

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, June 21, 2018
RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

9:00 am	-	10:00 am	Corporate Services Committee
10:00 am	-	11:00 am	Environment and Infrastructure Committee
11:00 am	-	11:30 am	Protective Services Committee
11:30 am	-	12:00 pm	OSRHD Board
12:00 pm	-	12:30 pm	Lunch
12:30 pm	-	2:00 pm	RDOS Board

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of 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
September 06, 2018	RDOS Board/Committee Meetings



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, June 21, 2018

9:00 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Corporate Services Committee Meeting of June 21, 2018 be adopted.

B. 2018 UBCM CONVENTION MINISTER AND PREMIER MEETINGS – For Discussion

C. GRANT PROJECT RATING CRITERIA – For Discussion

1. Current Rating Criteria
 2. Clean Water/ Wastewater Grant
 3. Investing in Infrastructure Grant
-

D. BOARD ROOM RELOCATION TO CITY HALL – For Discussion

1. Comments – RDOS dated June 13, 2018
 2. Comments - Landform Architecture Ltd. dated June 12, 2018
-

E. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 21, 2018

RE: 2018 UBCM Convention – For Information Only

The Union of BC Municipalities (UBCM) convention will take place September 10 through 14 in Whistler. Cabinet Ministers and provincial staff will be available at the convention to meet with delegates.

The typical process involves the Board identifying issues they would like to discuss with the Province. Administration will then submit the list and prepare a Briefing Note for the Board and the Minister. Shortly before the convention, we will be advised of a meeting time and location, if our meeting request has been approved.

It would be beneficial if the Board could identify issues that they may wish to pursue at this time.
Deadline to request meetings is July 13, 2018.

In 2017, meetings were requested with Ministers and/or Senior Provincial Staff on the following topics:

Ministry of Agriculture

- Update on Redevelopment (no briefing note prepared)
- Impacts of Farming Practices (no briefing note prepared)

Ministry of Education

- Rural School Enhancement Fund

Ministry of Environment & Climate Change Strategy

- Campbell mountain Landfill Gas Management
- Sage Mesaw Public Water System (no briefing note prepared)
- Environmental Protective Division – Biocover Pilot at Campbell Mountain Landfill - Staff (no briefing note prepared)

Ministry of Forests, Lands, Natural Resource Operations & Rural Development

- Wildfire Mitigation Program
- KVR Trail
- Orphan Dikes

Ministry of Municipal Affairs & Housing

- Okanagan Falls Housing Program (no briefing note prepared)
- Electoral Area "D/I" Boundary

Ministry of Public Safety & Solicitor General

- South Okanagan Flooding Issues

Ministry of Social Development & Poverty Reduction

- Fortis Electric Conservation Rate

Ministry of Transportation & Infrastructure

- Highway 97 & Community Interface Concerns
- Rural Road & Ditch Maintenance
- Road Vegetation Maintenance
- Gravel Road Maintenance (Secondary Roads) - Staff
- Highway Road Improvements - Staff

In anticipation of the 2018 convention, the following topics have been forwarded for consideration:

- Orphan dikes / flood management
- Rural library funding
- Public Transit options – Okanagan to Lower Mainland

All Directors who confirm their attendance at the 2018 Convention will receive their registration notification by email in early July, which includes "Additional Options", "Photo Release", "Partner/Guest Information, and "Partners Programs".

Respectfully submitted:

"Debra Paulhus"

D. Paulhus, Administration Support Clerk

Endorsed by:

"Christy Malden"

C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: B. Newell, Chief Administrative Officer
DATE: June 21, 2018
RE: **RDOS Board Room Relocation to the City of Penticton**

Recommendation:

That the Board authorize Landform Architects to study the feasibility of relocating the RDOS Board Room to City Hall.

Reference:

Board discussion at the meeting of 7 June 2018
Landform Architect List of Issues

Background:

The Board of Directors has, from time-to-time, expressed an interest in pursuing partnership opportunities, cost savings and operational efficiencies by relocating the RDOS Board Room over to the City of Penticton Council Chambers to make the RDOS Board Room available for other purposes.

The Regional District has identified a requirement for additional space and moving the Board Room over to City Hall would open up the potential for smaller meeting rooms or office space, thereby relieving the pressure throughout the rest of the building.

Analysis:

During discussion on the lease of space at 105 Martin Street on June 7th, the Board requested information on the cost/property for the annual lease fee. We can now report that it would be 0.27/property.

Further, it was requested that Administration contact the City of Penticton to discuss the potential of relocating the RDOS Board Room over to City Hall. We can now report that the City was advised of the Board's interest.

A typical process for this type of project would be to retain an architect or designer to get dimensions of both rooms to provide a spatial layout, interview knowledgeable staff to determine room requirements, identify issues, estimate work to be done, develop a conceptual plan and cost that plan.

The Regional District has used Landform Architects for Board Room renovations in the past. Landform was contacted and, based on his knowledge of both rooms, provided a preliminary issue list that the Board could consider.

13 June 2018

RDOS Board Room Relocation to City of Penticton

This is a collateral document to the Landform Architects Memo of June 12th.

Additional Pros:

- Has webcasting capability

Additional Cons/ Questions:

- Parking? Where and who pays?
- Would require the adjacent meeting room for snacks/lunch
- Additional meeting requirements may overlap, i.e. orientation, budget, workshops, large staff group meetings
- Coordination and off-site arrangements may take more staff time
- The Board Room is regularly used for public meetings
- The 2018 flood event EOC requirement exceeded the space available in the Board Room
- Reduced access for Elected Official/ Staff interaction
- Additional janitorial requirements. Who pays?
- Availability for small meeting rooms for shared services/ constituent meetings?
- Lack of certainty on meeting space availability may lead to more off-site commercial rentals.
- Additional traffic through City Hall reception area/ questions to receptionist
- Matching and expanding Council Table. Aesthetics and cost?
- Expansion of sound system?

Memorandum

June 12, 2018

Re: RDOS Board Room Pros / Cons of Shared Use of Penticton Council Chambers

Pros:

- potential for cost savings
- frees up space for Emergency Operations Centre at RDOS
- staff reductions may be possible
- may lead to closer cooperation between two governments

Cons:

- 7 Penticton Councillors, but 19 RDOS board members – room would need to be reconfigured
- RDOS board meetings would not be happening at the RDOS building, leading to public confusion, both physically and in terms of respective jurisdictions
- likely to be frequent scheduling conflicts, schedules would need to be reconciled
- space for public attendance is greatly reduced or lost
- other RDOS municipalities may feel there is an appearance of bias toward Penticton
- availability will be dependant on City of Penticton (COP) staff, COP will get priority over RDOS
- “cost” of space unlikely to be free to RDOS
- support staff provided by COP – at no cost?
- audiovisual + sound equipment maintained by COP – at no cost?
- after hours access requires interaction with COP security contractor
- Penticton council chambers are not high quality – flat ceiling, flat floor, plain materials, rectangular plan, limited exits + washrooms
- proximity of RDOS staff to board meetings is lost, ability to pull people into meetings quickly as needed, and to go back to work promptly
- RDOS building loses its largest meeting room



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, June 21, 2018

10:00 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Environment and Infrastructure Committee Meeting of June 21, 2018 be adopted.

B. MISSEZULA LAKE WATER SYSTEM

1. True Consulting Water System Assessment dated April 2018

To review the findings of the engineering assessment report for the Missezula Lake Water District infrastructure and discuss the request for transfer to the Regional District

RECOMMENDATION 2

THAT the Board of Directors recommend moving forward with the process of service area creation and acquisition of the water system.

C. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: June 21, 2018

RE: Missezula Lake Water System

Administrative Recommendation

THAT The Regional District Board recommend moving forward with the process of service area creation and acquisition of the water system

Purpose:

To review the findings of the engineering assessment report for the Missezula Lake Water District infrastructure and discuss the request for transfer to the Regional District

Reference:

“Missezula Lake Waterworks District Water System Assessment”, TRUE Consulting, April 2018.

Business Plan Objective: *(Tie to current RDOS Business Plan)*

KSD#3 – Build a Sustainable Region, Goal 3.3 – To develop an environmentally sustainable region

Background:

The Missezula Lake Waterworks District (MLWD) Water System is located in Electoral Area “H” about 40 km north of Princeton. The system services 190 connections in the community around Missezula Lake. The system was originally constructed in 1972 and the initial water supply was from Dillard Creek that fed the community through a gravity distribution system. In 2002, the intake at Dillard Creek was abandoned, and the MLWD constructed a new intake and infrastructure to source water from Missezula Lake.

Missezula lake’s water level is controlled by a dam at the outflow of the lake on Summers Creek. This dam is operated by the Ministry of Forest Lands Natural Resources Operations and Rural Development (MFLNRORD) with the MLWD listed as a stakeholder.

The system installed in 2002 operates by bringing in water through a lake intake pipe into a 462,000-litre contact chamber where chlorine is added to the raw water. This chamber provides time for the chlorine to disinfect the water before it is distributed to the community. After leaving the contact chamber, water is pumped by submersible pumps into the distribution system and

community. The pumps and treatment system have a backup generator, which can run the system in the event of a power outage.

The distribution system is made up of approximately 4.4km of watermain comprised of asbestos cement (AC) pipe, polyvinyl chloride (PVC) pipe and ductile iron (DI) pipe. Some sections of watermains have been replaced in the past 30 years however most of the original water main is still in use. The watermain sizes vary from 50mm to 200mm in diameter and most of the pipe is undersized to supply adequate fire flows for the community.

MLWD approached the RDOS about taking on ownership of the Missezula Lake system. In 2017, the RDOS contracted TRUE Consulting (TRUE) to complete a study and assessment of the MLWD Water System to identify deficiencies in the system, outline an operational, and upgrade costs required for the RDOS to operate the system.

Analysis:

TRUE’s report identified numerous deficiencies in the water system during their investigation including insufficient water treatment which does not meet the standards of the Interior Health Authority (IHA), and fire protection due to the lack of a properly constructed reservoir, fire hydrant spacing and under sized water mains.

Water Quality

The report noted that there was insufficient water quality data for a full analysis of the Raw water coming from Missezula lake. However, in the 2 comprehensive quality tests performed on the raw water, it met maximum allowable concentrations for all chemical and physical parameters outlined in the Guidelines for Canadian Drinking Water Quality (GCDWQ).

An analysis of 690 samples of treated water taken between March 20, 2006 and August 2, 2017 shows that in 2% of samples contained harmful bacteria that the injection of chlorine has failed to effectively eliminate. This has caused the system to be placed on a boil water advisory 6 times in the past decade.

Summary of 11 Years of Sampling Results from IHA

Parameter	No. of Samples	No. of Failed Tests
Total Coliform	690	12
E. coli	690	2
Background growth	n/a	8

TRUE suspects that insufficient dosing of chlorine and stagnation of water in the distribution system may be responsible for the failed tests.

Treatment Upgrades

In order to meet the IHA requirements for water treatment, TRUE estimated a capital cost of \$1,015,000 in upgrades to the water system would be required. These upgrades would include the installation of a filtration system and the replacement of aging, failing equipment.

It is expected that the upgrades would be paid for by a Municipal Finance Authority (MFA) loan amortized over 25 years by the community at a cost of \$360/yr per parcel. Costs are subject to change based on grant availability and actual upgrade costs.

Fire Flow Upgrades

TRUE estimates that an additional \$1,661,00 of upgrades are required to meet fire protection service requirements, however given that the community is not located in a fire protection service area these upgrades were seen as a lower priority in comparison to the requirements for water treatment.

To meet the requirements for fire flow protection the under sized water main would need to be replaced, fire hydrants would need to be installed, and a reservoir would need to be constructed.

Costs to Customers

Currently, water rates within the MLWD are \$300/year per parcel. Under RDOS operation, water rates are expected to increase to \$600/year. These rates would cover general system operation, maintenance and administration costs. Debt recovery for the proposed upgrades would be in addition to these water rates and would vary according to the scope of the upgrades and whether senior government funding can be obtained.

A variety of funding options were reviewed for the capital upgrade works. In each case listed, the remaining funds for the capital work were assumed to be borrowed by the Regional District and amortized over a 25 year period. In calculating the Total Water Service Cost, each of the funding options for capital work would include the additional \$600 per year for O&M expenses. The annual Water Service Costs are calculated below for the capital options with and without receipt of any grant funding:

OPTION for UPGRADE	WITHOUT GRANT FUNDING	WITH 2/3 GRANT FUNDING
Capital Work: All Treatment , Reservoir and Fire Protection Upgrades completed	Capital Cost: \$ 950 / Year / Parcel	Capital Cost: \$ 317 / Year / Parcel
	Total Water Service Cost: \$ 1,550 / Year / Parcel	Total Water Service Cost: \$ 917 / Year / Parcel
Capital Work: Treatment Upgrade <u>Only</u> ; No Reservoir or Fire Protection upgrades completed	Capital Cost: \$ 360 / Year / Parcel	Capital Cost: \$ 120 / Year / Parcel
	Total Water Service Cost: \$ 960 / Year / Parcel	Total Water Service Cost: \$ 720 / Year / Parcel

It is anticipated that with the RDOS taking ownership of the system, the upgrades for the treatment works will be required immediately. The reservoir and fire protection upgrades would be completed at a later date when more funding was available. If grant funding was received for capital upgrades, the RDOS would likely complete all of the upgrade work as the total water service cost would still remain just under \$1000 annually.

Main Deficiencies and Risks

There are several risks that the Regional District would be taking on with the ownership of the MLWD system transfer. These include the following:

- Treated water storage and fire protection:
 The water system operates as a pressure system with distribution pumps instead of flowing by gravity to the users. Storage is limited to the chlorine contact chamber and fire storage is not available. Many watermains would require upsizing to meet fire flow requirements and fire hydrants would need to be installed to insure proper coverages.
- Insufficient Treatment:
 The system does not meet BC Drinking Water Objectives for multi-barrier treatment. Addition of UV and filtration would be necessary for the system to meet these objectives and there is a health risk without these treatment barriers. As with the above item, this is a system deficiency and will depend on the requirements as set out by IHA. The data available from the treatment system was not comprehensive, and a more detailed monitoring program brought in by the RDOS may alter treatment requirements for the system.
- Dam operations and maintenance is undertaken by MFLNRORD:

MFLNRORD is continuing to review their operations and maintenance of this dam and has not provided expectations at this time for stakeholders. In the future, there may be a contribution requirement associated with operations and maintenance costs for this dam.

- Unknown condition and aging distribution system:
A significant portion of the water mains (i.e. AC pipe) is approaching the end of their estimated lifespan within the next ten to fifteen years. A reserve account would need to be utilized to prepare for these upgrade costs.

Alternatives:

The Regional District Board may decide to not move forward with acquisition of the water system.

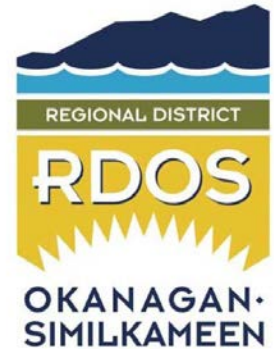
Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineer

Missezula Lake Waterworks District Water System Assessment

Regional District of Okanagan-Similkameen



ENGINEERING ■ PLANNING ■ URBAN DESIGN

April 2018

Project No. 308-231

Distribution List

# of Hard Copies	PDF Required	Association / Company Name
2	Yes	Regional District of Okanagan-Similkameen
1	Yes	Missezula Lake Waterworks District
1	Yes	TRUE Consulting Ltd.

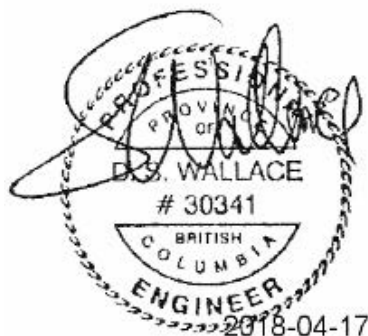
Revision Log

Revision #	Revised by	Date	Issue / Revision Description
1	SAC	Sept 13, 2017	Draft Issued for Review
2	SAC	Dec 8, 2017	Draft Updated per RDOS Comments
3	SAC	April 17, 2018	Final

Report Submission

Report Prepared By:

Report Reviewed By:



Sean Curry, P. Eng.
Project Engineer

Scott Wallace, P. Eng.
Project Engineer

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List of Acronyms

AC	Asbestos Cement
ADD	Average Day Demand
EOCP	Environmental Operators Certification Program
GCDWQ	Guidelines for Canadian Drinking Water Quality
HWL	High Water Level
IHA	Interior Health Authority
LWL	Low Water Level
MDD	Maximum Day Demand
MOH	Ministry of Health
MFA	Municipal Finance Authority
MLWD	Mishezula Lake Waterworks District
MMCD	Master Municipal Construction Documents
PHD	Peak Hour Demand
PVC	Polyvinyl Chloride
RDOS	Regional District of Okanagan-Similkameen
TCA	Tangible Capital Assets
TRUE	TRUE Consulting Ltd.
UVT	UV Transmissivity

Units of Measure

ft	feet
ha	hectare
hp	horsepower
kPa	kilopascal
km	kilometre
L/min	Litres per minute
L/s	Litres per second
lpcd	Litres per capita per day
m ³ /d	Cubic metres per day
m ³ /year	Cubic metres per year
m	metre
mg/L	milligrams per Litre
ml	millilitre
mm	millimetre
NTU	Nephelometric Turbidity Units
psi	pounds per square inch
USgpd	US gallons per day
USgpm	US gallons per minute

Executive Summary

This study provides an assessment of the Missezula Lake Waterworks District (MLWD) water system. The study will allow the Regional District of Okanagan-Similkameen (RDOS) and MLWD to assess the merits and implications associated with “conversion” of the MLWD water system ownership from a Waterworks District to a specified service area within the Regional District.

Water supply, treatment, storage and distribution infrastructure was assessed from the standpoint of compliance with municipal standards and Drinking Water Treatment Objectives.

Numerous deficiencies have been identified, including upgrades relating to water treatment and fire protection. Options were reviewed to resolve these deficiencies and cost estimates for capital upgrades have been prepared and prioritized. Approximately \$1,015,000 in upgrades have been defined for treatment system upgrading – followed by an additional \$1,661,000 of fire protection costs (i.e. reservoir and distribution system upgrades) if fire protection services are established at this location.

Currently, water rates within the MLWD are \$300/year per parcel. Under RDOS operation, water rates are expected to increase to \$600/year. These water tolls would cover general system operation, maintenance and administration costs. Debt recovery for the proposed upgrades would be in addition to these water rates and would vary according to the scope of the upgrades and whether senior government funding can be obtained. A variety of funding options were reviewed and are summarized as follows:

- Outcome #1 – No senior government funding, Municipal Finance Authority (MFA) loan for all improvements (Treatment, Water Storage and Fire Protection) = \$950/yr per parcel.
- Outcome #2 – No senior government funding, MFA loan for treatment improvements (excluding Water Storage and Fire Protection) = \$360/yr per parcel.
- Outcome #3 – Infrastructure program funding (assume 2/3 grant), MFA loan for all improvements (Treatment, Water Storage and Fire Protection) = \$317/yr per parcel.
- Outcome #4 – Infrastructure program funding (assume 2/3 grant), MFA Loan for treatment improvements (excluding Water Storage and Fire Protection) = \$120/yr per parcel.

Considering the above debt recovery rates, the overall water service costs would then be as follows:

- Outcome #1: Upgrade levy of \$950 + Water rate of \$600 = **\$1,550** annually
- Outcome #2: Upgrade levy of \$360 + Water rate of \$600 = **\$960** annually
- Outcome #3: Upgrade levy of \$317 + Water rate of \$600 = **\$917** annually
- Outcome #4: Upgrade levy of \$120 + Water rate of \$600 = **\$720** annually

1.0 Introduction

In accordance with authorization from the Regional District of Okanagan-Similkameen (RDOS), a comprehensive review and assessment of the Missezula Lake Waterworks District (MLWD) has been undertaken and is presented in this report.

The Missezula Lake water system is located in Electoral Area H of the Regional District of Okanagan-Similkameen and services a recreational resort community on Missezula Lake. This resort community is located about 40 kilometers north of Princeton on Summers Creek Road and provides drinking water to approximately 190 residential / seasonal lots.

The Missezula Lake water system was originally built in 1972 by Arvec Construction. Originally, there was a creek intake which drew source water from Dillard Creek. A chlorination building and a chlorine contact main were also present in the Dillard Creek area to provide a single barrier of treatment and a chlorine residual throughout the distribution system. The creek intake system was sited to be at the equivalent elevation of a wood stave reservoir located at the high point at the end of Prospect Drive. Therefore, the original water system was a gravity system with no pumping requirements.

In 2002 an upgrading project was carried out which replaced the creek intake with a raw water intake in Missezula Lake. This 2002 upgrading project also included the construction of the following infrastructure:

- chlorination building,
- chlorine contact chamber,
- high lift pump station, and
- emergency power supply generator building.

The design of these upgrading works allowed for a gravity supply into the chlorine contact chamber. Therefore, low lift pumps are not required for this system. Concurrent with the 2002 upgrades, the existing creek intake was removed, and the wood stave reservoir were abandoned in place. MLWD staff have indicated that, since 2002, no major capital improvements to the system have been undertaken.

Currently, the water system does not include a treated water reservoir above the community. Therefore, this water system relies on pumped pressure to maintain service and does not have fire protection capability in relation to accepted standards for a municipal water system.

