- Approval Recommended for Reasons Outlined Below
- Interests Unaffected by TUP
- Approval Recommended Subject to Conditions Below
- Approval Not Recommended Due to Reasons Outlined Below

Approval recommended subject to all requirements of the Okanagan Falls Irrigation District being met

Signature: *J. Morris*

Signed By: Judy Morris

Agency: Okanagan Falls Irrigation District Title: Manager

Date: April 26, 2018



RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. D2018.054-TUP

Approval Recommended for Reasons
Outlined Below

Interests Unaffected by TUP

Approval Recommended Subject to
Conditions Below

Approval Not Recommended
Due to Reasons Outlined Below

The Temporary Use Permit would allow for additional housing for elderly residents that would be in close proximity to amenities and services such as a grocery store, parks, pharmacy, bank, an Royal Canadian Legion. This neighbourhood appears to be compact and connected which can encourage active transportation (walking, cycling, and use of public transit) which can positively influence overall mobility/physical activity levels of older adults that are associated with better health outcomes. As a population ages, having alternative methods for travel to access amenities of daily life can provide continued independence for senior residents.

Signature: 

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: May 8, 2018





Your File #: D2018.054-TUP
eDAS File #: 2018-02155
Date: April 24, 2018

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

Attention: Lauri Feindell, Planning Secretary

Re: Proposed Temporary Use Permit for:
Lot 1, District Lot 374, SDYD, Plan 12558
5080 Highway 97, Okanagan Falls, BC
South Skaha Housing Society

Thank you for the TUP referral. The ministry has comments/requirements associated with this TUP referral.

ACCESS

- An Access Permit must be applied for prior to a Building Permit being issued by the RDOS. The Owner/Strata Corp shall submit a completed Application form and a detailed site plan. Some items that must be shown on the site plan are:
o Storm Drainage - All storm drainage shall be contained on-site and a clearly shown how that will be achieved.
o Access Details - the width and length of the shared driveway to be clearly shown on the site plan.
o Parking - Plan showing the number and size of all parking stalls. The Ministry requires 1 stall per unit as a minimum.

WATER SERVICE

- The OK Falls Irrigation District shall apply for and receive a Works Permit from this Ministry prior to any works taking place within any of our road right-of-ways. An application and detailed design drawing shall be submitted for our review and subsequent Permit.

Local District Address
Penticton Area Office
102 Industrial Place
Penticton, BC V2A 7C8
Canada
Phone: (250) 712-3660 Fax: (250) 490-2231



SANITARY SEWER

- The RDOS shall apply for and receive a Works Permit from this Ministry prior to any works taking place within any of our road right-of-ways. An application and detailed design drawing shall be submitted for our review and subsequent Permit.

LANDSCAPING

- No landscaping shall be placed within the 8th Avenue right-of-way, unless an Application has been made to this office by the RDOS for maintenance of any and all landscaping proposed.

Please quote file number **2018-02155** when contacting this office.

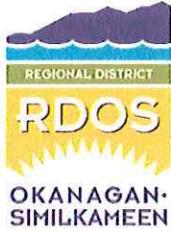
If you have any questions please feel free to call Rob Bitte at (250) 490-2280.

Yours truly,



Rob Bitte
District Development Technician





Feedback Form

Regional District of Okanagan Similkameen

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

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.054-TUP

FROM: Name: KELVIN HALL
(please print)

Street Address: [Redacted]

Tel/Email: [Redacted]

RE: Temporary Use Permit (TUP) – “multi dwelling units on ground floor” Use.
5080 Highway 97, Ok Falls

My comments / concerns are:

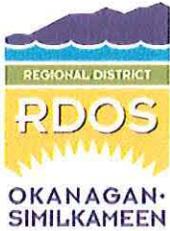
- I do support the proposed use.
- I do support the proposed use, subject to the comments listed below.
- I do not support the proposed use.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this renewal application.

LOOKS GOOD - GLAD TO SEE AFFORDABLE HOUSING FOR LOW INCOME SENIORS

Feedback Forms must be completed and returned to the Regional District no later than Friday June 1, 2018





Feedback Form

Regional District of Okanagan Similkameen

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

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.054-TUP

FROM: Name: Elaine Chernoff
(please print)

Street Address: _____
Tel/Email: _____

RE: Temporary Use Permit (TUP) - multi dwelling units on ground floor use.
5080 Highway 97, Ok Falls

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this renewal application.

Feedback Forms must be completed and returned to the Regional District
no later than Friday June 1, 2018

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 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.054-TUP

FROM: Name: Aldina Graziano
(please print)

Street Address: [Redacted]
Tel/Email: [Redacted]

RE: Temporary Use Permit (TUP) - "Multi-dwelling units on ground floor" Use.
5080 Highway 97, Ok Falls

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this renewal application.

Feedback Forms must be completed and returned to the Regional District
no later than Friday May 11, 2018

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Feedback Form

Regional District of Okanagan Similkameen

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

Tel: 250-492-0237 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.054-TUP

FROM: Name: Maria Michayluk
(please print)

Street Address: [REDACTED]
Tel/Email: [REDACTED]

RE: Temporary Use Permit (TUP) – “multi dwelling units on ground floor” Use.
5080 Highway 97, Ok Falls

My comments / concerns are:

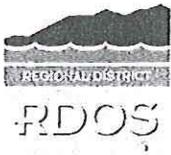
- I do support the proposed use.
- I do support the proposed use, subject to the comments listed below.
- I do not support the proposed use.

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this renewal application.

Feedback Forms must be completed and returned to the Regional District
no later than Friday May 11, 2018

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 / Fax: 250-492-0063 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.054-TUP

FROM: Name: Rodney Z Quarrell
(please print)

Street Address: [Redacted]
Tel/Email: [Redacted]

RE: Temporary Use Permit (TUP) – “multi dwelling units on ground floor” Use.
5080 Highway 97, Ok Falls

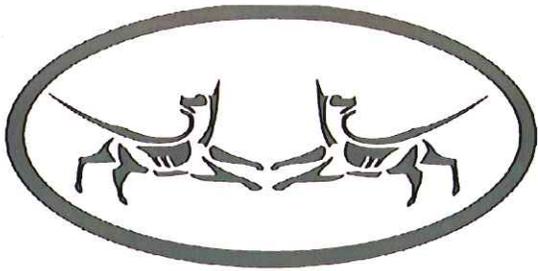
My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to a decision being made on this renewal application.

Feedback Forms must be completed and returned to the Regional District
no later than Friday June 1, 2018





Penticton Indian Band
Natural Resources Department
773 Westhills Drive | R.R. #2, Site 80, Comp.19
Penticton, British Columbia
Canada V2A 6J7
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411 Fax: 250-493-2882

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

May-23-18

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

RTS ID: 3170

Referral Date: April-12-18

Referral ID: D2018.054-TUP

Reference ID:

Summary: construction of multi-dwelling units in a building not containing commercial uses, in order to construct a seniors' housing project on behalf of the South Skaha Housing Society.

Attention: Evelyn Riechert

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on May-23-18. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

Most recently, the Supreme Court of Canada in the Tsilquot'in case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title, and that Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the right to benefit economical from those uses.

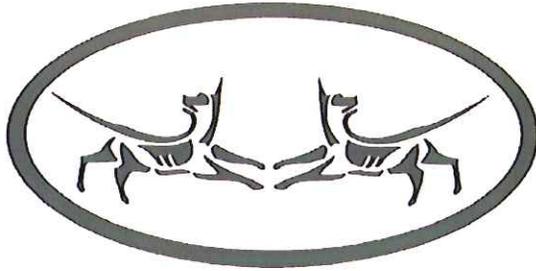
Please note that not receiving a response regarding a referral from Penticton Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

I appreciate your co-operation.

Limlɛmt,
Venessa Gonzales
Referrals Administrator

RTS ID: 3170

CC:



Penticton Indian Band

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

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

May-23-18

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

RTS ID: 3170

Referral Date: April-12-18

Referral ID: D2018.054-TUP

Reference ID:

Summary: construction of multi-dwelling units in a building not containing commercial uses, in order to construct a seniors' housing project on behalf of the South Skaha Housing Society.

Attention: Evelyn Riechert

The Penticton Indian Band acknowledges receipt of your referral dated April-12-18. The PIB has insufficient information to begin review of your referral. Please provide the information indicated below.

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

- KMZ file for area of interest
- Shape files of are of interest
- Proponent contact info
Please provide : name, phone, email, address
- Development Plans/ Project Proposal
- Environmental Management Plan

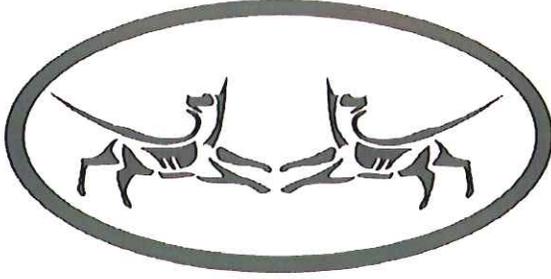
Without this information, we cannot make an informed decision and we would have no other alternative but to reject the proposed activity/development. We look forward to your response.