This water system is considered as a small water system with 15-300 connections (i.e. less than 1,000 population) under IHA's permit to operate which can be found in *Appendix B* (Facility Number 15-105-00021). Also, the EOCP currently considers this a small water system. As such, there is currently no requirement for operators to meet the minimum requirements for Level 1 to 4 EOCP certification.

1.1 Scope of Work

The scope of this study is to review the current state of the MLWD waterworks system, identifying possible upgrades and associated costs required to bring the system into compliance with general small water system standards and current drinking water regulations. The study will allow the RDOS to assess the merits and implications associated with “transition” of the Missezula Lake water system ownership from a Waterworks District to a specified service area within the Regional District.

As defined in the work proposal, TRUE Consulting (TRUE) intends to identify existing conditions and deficiencies as they relate to:

- Water demand;
- Water supply: quality, quantity, and level of treatment;
- Distribution system: mapping of system components, fire flow capacity;
- Land acquisition, easement or right-of-way requirements; and
- User fees and operations and maintenance requirements.

1.2 Authorization

Authorization to proceed with this report was received on March 3, 2017 from Liisa Bloomfield, P. Eng. of the RDOS. A site meeting was then conducted on May 25, 2017 with a representative of MLWD. Work on the water system assessment commenced following this site visit.

2.0 Assessment Criteria

The assessment of the Missezula Lake water system involves defining necessary upgrades and costs required to bring the system in compliance with “generally accepted municipal water standards” and regulations. Therefore, waterworks criteria from the following guidelines are utilized herein for assessment and comparison purposes.

- “Design Guidelines for Rural Residential Community Water Systems”, prepared by the Water Management Branch of the Ministry of Forests, Lands, & Natural Resource Operations in 2012.
- “Subdivision Servicing Bylaw No. 2000 – Schedule A”, prepared by the Regional District of Okanagan-Similkameen in 2002.
- “Master Municipal Construction Document – Design Guidelines”, prepared by the MMCD Association in 2014.

TABLE 2-1: COMPARISON OF GENERALLY ACCEPTED MUNICIPAL WATER STANDARDS

Criteria	Rural Residential Community Guidelines	RDOS Bylaw 2000	MMCD
A. Supply			
1. Maximum Day Demand (MDD)	<ul style="list-style-type: none"> ▪ 230 lpcd (indoor use) ▪ (plus) water loss and irrigation allowance ▪ 4 persons per recreational property 	<ul style="list-style-type: none"> ▪ 8,000 L/unit/day 	<ul style="list-style-type: none"> ▪ 600 lpcd (metered) ▪ 900 lpcd (unmetered) ▪ Increased in areas of dry climate
2. Pumping Stations	<ul style="list-style-type: none"> ▪ 100% system capacity redundancy 	<ul style="list-style-type: none"> ▪ approved by local authority 	<ul style="list-style-type: none"> ▪ approved by local authority
3. Water Quality	<ul style="list-style-type: none"> ▪ refers to Guidelines for Canadian Drinking Water Quality 	<ul style="list-style-type: none"> ▪ not applicable 	<ul style="list-style-type: none"> ▪ not applicable
B. Distribution			
1. System Pressure	<ul style="list-style-type: none"> ▪ min. at peak hour = 280 kPa (40 psi) ▪ maximum = 700 kPa (100 psi) 	<ul style="list-style-type: none"> ▪ min. at peak hour = 265 kPa (38 psi) ▪ maximum = 620 kPa (90 psi) 	<ul style="list-style-type: none"> ▪ min. at peak hour = 300 kPa (44 psi) ▪ maximum = 850 kPa (120 psi)
2. Fire Flow	<ul style="list-style-type: none"> ▪ 4,000 L/min for 1.5 hrs (based on size of house and setback) 	<ul style="list-style-type: none"> ▪ 60 L/s (3,600 L/min) for 1.4 hrs 	<ul style="list-style-type: none"> ▪ 60 L/s (3,600 L/min) for 1.4 hrs
3. Hydrant Spacing	<ul style="list-style-type: none"> ▪ 150 m 	<ul style="list-style-type: none"> ▪ 250 m 	<ul style="list-style-type: none"> ▪ 150 m
4. Watermain Size	<ul style="list-style-type: none"> ▪ min. 150 mm dia. 	<ul style="list-style-type: none"> ▪ min. 150 mm dia. 	<ul style="list-style-type: none"> ▪ min. 200 mm dia.*
C. Storage			
1. Capacity	<ul style="list-style-type: none"> ▪ sum of: <ul style="list-style-type: none"> – balancing storage (25% of MDD) – fire storage (360 m³) – emergency storage (25% of balancing storage and fire storage) 	<ul style="list-style-type: none"> ▪ not applicable 	<ul style="list-style-type: none"> ▪ sum of: <ul style="list-style-type: none"> – fire storage (302.4 m³) – equalization storage (25% of MDD) – emergency storage (25% of fire storage and equalization storage)

**For looped distribution mains of less than 500 m in residential subdivisions, the diameter can be reduced to 150 mm, providing that fire flow requirements can be met.*

As shown in Table 2-1, there are many similarities between an “urban” document, such as the MMCD guidelines and the BC Rural Residential Community guidelines. In determining assessment criteria, several other factors are worth considering as described below.

Water Demand

Historical flow data at the Missezula Lake system has been recorded in detail with annual monthly flow records provided for the period of 2007 to 2016. Unfortunately, daily flow records applicable to summer demand are only available for 2015. Maximum day demands have been calculated based on the flow data provided; the maximum day demand from 2015 was 750 m³/d (198,000 USgpd) inclusive of both domestic and irrigation consumption.

Further to the above, since a single year of data is not adequate for establishing a design flow for the system, a design maximum day demand for Missezula Lake was also derived from the Design Guidelines for Rural Residential Community Water Systems which includes separate consideration of domestic and irrigation use. The methodology is described as follows.

- Indoor usage of 230 lpcd and an occupancy rate of “4 persons per recreational property on lakes, golf courses and other recreational destination”. A per capita allowance for indoor use of 350 lpcd is considered more realistic.
- A water loss allowance calculated from the water system physical parameters including length of mains, number of service connections and average service pressure. For the Missezula Lake water system, the water loss allowance is calculated to be 43 m³/d.
- Lawn and garden irrigation. In temperate regions of the province, the peak irrigation requirement for an unmetered water system is 70 m³/ha/d. The development area is estimated at about 33% of the overall water system service area of approximately 40 ha of which it is estimated that 50% of available land is irrigated. The resultant irrigation demand is 467 m³/d.

From the above, the design maximum day demand is derived as follows.

TABLE 2-2: DESIGN MAXIMUM DAY DEMAND

Domestic Demand	190 lots x 4 persons/lot x 350 lpcd	266 m ³ /d
Water Loss Allowance		43 m ³ /d
Irrigation		467 m ³ /d
Total		776 m³/d

Based on the above, the per capita maximum day demand for design is about 1,000 lpcd or 4,000 L/unit/d. This per capita maximum day demand is lower than representative larger municipalities in the area such as the City of Kamloops (2,100 lpcd), City of Penticton (1,750 lpcd), and City of Kelowna (1,800 lpcd). Also, maximum day demand was found to be about half the referenced value in the RDOS’s bylaw 2000. This lower demand indicates that Missezula Lake should be considered a rural system.

Fire Protection

Fire protection must be considered in the context of the fire protection authority, and their capacity to respond in an emergency situation. In this instance, Missezula Lake does not have a fire department and is not located within the Princeton fire response area. Limited fire protection is currently provided in the form of a standby pump in the high lift station. This pump is capable of providing about 15.8 L/s (250 USgpm) during emergency situations. Fire hoses are provided at each standpipe location throughout the water system. This limited fire protection is available in the event of an emergency situation but would not be considered adequate under “generally accepted municipal water standards”.

Conclusion

Lot sizes (densities) and the development layout have resulted in water consumption values lower than an urban subdivision. Also, a review of the development location, as well as current fire protection availability shows that the Missezula Lake system more closely resembles a Rural Residential subdivision, as described in the Water Management Branch literature. Therefore, the Missezula Lake system will be assessed against these “Rural Residential” guidelines. In addition, the assessment of the current treatment system will be based on Drinking Water Treatment Objectives for Surface Water Supplies in British Columbia. Recommendations for future treatment options will be made with the focus of obtaining treatment compliance.

As fire protection has not reached any sort of formal state, criteria for the fire flow and corresponding reservoir capacity will only be conceptually reviewed at this time.

2.1 Water Quality – Regulatory Overview

The Interior Health Authority (IHA) is the governing organization pertaining to water safety in the BC Interior. In 2003, the BC Drinking Water Protection Act and Regulation was enacted. These regulations set strict standards for water treatment, with emphasis on the ability of the water purveyor to provide potable water to their customers. In 2012, the BC Ministry of Health introduced the Drinking Water Treatment Objectives for Surface Water Supplies in British Columbia. These objectives provide performance targets consistent with IHA’s 4-3-2-1-0 guidelines for water suppliers to reach the following goals:

- 4-log reduction or inactivation of viruses.
- 3-log reduction or inactivation of Giardia and Cryptosporidium.
- Two treatment processes for surface water.
- Less than or equal to (\leq) one nephelometric turbidity unit (NTU) of turbidity.
- No detectable E. Coli, fecal coliform and total coliform.

The Drinking Water Treatment Objectives notes that some surface water sourced water systems may qualify for filtration exclusion. Water suppliers who wish to defer filtration are expected to

apply in accordance with the Guidelines for Canadian Drinking Water Quality (GCDWQ) Filtration Exclusion Criteria which is also included in the Drinking Water Treatment Objectives. Water suppliers must make a proposal to the IHA that defines their watershed control program and dual treatment technologies. The IHA also requires supporting source monitoring data trended over a minimum of one year. The following is a summary of the criteria for filtration deferral:

- *Overall inactivation is met using a minimum of two disinfections, providing 4-log reduction of viruses and 3-log reduction of Cryptosporidium and Giardia.*
- *The number of E. coli in raw water does not exceed 20/100 mL (or if E. coli data are not available less than 100/100 mL of total coliform) in at least 90% of the weekly samples from the previous six months. The treatment target for all water systems is to contain no detectable E. coli or fecal coliform per 100 ml. Total coliform objectives are also zero based on one sample in a 30-day period. For more than one sample in a 30-day period, at least 90% of the samples should have no detectable total coliform bacteria per 100 ml and no sample should have more than 10 total coliform bacteria per 100 ml.*
- *Average daily turbidity levels measured at equal intervals (at least every four hours) immediately before the disinfectant is applied are around 1 NTU, but do not exceed 5 NTU for more than two days in a 12-month period.*
- *A watershed control program is maintained that minimizes the potential for fecal contamination in the source water. (Health Canada, 2003).*

An assessment of the current treatment process will be completed in Section 3.0 and recommendations to gain treatment compliance will be discussed in Section 4.0 of this document. The possibility of qualifying for filtration exclusion will also be reviewed.

3.0 Existing System Description

The following sections provide information on the existing water system infrastructure at Missezula Lake. A water system composite and historical record drawings are provided in *Appendix A* and should be referred to for further clarification of the sections below.

3.1 System Supply and Capacity Analysis

A fundamental first step in the review of the MLWD involves an assessment of the utility's present service area, existing water demands, and projected potential water demands. Referring the enclosed water composite, the utility currently services 190 single family equivalent units.

Water demand criteria is then usually expressed on a per capita basis and varies from one community to the next depending on numerous factors including:

- Climate;
- Average lot size;
- Proportion of industrial/commercial usage in relation to residential demands;
- Recreational and seasonal land use; and
- Water rate structure, i.e. metered or flat rates.

Once the source water system improvements were completed in 2002, the MLWD began maintaining water supply records via the use of a flow meter located immediately downstream of the high lift pumps.

3.1.1 Annual Demand

The following Figure 3-1 shows annual demand in two separate illustrations for the period of 2007 to 2016. Please note that due to a flow meter malfunction, flow records for February and March of 2008 were not available.

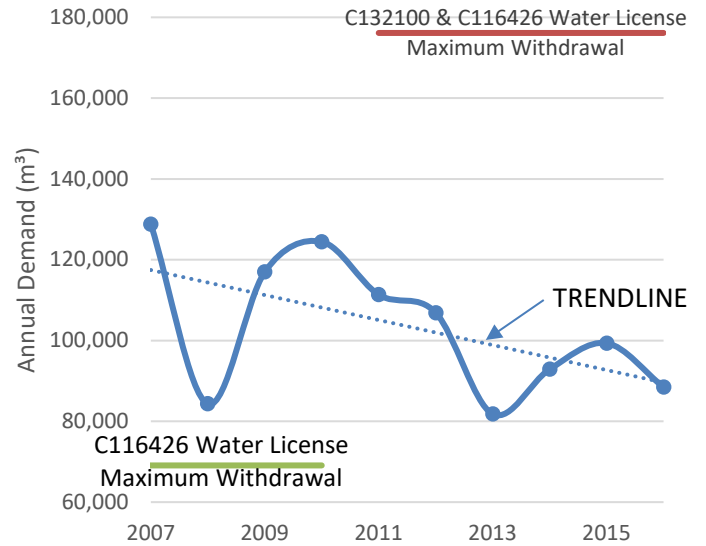
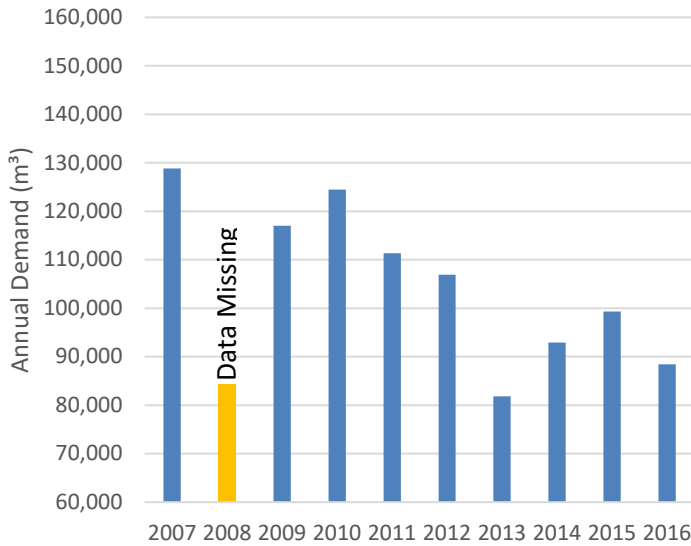


FIGURE 3-1: ANNUAL DEMAND RECORDS (2007 TO 2016)

From Figure 3-1, it can be seen that the Misesezula Lake system has experienced a significant reduction (approx. 30%) in overall flows when comparing annual demand in 2007 to current day demand levels. This was likely achieved by way of repairs to leaks found throughout the system. Figure 3-1 also shows the annual water license maximum withdrawal amounts. Of note, the MLWD applied for an additional water license that was granted on December 29, 2010. This new water license allowed an additional diversion amount of 93,165.71451 m³/year which increased the overall allowable diversion amount to 176,131.8935 m³/year. Also, as illustrated in Figure 3-1, current water licenses are sufficient for actual storage. A summary of MLWD water licenses is provided in the following Section 3.2.1.

The monthly flow records that were utilized to illustrate annual demand in Figure 3-1 were also utilized to produce the following Figure 3-2. Figure 3-2 illustrates annual flow trends throughout the year.

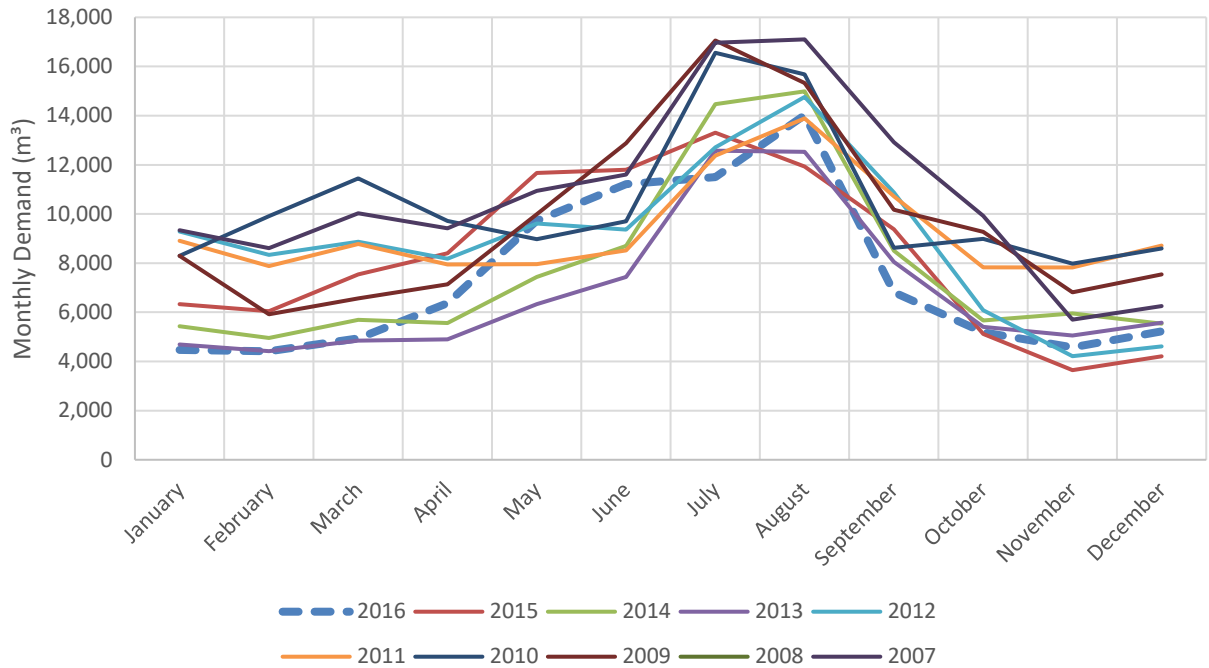


FIGURE 3-2: MONTHLY DEMAND TRENDS (2007 TO 2016)

From Figure 3-2, it can be seen that demand during the summer months is approximately three times greater than during the winter months. The above figure also indicates that typical winter flows occur during the period of about November to March each year. A review of the recorded flows during this period indicates that the daily demand associated with winter months averages about 211 m³/day which equates to a flow of about 2.4 L/s over a 24-hour period. The smallest pump in the system is capable of about 4.7 L/s (as shown in Section 3.3), therefore the winter average flow could be provided in about 12.5 hours utilizing the existing pumping configuration.

3.1.2 Maximum Day and Peak Hour Demand

As previously mentioned in Section 2.0, flow records relating to daily maximum flow were unavailable except for during the summer of 2015. The following Figure 3-3 shows daily demand from March 1 to August 31 of 2015. An illustration of the 5-day average for daily demand during this period is also included in Figure 3-3. A multi-day average is typically used by municipalities to determine maximum day demand as a means to account for potential inaccuracies in daily readings and impacts of balancing storage (reservoir capacity). Since the Missezula Lake water system does not include a treated water reservoir to provide balancing, this 5-day average is provided for illustrative purposes only.

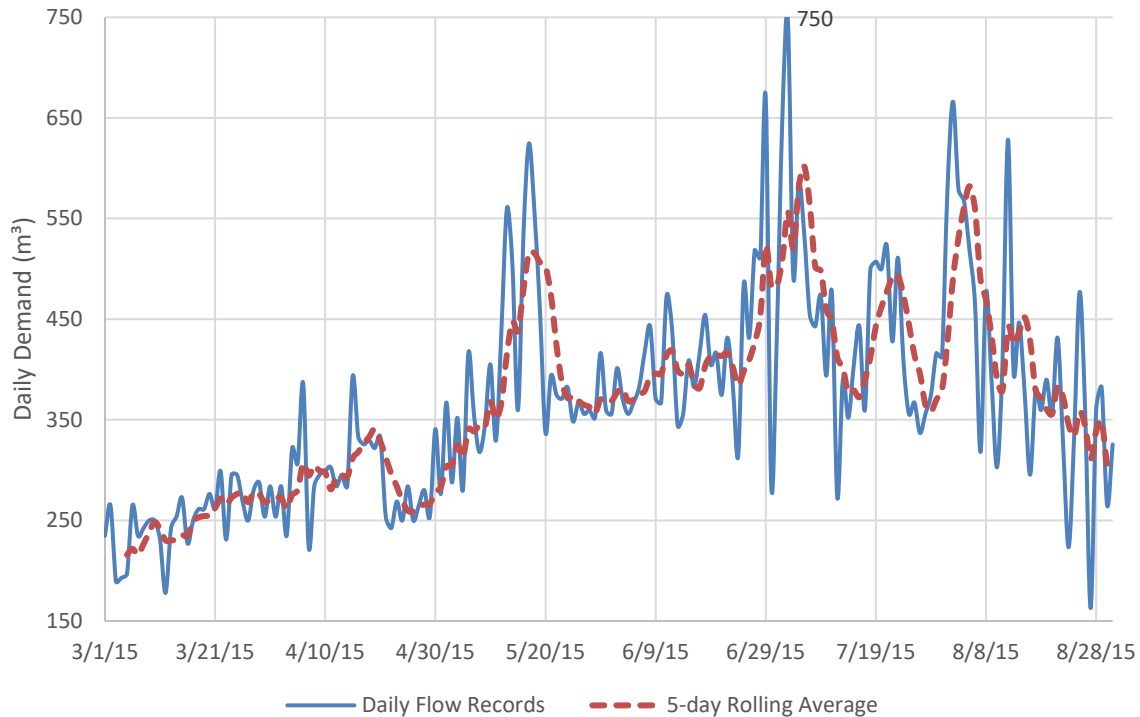


FIGURE 3-3: 2015 DAILY FLOW RECORDS (MARCH 1 TO AUGUST 31)

From Figure 3-3, it can be seen that maximum day demand (MDD) for 2015 occurred on July 3 with maximum usage of 750 m³/d (198,100 USgpd), or 138 USgpm including irrigation demands. Section 2.0 of this report also noted that a single year of data is not considered adequate for establishing a design maximum day demand for a water system. Therefore, a design maximum day demand was derived consistent with methodology from the Design Guidelines for Rural Residential Community Water Systems. This calculation is summarized in Section 2.0 and resulted in a design maximum day demand for the system of 776 m³/day (205,000 USgpd), or 143 USgpm.

It is also important to note that the existing Missezula Lake water system does not include a treated water reservoir that would provide balancing storage for the system. Therefore, the existing high lift pumps should be adequately sized to handle peak hour demand for the system. As previously mentioned, adequate data collection for determining both maximum day demand and peak hour demand is not available for the Missezula Lake water system. Therefore, consistent with Design Guidelines for Rural Residential Community Water Systems, design peak hour demand has been derived based on average day demand and a peaking factor of 3.8. The following Figure 3-4 shows average day demand levels from 2007 to 2016.

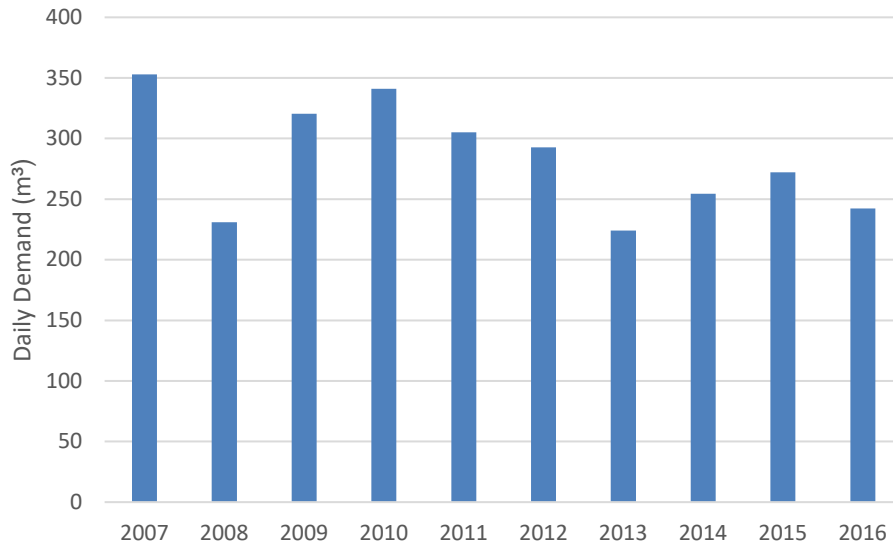


FIGURE 3-4: AVERAGE DAY DEMAND (2007 TO 2016)

An average for the period of 2007 to 2016 was calculated as 284 m³/d (75,000 USgpd). Based on this design average day demand and a peaking factor of 3.8, the design peak hour demand for the Missezula Lake water system is 1,080 m³/d (285,300 USgpd), or 198 USgpm including irrigation demands.

3.1.3 Demand Summary

For the purposes of this report, the following water demands will be utilized:

TABLE 3-1: MLWD DESIGN DEMANDS

Average Day Demand (ADD)	284 m ³ /d (75,000 USgpd)
Maximum Day Demand (MDD)	776 m ³ /d (205,000 USgpd)
Peak Hour Demand (PHD)	1,080 m ³ /d (285,300 USgpd)

3.1.4 Existing System Capacity

Currently, there are 190 dwelling units serviced by the MLWD water system., the capacity of the largest pump in the system is about 15.8 L/s (250 USgpm). Based on pump specifications, the requirement to be able to pump to the MDD with one pump on standby (100% standby capacity), pump run times of 24 hours per day, and a design peak hour demand of 1,080 m³/d or a maximum day demand of 776 m³/d, the total system supply capacity is as follows:

TABLE 3-2: SYSTEM CAPACITY AT PEAK HOUR DEMAND

Pump Capacity		15.8 L/s (250 USgpm)
Pump run time (summer)		24 hours
Supply capacity	15.8 L/s x 3,600 x 24	1,365 m ³ /d (360,600 USGpd)
Peak Hour Demand	1,080 m ³ /d ÷ 190 dwellings	5.7 m ³ /dwelling/d
Ultimate development capacity	1,365 m³/d ÷ 5.7 m³/dwelling/d	239 dwellings

The above calculation assumes that no balancing storage is available for the water system (i.e. current conditions). If a reservoir was constructed in the future the above calculation could be revised to utilize maximum day demand instead of peak hour demand. This calculation is as follows:

TABLE 3-3: SYSTEM CAPACITY AT MAXIMUM DAY DEMAND

Pump Capacity		15.8 L/s (250 USgpm)
Pump run time (summer)		24 hours
Supply capacity	15.8 L/s x 3,600 x 24	1,365 m ³ /d (360,600 USGpd)
Maximum Day Demand	776 m ³ /d ÷ 190 dwellings	4.0 m ³ /dwelling/d
Ultimate development capacity	1,365 m³/d ÷ 4.0 m³/dwelling/d	341 dwellings

As shown above, existing largest pump capacity is enough to supply approximately 1.25 times the number of homes serviced by this water system during peak hour demand conditions. Additionally, if a correctly sized treated water reservoir complete with balancing volume were to be added to the system (i.e. potential future conditions), the existing pump capacity would be enough to supply approximately 1.75 times the number of homes serviced by the water system.

It is important to note that the combined capacity for the two smaller existing pumps is about 11 L/s (175 USgpm) or 950 m³/d (251,000 USGpd). The combination of these two existing pumps does not meet peak hour demand for the system but does exceed maximum day demand conditions. This is not considered a system deficiency since the accepted standard for pumping stations is to provide a minimum of two pumps, each capable of supplying flow to meet maximum day demand conditions. Additionally, MLWD staff stated that the combined capacity of the two smaller pumps was adequate for current demand and the pumping configuration does allow for all three pumps to operate simultaneously if required. Therefore, the theoretical peak hour demand may be conservative. The addition of a treated water reservoir to provide balancing storage is nonetheless highly recommended for this water system. This potential water system upgrade will be discussed in further detail in Section 4.0.

3.2 Water Source

3.2.1 Water Licenses

The Missezula Lake Waterworks District holds three water licenses on Missezula Lake, as follows:

TABLE 3-4: SUMMARY OF MISSEZULA LAKE WATERWORKS DISTRICT WATER LICENSES

C111484	Missezula Lake Water Storage - dam on Summers Creek	500 acre feet per annum
C116426	Missezula Lake Water Diversion	50,000 imperial gallons per day
C132100	Missezula Lake Water Diversion	93,165.71451 cubic metres per year
Total		Storage of 616,740 cubic metres per year Total Diversion of 176,131.8945 cubic metres per year

As shown in Section 3.1.3, the average day demand for the system is 284 m³/d or about 1,495 L/unit/d when considering that the utility currently services 190 single family equivalent units. The following calculation is provided as an indication of the capacity of the water system in relation to the maximum allowable diversion rate of 176,131.8945 m³/year.

- 176,131.8945 m³/year diversion rate ÷ 365 days = about 482 m³/d
- 482 m³/d ÷ 1,450 L/unit/d = about 332 dwellings

Therefore, the maximum number of dwellings that could be serviced without exceeding the combined water licenses is 332 dwellings based on current average day demand levels.

Each of the water licenses referenced in the above Table 3-4 are provided in *Appendix C*.

3.2.2 Intake Works

The intake and treatment works for the Missezula Lake system were upgraded in 2002. Following this upgrade, previously utilized intake works on Dillard Creek were abandoned in place and disconnected from the rest of the system. The 2002 upgrades included the following works associated with raw water intake and treatment:

- Intake screen located at about 16 m depth and 45m from shore in Missezula Lake. The intake screen was noted as very dirty by Aqua-Bility Projects Ltd. in assessments conducted on September 19, 2010 and October 7, 2014. It appears that a self-cleaning system shown on record drawings of this upgrade is not functional. Aqua-Bility recommended that a new intake screen be installed, and that cleaning of this screen should occur every four years (at a minimum).
- 200 mm (8") HDPE intake pipe to convey water from the screen to the chlorine contact chamber. The existing breakout from foreshore for this pipe is in 3 m (10') of water. The remaining portion of intake pipe is weighted using concrete anchors.
- As per water license 116426, the intake system is located within crown land right-of-way PD72682.
- A buried concrete chlorine contact chamber with seven baffled sections and a capacity at LWL of 370,854 L and at HWL of 462,400 L. Cleaning of the chlorine contact chamber was also completed by Aqua-Bility Projects Ltd. on September 19, 2010 and October 7, 2014.
- Chlorination building on the roof of the chlorine contact chamber. This chlorination building includes a chlorine dosing system that injects a 12% sodium hypochlorite solution directly

in front of the connection between the chlorine contact chamber and the intake pipe. The MLWD has replaced the dosing pump within the past four years and stocks a spare pump in the event of a failure.

- The intake system is a gravity system with the level of the chlorine contact chamber controlled by the Missezula Lake water level. There are no low lift pumps associated with these intake works. Chlorinated water is isolated from the lake environment by means of a check valve on the intake pipe, directly upstream of the chlorine contact chamber.
- A 1.2 m concrete weir dam on Summers Creek controls the water level in Missezula Lake. The owner designate of this dam is the Fisheries Section of the Fish and Wildlife Branch of the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO). The MLWD is a partial owner of this dam through water license C111484 which allows the water system to store up to 500 acre feet per annum (616,740 cubic metres per year). MFLNRO inspection reports for this dam are provided in Appendix E. The owner designate is responsible for safety review and Operations and Maintenance. Discussions with the Ministry have indicated that partial owners, of which MLWD is one, will be responsible for some portion of the dam upkeep in the future. No decision has yet to be made as to this level of responsibility. This dam is considered a significant consequence dam.



Inside of Chlorination Building – built in 2002



Summers Creek dam (pictures provided by MFLNRO)

Further to the above intake works summary, it can be seen that the treatment system consists of a single treatment barrier (i.e. chlorination). MLWD representatives indicated that chlorine is dosed at about 0.4 mg/L which results in a chlorine residual entering the system of about 0.25 to 0.3 mg/L. This dosing rate is lower than the common practice of maintaining 0.5 mg/L of free chlorine for 20 minutes. Chlorine contact has been derived for low water and high-water conditions based on the accepted injection rate of 0.5 mg/L as follows:

Low Water Level (LWL)

- LWL chlorine contact chamber capacity: 370,854 L or 370.854 m³
- Pumping rate of largest pump: 15.8 L/s (250 USgpm)
- Chlorine contact time: $370,854 \text{ L} \div 15.8 \text{ L/s} = 23,472$ seconds or 391 minutes
- CT based on injection rate of 0.5 mg/L and baffling coefficient of 0.7 = 137

High Water Level (HWL)

- HWL chlorine contact chamber capacity: 462,400 L or 462.4 m³
- Pumping rate of largest pump: 15.8 L/s (250 USgpm)
- Chlorine contact time: $462,400 \text{ L} \div 15.8 \text{ L/s} = 29,265$ seconds or 488 minutes
- CT based on injection rate of 0.5 mg/L and baffling coefficient of 0.7 = 171

The above calculations indicate that the existing chlorine contact chamber provides more than adequate chlorine contact for 4-log inactivation of viruses. A required CT value for 4-log inactivation of viruses by free chlorine is 8 at a water temperature of 5°C and a pH of 6-9. Please note that the contact chamber does not provide adequate capacity for 3-log inactivation of Giardia cysts, which requires a CT value of 200 for a temperature of 5°C and a pH of 8. However, 3-log inactivation of Giardia may be possible via increased chlorine dose rates and/or replacement of the largest pump with one sized for peak hour or maximum day demand. These referenced CT values take into account a raw water pH of 8.09 which was referenced in the most recent

comprehensive analysis of raw water from Missezula Lake that was collected on September 15, 2010.

3.2.3 Water Quality

Raw Water

A number of raw water quality parameters are of interest, to determine future treatment requirements. These parameters include:

- Turbidity;
- Chemical parameters (iron, manganese, hardness, etc.);
- Bacteriological parameters (E. Coli, Total Coliforms); and
- UV Transmissivity (UVT).

The MLWD provided a comprehensive aesthetic and chemical analysis of raw water from Missezula Lake that was collected on September 15, 2010 by Aqua-Bility divers during an inspection of the intake works. Another comprehensive aesthetic and chemical analysis was also provided by IHA from March 20, 2006. Unfortunately, neither of these comprehensive analyses included bacteriological parameters and only one included UVT. Relevant parameters from these samples relating to a potential filtration exclusion are summarized following. Please refer to *Appendix D* for sample results as provided by IHA.

TABLE 3-5: RELEVANT RAW WATER PARAMETER SAMPLING RESULTS

Parameter	September 15, 2010	March 20, 2006
Turbidity (NTU)	0.6	0.25
UV Transmittance @ 254nm	86.3%	not reported

As shown above, raw water quality parameters are only available from two sample dates. During the water source upgrades in 2002 there was no allowance provided for obtaining samples of the source water. Therefore, the only instances of obtaining an analysis of raw water quality occurred during inspection of the intake works by a qualified dive team (i.e. Aqua-Bility Projects Ltd.). As such, obtaining more up-to-date water quality data was not possible during the preparation of this report.

Also relating to the above Table 3-5, the following conclusions can be made relating to raw water quality in Missezula Lake:

- The number of turbidity samples obtained to date does not allow for a comprehensive assessment of raw water turbidity.
- No instances of raw water analysis for E. coli or total coliforms is available. Further analysis of the characteristics of raw water supplied from Missezula Lake should be considered a priority for this water system.
- The minimum required UV transmittance for effective UV treatment will vary depending on the UV manufacturer and validation protocols, though the majority of UV treatment

technologies require a minimum UVT of 75%. Assuming the September 15, 2010 sample is characteristic of intake water quality throughout the year, the transmittance value of 86.3% shows that UV disinfection is likely a viable future treatment option for the source water.

- Chemical test results have indicated that all parameters were below the maximum acceptable concentrations set by the Guidelines for Canadian Drinking Water Quality (GCDWQ).

Treated Water

Bacteriological sampling results were provided by IHA for this water system. All samples taken between March 20, 2006 and August 2, 2017 were provided. Treated water sampling data is provided in *Appendix D*. Of note, a review of these sampling results indicates that the water system has previously been on boil water advisories on at least the following dates:

- February 7, 2008 to April 30, 2008
- April 30, 2010 to May 26, 2010
- June 11, 2010 to July 21, 2010
- September 9, 2010 to October 7, 2010 and October 7, 2010 to November 3, 2010
- October 2, 2015 to November 4, 2015

Results of the sampling data provided by IHA are summarized below:

TABLE 3-6: SUMMARY OF SAMPLING RESULTS PROVIDED BY IHA

Parameter	No. of Samples	No. of Failed Tests
Total Coliform	690	12
E. coli	690	2
Background growth	n/a	8

In addition to the above, there were nine samples that were considered to be too long in transit (i.e. over 30 hours between the sample being taken and delivery to the laboratory for analysis). These nine samples were not included in Table 3-6.

Relating to the above Table 3-6:

- Total coliform bacteria are used to indicate changes in water quality. They are found in decaying vegetation and indicate the system may be vulnerable to contamination or experiencing bacterial regrowth. Therefore, failed tests indicate that E. coli or total coliform is present in source water which may indicate that filtration exclusion criteria for the raw water may not be met.
- E. coli bacteria indicate that fecal contamination has occurred.
- Background growth are micro-organisms that do not belong to the Coliform group. Their presence indicates stagnant water in the distribution system, a poor residual of disinfectant or the proliferation of iron or sulphur reducing bacteria.

Conclusions

Results from the limited number of raw water tests indicate that the water from Missezula Lake is of high quality and meets maximum allowable concentrations for all chemical and physical parameters outlined in the GCDWQ. Unfortunately, bacteriological analysis of the raw water has not been conducted. Test results taken within the distribution system have also shown that in about 2% of the overall samples provided by IHA, the injection of chlorine has failed to effectively eliminate harmful bacteria which may be present in the raw water. Background growth found in the distribution system may be due to insufficient chlorine dosing at the chlorine contact chamber, potentially allowing for bacterial regrowth in the distribution system. Failed results such as these are typically indicative of insufficient chlorination practices or water stagnation. MLWD representatives have indicated that a chlorine residual monitoring program has been implemented and is conducted at each of the three test stations seven days per week. This practice should be continued to ensure that the chlorine injection rate is adequate.

A summary of BC Drinking Water Treatment Objectives in comparison to the treatment provided by the MLWD is provided following:

TABLE 3-7: SUMMARY OF MINISTRY OF HEALTH OBJECTIVES IN RELATION TO THE EXISTING SYSTEM

MOH Objective	MLWD – Existing Treatment
4-log (99.99%) inactivation of viruses	Achieves
3-log (99.9%) inactivation of Giardia Lamblia and Cryptosporidium	Does not achieve
2 treatment processes for surface drinking water systems	Does not achieve
Less than 1.0 NTU of turbidity	May achieve: additional monitoring required
No detectable E. Coli, fecal coliform, and total coliform	Likely does not achieve: additional monitoring required

Filtration Deferral Assessment

In relation to the treatment objectives, the Missezula Lake water system utilizes a surface water source. Review of the “filtration exemption” criteria as they pertain to the Missezula Lake water system is as follows:

- The provision of two disinfection processes is not currently provided in the water system.
- Insufficient data is available for determining whether source/raw water E. coli and total coliform limits would be exceeded. Sampling results from the water distribution system indicates that E. coli and total coliform are likely present in the source/raw water.
- Insufficient data is available for determining average daily turbidity levels prior to the disinfectant being applied.
- Watershed control program is not in place.

Based on the above review, it is unlikely that the Missezula Lake water system would qualify for a filtration exemption without assembling necessary sampling results over a minimum 12-month period. As such, for the remainder of this document, we will assume that filtration exemption is not a viable option to meet BC's drinking water quality objectives.

3.3 High Lift Station and Generator

The high lift station is located on the roof of the chlorine contact chamber and draws water from the end of the baffled chlorine contact chamber via three (3) submersible pumps. The specifications of these pumps are as follows. Note that each pump is installed with an appropriately sized AquaVar 3-phase variable frequency drive (VFD).

- 11.2 kW (15 hp) pump: Goulds 250L15 capable of 15.8 L/s (250 USgpm) at 45.7m TDH (65 psi) – installed in April 2015
- 5.6 kW (7.5 hp) pump: capable of 6.3 L/s (100 USgpm) at 45.7m TDH (65 psi) – installed in 2013
- 3.7 kW (5 hp) pump: Franklin 90JS PE capable of 4.7 L/s (75 USgpm) at 45.7m TDH (65 psi) – installed on May 23, 2017

MLWD staff have reported that during normal operation, one of the 5 hp or 7.5 hp pumps operates. It was also reported that during periods of peak demand, these two pumps operate in parallel at a total flow of about 11 L/s (175 USgpm). The 15 hp pump was installed to provide a low level of fire protection. It has been reported that, although the pumping configuration does allow all three pumps to operate simultaneously if required, this pump does not typically turn on during normal water system operation.

Each of these pumps were installed within the past four (4) years. Also, considering the original construction date of 2002 and the fact that VFD's have also been installed in the period since the original construction date, it may be reasonably assumed that each pump will last at least 15 years or more. The Province's Guide to the Amortization of Tangible Capital Assets says that water system pumps should be expected to last about 20 years.

In addition to the pumps and VFD's, the pump station also includes the following components:

- 100 mm diameter mechanical piping connecting the submersible pump outlet piping to the distribution system;
- Master Meter Octave 100 mm diameter Ultrasonic flow meter;
- Chlorine analyzer;
- HydroPro V200 diaphragm pressure tank (65 gallons); and
- Electrical and control components.

An emergency power supply generator building complete with a 30 kW generator is also located adjacent to the high lift station. This generator provides backup power in the event of a power failure. MLWD staff confirmed that the generator is run every two weeks for regular operational

tests and an extra 25-gallon tank of fuel is available at all times. MLWD staff estimated that the generator can run for about one day while using about 15 gallons of diesel. The generator specification is as follows:

- Katolight Corporation Model D30FNJ4, 30 kW, 3-phase, 1,800 rpm, 347/600V complete with a 50 gallon fuel tank.



Pumping building (left) and generator building (right) – built in 2002

3.4 Water Distribution System

The water system was originally constructed in 1972 by Arvec Construction. The original water system was a gravity system with the intake system located at the same elevation as a water reservoir. This original system included the following components, many of which are still currently in service.

- Approximately 4.4 km of watermain – approximately 62% Asbestos Cement (AC) and 38% Polyvinyl Chloride (PVC), but with some small diameter municipal tubing. Watermain depth has been reported to be about 1m in boulevard areas and 1.5m in road areas. Winterization requirements for the water system have not been reported as an issue.
- Approximately 197 service connections;
- Intake on Dillard Creek complete with a chlorine injection system and 400 mm diameter AC chlorine contact pipe; and
- Wood stave reservoir (of unknown size).