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

Limlɛmt,

Lavonda Nelson
Referrals Administrator

RTS ID: 3170
CC:



Penticton Indian Band

Natural Resources Department

R.R. #2, Site 80, Comp.19

Penticton, B.C. CAN

V2A 6J7

Referrals@pib.ca | www.pib.ca

Telephone: 250-492-0411 Fax: 250-493-2882

May-23-18

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

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

RTS ID: 3170

Referral ID: D2018.054-TUP

Referral Date: April-12-18

Reference ID:

Summary: construction of multi-dwelling units in a building not containing commercial uses, in order to construct a seniors' housing project on behalf of the South Skaha Housing Society.

ATTENTION: Evelyn Riechert

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory and the PIB Area of Responsibility. All lands and resources within the vicinity of this referral are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

Penticton Indian Band has specific referral processing requirements for both government and proponents which are integral to the exercise of our Rights to manage our lands and resources and to ensuring that the Crown can meet its duty to consult and accommodate our Rights, including our Aboriginal Title and management Rights. There is a cost associated with PIB referral processing and engagement. In accordance with PIB policy, proponents are required to pay a processing fee for each referral.

This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be fully reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



If the proposed activity requires a more in-depth review, Penticton Indian Band will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

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

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

Invoice Number: 1025

	SubTotal	Tax	Total
Admin (12%)	\$ 52.50	\$ 0.00	\$ 52.50
G.I.S. Tracking and Review (GIS Project Technican)	\$ 110.00	\$ 0.00	\$ 110.00
R.T.S. Data Entry (Technical Services)	\$ 80.00	\$ 0.00	\$ 80.00
Referral Assessment (Band Administrator)	\$ 67.50	\$ 0.00	\$ 67.50
Referral Coordination (Referrals Coordinator)	\$ 190.00	\$ 0.00	\$ 190.00
Total	\$ 500.00	\$ 0.00	\$ 500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #3170

limlɛmt,

Venessa Gonzales
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 3170
CC:

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008, the property is designated Agriculture (AG).

The OCP Bylaw supports — in the residential designations — "the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed" and further contains a number of criteria against which the Board will consider a vacation rental TUP (at Section 11.6.2), including:

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

The property is also situated within the Agricultural Land Reserve (ALR) and under Section 3(1) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, agri-tourism on a farm is a permitted farm use provided that "the accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or short term use of bedrooms ..." provided that the subject property is classified as "farm" under the *Assessment Act*. In this instance, the subject property has not been assessed as part "farm" (Class 09) and is only classed "residential" (Class 01).

The geotechnical classification for the property is for hazard of "slumps and slides", "slumps and slides. Site specific engineering investigations recommended where high density development is anticipated" and "limited or no hazard of slumps and slides".

Public Process:

At its meeting of May 14, 2018, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the proposed temporary use be approved, subject to "satisfactory health and safety inspection".

A Public Information Meeting was also held on May 14, 2018, prior to the APC meeting and was attended by approximately 3 members of the public.

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

In accordance with Section 2.5 of Schedule '5' of the Development Procedures Bylaw, this proposal has been referred to the external agencies listed at Attachment No. 1. To date, comments have been received from Interior Health and Ministry of Forests, Lands & Natural Resource Operations, and are included as a separate item on the Agenda.

Analysis:

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

Nevertheless, the Plan does support property owners being able to diversify and enhance uses secondary to agricultural uses, including bed and breakfast operations (Section 9.3.11) and other

“value-added” uses such as agri-tourism provided they do not present a potential land use conflict with surrounding properties (Section 9.3.12) and “appropriate provisions for tourist commercial uses” (Section 9.3.15).

In response to the criteria contained at Section 11.6.2 of the Plan, Administration notes that the applicant has provided a statement from Quality Control Management that “the septic system appears to be functioning well currently and has the ability to support this home being used as a vacation rental with a maximum occupancy up to six persons.”

A Health and Safety inspection application was completed on May 24, 2018, and determined that the existing windows in the basement bedroom of the dwelling do not comply with the requirements of the BC Building Code for egress and it is being recommended that these be replaced prior to the issuance of the permit.

With regard to screening and landscaping, the property is surrounded by vineyards and the dwelling is partially screened by landscaping and vineyards. There is also seen to be sufficient area on the property to accommodate the required three (3) vehicle parking spaces.