In the period since, changes to the water system have included the following:

- 1996: replacement of approximately 655 m of AC watermain with PVC watermain;
- 1998: replacement of approximately 180 m of AC watermain with PVC watermain;
- 2002: replacement of approximately 460 m of AC watermain with PVC watermain;
- Also, as previously mentioned, the 2002 source water improvements included the following components:

- Missezula Lake intake – screen and 120 m of 200 mm dia. HDPE intake pipe;
- Baffled chlorine contact chamber;
- Chlorination building;
- High Lift Pump building;
- Generator building; and
- The 2002 source water improvements also included the abandonment and removal of the following existing system components:
 - Intake works at Dillard Creek, complete with the chlorine injection system
 - 400 mm diameter chlorine contact main which was disconnected from the remainder of the water system, and
 - Wood stave reservoir (of unknown size). Abandonment of the existing wood stave reservoir resulted in the water system being converted to a pump supplied pressure system.

As shown in the water composites in *Appendix A*, the Missezula Lake water distribution system is currently comprised of:

- 500 m of 50 mm dia. PEX or DI watermain including standpipe leads;
- 1,085 m of 100 mm dia. AC and PVC distribution watermain;
- 2,250 m of 150 mm dia. AC and PVC distribution watermain;
- 460 m of 200 mm dia. AC and PVC distribution watermain;
- 197 Water services consisting of 19 mm dia. PEX municipal tubing, corporation stops at mains, and curb stops at or within property lines. Note that consolidation of lots in the period since original construction has resulted in a service area of 190 lots.
- Thirty (30) 50 mm dia. blowoffs (standpipes);
- Two air release valves;
- Nine “flush” locations, comprising either 50 mm or 100 mm piping daylighted to atmosphere or to underground drains, allowing flushing of the water system; and
- Gate valves, both in boulevard areas and buried in the gravel road structure.
- Three sample stations.

The current condition of the piping system is unknown. An illustration of the size distribution of the watermains summarized above (including the HDPE intake pipe) is provided in the following Figure 3-5.

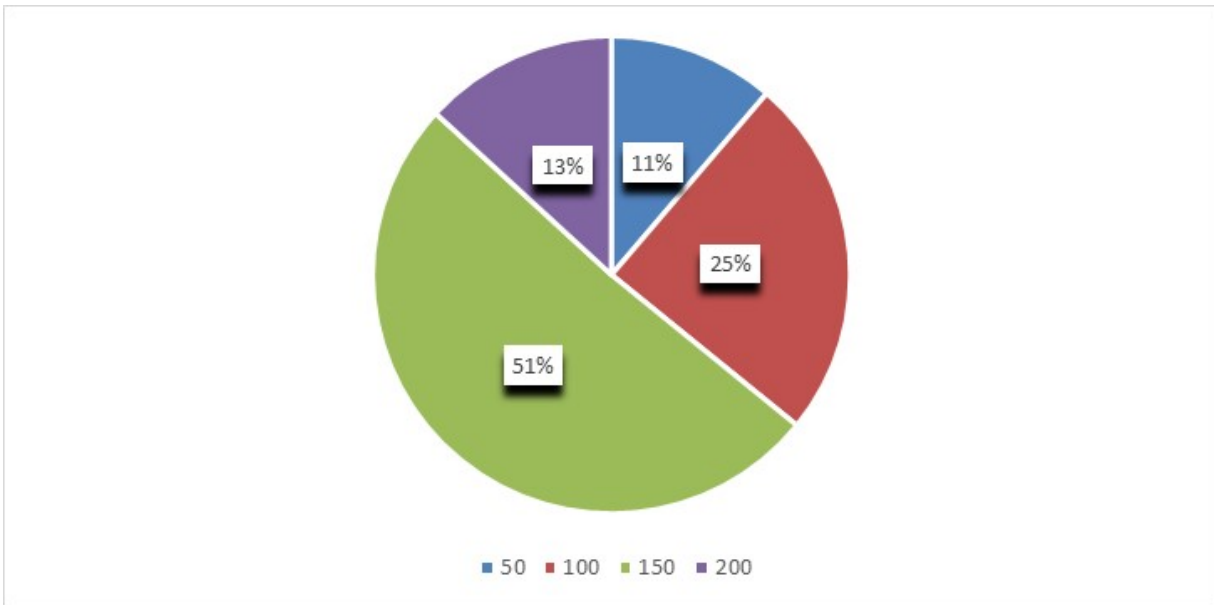


FIGURE 3-5: SIZE DISTRIBUTION OF MLWD WATERMAINS

As mentioned in previous sections, a fire department does not exist to service the Missezula Lake water system. If fire hydrants were installed on the current system, all distribution watermains servicing a fire hydrant would have to be upgraded to 150 mm dia. piping as a minimum. Design Guidelines for Rural Residential Community Water Systems states that the minimum diameter of distribution mains should be 150 mm with 100 mm diameter acceptable at dead ends. Therefore, at a minimum, the 50 mm diameter watermain should be replaced and all 100 mm diameter watermain servicing potential fire hydrant locations should also be replaced. The increase in diameter of the distribution system would continue to provide adequate pressures, as well as contributing to providing fire flow protection capabilities within the water service area.

3.4.1 Water System Pressures

As per the Design Guidelines for Rural Residential Community Water Systems a utility should provide system pressures at living floor elevation ranging between minimum 280 kPa (40 psi) and maximum 700 kPa (100 psi). Static pressures within the distribution system currently range from 240 kPa (35 psi) to 450 kPa (65 psi), for the most part falling within the 280 kPa to 700 kPa range required by the Rural Guidelines, with the exception of the highest points of the system. The configuration of the water system is not conducive to providing minimum pressure at the system high points located near the end of Prospect Drive and the northern extents of Summers Creek Road.

It is worth noting that the elevation of the abandoned reservoir site is not adequate to provide minimum pressures throughout the system.

3.5 Right-of-Ways

To ensure that all infrastructure works associated with the Missezula Lake water system are found within designated property lines and right-of-ways and that the local government will not be incurring a legal liability, TRUE conducted a preliminary review of the system. A detailed review of the system would require physically locating sections of the watermain by excavation and surveying in relation to property lines. Conducting an assessment to that level of detail is beyond the scope of this project.

The cursory review completed shows that all supply and the majority of distribution system components are suitably protected by road dedications, right-of-ways or easements. It does appear that an irrigation connection at the southern extents of the water system is located outside of the water system extents on Summers Creek Road, while a drain at the northern extents of the system water system may be located on crown land. Each of these deficiencies can likely be rectified by installing blow-off valves within the water system extents. Also of note is that, to TRUE's knowledge, the abandoned chlorine contact main between Summers Creek Road and Dillard Creek is not located within a right-of-way.

As mentioned in Section 3.2.2, the intake system is located within crown land right-of-way PD72682 according to water license 116426.

3.6 Summary of Existing Infrastructure

A description and review of the existing water system infrastructure was provided in the previous sections. Deficiencies as they relate to municipal infrastructure servicing standards (Design Guidelines for Rural Residential Community Water Systems), as well as general review comments regarding the Missezula Lake water system are summarized as follows:

Water Supply

- Intake screen has in the past been noted as being very dirty during inspections conducted by a qualified dive team – this screen would have to be reviewed in further detail to assess compliance with Fisheries and Oceans Canada's "fish screen" requirements if they are to be utilized by the RDOS in the future.
- Existing water licenses vastly exceed existing system demands and should be adequate for future demands up to about 332 dwellings.
- The water level in Missezula Lake is controlled by a dam on Summers Creek. This dam directly influences the water level in the chlorine contact chamber and is therefore critical infrastructure for the water system. Discussions with MFLNRO, who is the owner designate of this dam, have indicated that it would be desirable to lower the lake water level from their perspective. Installation of a control system to ensure that lowering of the

lake level will not impact the performance of the chlorine contact chamber is therefore desirable.

Water Quality

- Limited raw water quality data available indicates that raw water quality from Missezula Lake meets the GCDWQ for all chemical parameters.
- Treated water sample results show that past chlorination practices are not entirely effective in “killing” harmful bacteria. MLWD currently conducts a chlorine monitoring program to ensure that chlorine dosing is adequate to provide a minimum chlorine residual at the further extents of the water system.
- As a surface water source, current water treatment practices do not achieve drinking water quality objectives; treatment upgrades will be needed. Based on Current information, we expect BC Ministry of Health’s filtration exemption criteria will not be met.

Water Demand

- Existing pump capacity is enough to supply approximately 1.25 times the number of homes serviced by this water system during peak hour demand conditions and 1.75 times the number of homes serviced by the water system during maximum day demand conditions. With the largest pump out of service, the two smaller pumps have enough capacity to provide service to approximately 1.25 times the number of homes serviced by the water system during maximum day demand conditions.
- A generator is provided for stand-by power during a power outage.

Water Storage

- Other than a 65-gallon diaphragm pressure tank, there is no allowance in the existing water distribution system for treated water storage. The existing chlorine contact chamber does provide storage of single barrier treated water.
- The water raw supply storage volume is 500 acre feet per year (616,740 cubic metres per year).
- The water system is currently operated as a pressure system with the three (3) high lift pumps operated on VFD’s to maintain service pressures within the system. Also, as previously mentioned, there is a 65-gallon diaphragm pressure tank to manage pressure spikes.

Distribution System

- Distribution system piping is adequate for current demands; upgrades would be required to provide fire flow consistent with Rural Residential guidelines. The remaining AC watermain is aging and may be a liability moving forward.
- A majority of mainline valves are buried in the gravel roadway. Due to issues with snowplows damaging valve boxes, the valve boxes were lowered and buried in the gravel

road base. This is a potential issue as locating valves in the event of a line break may prove to be problematic.

- System service pressures are deficient at the high points of the system. This deficiency would be exacerbated if a treated water reservoir was to be installed in the same location as the wood stave reservoir that was abandoned in 2002. MLWD staff indicated that, prior to the reservoir being abandoned in 2002, users at these system high points reported deficient water pressures on a frequent basis.
 - Consideration should be given to siting a new reservoir at an alternative location. Siting of an alternative reservoir location should be discussed with MLWD in further detail and is considered to be outside of the scope of this report.

4.0 Water System Upgrades

The previous section of this study was focused on assessing the current state of the existing infrastructure components and system operation. Presented below are the proposed infrastructure improvements needed to comply with the Design Guidelines for Rural Residential Community Water Systems and BC Ministry of Health treatment objectives. Order of magnitude costs to complete these upgrades are also included.

The upgrading concepts discussed following are depicted on Figures 4-1 and 4-2.

4.1 Water Supply and Treatment

The Missezula Lake water supply and treatment system continues to function reasonably well, with regular operator input and maintenance. Current water treatment does not meet BC Ministry of Health objectives. Additional turbidity and bacteriological water quality data is necessary to determine a concept plan to meet the treatment objectives. Once that data is collected and assessed (over the course of a year), then the water system owner will be in a position to form a plan for water treatment.

Recognizing that future treatment upgrades could represent significant cost; potential treatment options are considered at a conceptual level. A potential filtration option concept plan is also discussed at the end of this section, but it should be noted that the concept plan and associated cost estimate is provided for discussion purposes only. Additional turbidity and bacteriological water quality data is necessary to recommend, with confidence, a plan to meet accepted treatment objectives. Once the required monitoring program is completed, the feasibility of the treatment upgrading plan discussed in this section must be reviewed. For instance, if total organic carbon is found to be elevated in the raw water, there may be a requirement for flocculation upstream of the filters or they may become plugged prematurely resulting in elevated costs relating to operations and maintenance. Therefore, a further review of water supply and treatment must be completed after the required monitoring program (discussed in Section 4.1.1).

As a surface water source, the Missezula Lake water system will require the addition of filtration unless the filtration exclusion criteria are met. To comply with BC Ministry of Health's multi-barrier approach and ensure 3-log removal of Giardia/Cryptosporidium is achieved, installation of UV disinfection units may also be necessary. Alternatively, if filtration exclusion criteria are eventually met, the Missezula Lake water system could utilize UV disinfection to provide the second required treatment barrier. Continued use of chlorination for the purpose of bacteria and virus reduction and maintaining distribution system residual would continue to be required.

At this time, it is advisable to assume that filtration exemption is not a viable option to meet the BC Ministry of Health's drinking water quality objectives, and therefore filtration of the raw water will be required. There are several options available to provide filtration, including:

- Point of entry (POE) systems;
- Cartridge and pressurized media filtration (with UV disinfection);
- Packaged conventional media filtration plants (with UV disinfection); and
- Membrane filtration (ultra filtration) plants.

General benefits and drawbacks of each technology are summarized as follows:

Point of Entry

- Installed within individual homes, at plumbing “point of entry”.
- Approximate size is 0.2 m x 0.2 m x 1.3 m tall.
- Available from several manufactures including the Seccua “UrSpring” unit.
- Typically include a granular activated carbon (GAC) filter to remove organics and colour, followed by membrane ultra filtration and UV disinfection.
- Cost roughly \$5,000 to \$10,000 per unit to supply and install. This is highly variable and dependant on available storage space.
- Must be maintained by the water purveyor (i.e. RDOS or MLWD); with an access agreement in place between the purveyor and homeowner if the system is located on private property.
- Pilot testing would be required to confirm performance of unit.

Cartridge and/or Pressurized Media Filtration

- Installed at the water source prior to chlorination. To maintain the current chlorine contact chamber operation, low lift pumps would be required.
- Roughly 3m x 5m of floor space would be needed to house the multiple filters required.
- Filter cartridges have a range of porosities; often multiple filter porosities are utilized in series to provide effective filtration. 1 micron absolute filters would be required for 3-log removal of Giardia/Cryptosporidium. Cartridges must be manually removed and backwashed by hand; after numerous washes the cartridges must be replaced (approx. \$100-\$600 per cartridge depending on porosity).
- Pressurized media filters have automatic backwash cycles; media is replaced on an infrequent (i.e. 5-10 years) basis.
- System layout is flexible, size of components are conducive to retrofits in existing buildings
- Pilot testing of small filters is recommended to ensure adequate filtration is achieved and also to determine an expected filter lifespan based on the source water.

Packaged Conventional Filtration

- Installed at the water source prior to chlorination. To maintain the current chlorine contact chamber operation, low lift pumps would be required.
- Available from several manufactures, including Wastech, AWC, etc.
- Typically utilize the introduction of a chemical to raw water to flocculate solids (turbidity), followed by either filtration or clarification and filtration through a gravity flow media bed.

The media beds can be comprised of sand, or a mixed media including quartz, garnet, anthracite, GAC, etc.

- Systems backwash on an automatic cycle.
- Pilot testing is essential to ensure adequate filtration is achieved.

Membrane (Micro or Ultra Filtration)

- Installed at the water source prior to chlorination. To maintain the current chlorine contact chamber operation, low lift pumps would be required.
- Available from several manufacturers, including Pall, Suez, etc.
- System backwashes on automatic cycle.
- Membranes must be replaced after a number of years (5-10, depending on raw water quality).
- Pilot testing would be required.
- Residuals management could be problematic.

Our assessment of available filtration/treatment technologies is as follows:

- Point of entry systems will have high capital costs, high maintenance costs, and may be problematic for the water purveyor to operate, recognizing the requirement to enter private property for maintenance and the number of systems to be maintained (190). Additionally, previously common point of entry units such as the GE “Homespring” have been discontinued resulting in operations and maintenance issues for owners of these units. Point of entry systems do not warrant further consideration.
- Cartridge filtration systems are simple to operate. In addition, their capital costs are relatively low. However, raw water quality can significantly impair their function, especially when a 1 micron filter is relied upon for giardia and cryptosporidium removal. This can result in high operations costs due to time spent cleaning and replacing filters. As such, for the purpose of this assessment, we assume that additional treatment components would be required, potentially including a pre-treatment pressurized media filter (with automatic backwash) and a GAC filter for colour and THM precursor removal. Cartridge filters would then be installed, followed by UV disinfection. Due to relatively low initial cost and ease of operation, cartridge filtration with pre-treatment warrants further consideration. This type of plant also offers the benefit of likely only requiring a level 1 EOCP operator certification requirement.
- Packaged conventional filtration plants have a relatively high capital costs; however, they are flexible plants that can be altered by the operators to optimize performance. They can also run on automatic controls and are less impacted by sudden changes in water quality. Packaged conventional filtration may warrant further consideration at the design stage. However, it should be noted that such systems are better suited to applications having a consistent water demand. Residuals disposal, i.e. backwash, is a constraint which may adversely affect the feasibility of conventional filtration. Conventional plants may require a higher level of EOCP operator (at least level 3) certification than other filtration plants which can be problematic or prohibitive for smaller rural systems.

- Membrane (micro or ultra filtration) plants have a relatively high capital cost. Costs to replace the membranes (core component of the system) are also high. These plants are fairly complex, but run on automatic controls, and are known to be operator friendly in comparison to packaged conventional filtration. Due to the complexity and the associated capital costs, we do not believe they are a viable option. Also, an assumed EOCP certification would be a level 2 operator requirement.

For the purpose of this assessment, the general components described within the potential cartridge filtration option form the basis for the proposed treatment upgrade concept plan. A concept plan would be to convert the initial baffled section of the chlorine contact chamber to a raw water clearwell. This conversion would involve construction of a new section of concrete wall which would act as a barrier between the new clearwell and the remainder of the chlorine contact chamber. Low lift pumps would then be installed in the raw water clearwell which would lift raw water to an adjacent treatment building. The treated water would finally be relayed back to the chlorine contact chamber where the chlorine injection point would be redirected to. Therefore, proposed supply and treatment upgrading concept would include the following, as depicted on Figure 4-1.

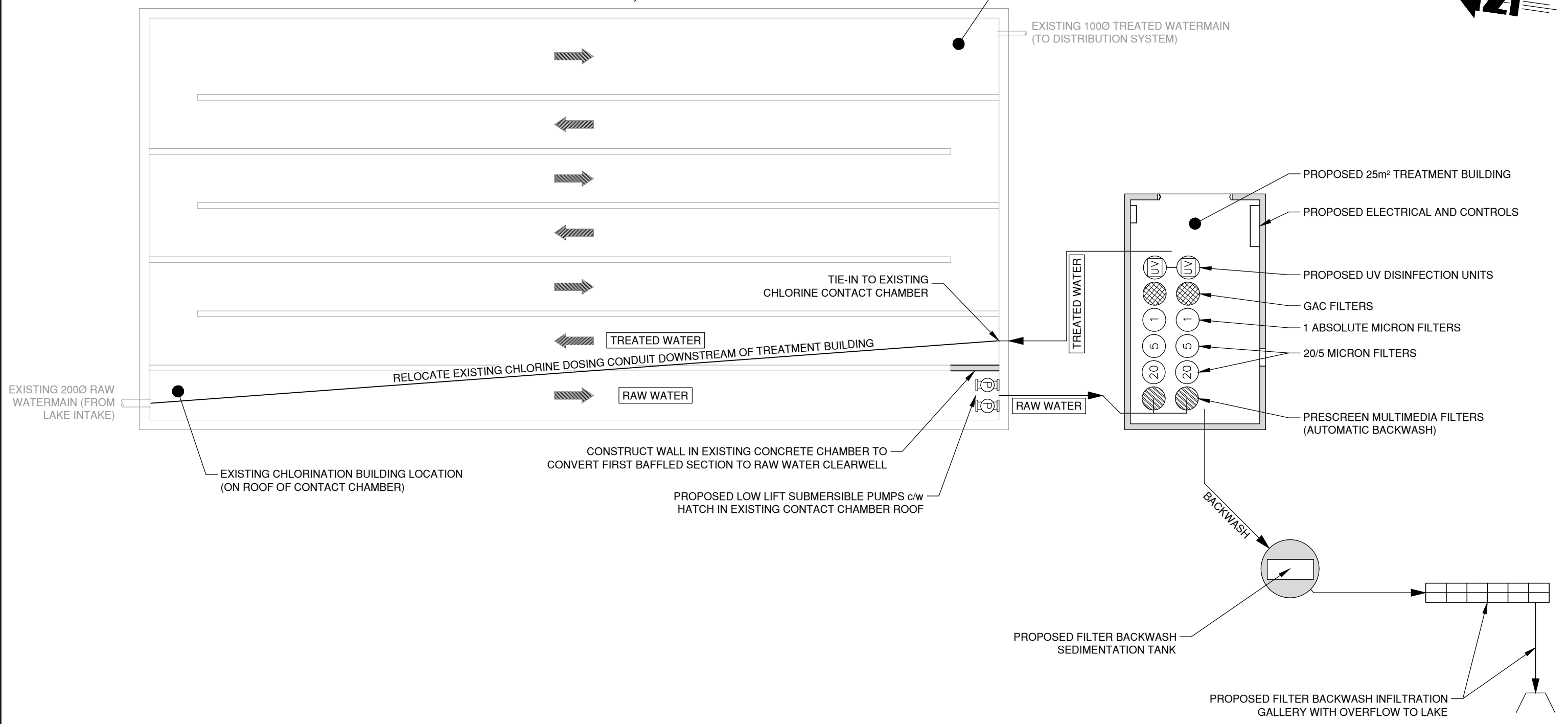
- Based on previous intake system assessments, it is assumed that a new fish screen will be constructed to replace the existing infrastructure.
- Conversion of the first baffled section of the chlorine contact chamber to a raw water clearwell.
- Installation of submersible “low lift” raw water supply pumps.
- Construction of a new water treatment building with treatment components to meet BC Ministry of Health objectives, including:
 - cartridge filtration plant with treatment capacity of 15.8 L/s (250 USgpm), including automatic multimedia filtration, GAC filtration, 20 micron, 5 micron, and 1 micron absolute filters.
 - UV disinfection equipment.
 - Flowmeter, chlorine residual analyzer, and turbidity analyzer.
 - treatment and pumping electrical and controls with alarm dial-out capability.
 - residuals handling equipment; i.e. settling tank complete with discharge to either: ground (infiltration) - preferred, or the lake – least preferred.
 - The building would be located adjacent to the existing chlorine contact chamber to minimize piping and pumping requirements. Land is available at this location.
- Relocation of the existing chlorine injection point downstream of the proposed treatment building.
- A SCADA system would be installed to connect the Missezula Lake water system to the RDOS’s system. A dial-up or cellular modem connection would be provided in addition to a local alarm call-out for any local representatives.