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

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

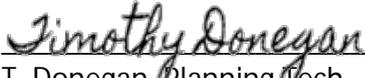
The intent of this Policy is to allow for a new vacation rental use to operate for one “season” in order to determine if such a use is inappropriate, incompatible or unviable at a particular location and, if so, to allow for the permit to lapse or not be renewed within a relatively short period.

Based upon previously issued permits, a season is generally seen to run from late-April through the end of September. Accordingly, Administration is recommending that this permit expire on December 31, 2019.

Alternative:

THAT the Board of Directors deny Temporary Use Permit No. E2018.057-TUP.

Respectfully submitted:


T. Donegan, Planning Tech.

Endorsed by:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Agency Referral List

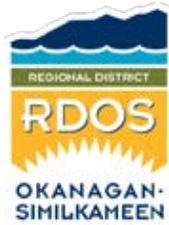
Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. E2018.057-TUP:

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

Attachment No. 2 – Site Photo (Google Streetview)



View of Subject Property Looking East from Naramata Road



TEMPORARY USE PERMIT

FILE NO.: E2018.057-TUP

Owner: Stan Duckworth
2240 Naramta Rd
Naramata, BC, V0H 1N1

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot 1, Plan KAP39756, District Lot 206, SDYD

Civic Address/location: 2240 Naramata Road, Naramata

Parcel Identifier (PID): 011-344-105 Folio: E-02042.001

TEMPORARY USE

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

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - (a) the vacation rental use shall occur only between May 1st and October 31st;
 - (b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - (c) the maximum number of bedrooms that may be occupied by paying guests shall be three (3);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed Six (6);
 - (e) a minimum of three (3) on-site vehicle parking spaces shall be provided for paying guests, in accordance with Schedule 'B';
 - (f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - (g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

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

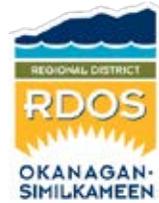
Authorising resolution passed by Regional Board on _____ day of _____, 2018.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

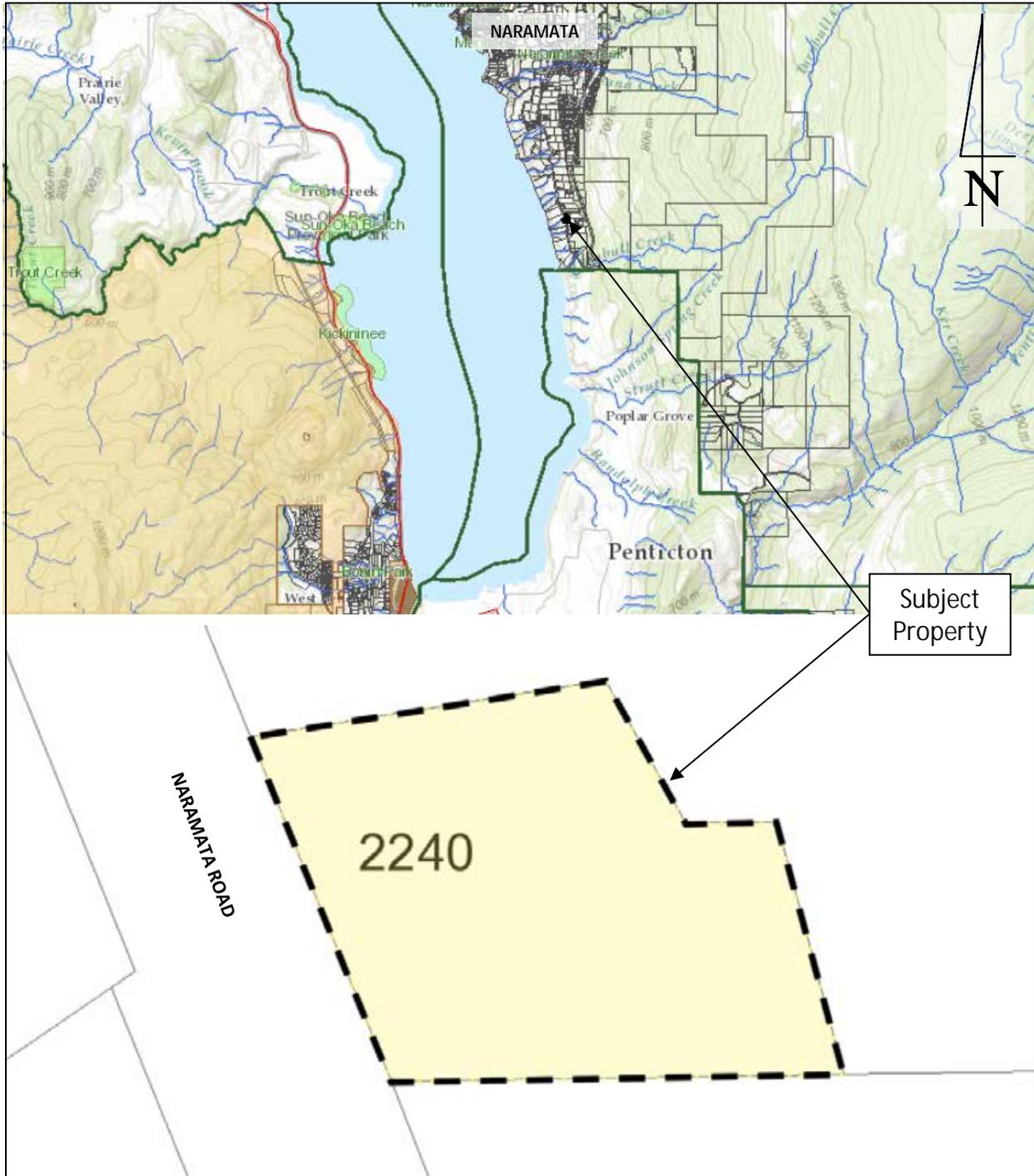
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2018.057-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

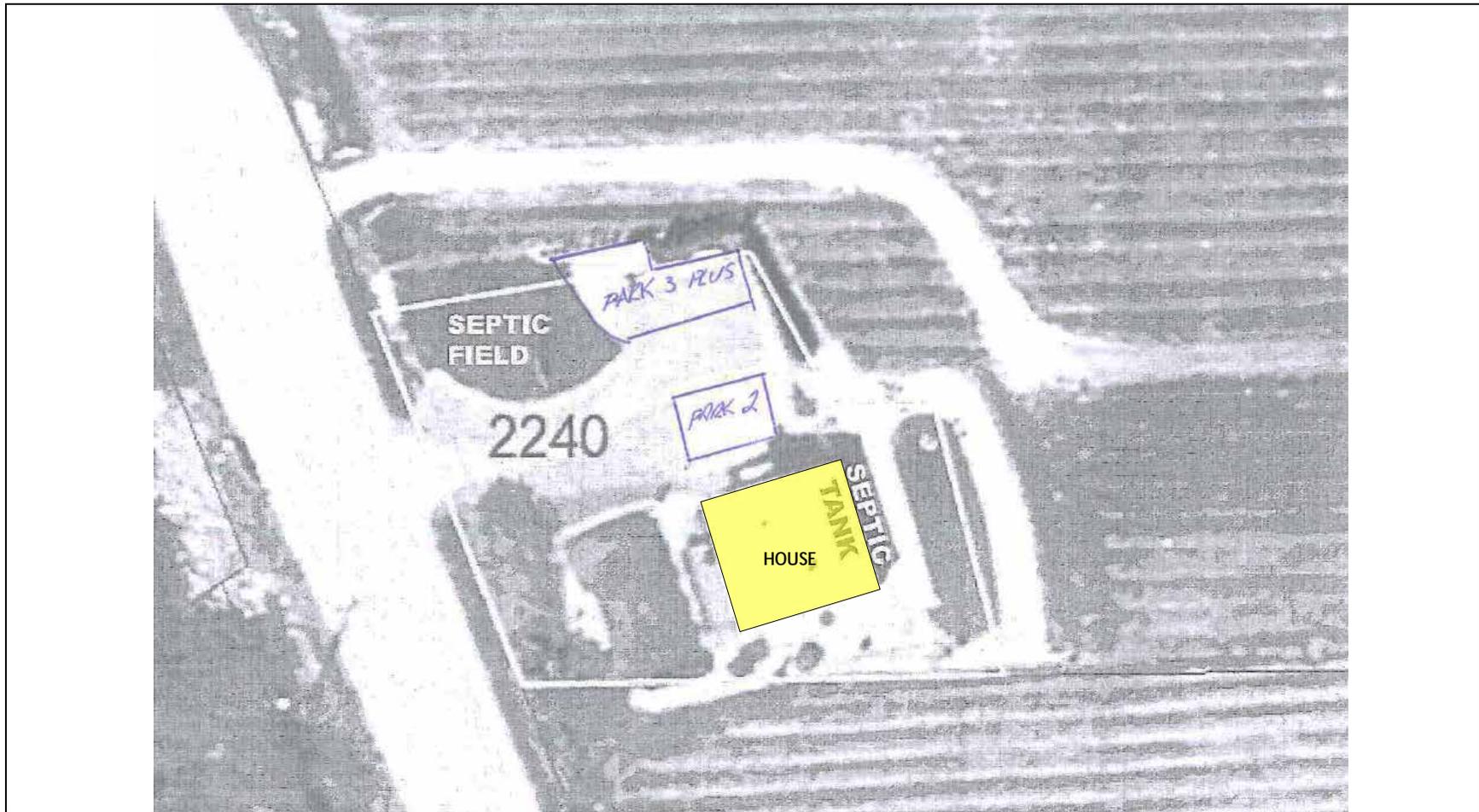
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2018.057-TUP