EXISTING CHLORINE CONTACT CHAMBER
 VOLUME EXISTING - 462,400 L @ HWL
 VOLUME PROPOSED - 389,635 L

EXISTING HIGH LIFT PUMPHOUSE LOCATION
 (ON ROOF OF CONTACT CHAMBER)



EXISTING 100Ø TREATED WATERMAIN
 (TO DISTRIBUTION SYSTEM)



MISSEZULA LAKE WATERWORKS
 DISTRICT - WATER SYSTEM ASSESSMENT
 CARTRIDGE FILTRATION AND UV
 UPGRADE



DRAWN BY: SAC
 DATE: AUG 2017

DESIGN BY: SAC	
SCALE: 1 : 100	
DWG NO.:	REV:
Fig. 4-1	0
308-231	

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The low lift pumps and treatment building would be designed for peak hour or maximum day demand requirements. Prior to construction, flow rates should be reviewed in further detail to determine whether alternate pumps should be installed in the high lift station. Of note, the largest high lift pump was installed to provide minimal fire protection in the distribution system. If an appropriately sized treated water reservoir was installed, the largest high lift pump would become redundant and could potentially be replaced with a smaller pump sized to provide maximum day demand.

Preliminary capital costs for these water supply and treatment upgrades are presented in the following Table 4-1.

TABLE 4-1: WATER SUPPLY AND TREATMENT UPGRADES COST ESTIMATE (FOR DISCUSSION ONLY)*

<i>Item</i>	<i>Description</i>	<i>Unit Price</i>	<i>Unit</i>	<i>Est. Quantity</i>	<i>Cost</i>
1	Fish screen to replace existing	\$15,000	LS	1	<u>\$15,000</u>
2	Siteworks	\$5,000	LS	1	<u>\$5,000</u>
3	Tie-ins to existing contact chamber	\$10,000	LS	1	<u>\$10,000</u>
4	Concrete wall in contact chamber	\$10,000	LS	1	<u>\$10,000</u>
5	Low lift pumps and discharge piping complete with hatch in chamber roof	\$25,000	LS	1	<u>\$25,000</u>
6	Precast treatment building structure c/w ventilation, foundation and floor slab	\$4,000	m ²	25	<u>\$100,000</u>
7	Building electrical, lighting, etc.	\$50,000	LS	1	<u>\$50,000</u>
8	Mechanical piping	\$50,000	LS	1	<u>\$50,000</u>
9	Cartridge filtration plant complete with automatic pre-screening filter and GAC filtration	\$150,000	LS	1	<u>\$150,000</u>
10	UV disinfection units	\$40,000	ea.	2	<u>\$80,000</u>
11	Filtration backwash handling equipment including sedimentation tank, piping and discharge structure	\$30,000	LS	1	<u>\$30,000</u>
12	Electrical service	\$40,000	LS	1	<u>\$40,000</u>
13	Controls and programming	\$100,000	LS	1	<u>\$100,000</u>
14	Relocate chlorine injection point	\$10,000	LS	1	<u>\$10,000</u>
Subtotal					\$675,000
Engineering (15%)					\$101,300
Contingency (25%)					\$168,800
Archaeological Impact Assessment*					\$30,000
Environmental and Geotechnical Assessment*					\$40,000
TOTAL - Treatment Building					<u>\$1,015,000</u>

* To support application to senior governments for grant assistance

**This cost estimate is provided for discussion purposes only. Additional turbidity and bacteriological water quality data is necessary to determine a concept plan to meet the BC Ministry of Health treatment objectives.*

4.1.1 Suggested Raw Water Quality Monitoring Program

There is insufficient sampling data to provide a firm recommendation for upgrading works related to filtration and UV. In order to develop a plan for potential upgrades with confidence, the MLWD should collect the following data and ensure that the sampling data is repeated consistent with the suggested schedule. Sampling of raw water should occur immediately before chlorine is injected into the system. Therefore, it is suggested that a sample port and turbidity monitor be installed in the check valve manhole located immediately adjacent to the chlorination building. A service saddle could be installed at this location which would allow water samples to be collected by MLWD staff. Additionally, an insertion turbidity meter rated for between 0 and 100 NTU could be installed at this location to collect turbidity samples at 4-hour intervals for a minimum period of one year. The suggested monitoring program for raw water is as follows:

Continuous monitoring at four-hour intervals:

- Turbidity

Weekly water sample analysis:

- E. coli group
- Total coliform

Monthly comprehensive water sample analysis:

Metals and Chemistry

- | | | |
|------------|-------------|------------|
| ▪ Antimony | ▪ Chromium | ▪ Mercury |
| ▪ Arsenic | ▪ Copper | ▪ Selenium |
| ▪ Barium | ▪ Iron | ▪ Sodium |
| ▪ Boron | ▪ Lead | ▪ Uranium |
| ▪ Cadmium | ▪ Magnesium | ▪ Zinc |
| ▪ Calcium | ▪ Manganese | |

General Parameters

- | | | |
|---------------|------------|-----------------------------|
| ▪ Alkalinity | ▪ Fluoride | ▪ Total Dissolved Solids |
| ▪ Chlorides | ▪ Hardness | ▪ Sulphate |
| ▪ Colour | ▪ Nitrates | ▪ Total Organic Carbon |
| ▪ Conductance | ▪ pH | ▪ UV Transmittance @ 254nm* |
| ▪ Cyanide | | |

**UVT testing should be increased to at least weekly during the spring and fall months when the lake turns over.*

The MLWD should continue the monthly and weekly water sampling for a period of one year to establish a trend for how the water quality changes throughout the year and to establish seasonal variations. After the initial year, the above monthly quality monitoring may be reduced while the weekly monitoring may be reduced to monthly. Continuous turbidity monitoring should be continued in accordance with IHA's conditions of permit. For the initial year monitoring program, the following cost estimate has been prepared.

TABLE 4-2: SUGGESTED MONITORING PROGRAM COST ESTIMATE

<i>Item</i>	<i>Description</i>	<i>Unit Price</i>	<i>Unit</i>	<i>Est. Quantity</i>	<i>Cost</i>
1	Supply and install turbidity meter and sampling station in manhole upstream of chlorine contact chamber complete with data logger for turbidity meter	\$7,000	LS	1	\$7,000
2	Weekly water sample analysis	\$65	ea.	52	\$3,380
3	Monthly comprehensive water sample analysis	\$325	ea.	12	\$3,900
4	Travel for sample drop-off	\$200	ea.	52	\$10,400
				Subtotal	\$24,700
				Contingency (20%)	\$4,900
				TOTAL - Suggested Monitoring Program	\$30,000

Note that travel was based on travel between Missezula Lake and Kelowna and accounted for a per kilometre rate of \$0.50. Hourly rates for personnel delivering the samples was not included in this item. Potential savings could be realized if a courier service was utilized from a sample drop-off point in Princeton.

4.2 Distribution System

There are no significant problems with the current distribution system, although it should be noted that approximately 30% of the original watermains have been replaced in the past 20 years. The original AC piping installed in 1972 is aging, with about 15 years of service life remaining when considering expected service lifespan from the Province’s Guide to the Amortization of Tangible Capital Assets. This AC watermain may also exceed 15 years of theoretical remaining service life which would delay future capital costs related to rehabilitation of the water system. A detailed AC watermain condition assessment could be conducted to ascertain this remaining service life. Assessments of the condition and remaining service life of AC watermain is not straightforward and is a challenge faced by all utilities having AC pipe in their water distribution systems. One assessment method involves the removal of sections of watermain for laboratory testing. The primary difficulty with this option is the cost to obtain and test samples and the number of samples necessary to obtain a representative overall assessment of AC watermain condition. A second method is proprietary and involves inducing acoustical waves in a section of pipe and measuring the wave velocity. The measured wave velocity can be used to calculate the structural wall thickness of the pipe. The calculated wall thickness can then be compared to the “as manufactured” wall thickness from which the degree of side wall deterioration is derived. The existing AC watermain does represent a potential liability that will have to be addressed in the

near future. It is suggested that replacement of this pipe should be planned for by increasing user fees. This is discussed further in Section 6.0.

Occasional leakage will occur and need repairs. The MLWD and RDOS should anticipate that these types of repairs will occur occasionally and include provision for such works in the water system operating and reserve budgets.

As shown in Section 3.4, about 36% of the water system is 100 mm dia. or smaller watermain, which is theoretically deficient in relation to municipal standards in terms of minimum pipe size. However, we do not expect there to be value in correcting this situation until such time as watermain upgrading is necessary to achieve fire flows. We are not aware of any water pressure complaints from current users serviced by these size mains. In addition, the benefits of the existing 100 mm dia. watermain is a reduction in transmission times, and reduction in water stagnation.

4.3 Water Storage and Fire Protection

Fire protection is not currently achievable at Missezula Lake, since a fire department does not exist in the area. Until this occurs, there is no need to upgrade the existing infrastructure (i.e. distribution mains, 50 mm standpipes, and construction of a new reservoir to provide adequate fire protection capacity).

The accepted standard for reservoir sizing comprises storage components for demand balancing during peak demand periods, fire protection and emergencies. Consistent with this standard, the reservoir capacity requirement is:

TABLE 4-3: PROPOSED RESERVOIR CAPACITY REQUIREMENT

Balancing Storage – 25% of Maximum Day Demand	25% x 776 m ³	194 m ³
Fire Storage (per FUS Guidelines)	Residential 4,000 L/min for 1.5 hrs.	360 m ³
Emergency Storage	25% of Sum of Above	139 m ³
Total		693 m³ (183,000 USgal)

Note that storage volume above is based on a calculated MDD, since limited data was available for determining actual maximum day demand. More detailed collection of flow record data would be desirable to assist designers with determining the proper capacity of a future reservoir.

Figure 4-2 depicts the upgrades that would be needed to meet the Rural Residential Fire protection guidelines (4,000 L/min for 1.5 hrs.). As shown on Figure 4-2, improvements include:

- Construct reservoir with storage capacity to 693 m³.
 - An insulated glass fused to steel reservoir was utilized for this cost estimate with the expectation that concrete supply haul costs to Missezula Lake may be prohibitive. Also, steel reservoirs allow for a taller structure which may be desired

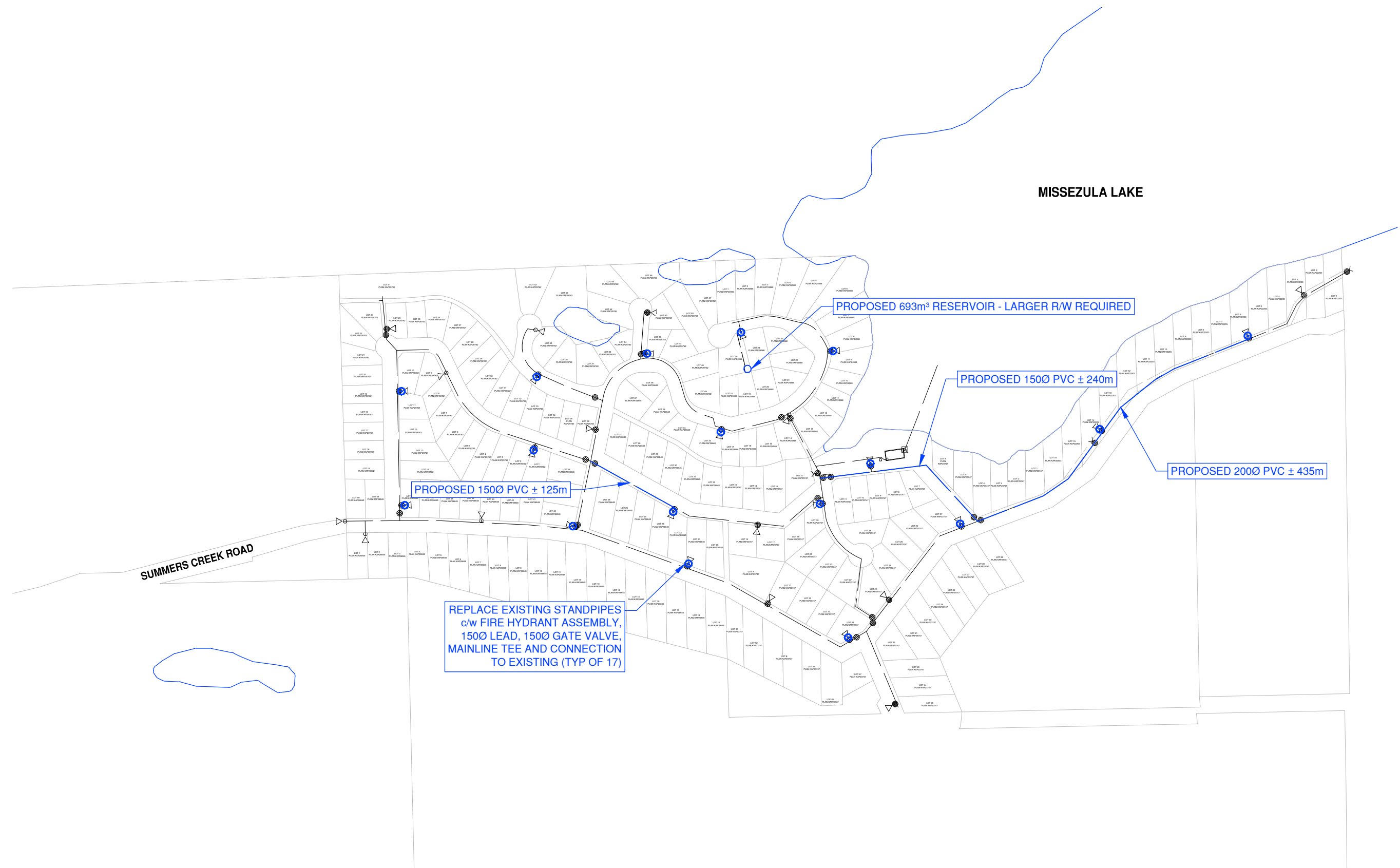
if the reservoir were to be constructed in place of the abandoned wood stave reservoir, thereby providing additional pressure at high points in the water system.

- Reservoir appurtenances include level controls, provisions for a mixer, drain, overflow, fencing, etc.
- Install fire hydrants within 150 m of all homes.
- Upgrade watermains servicing these fire hydrants to 150 mm or 200 mm watermains to provide adequate fire flow capacity.

Costs associated with these potential upgrades are estimated in the following tables. Separate cost estimates were provided for the proposed reservoir and the other fire protection components listed above, recognizing that these projects may be completed separately. Furthermore, it must be recognized that the water system and storage upgrades proposed above are cost prohibitive - and not justifiable in the short term, given the fact that there is no fire department at Missezula Lake.

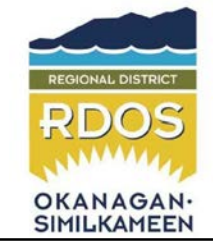
TABLE 4-4: RESERVOIR COST ESTIMATE

<i>Item</i>	<i>Description</i>	<i>Unit Price</i>	<i>Unit</i>	<i>Est. Quantity</i>	<i>Cost</i>
1	Earthworks	\$10,000	LS	1	<u>\$10,000</u>
2	Tie-in to existing and piping to reservoir	\$20,000	LS	1	<u>\$20,000</u>
3	Valve Chamber	\$100,000	LS	1	<u>\$100,000</u>
4	Concrete base and footings	\$50,000	LS	1	<u>\$50,000</u>
5	Glass fused to steel reservoir	\$450,000	LS	1	<u>\$450,000</u>
6	Mixing system	\$15,000	LS	1	<u>\$15,000</u>
7	Controls & instrumentation	\$50,000	LS	1	<u>\$50,000</u>
8	Siteworks and fencing	\$10,000	LS	1	<u>\$10,000</u>
Subtotal					\$705,000
Engineering (15%)					\$105,800
Contingency (25%)					\$176,300
Right-of-way acquisition (allow)					\$15,000
Geotechnical Assessment (allow)					\$10,000
TOTAL - Reservoir - Glass fused to steel					<u>\$1,012,000</u>



LEGEND

	EXISTING WATERMAINS
	EXISTING STANDPIPES
	PROPOSED WATERMAIN TO REPLACE SMALL DIAMETER EXISTING
	PROPOSED FIRE HYDRANTS TO REPLACE EXISTING STANDPIPES



**MISSEZULA LAKE WATERWORKS
DISTRICT - WATER SYSTEM ASSESSMENT
FIRE PROTECTION UPGRADE PLAN**



DRAWN BY: SAC
DATE: AUG 2017

DESIGN BY: SAC	
SCALE: 1 : 5,000	
DWG NO.:	REV:
Fig. 4-2	1
308-231	

FILE: \\clients\300-399\308\308-231\103 drawings\dwg\02 design drawings\08-231-upgrade options.dwg

TABLE 4-5: FIRE PROTECTION - DISTRIBUTION SYSTEM UPGRADES COST ESTIMATE

<i>Item</i>	<i>Description</i>	<i>Unit Price</i>	<i>Unit</i>	<i>Est. Quantity</i>	<i>Cost</i>
1	150mm diameter PVC watermain	\$200	lm	360	\$72,000
2	200mm diameter PVC watermain	\$250	lm	435	\$108,750
3	Watermain fittings, bends, valves	\$40,000	Allow	1	\$40,000
4	Replace existing water services	\$3,500	ea.	31	\$108,500
5	Fire hydrant assemblies	\$6,000	ea.	17	\$102,000
6	Gravel road repair	\$27	m ²	1,200	\$32,400
Subtotal					\$463,700
Engineering (15%)					\$69,600
Contingency (25%)					\$115,900
TOTAL - Fire Protection - Distribution System Upgrades					\$649,000

As noted in Section 3.6, existing pressure deficiencies would be exacerbated in the event that a new treated water reservoir was installed in the same location as the previously abandoned wood stave reservoir. This may lead to a requirement for individual booster pumps to be provided for residences that have insufficient water pressure.

Alternatively, to address pressure deficiencies, the reservoir could be sited at an adequate elevation to provide sufficient water system pressures as per the Design Guidelines for Rural Residential Community Water Systems. A topographic survey conducted during the site visit indicates that main floor elevations for this water system range between 998 m (southern extents of Summers Creek Road) and 1,036 m (highest extents of Prospect Place). In order to provide 280 kPa (40 psi) at high points of the system, the reservoir LWL would have to be located at an elevation of about 1,064 m. This would provide a pressure of about 650 kPa (94 psi) at the system low point.

A reservoir elevation of 1,064 m would provide adequate pressure to provide rural system requirements of 280 kPa (40 psi) minimum and 700 kPa (100 psi) maximum pressures. Anticipated variables associated with construction of a new reservoir are as follows:

- There is potential for significant additional costs relating to an interconnecting watermain between the new reservoir site and the distribution system. Also, a reservoir access road would be required for routine operations and maintenance. These two items may prove to be very costly and are entirely dependant on the potential location of a new reservoir. Siting of an alternative reservoir location is considered to be outside of the scope of this report.
- Depending on the reservoir location, the existing pump performance to lift water to the new reservoir site may vary significantly from the existing pump performance. New high lift pumps may be required.

- A crown land tenure may be required for a new reservoir site. From previous experience, this process may be expected to take about one year to complete and also require significant work relating to archaeology and environmental assessments. Alternatively, there is the potential for a new reservoir to be located on private land. This alternative option would require permission and a registered right-of-way from the property owner in question.

At the outset of any reservoir construction program, a feasibility review should be completed to assess size, location, and configuration (materials), with cost estimates adjusted accordingly. In the final analysis a concrete reservoir may prove to be viable. A concrete reservoir would provide the benefit of potentially being constructed in a two-cell configuration which would simplify cleaning operations.

4.4 Summary and Improvement Plan

Preliminary cost estimates for the infrastructure upgrades described in previous sections are summarized as follows. Note that the suggested source water monitoring program was not included in this section, as it is considered ongoing operations and maintenance as opposed to a capital infrastructure upgrade.

TABLE 4-6: FINANCIAL SUMMARY OF IMPROVEMENT PLANS

Water Supply and Treatment Upgrades	\$1,015,000
Reservoir	\$1,012,000
Fire Protection – Distribution System Upgrades	\$649,000
Total Costs	\$2,676,000

**The cost estimates provided are considered Class C in accordance with an estimate prepared with limited site information and based on probable conditions affecting the project. A Class C estimate represents the summation of all identifiable project elemental costs and is used for program planning, to establish a more specific definition of client needs and to obtain preliminary project approval.*

190 service connections exist within the MLWD service area. The total costs shown above are equivalent to approximately \$14,084 per lot. This cost is likely to be considered as prohibitive to most homeowners. As mentioned previously, the costs to provide fire protection are not necessary until such time as a fire protection authority is established for the area. The water supply and treatment upgrades should be considered as highest priority since the existing treatment system is deficient in relation to the BC Drinking Water Protection Act and Regulation.

Assuming the fire protection costs (i.e. reservoir and distribution system upgrades) are delayed to a later date (10-20 years into the future), the total upgrading costs are reduced to \$1,015,000, or about \$5,342 per lot.

We assume that if the system ownership transfers to the RDOS, it will be conditional upon receiving infrastructure funding assistance. Depending on the infrastructure program, the “per lot”

costs shown above (\$5,342) could be reduced to about \$1,781 per lot with 2/3 provincial/federal funding. Further financing options are discussed in Section 5.0.

5.0 Financial Implications of Water System Upgrades

The MLWD has operated in previous years on an annual budget of between \$46,000 and \$70,000, with a \$300/year user fee for each parcel. In 2013, the user fee was increased from \$280/year to the current level of \$300/year. The following Table 5-1 summarizes MLWD expenditures between 2011 and 2016 as reported in their financial statements. Note that certain year revenues include late payment penalties and aid from the RDOS. For instance, in 2012, MLWD received a grant in aid from the RDOS in the amount of \$4,000 while in 2013 and 2014 this grant was increased to \$15,000. 2016 should be considered representative of existing revenues since no grants or late period payment penalties were collected.

TABLE 5-1: MLWD BUDGET SUMMARY (2011 TO 2016)

Year	Revenues	Expenditures	Difference
2016	\$57,000	\$46,532	\$10,468
2015	\$57,340	\$69,735	-\$12,395
2014	\$72,918	\$64,616	\$8,302
2013	\$70,946	\$61,021	\$9,925
2012	\$61,026	\$57,738	\$3,288
2011	\$54,371	\$51,499	\$2,872
Average	\$62,267	\$58,494	\$3,743

The user fee collected balances expenditures, system operation and maintenance costs, and provides some allocation for reserve funds. As shown in Table 5-1, between 2011 and 2016 revenues averaged about \$62,300 while expenditures averaged about \$58,500, resulting in an average annual surplus of about \$3,750. Of note though is that the existing 190 users charged at \$300/year would result in a revenue base approximately equivalent to average expenditures from 2011 to 2016. Therefore, minimal surplus revenue is currently being transferred to the water system contingency and capital works reserve fund which indicates that the existing user fees are insufficient moving forward. A suggested user fee, which includes allowances for future asset replacement, will be discussed in further detail in Section 6.0.

A further review of expenditures is provided in the following Table 5-2. This Table 5-2 breaks down fixed costs in comparison to other expenditures such as payroll, administration, etc. This table is provided as an illustration of costs that the RDOS should anticipate in the event that ownership is transferred.

TABLE 5-2: BREAKDOWN OF MLWD EXPENDITURES (2011 TO 2016)

Expenditures	2016	2015	2014	2013	2012	2011	Average
Fixed Costs							
Chlorination	\$2,288	\$5,892	\$3,312	\$2,442	\$4,264	\$4,852	\$3,842
Insurance	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036
Licenses and permits	\$491	\$252	\$439	\$798	\$250	\$862	\$515
Repairs and Maintenance	\$2,988	\$29,440	\$24,853	\$21,314	\$15,374	\$13,221	\$17,865
Utilities	\$5,222	\$4,580	\$4,891	\$5,789	\$7,006	\$7,838	\$5,888
Subtotal	\$14,025	\$43,200	\$36,531	\$33,379	\$29,930	\$29,809	\$31,146
Administration Costs							
Administrative Fees	\$6,630	\$6,257	\$6,031	\$4,940	\$5,200	\$5,200	\$5,710
Amortization	\$5,979	\$5,979	\$5,979	\$5,980	\$5,980	\$5,981	\$5,980
Bank Charges	\$166	\$133	\$181	\$343	\$83	\$130	\$173
Office	\$1,090	\$822	\$861	\$1,430	\$1,138	\$943	\$1,047
Professional Fees	\$2,467	\$1,530	\$1,789	\$1,371	\$1,572	\$1,624	\$1,726
Training	\$3,116	\$588	\$674	\$1,484	\$2,915	\$165	\$1,490
Subtotal	\$19,448	\$15,309	\$15,515	\$15,548	\$16,888	\$14,043	\$16,126
Contracted Services*	\$13,059	\$11,226	\$12,570	\$12,094	\$10,920	\$7,647	\$11,253
Total	\$46,532	\$69,735	\$64,616	\$61,021	\$57,738	\$51,499	\$58,525

*Water System Operator

The MLWD contingency reserve fund is currently valued at approximately \$66,000 as reported in their 2016 financial statement. Additionally, the 2016 financial statement also reported financial assets in the range of about \$138,000 for a total cash reserve of about \$204,000.

If the RDOS pursues ownership of the system, construction of \$985,000 (no fire protection) to \$2,623,000 (including fire protection) upgrading will be required to meet BC Rural Residential Community water system guidelines. These values are not attainable based on current reserve funds or user fees.

Additional consideration is the RDOS's ability to apply for funding through a federal or provincial infrastructure program. Therefore, it would appear that ownership by the RDOS could involve a range of financial outcomes as described following:

Outcome #1 – No Infrastructure Grant, MFA Loan for All Improvements (inclusive of Water Storage and Fire Protection)

In addition to the current \$300/year water user fee (or alternative RDOS user fee – see Section 6.0), the RDOS would have to implement a taxation levy, calculated as follows:

- Total Cost of Water System Upgrades = \$2,676,000
- Annual Cost (assume 25-year amortization at 4.0% MFA Rate) = \$180,416.98
- Levy calculation = \$180,416.98 ÷ 190 = \$950/yr per parcel

Outcome #2 – No Infrastructure Grant, MFA Loan for Treatment Improvements (excluding Water Storage and Fire Protection)

In addition to the current \$300/year water user fee (or alternative RDOS user fee – see Section 6.0), the RDOS would have to implement a taxation levy, calculated as follows:

- Total Cost of Water System Upgrades = \$1,015,000
- Annual Cost (assume 25-year amortization at 4.0% MFA Rate) = \$68,439.29
- Levy calculation = \$68,439.29 ÷ 190
= \$360/yr per parcel

Outcome #3 – Infrastructure Program Funding (assume 2/3 grant), MFA Loan for All Improvements (inclusive of Water Storage and Fire Protection)

In addition to the current \$300/year water user fee (or alternative RDOS user fee – see Section 6.0), the RDOS would have to implement a taxation levy, calculated as follows:

- Total Cost of Water System Upgrades = \$2,676,000
- Infrastructure Program Funding (assume 2/3 grant) = \$1,784,000 (less)
- Net Cost = \$892,000
- Annual Cost (assume 25-year amortization at 4.0% MFA Rate) = \$60,145.66
- Levy calculation = \$60,145.66 ÷ 190
= \$317/yr per parcel

Outcome #4 – Infrastructure Program Funding (assume 2/3 grant), MFA Loan for Treatment Improvements (excluding Water Storage and Fire Protection)

In addition to the current \$300/year water user fee (or alternative RDOS user fee – see Section 6.0), the RDOS would have to implement a taxation levy, calculated as follows:

- Total Cost of Water System Upgrades = \$1,015,000
- Infrastructure Program Funding (assume 2/3 grant) = \$676,667 (less)
- Net Cost = \$338,333
- Annual Cost (assume 25-year amortization at 4.0% MFA Rate) = \$22,813.10
- Levy calculation = \$22,813.10 ÷ 190
= \$120/yr per parcel

6.0 Asset Management and Suggested Sustainable User Fees

The concept of formal Asset Management has been an expanding practice for Canadian municipalities and other utility operators over the past decade. The overall end goal of Asset Management practices is to develop the most efficient and cost-effective methods of planning for the ongoing operation, maintenance, and eventual replacement or rehabilitation of assets.

There are several benefits to pursuing Asset Management procedures as follows:

- First and foremost is a developed and documented understanding of what assets the utility owns and when it can expect to have the need to fund the replacement or rehabilitation of those assets. This is illustrated later in this section.
- Understanding the value and lifespan of assets provides the basis for long-term budgeting for future asset replacement or renewal. As shown later in this section, it is estimated in and around 2032 and 2072 there will be several years of very high capital expenditure relating to replacement of original system components such as AC watermain, standpipes, and services. Implementing long-term Asset Management Investment Planning now will allow the utility to soften the impact of those expenses by accounting for them in the ongoing rates charged to users (i.e. sustainable user fees). Replacement of the AC pipe is the most concerning long-term rehabilitation measure required for this system. This AC pipe represents a significant liability for the system owner. Replacement of this AC pipe is considered an ongoing requirement for the MLWD and should be accounted for in user fees moving forward. Sustainable user fees are discussed in Section 6.4.
- Apart from long-term planning, the implementation of sound Asset Management practices supports the ongoing evaluation of asset conditions and functions. By regularly monitoring the deterioration of assets it can be possible to refine current estimates of service life. Ongoing monitoring will also help to reduce the chances of sudden asset failures, which can be costly to handle and have significant impact on services provided.

Sustainable user fees are typically calculated based on the existing reserve fund, expected lifespan of each water system component, ongoing operations & maintenance costs, estimated replacement costs of each water system component, and number of users in the system. These items will be discussed in the following sections. As previously discussed, the 2016 financial statement reported a total cash reserve of about \$204,000 while annual operations & maintenance expenditures have ranged between \$46,000 and \$70,000. Note that these expenditures should be expected to increase in the event that the Missezula Lake water system ownership transfers to the RDOS.

6.1 Estimated Asset Lifespans

The following Table 6-1 summarizes expected useful lifespan of each significant water system asset present in the Missezula Lake water system. The useful lifespans are adjusted from the Separated Approach lifespans from Section 5 of the Province’s Guide to the Amortization of Tangible Capital Assets.

TABLE 6-1: EXPECTED LIFESPAN OF WATER SYSTEM INFRASTRUCTURE

Specific Infrastructure	Component from Guide	Expected Lifespan
Distribution piping	Pipes – PVC and AC	100 years and 60 years*
Services	Consistent with PVC pipe	100 years
Standpipes	Fire Hydrants	60 years**
Intake	Wells – Screen for wells	25 years
Chlorination system	Chlorinating Systems	25 years
High lift pumps	Pumps	20 years
Generator	n/a	30 years
Chlorine contact chamber	Reservoirs Concrete	50 years

Further to the above Table 6-1:

- * The Province’s Guide to the Amortization of TCA states that PVC pipe has an expected lifespan of approximately 80 years while AC pipe has an expected lifespan of 50 years. Other literature, including publications by the pipe manufacturer IPEX, indicates that these expected lifespans are conservative and may in fact be greater than 100 years and 60 years respectively.
- ** Standpipes observed in the field were in good condition. Therefore, the expected lifespan of this component was adjusted from 40 years to 60 years recognizing that an expected lifespan of 40 years would indicate that each of the existing standpipes has exceeded its service life while a lifespan of 50 years would indicate that the assets would reach the end of their useful lifespan within 5 years.
- This document should be considered an evolving report and the expected lifespan of each component should be re-examined by way of an ongoing program of detailed condition assessments to determine remaining lifespan of the asset.

6.2 Ongoing Operations & Maintenance Costs

In addition to the capital costs associated with infrastructure upgrades, general operations and maintenance duties would be performed by RDOS staff if the water system is transferred. As shown in Section 5.0, MLWD spends an average of about \$58,500 per year on the water system, \$11,250 per year of which is associated with operator payroll. Should the RDOS operate the system, it is estimated that annual operations and maintenance time would be as follows:

TABLE 6-2: ESTIMATED RDOS OPERATOR HOURS

Description	Annual Hours
Water system sampling, testing, inspections (three times weekly at 2 hrs each time)	312
Standpipe maintenance and system flushing (twice annually at 16 hrs each time)	32
Water source and pumping system infrastructure O&M (three times per week at 2 hours each time)	312
Contact chamber maintenance (every second year at 20 hrs each time)	10
Distribution system maintenance, leak repair	60
Emergency repair (allowance) (three trips annually at 10 hrs each time)	30
Total Hours	756

**This estimate does not include travel time and/or vehicle costs*

RDOS Operator wages (inclusive of benefits) average to approximately \$42/hr. Equivalent payroll costs are then calculated as:

$$\begin{aligned}
 \text{RDOS Payroll Costs} &= \text{Operator Wage} \times \text{Total Hours} \\
 &= \$42 \times 756 \text{ hours} \\
 &= \$31,752
 \end{aligned}$$

In order to determine a representative operations and maintenance cost moving forward the average costs from Table 5-2 were then revised to include the above RDOS payroll costs. These revised costs are provided in the following Table 6-3. Note that administration and professional fees were increased to account for additional record keeping and annual reporting requirements. Amortization costs was also eliminated as they would be accounted for in the upgrading levy calculation (see Section 5.0). It is also important to note that this estimate does not include travel time and vehicle costs which would be dependent on whether the RDOS provides service out of Penticton or contracts these services to another party.

TABLE 6-3: ESTIMATED RDOS OPERATIONS AND MAINTENANCE COSTS

Fixed Costs	
Chlorination	\$3,842
Insurance	\$3,036
Licenses and permits	\$515
Repairs and Maintenance	\$17,865
Utilities	\$5,888
Dial-up costs for SCADA connection (long distance)	\$1,000
Subtotal	\$32,146
Subcontracted Maintenance Costs	
Intake and contact chamber cleaning (amortized to four years)	\$3,000
Generator maintenance	\$800
General electrical maintenance	\$1,000
Subtotal	\$4,800
Administration Costs	
Administrative Fees	\$10,000
Bank Charges	\$173
Office	\$1,047
Professional Fees	\$5,000
Training	\$1,490
Subtotal	\$17,710
RDOS Payroll Costs	\$31,752
Total	\$86,408 (rounded to \$86,500)

In addition to the above RDOS operations and maintenance costs, operations of a new water treatment/filtration plant will be required sometime in the future. It is expected that operations costs for a pressurized media and cartridge filtration treatment plant (power use, filter replacement, etc.) would be in the order of about \$15,000 annually – these costs would be revised once additional information is gathered on treatment plant specifics. Also, a higher level of EOCP certification (likely level 1 or 2) would be required for the future water treatment/filtration plant. This EOCP certification level would require the RDOS to either send a certified operator from Penticton or contract these services to another party. Daily remote monitoring would likely be utilized to ensure that an operator would not be required on site more than the weekly number of hours from Table 6-2.

6.3 Cost of Sustainable Replacement (Existing System)

In order to calculate the cost of sustainable replacement, an inventory of system components was compiled which included date of installation and the expected lifespan. Each component was then assigned a replacement value, replacement date, depreciation value, and an amortization value. Replacement values were based off of unit prices for each water system component. These unit prices are provided in tabular form in the following Section 6.3.1.

An illustration of the annual cost of sustainable replacement is shown in the following Figure 6-1. Note that this figure is shown for illustrative purposes only. Actual expenditures should be expected to vary significantly based on revised service lifespans among other factors. A summary of the analysis is provided in *Appendix F*.

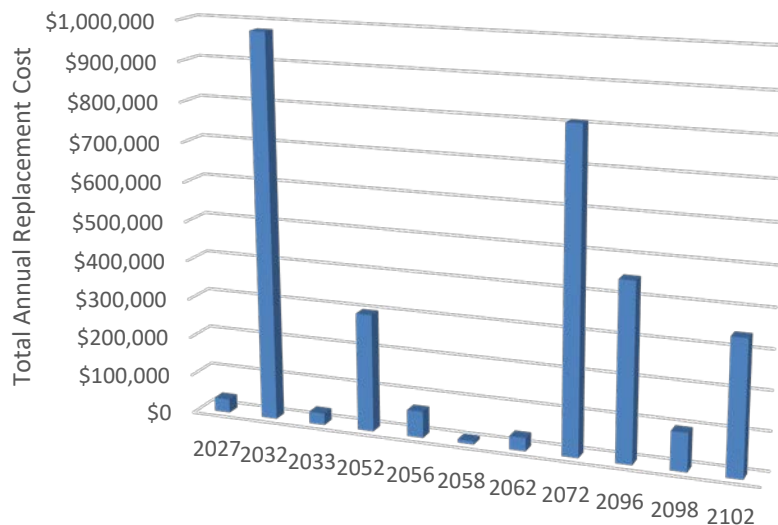


FIGURE 6-1: ILLUSTRATION OF ANNUAL COST OF SUSTAINABLE REPLACEMENT (EXAMPLE ONLY)

6.3.1 Unit Prices for Replacement of System

The following unit prices were utilized for determining the annual cost of sustainable replacement. Please refer to the summary provided in *Appendix F*. Contingencies have been included to account for the remote nature of work at Missezula Lake. Also, restoration and engineering have been included in the unit prices to more accurately reflect total project costs.

Note that these unit costs are in 2017 dollars and should be updated annually to reflect inflation and other cost change considerations.

TABLE 6-4: UNIT PRICES FOR REPLACEMENT OF SYSTEM

Item	Description	Unit	Unit Price	Engineering & Contingency (40%)	Total Unit Cost
1	150mm diameter PVC Watermain	lm	\$200	\$80	\$280
2	200mm diameter PVC Watermain	lm	\$250	\$100	\$350
3	Gravel Road Surface Restoration	m ²	\$27	\$11	\$38
4	25mm diameter PEX Water Service (complete)	ea.	\$3,500	\$1,400	\$4,900
5	Fire Hydrant Assembly (complete)	ea.	\$6,000	\$2,400	\$8,400

Further to the above Table 6-4:

- Minimum replacement pipe size of 150 mm has been specified for consistency with accepted design standards. Pipe costs include water system appurtenances such as bends, tees, gate valves, etc.
- The restoration item involves base gravels only since asphalt road surfacing is not present in Missezula Lake.
- Fire hydrant assemblies have been specified in place of standpipes for consistency with accepted design standards. Standpipes should continue to be utilized at un-looped watermain stub locations such as cul-de-sacs where adequate fire protection coverage via other fire hydrants is provided.

6.4 Suggested Sustainable User Fee

A financial model was then prepared to calculate a sustainable user fee for the purpose of eventual system replacement. The financial model utilized findings from Sections 6.2 and 6.3 and calculated suggested annual cost of sustainable ownership as follows:

$$\begin{aligned}
 \text{Annual Cost of Sustainable Ownership} \\
 &= \text{Annual Cost of Sustainable Replacement or Repair} \\
 &+ \text{Annual Operations and Maintenance Costs}
 \end{aligned}$$

And sustainable user fees were then calculated as:

$$\text{Sustainable Annual User Fee} = \frac{\text{Annual Cost of Sustainable Ownership}}{\text{Number of Users}}$$

The financial model also contained the following variables and associated values:

Interest on Reserves	3% Annual
Interest on Borrowing	4% Annual

Cash Reserve	\$204,000
RDOS Operations and Maintenance Costs (from Section 6.2)	\$86,500

When inflation is set to 0%, all values from the model reflect 2017 dollars. The results of the model show a proposed quarterly water rate for the existing system of \$148.98 (rounded to about \$600/year) for the 190 existing users based on a residential equivalent unit. It is important to note that the water rate must be indexed to inflation to remain valid. The rate should also be reviewed regularly as the factors related to inflation and interest paid on reserve accounts become critical when the reserve value approaches its highest value. A graphic representation of the model is provided following. It should also be noted that, if the RDOS were to assume ownership of this system, travel time and vehicle costs have not been included in this analysis.