Schedule 'B'



Regional District of Okanagan-Similkameen

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

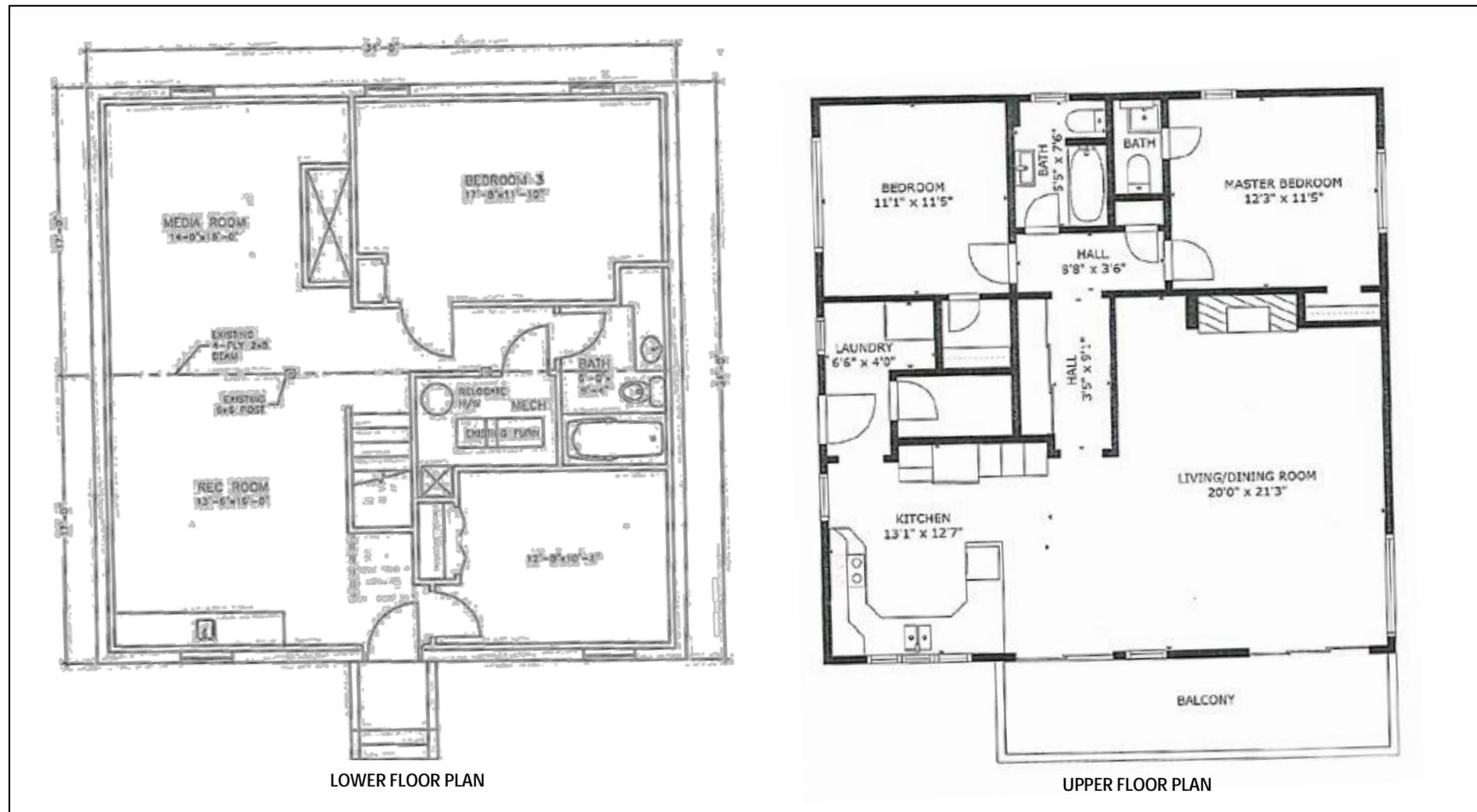
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2018.057-TUP

Schedule 'C'



RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2017.⁰⁵⁷~~067~~-TUP

Approval Recommended for Reasons
Outlined Below

Interests Unaffected by TUP

Approval Recommended Subject to
Conditions Below

Approval Not Recommended
Due to Reasons Outlined Below

Given the land is not currently being farmed, temporary use of the house (short term) for a vacation rental does not negatively impact agricultural capacity of the land. Therefore, from a health perspective, the immediate impact is neutral. However, in the long term (for example if the temporary use permit is renewed), this could negatively impact agricultural capacity if housing is not available to farmers. Ideally, agricultural land is in production and structures on agricultural land are supporting agricultural activities or housing the farmer. Another consideration is encouraging the property owner to explore options to lease the land for farming.

Agricultural capacity is a key aspect of local healthy food systems, contributing to food security. Food systems determine how we choose food and what food we have access to. The food we eat is critical to our health.

Signature: _____



Signed By: Janelle Rimell

Agency: _____

Interior Health Authority

Title: Environmental Health Officer

Date: _____

May 9, 2018

Lauri Feindell

To: Referral Apps REG8 FLNR:EX
Subject: RE: Temporary Use Permit Referral E2018.057-TUP

From: Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Sent: May 14, 2018 1:06 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: RE: Temporary Use Permit Referral E2018.057-TUP

Hi,

The Ecosystems Section of the Ministry of Forest Lands Natural Resource Operations and Rural Development has reviewed the above noted referral and has "No Comment".

Thank you

Cathy Lacey
Admin Support
MFLNRO Penticton





NARAMATA FIRE & RESCUE

1095 Lower Debeck Rd, Naramata, British Columbia V0H 1N1 telephone: 250.496.5319 fax: 250.496.5393 email: naramatafire@shaw.ca

May 28, 2018

2018 Naramata Fire Rescue Members

This list includes members who are now active and those who have resigned in 2018

Tony Trovao	Fire Chief
Kon Oh	Deputy Fire Chief
Don Baker	Captain
Clay Smith	Captain
Vince Boutilier	Lieutenant
John Fleishman	Lieutenant
Larry Harris	Lieutenant
Dan Mercier	Lieutenant
Brenda Young	Lieutenant
Sharlene Hamilton	Chaplain
Linda Desilets	Admin Asst

John Bayley
 Hugo Beaumier-Martin
 Shawn Belsher
 Jamie Bowbrick
 Aldo Castagna
 Chase Davies
 Scott Desilets
 Daniel Doroshuk
 Jonathon Ferebee
 Leo Freitas
 Brian Galenoski
 Bruce Gowe
 Josh Gowe
 Cam Gunning
 Bruce Harries
 Chris Heisler
 Chris Knol
 Dawson Loveridge
 Jeff Luesink
 Dean Madsen
 Ryan Makarenko

Kaolin Mallette
 Adrien Michaud
 Rick Morgan
 James Nemes
 Daniel Nichols
 Steve Nield
 Skylar Noe-Vack
 Erik Pedersen
 Kathy Richardson
 Kevin Ronaghan
 Kelynd Rudolph
 Paul Tithecott
 Connor Trovao
 Ethan Trovao
 Dan Zeller

Draw a floor plan of your whole house. Clearly mark all escape routes on the diagram. Post it where the whole family can see it.

When your smoke alarms sound, crawl to the door. If there is heat or smoke, crawl to a second exit. Go to a planned meeting place.

25 April 2018

Okanagan Falls Volunteer Fire Department
P.O. Box 484
Okanagan Falls, BC
V0H 1R0

Attention: Rob Oliver, Fire Chief

RE: Notice of Change in Reporting Structure

This letter will serve to confirm that Bylaw 2566, being a bylaw of the Regional District of Okanagan Similkameen to provide for the prevention of fires, the prevention of the spread of fire, and for the preservation of life and property within the Regional District of Okanagan-Similkameen was rescinded at the regular meeting of 19 April 2018.