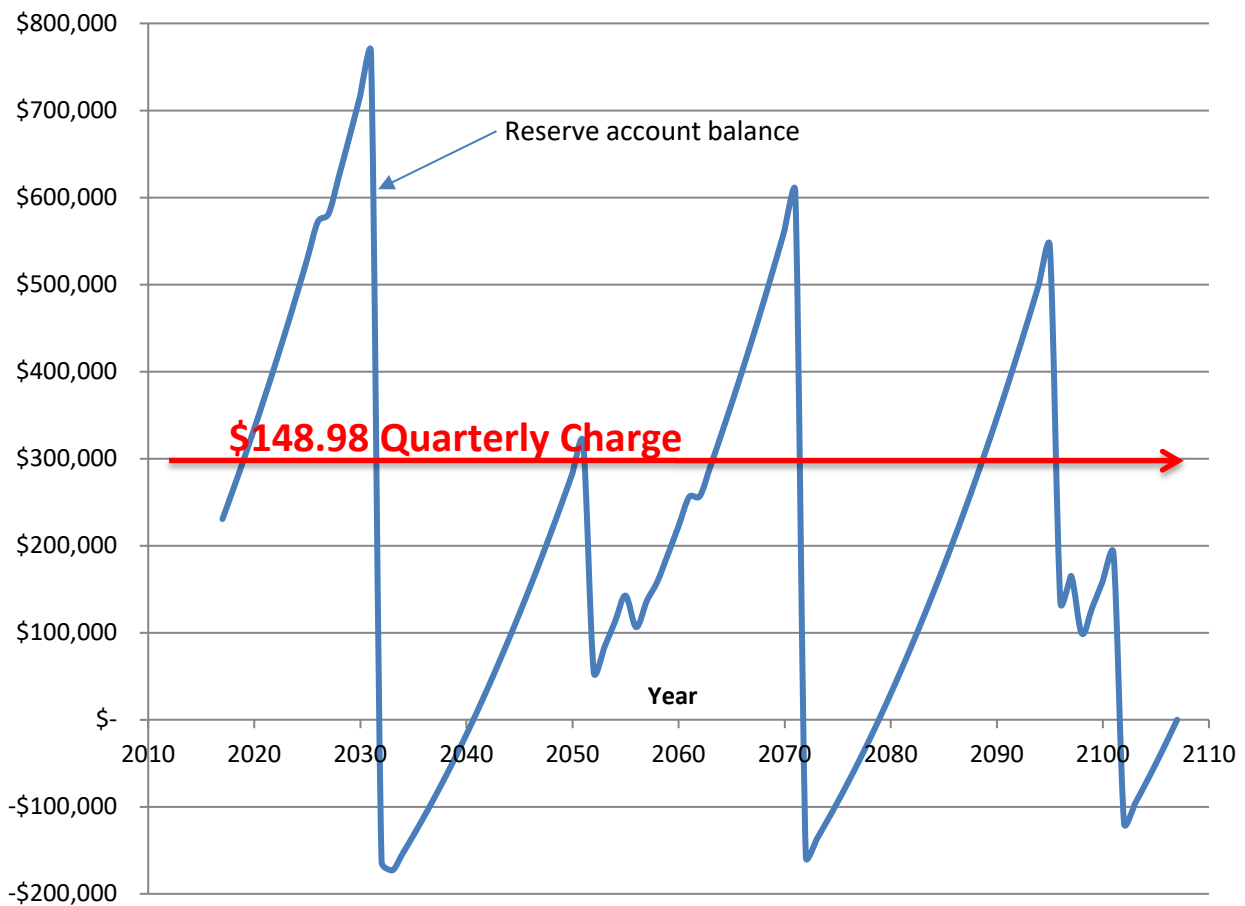


FIGURE 6-2: ILLUSTRATION OF FINANCIAL MODEL FOR SUSTAINABLE USER FEE (EXAMPLE ONLY)

Upgrades to the system would also be required (see Section 5.0) which would increase the annual water rate illustrated in the above table. The annual user fee (which is derived from the annual water rate and the annual payments for water system upgrades) over a projected 25-year amortization term would then be as follows for each upgrading scenario discussed in Section 5.0:

- *Outcome #1:* Upgrade levy of \$950 + Water rate of \$600 = **\$1,550** annually
- *Outcome #2:* Upgrade levy of \$360 + Water rate of \$600 = **\$960** annually
- *Outcome #3:* Upgrade levy of \$317 + Water rate of \$600 = **\$917** annually
- *Outcome #4:* Upgrade levy of \$120 + Water rate of \$600 = **\$720** annually

7.0 References

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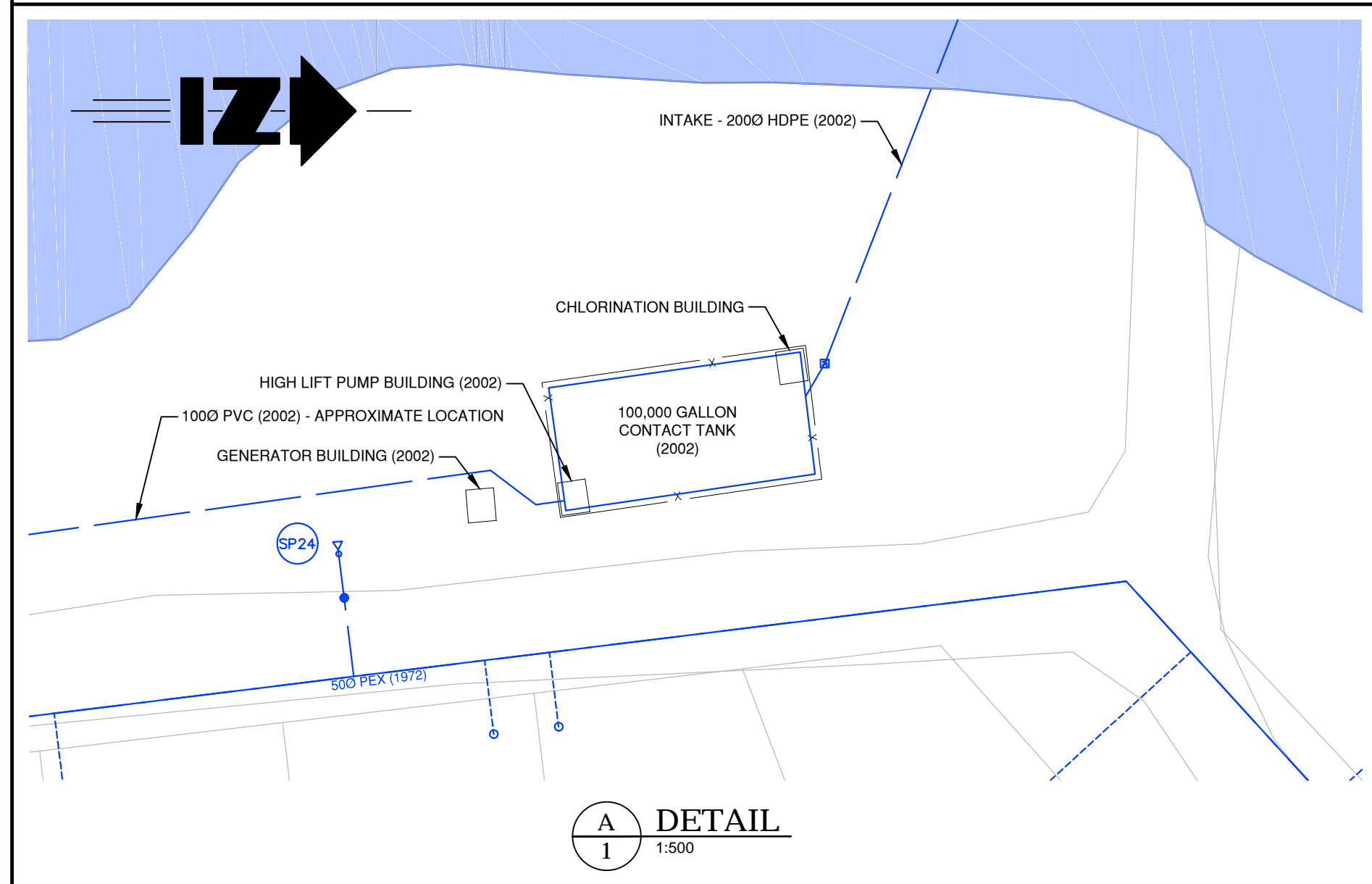
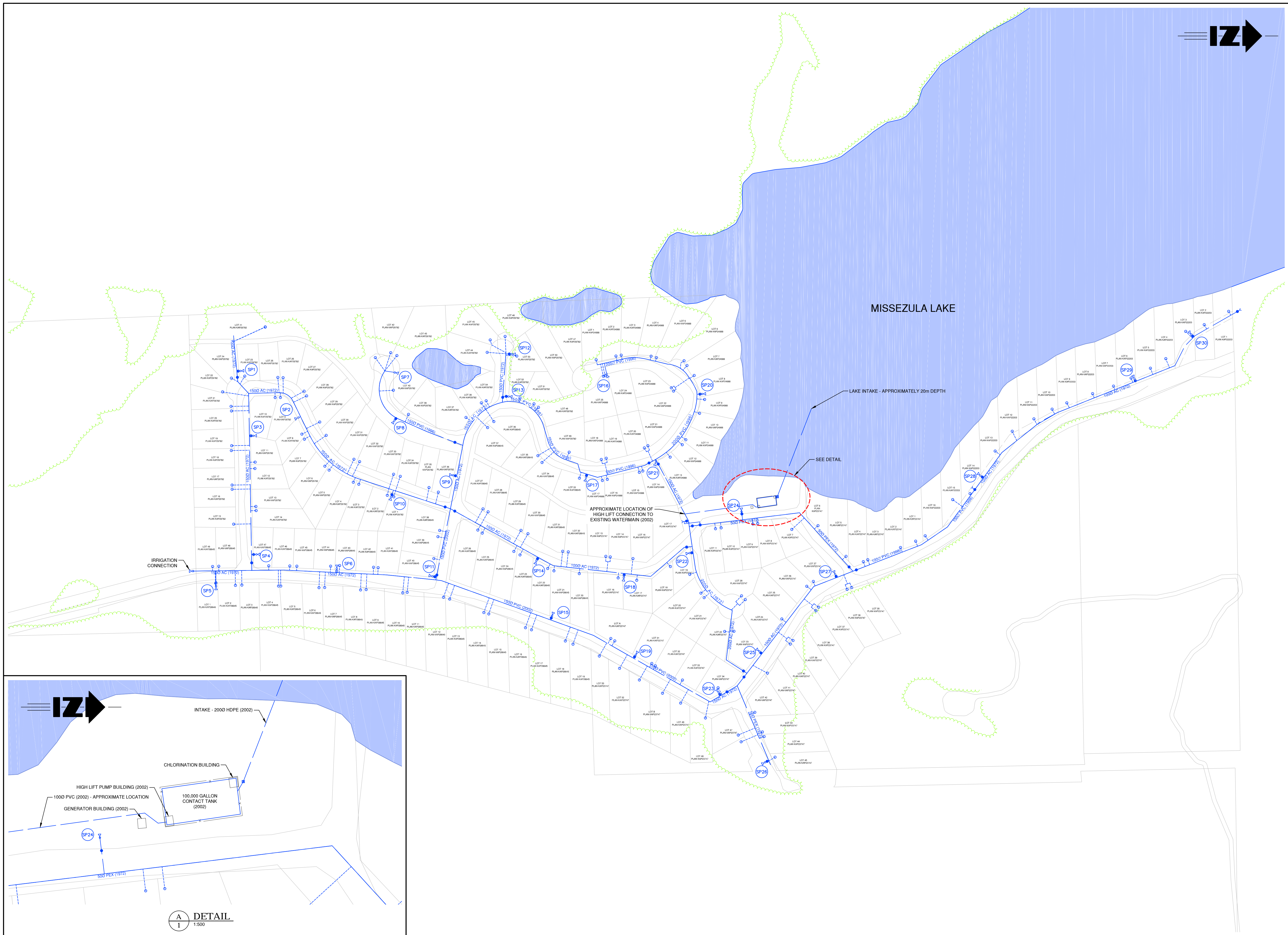
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APPENDIX A

Water Composite and Historical Drawings



LEGEND	
EXISTING	DESCRIPTION
	WATER MAIN
	WATER SERVICE
	CURB STOP
	VALVE
	STANDPIPE
	HYDRANT
	AIR RELEASE VALVE
	REDUCER
	SPRINKLER
	IRRIGATION BOX
	END CAP
	DRAIN

NOTE: COMPOSITE PLAN BASED OFF OF MISSEZULA LAKE WATERWORKS PLAN BY VECTOR ENGINEERING SERVICES LTD.

No.	DATE	DESCRIPTION	BY	APPD
01	JUN 08/17			

ISSUES / REVISIONS

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 info@TRUE.bc.ca

RDOS
 OKANAGAN-SIMILKAMEEN

MISSEZULA LAKE WATER SYSTEM ASSESSMENT

WATER SYSTEM COMPOSITE

SCALE	0 1:2000 100
DESIGN BY	SAC
DRAWN BY	KD
DATE	MAY 2017
PROJECT REFERENCE No.	308-231

308-231-W 1	SHEET	1 OF 1
	ISSUE-REV.	1

FILE: \\c:\projects\308-231\308-231-01.dwg

BOARD of DIRECTORS MEETING

Thursday, June 21, 2018

11:30 a.m.

BOARD MEETING AGENDA

A. ADOPTION OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board Meeting of June 21, 2018 be adopted.

B. MINUTES

1. OSRHD Board Meeting – May 17, 2018

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Minutes of the May 17, 2018 Okanagan-Similkameen Regional Hospital District Board Meeting be adopted.

C. DELEGATION – Interior Health Authority

1. Sarah Carson, Patient Portal Analyst – HIM/REG Team

Ms. Carson will address the Board to present an overview of Interior Health's "My Health Portal".

D. ADJOURNMENT

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

BOARD of DIRECTORS MEETING

Minutes of the Board Meeting of the Okanagan-Similkameen Regional Hospital Board (OSRHD) of Directors held at 10:02 am on Thursday, May 17, 2018, in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Director T. Boot, District of Summerland	Director B. Coyne, Electoral Area "H"
Director R. Hovanes, Town of Oliver	

STAFF PRESENT:

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

A. ADOPTION OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board Meeting of May 17, 2018 be adopted. - **CARRIED**

B. MINUTES

1. OSRHD Board Meeting – February 15, 2018

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Minutes of the February 15, 2018 Okanagan-Similkameen Regional Hospital District Board Meeting be adopted. - **CARRIED**

C. LEGISLATIVE ISSUES

1. Room Name at Patient Care Tower

To endorse naming a room in the new Patient Care Tower at the Penticton hospital to commemorate two prominent pioneer nurses responsible for the first hospital in Penticton.

RECOMMENDATION 3 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

THAT the Okanagan-Similkameen Regional Hospital Board of Directors provide a letter of support to Interior Health Authority to name a room or area in the new Patient Care Tower "The Hancock-Wilson Room," named after the two pioneer nurses who started the first hospital in Penticton. - **CARRIED**

D. ADJOURNMENT

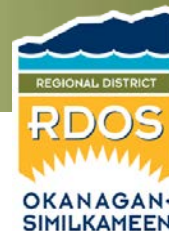
By consensus, the meeting adjourned at 10:12 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Brydon
OSRHD Board Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, June 21, 2018

11:00 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Protective Services Committee Meeting of June 21, 2018 be adopted.

B. EMERGENCY MANAGEMENT UPDATE – For Information Only

C. ADJOURNMENT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, June 21, 2018
12:30 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of June 21, 2018 be adopted.

1. Consent Agenda – Corporate Issues

a. Okanagan Falls Parks & Recreation Commission – March 8, 2018

THAT the Minutes of the March 8, 2018 Okanagan Falls Parks & Recreation Commission be received.

THAT the price for a Park Donation be the total cost plus a 10% maintenance fee.

b. Okanagan Falls Parks & Recreation Commission – April 12, 2018

THAT the Minutes of the April 12, 2018 Okanagan Falls Parks & Recreation Commission be received.

That the Board accept the resignation of Mr. Kevin Tom from his position on the Okanagan Falls Recreation Commission, that the RDOS commence recruitment to fill the position and that a letter of appreciation be sent to Mr. Tom for his past service.

That the Board approve a reallocation of \$20,000 in the 2018 Okanagan Falls Recreation Commission Budget from the Lakeshore Path to the Boat Dock Project.

c. Naramata Parks & Recreation Commission – April 23, 2018

THAT the Minutes of the April 23, 2018 Naramata Parks & Recreation Commission be received.

d. Planning and Development Committee – June 7, 2018

THAT the Minutes of the June 7, 2018 Planning and Development Committee be received.

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.

B. DELEGATION – Okanagan-Kootenay Sterile Insect Release

1. Melissa Tesche – Acting General Manager
2. Allan Neilson – Neilson-Welch Consulting
 - a. Presentation

Ms. Tesche and Mr. Neilson will address the Board to discuss offsetting program costs with revenue generation.

RECOMMENDATION 3 (Unweighted Corporate Vote – Simple Majority)

THAT the Regional District Board support the efforts of the OKSIR Board to sell product that is developed at the OKSIR Rearing Facility, within the total production capacity of the Facility as it exists today, that is not required to control codling moth populations within the OKSIR Program service area.

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)

THAT the revenues from the sales of product be used to offset the cost to provide the OKSIR Program; and

THAT the Regional District Board recognize the potential of the OKSIR Board to incur liabilities by entering into multi-year sale-of product contracts, and authorize the OKSIR Board to incur any such liabilities.

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. **Zoning Bylaw Amendment – 940 & 950 Lower Debeck Road, Naramata, Electoral Area “E”**
 - a. Bylaw No. 2459.28, 2018
 - b. Responses Received

To allow for six agri-tourism accommodation units.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2459.28, 2018, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing.

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)

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

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

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

2. **Official Community Plan & Zoning Bylaw Amendments – Electoral Areas “D-2” and “E” Small Holdings One (SH1) Zone Review**
 - a. Bylaw No. 2797, 2018
 - b. Public Hearing Report – June 11, 2018
 - c. Responses Received

To amend the Electoral Area “D-2” and “E” Official Community Plan and Zoning Bylaws in order to consolidate the Small Holdings One (SH1) Zone with the Large Holdings One (LH1) Zone. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

THAT the public hearing report be received.

RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2797, 2018, Regional District of Okanagan-Similkameen Small Holdings One (SH1) Zone Review Amendment Bylaw be read a third time, as amended.

-
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

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 adopted.

4. **Zoning Bylaw Amendments – 2404 87th Street, Osoyoos, Electoral Area “A”**
- a. Bylaw No. 2451.22, 2018

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

RECOMMENDATION 10 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2451.22, 2018, Electoral Area “A” Zoning Amendment Bylaw be adopted.

5. **Development Variance Permit Application – 164 Secrest Hill Road, Oliver, Electoral Area “C”**
- a. Permit No. C2018.063-DVP

To vary the parcel coverage for buildings and structures in an agricultural zone.

RECOMMENDATION 11 (Unweighted Rural Vote – Simple Majority)

THAT the Board of Directors approve Development Variance Permit No. C2018.063-DVP

D. COMMUNITY SERVICES – Protective Services**1. Kaleden Irrigation District Land Donation**

- a. Kaleden Irrigation District Letter dated July 20, 2017
- b. Land Donation Site Map

To proceed with the acquisition of land donated from the Kaleden Irrigation District, so the RDOS, through the Kaleden Volunteer Fire Department can operate and manage a fire-training site.

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

THAT the Board accepts the donation of approximately 2ha of land on Dogwood Avenue, described as Lot 138, Plan KAP719, District Lot 106S, Osoyoos Division of Yale from the Kaleden Irrigation District; and

THAT the Board of Directors acknowledge receipt of the donation of land includes a covenant be placed on Lot 138, Plan KAP719, District Lot 106S, Osoyoos Division of Yale for Fire Training purposes; and

THAT the Board of Directors direct administration to make application to the Agricultural Land Commission to have the subject property excluded from the Agricultural Land Reserve.

2. 2018 Keremeos Volunteer Fire Department Roster

RECOMMENDATION 13 (Unweighted Corporate Vote – Simple Majority)

THAT the 2018 roster for the Keremeos Volunteer Fire Department be adopted.

E. FINANCE**1. 2017 Statement of Financial Information**

- a. Statement of Financial Information (SOFI) Report for the year ended December 31, 2017

RECOMMENDATION 14 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors approve the Regional District of Okanagan-Similkameen Statement of Financial Information for the year ended December 31, 2017 pursuant to the *Financial Information Act* Financial Information Regulation Schedule 1, subsection 9(2).

F. LEGISLATIVE SERVICES**1. Electoral Areas “D” and “I” Population Adjustment - For Information Only**

To confirm the population adjustments resulting from the recent division of Area “D”.

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

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

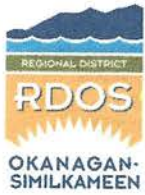
2. Board Representation

- a. Developing Sustainable Rural Practice Communities - *McKortoff*
 - b. Intergovernmental First Nations Joint Council - *Kozakevich, Bauer, Pendergraft*
 - c. Municipal Finance Authority (MFA) – *Kozakevich, Bauer*
 - d. Municipal Insurance Association (MIA) - *Kozakevich, Bauer*
 - e. Okanagan Basin Water Board (OBWB) – *McKortoff, Hovanes, Waterman*
 - a) Okanagan Basin Water Board Report – June 7, 2018
 - 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

I. ADJOURNMENT



MINUTES

Okanagan Falls Parks & Recreation Commission

March 8, 2018
Okanagan Falls, Community Centre



- Members Present:** Alf Hartviksen (Chair), Kevin Tom, Ron Obirek,
Carole Barker, Matt Taylor
- Regrets:** Tom Siddon, Brian Jackson
- RDOS Staff:** Shona Schleppe
- Guests:**
- Recording Secretary:** Shona Schleppe

1.0 CALL TO ORDER

The meeting was called to order at 6:59 p.m.

2.0 ADOPTION OF AGENDA

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for March 8, 2018 be adopted.

CARRIED

3.0 APPROVAL OF PREVIOUS MEETING MINUTES

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for Okanagan Falls Parks and Recreation of February 8, 2018 be approved.

CARRIED

4.0 BUSINESS ARISING FROM PREVIOUS MINUTES

4.1 Music in the Park – request for funding discussed.

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Commission is not supportive of providing funding.

CARRIED

4.2 Park Donations – update and costing formula

RECOMMENDATION

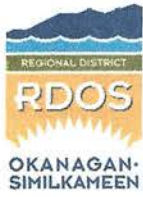
IT WAS MOVED AND SECONDED

That the price for a Park Donation be total cost plus a 10% maintenance fee.

CARRIED

5.0 CORRESPONDENCE

5.1 Janet's email of Feb. 19 regarding 2019 New Horizon funding – any projects? For further discussion, encouraged Commission to suggest projects. Janet to update Alf on the New



MINUTES
Okanagan Falls Parks & Recreation Commission
March 8, 2018
Okanagan Falls, Community Centre



Horizon criteria, deadline, etc. Alf will then discuss at Community Partners meeting (March 21).

6.0 COMMISSION MEMBER REPORTS

6.1 Chair – Alf Hartviksen

- No report

6.2 Treasurer Report – Kevin Tom

- Provided update on 2018 Budget.
- Resigning from Commission – new employment position in Ontario starting in May.