The active regulatory bylaw for the Okanagan Falls Volunteer Fire Department reverts to Bylaw 1571. Section 3. of Bylaw 1571 requires the Fire Chief to be appointed by a resolution of the Regional Board, and Section 4. provides that Officers and Members, as the Fire Chief deems necessary, shall be appointed by a resolution of the Regional Board.

With the rescinding of Bylaw 2566, the authority for the CAO to appoint a Fire Chief is revoked and consequently your appointment as Chief of the Okanagan Falls Volunteer Fire Department by the CAO would be revoked as well. It would be appropriate that, as soon as possible, you submit your roster of members of the Okanagan Falls Volunteer Fire Department and each Officer position to the Board for appointment.

Sincerely,



Bill Newell, CAO

Attachment

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 7, 2018

RE: 105 Martin Street – Lease of space

Administrative Recommendation:

THAT the Regional District of Okanagan Similkameen enter into a lease agreement with Celestin Holdings Inc. for 2,635 ft² of office space at 105 Martin Street for a 5 year term.

Purpose:

To secure additional office space adjacent to 101 Martin Street to provide for a permanent Emergency Operations Centre, meeting and office space.

Reference:

Lease Agreement

Background:

The Emergency Program Act, RSBC 1996, C. 111, S. 6.1 provides that a local authority is at all times responsible for the direction and control of the local authority's emergency response. Under S.3.1 the Board has appointed the Chief Administrative Officer as the Emergency Program Coordinator and delegated responsibility for the management of the Emergency Response Plan, except for the power to make a declaration of a state of local emergency.

Bylaw 2375, being a bylaw of the Regional District of Okanagan Similkameen to establish a regional Emergency Planning Program service, was adopted in 2006 and Bylaw 2423, a bylaw to regulate the administration and operation of the Emergency Management Program was adopted in 2007.

The Regional district of Okanagan Similkameen Emergency Response Plan identifies the Board Room at 101 Martin Street as the primary Emergency Operations Centre.

With the renovation of 101 Martin Street in 2015/16, it was anticipated that room for short-term growth and operational efficiency had been achieved. Since that time, several productivity weaknesses have been identified by both Staff and Board Members. Tight quarters, lack of walls, lack of meeting space and storage space have all become issues.

In addition, the tight conditions at 101 Martin Street have required use of leased satellite space in some instances. Okanagan Falls Community Office, Spiller Road, Naramata Water Office and storage at 105 Martin have all been acquired to address short term requirements.

Recently, 2635 ft² of space became available at 105 Martin Street. This space was snapped up by RDOS at the end of April for use as an Emergency Operations Centre. This allowed us to put the Board Meetings back in their proper location. Emergency Management BC authorized a 3-month rental May – July at a price of \$12/ft² or \$2,635/month.

It would be appropriate for the RDOS to consider entering into a lease to keep the space once the EOC deactivates

Alternatives:

1. Status Quo
2. Lease 105 Martin Street

Analysis:

The need for a defined space for a primary emergency operations centre has become more prominent over the past two years. Any implementation of the Emergency Response Plan currently requires that we lose either the Similkameen Room or the Board Room and, in the end, the Board Room was not large enough or flexible enough to meet our needs. We anticipate extended responses in the years ahead and 105 Martin Street adequately meets those needs, not only due to proximity but connectivity.

Prior to the renovation of 101 Martin Street, a business case was prepared to determine if a renovation or a relocation would make more sense financially. It was determined that there was no business case for relocation and that analysis is still valid. With the 3-year growth spurt in the Region, the number of additional services and increased activity in the building the work environment is manageable but deteriorating. The majority of our jobs require concentration, no interruption and, occasionally, privacy. That is not available for the majority of our employees.

We currently have Landform Architectural updating our work space plan, subsequent to what he did in 2015. It would be beneficial if we could add the 2635 ft.² at 105 Martin St. into the equation to see what that could do for us.

Meeting space is at a premium. Certainly, when the EOC is activated, the operational requirements of the facility are exceeded. When we have auditors on site, enhanced summer staffing for seasonal programs or training events, the facility is exceeded.

We have no available space for elected officials to meet, work or congregate.

At the same time, the opportunity to lease a portion of the adjacent building presents a solution that would work very well. The proximity allows connection to the RDOS phone system and computer system. The functionality of the space for inter-building access and communication could only be achieved if we were to expand onto the existing envelope.

Funding Pro-forma:

Lease 2,635 ft.2 @ \$12/ft.2	= \$2,635/month
Release storage area	= <u>-\$1,050/month</u>
Total	\$1,585/month

It is anticipated that this amount would be allocated between the Emergency Response Program and General Government.