6.3 Committees: Heritage Hills – Ron Obirek

- Report provided the following highlights: letter to Director Siddon, letter to Community Gaming, Co-op Community Space grant application, completed Gaming survey, working on 2018 Community Gaming application and Nature’s Trust newly acquired land on north border of Heritage Hills.

7.0 RDOS STAFF REPORTS

7.1 Parks Report – Justin Shuttleworth

- Provided update on capital and parks improvement projects as outlined in five year budget.

7.2 Recreation Report – Janet Black

- Spring Program Guide distributed, two more recreation grants approved (Physical Literacy for Communities and BCRPA Summer Student).

8.0 RDOS DIRECTOR REPORT

- No report received.

9.0 NEW BUSINESS ARISING

- Commission strategic planning workshop on April 12 at 5:30 pm.

10.0 ADJOURNMENT

RECOMMENDATION

IT WAS MOVED

That the meeting be adjourned at 8:55 pm.

Recreation Commission Chair

Recording Secretary



MINUTES

Okanagan Falls Parks & Recreation Commission



April 12, 2018

Okanagan Falls, Community Centre

Members Present: Alf Hartviksen (Chair), Ron Obirek, Carole Barker, Matt Taylor

Regrets: Brian Jackson, Kevin Tom

RDOS: Tom Siddon, Justin Shuttleworth, Shona Schleppe

Guests:

Recording Secretary: Shona Schleppe

CALL TO ORDER

The meeting was called to order at 7:03 p.m.

1.0 ADOPTION OF AGENDA

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for April 12, 2018 be adopted.

CARRIED

2.0 APPROVAL OF PREVIOUS MEETING MINUTES

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for Okanagan Falls Parks and Recreation of March 8, 2018 be approved.

CARRIED

3.0 BUSINESS ARISING FROM PREVIOUS MINUTES

3.1 2019 New Horizon Funding project – Lion’s Park path, work with other community organizations on partner projects.

ACTION: Staff to send out email to Commission with an update on current projects related to Older Adults. Refer to Age Friendly assessment. Information on New Horizon grant.

3.2 Shona provided update on Rural Dividend feedback re. Boat Launch application.

4.0 CORRESPONDENCE

4.1 Email re. Lion’s Park and KVR beautification project. Investigate placing garbage can on KVR trail north of Trestle Bridge. Discussion re. cigarette containers in parks.

5.0 COMMISSION MEMBER REPORTS

5.1 Chair – Alf Hartviksen

Attended Community Partners on March 21

- Keogan Chimney Committee

ACTION: Should the option of relocating the chimney be chosen, any one of our parks could be considered and would be acceptable.

- SSHS AGM on April 11, project proposal for 24 units.



MINUTES

Okanagan Falls Parks & Recreation Commission



April 12, 2018

Okanagan Falls, Community Centre

- Music in the Park schedule in Skaha Matters.
- Irrigation District AGM on April 30. Market in Centennial Park – Wednesdays.

5.2 Treasurer Report – Kevin Tom

- Resignation (potential applicant to fill position), provided email re. priority projects.

ACTION:

That the Commission request the Regional District of Okanagan Similkameen to place an advertisement in Skaha Matters (May) for Commission members.

5.3 Committees: Heritage Hills – Ron Obirek

- Conference call with Gaming this month. Anticipate another intake in 2018, little chance in grant guidelines. A webinar is expected by the end of May.
- Provided details on letter of response from Director Siddon on gas tax fund commitment for Heritage Hills Park Development.

6.0 RDOS STAFF REPORTS

6.1 Parks Report – Justin Shuttleworth

- Strategic meeting held at 5:30 pm to discuss 2018 Budget and capital projects.

RECOMMENDATION

IT WAS MOVED

That the Commission adjust the 2018 Budget to reallocate funding from the Lamb Property Path (\$20,000) to the Boat Dock project (\$26,500).

CARRIED

ACTION: Check on Board approval for \$35,000 match for HH park development from Gas Tax funding.

6.2 Recreation Report – Janet Black

7.0 RDOS DIRECTOR REPORT

- Discussion about SSHS project, parking around the Parks and parking for overflow boat trailers, priority projects for Commission in 2018 and implications related to division of Area D.

8.0 NEW BUSINESS ARISING

8.1 Lion's Park Pond Water Quality: malodourous stagnant water at times in summer.

ACTION: Staff will investigate considerations to improve water quality. Aeration and/ or circulation are potential solutions. Project shall be indicated in the 5 Year Budget for Capital Projects.



MINUTES
Okanagan Falls Parks & Recreation Commission
April 12, 2018
Okanagan Falls, Community Centre



9.0 ADJOURNMENT

RECOMMENDATION

IT WAS MOVED

That the meeting be adjourned at 8:35 pm.

Recreation Commission Chair

Recording Secretary



MINUTES

Naramata Parks & Recreation Commission

Monday, April 23, 2018, 6:30 p.m.
Naramata Fire Hall

- Members Present: Dennis Smith (Chair), Lyle Resh, Adrienne Fedrigo, Maureen Balcaen, Jeff Gagnon, Richard Roskell, Jacqueline Duncan
- Absent: Justin Shuttleworth (RDOS Parks & Facilities Coordinator)
- Area 'E' Director: Karla Kozakevich (RDOS Area 'E' Director)
- Staff & Contractors: Doug Reeve (RDOS, Projects Coordinator II) left meeting @ 8:08 p.m., Deb Linton (Recreation Contractor), Heather Lemieux (Recording Secretary)
- Guests: None
- Delegations: None

1. APPROVAL OF AGENDA

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the Agenda for the Naramata Parks & Recreation Meeting of April 23, 2018 be adopted as presented and all presentations and reports be received.

CARRIED (UNANIMOUSLY)

2. APPROVAL OF LAST MEETING MINUTES

Correction – 7.1 Woodwackers Report – Naramata Creek was not overflowing.

RECOMMENDATION

IT WAS MOVED AND SECONDED

That the minutes for the Naramata Parks & Recreation Meeting of March 26, 2018 be adopted as amended.

CARRIED (UNANIMOUSLY)

3. CORRESPONDENCE/DELEGATIONS

- 3.1. Correspondence – NPR support letter was provided for Naramata Child Development Centre in support of a School District 67 proposal.



MINUTES

Naramata Parks & Recreation Commission

Monday, April 23, 2018, 6:30 p.m.
Naramata Fire Hall

3.2. Correspondence – Naramata Yacht Club letter received.

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

4.1. Naramata Yacht Club – The yacht club is requesting financial assistance for removing a beaver lodge under the yacht club docks. Discussed damage to trees on a neighbouring property, jurisdictions, the Ministry of Environment and fencing.

4.2. Generator Wrap – Heritage picture are not able to be enlarged due to resolution issues. Discussed alternative ideas. ACTION – RDOS staff to proceed placing a neutral colour on the generators.

4.3. Emergency Operation Centre (EOC) – Project completion times are being affected by RDOS staff EOC assignments.

4.4. Pickleball – Numerous donations have been received for a new pickleball court.

5. RDOS STAFF REPORT – Doug Reeve (RDOS, Projects Coordinator II) report submitted.

5.1. Wharf Park Shoreline rehabilitation – DFA emergency funding was approved. Permit application has been submitted. Discussed project concepts and timelines.

5.2. First Street Closure – Negotiations continue with MOTi. Concept maps distributed. Discussed traffic flow, parking, washroom facilities and overall design.

5.3. Manitou Park – Swim Platform Replacement – DFA emergency funding was approved. Discussed piling options, dock material buoyancy and solutions. Staff recommend a full upgrade. Permitting is underway. ACTION – Doug Reeve to inquire about how hot metal docks will get in the summer months.

5.4. School (Robinson) Park – New Facilities – A site meeting was held. Discussed perimeter fencing and sports courts. Site Element map distributed. ACTION – Karla Kozakevich to discuss playground speed zone with MOTi.

Updated Budget distributed. Discussed Age-friendly recognition. ACTION – Adrienne Fedrigo and Deb Linton Look into any applicable grants.

5.5. RDOS Project Charter – Template for project outlines was distributed. Discussed use as a guiding document and project approvals.



MINUTES

Naramata Parks & Recreation Commission

Monday, April 23, 2018, 6:30 p.m.
Naramata Fire Hall

6. RECREATION CONTRACTOR REPORT – Deb Linton (Recreation Coordinator Contractor), report submitted.

6.1. Helicopter Drop– Discussed event planning, booking helicopter further in advance and price increases.

6.2. Boat Storage – A non-profit Society, the Naramata Water Sports Association (NWSA) has been formed. A contract is being prepared between the NWSA and RDOS. Discussed foreshore permit. ACTION – Doug Reeve to look into permit.

7. COMMISSION MEMBER REPORTS

7.1. Woodwackers Report - Lyle Resh presented a verbal report. Select logging will start soon. Discussed water bars to divert water and logging proximity to an old historical cabin. Communication continues with a Gorman Bros. planning officer. Snow pack is very large this year. ACTION – Lyle Resh to check on Arawana KVR parking lot ditch for standing water.

8. BUSINESS ARISING

8.1. Yacht Club request – Discussed fencing to keep beavers away from trees.

8.2. Park Vendor Contract – ONGOING

9. ADJOURNMENT 8:40 p.m.

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

Recreation Commission Chair

Recording Secretary



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, June 7, 2018

9:06 a.m.

Minutes

MEMBERS PRESENT:

Chair M. Brydon, Electoral Area "F"

Vice Chair G. Bush, Electoral Area "B"

Director F. Armitage, Town of Princeton

Director S. Philpott-Adikhery, Alt. Village of Keremeos

Director T. Boot, District of Summerland

Director E. Christensen, Electoral Area "G"

Director B. Coyne, Electoral Area "H"

Director R. Hovanes, Town of Oliver

Director A. Jakubeit, City of Penticton

Director K. Kozakevich, Electoral Area "E"

Director H. Konanz, City of Penticton

Director A. Martin, City of Penticton

Director S. McKortoff, Town of Osoyoos

Director M. Pendergraft, Electoral Area "A"

Director T. Schafer, Electoral Area "C"

Director J. Sentes, City of Penticton

Director T. Siddon, Electoral Area "D"

Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director M. Bauer, Village of Keremeos

STAFF PRESENT:

B. Newell, Chief Administrative Officer

C. Malden, Manager of Legislative Services

B. Dollevoet, Development Services Manager

C. Garrish, Planning Supervisor

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

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

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

1. Bylaw No. 2603.15, 2018

The Committee discussed 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

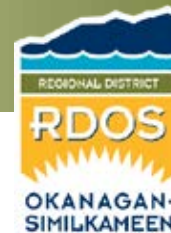
By consensus, the Planning and Development Committee meeting adjourned at 9:26 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Brydon
Planning and Development Committee Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, June 7, 2018
9:27 a.m.

Minutes

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Director M. Bauer, Village of Keremeos

STAFF PRESENT:

B. Newell, Chief Administrative Officer	P. Edmonds, Emergency Mgmt. Program Coordinator
C. Malden, Manager of Legislative Services	

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Protective Services Committee Meeting of June 7, 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. DELEGATION - RCMP

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

Superintendent De Jager addressed 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****It was MOVED and SECONDED**

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. - CARRIED

The meeting was closed to the public at 11:06 a.m.

The meeting was opened to the public at 11:18 a.m.

E. ADJOURNMENT

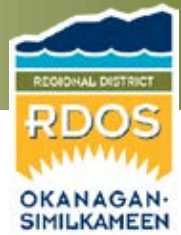
By consensus, the Protective Services Committee meeting adjourned at 11:18 a.m.

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 11:25 a.m. Thursday, June 7, 2018 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"
Director F. Armitage, Town of Princeton
Director K. Maynard, Alt. Town of Princeton
Director T. Boot, District of Summerland
Director M. Brydon, Electoral Area "F"
Director G. Bush, Electoral Area "B"
Director E. Christensen, Electoral Area "G"
Director B. Coyne, Electoral Area "H"
Director R. Hovanes, Town of Oliver

Director A. Jakubeit, City of Penticton
Director H. Konanz, City of Penticton
Director A. Martin, City of Penticton
Director S. McKortoff, Town of Osoyoos
Director M. Pendergraft, Electoral Area "A"
Director 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:

Vice Chair M. Bauer, Village of Keremeos

STAFF PRESENT:

B. Newell, Chief Administrative Officer
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 June 7, 2018 be adopted as amended to remove item D1b Okanagan Falls Fire Department Roster. - **CARRIED**

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 – May 17, 2018
THAT the Minutes of the May 17, 2018 Protective Services Committee be received.
- f. RDOS Regular Board Meeting – May 17, 2018
THAT the minutes of the May 17, 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**

- 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)

It was MOVED and SECONDED

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

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 addressed the Board to seek re-authorization for the Water Management Program.

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

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. - **CARRIED**

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

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. - **CARRIED**

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.

Director Pendergraft advised that the public hearing report reflects an accurate account of what took place at the public hearing held on May 28, 2018.

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

THAT the public hearing report be received. - **CARRIED**

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 2451.22, 2018, Electoral Area "A" Zoning Amendment Bylaw be read a third time. - **CARRIED**

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)

It was MOVED and SECONDED

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

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 was 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)

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 third time. - **CARRIED**

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)

It was MOVED and SECONDED

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*.

CARRIED

5. 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

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

RECOMMENDATION 11 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

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

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)

It was MOVED and SECONDED

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

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)

It was MOVED and SECONDED

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

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

It was MOVED and SECONDED

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.

CARRIED

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)

It was MOVED and SECONDED

THAT the Board of Directors approve Temporary Use Permit No. D2018.054-TUP; as amended to include parking conditions; and,

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

CARRIED

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)

It was MOVED and SECONDED

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.

CARRIED

D. COMMUNITY SERVICES – Protective Services

1. Volunteer Fire Departments 2018 Rosters
 - a. Naramata
 - b. Okanagan Falls – This item was removed from the agenda.

RECOMMENDATION 17 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

That the roster for the Naramata Fire Department be adopted. - **CARRIED**

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)**It was MOVED and SECONDED**

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.

Director Konanz proposed a motion to postpone until next meeting, to allow staff to explore options.

It was MOVED and SECONDED

THAT the motion be postponed until the June 21 Board meeting. - **DEFEATED**

Opposed: Directors Siddon, Bush, Pendergraft, Waterman, Brydon, Philpott-Adikhery, Coyne, Sentes, Kozakevich

Question on the Main Motion

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. - **CARRIED**

Opposed- Directors Martin, Jakubeit, Konanz

2. [Declaration of State of Local Emergency](#)**It was MOVED and SECONDED**

(Electoral Area "A")

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 23 2018, at midnight for a further seven days to 30 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 "A" due to expire May 30 2018, at midnight for a further seven days to June 6, 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 "A" due to expire June 6 2018, at midnight for a further seven days to June 13, 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 22 May 2018, at midnight for a further seven days to 29 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 21 May 2018, at midnight for a further seven days to 28 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 28 May 2018, at midnight for a further seven days to 4 June 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 4 June 2018, at midnight for a further seven days to 11 June 2018, at midnight.

(Electoral Area “D”)

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 22 May 2018, at midnight for a further seven days to 29 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 “D” due to expire 29 May 2018, at midnight for a further seven days to 5 June 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 “D” due to expire 5 June 2018, at midnight for a further seven days to 12 June 2018, at midnight.

(Electoral Area “E”)

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 24 May 2018, at midnight for a further seven days to 31 May 2018, at midnight.

(Electoral Area “F”)

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 26 May 2018, at midnight for a further seven days to 2 June 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 2 June 2018, at midnight for a further seven days to 9 June 2018, at midnight.

(Electoral Area “G”)

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 22 May 2018, at midnight for a further seven days to 29 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 “G” due to expire 29 May 2018, at midnight for a further seven days to 5 June 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 “G” due to expire 5 June 2018, at midnight for a further seven days to 12 June 2018, at midnight.

(Electoral Area “H”)

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 22 May 2018, at midnight for a further seven days to 29 May 2018 at midnight.

CARRIED

F. CAO REPORTS

1. Verbal Update

G. OTHER BUSINESS

1. Chair’s Report

-
2. Directors Motions
-

3. Board Members Verbal Update

H. ADJOURNMENT

By consensus, the meeting adjourned at 1:12 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



**Okanagan-Kootenay Sterile Insect Release Program
Presentations to Participating Regional Districts
Spring, 2018**

REQUEST FOR RESOLUTION

THE PROGRAM

The Okanagan-Kootenay Sterile Insect Release (SIR) Program is an area-wide, integrated pest management program that was established in 1989 to reduce the use of pesticides in local communities, and to protect the pome fruit industry of the Okanagan, Shuswap and Similkameen Valleys from infestations of codling moth. The Program today operates as an inter-regional service with four participating Regional Districts: the Regional Districts of Okanagan-Similkameen, Central Okanagan, North Okanagan and Columbia Shuswap.

The SIR Program has attracted considerable attention at home and abroad for its innovative and successful approach to pest management. Since its inception, the Program has enabled growers to reduce the volume of pesticides used to control codling moth infestation by 96%. Wild codling moth populations have dropped by 94% across the Program's service area; damage from the moth at time of harvest has been reduced to 0.2% of fruit in more than 90% of all commercial orchards. Tourism, food security and relations between residents and orchardists have all benefitted from the SIR's sustainable approach to pest management, as has BC's international reputation as a centre of excellence in horticultural research and innovation.

The Program's success can be attributed, in large part, to the support and involvement of the participating Regional Districts and the tree fruit

industry. Success is also a function of the Program's legislative framework which assigns responsibility for operations to an autonomous SIR Board, and which gives the Board key powers, including those related to budget approval and regulation. A lack of flexibility in the legislation, however, makes it difficult for the Program to respond to new challenges and opportunities.¹

CHALLENGES AND OPPORTUNITIES

For the past 18 months, the SIR Board has worked to identify and explore options aimed at overcoming certain difficulties facing the Program. These difficulties relate, most importantly, to the Program's inability to:

- protect the region from new, emerging invasive pests using methods other than sterile insect technology (SIT)
- access funding to assist with technical advancement and to pursue opportunities for collaboration
- incur liabilities by entering into multi-year supply agreements with interested parties outside of the Program's service area, for the purpose of generating revenues to help offset program costs

Based on considerable research, including consultations with the provincial government and legal counsel, the Board has confirmed that legislative change at the provincial level will

¹ The rigidity of the legislation is a reflection of the Program's original goal of moth eradication.

ultimately be needed to modernize the scope of invasive pests managed by the Program, and the range of control methods available for use. Research has also been conducted to determine how to qualify for and access funding to assist with technical advancement and to pursue opportunities for collaboration. These efforts are ongoing.

The Board has determined that the SIR Program does not require legislative change to sell product for the purpose of raising program revenues. If the Program wishes to enter into multi-year sales contracts, however, the Board does require authorization from the participating Regional Districts. Authorization is required, specifically, to allow the SIR to incur liabilities that are common to every multi-year supply agreement.

Authorization may be provided through a simple resolution that:

- supports the efforts of the SIR Board to sell excess product, on behalf of the Regional Districts, for the purpose of offsetting program costs
- authorizes the SIR Board to incur liabilities that would be incurred as a result of entering into supply contracts²

SALE OF EXCESS PRODUCT

The SIR rearing facility in Osoyoos produces nearly 400 million live sterilized adult moths every year, plus many egg sheets that contain codling moth eggs. This annual output represents the amount of product that is needed to service all of the affected areas within the four participating Regional Districts.

The annual output also represents a little over half of the rearing facility's production capacity. With its existing technology and equipment, the facility

² Each long-term contract would represent a commitment by the SIR Board to provide a set amount of sterile moth products to a buyer. Each commitment would become a liability — that is, an undertaking that the Board would accept responsibility for fulfilling. The SIR Board would

today is capable of producing many more sterile adult moths than are required to meet the needs of the Program's service area. The difference between the total production capacity of the existing facility, and the current annual output required to service the four Regional Districts, is referred to as the "excess product".

The production process at the rearing facility is capital intensive in nature. It is designed to produce large numbers of live sterile moths and egg sheets, and to achieve significant economies of scale. As the level of production at the facility increases, so too does the total cost of production. The *per unit* cost of production, however, falls as total output rises. The cost to produce each successive egg sheet and adult sterile codling moth at the facility continues to fall until the total capacity of the facility has been reached.

The SIR Board proposes to utilize some of the facility's unused capacity to produce additional egg sheets and sterile codling moths for sale to other markets. The Board does not propose to increase the overall capacity of the facility through new capital investments in the building or equipment. Additional production would be undertaken within the current structure as it stands today, using the equipment that is in place. The additional production would capture the inherent economies of scale, and would result in excess product for the Board to sell to interested buyers in other markets. Net revenues earned from all sales would be returned to the Program to offset the increasing cost to service growers and communities in the four Regional Districts.

DEMAND FOR PRODUCTS

The SIR Program is "the longest-running, most successful, area-wide program for control of codling moth in the world".³ Governments, grower industry associations, researchers and others in many jurisdictions recognize the SIR's strengths,

not be incurring — and is not asking for authorization to incur — financial liabilities related to borrowing.

³ *Report of an External Review*, Joint Food and Agricultural Organization / International Atomic Energy Association Division, 2014.

and have connected with Program staff to learn more about the SIR's approach and use of sterile insect release. In recent years, the Program has exported small batches of sterile moths to the USA, South Africa, and New Zealand for use in integrated pest management pilot programs and research. The Program's General Manager, in a business development capacity, has presented at many national and international symposia and meetings on the experiences and success in the Program's service area. The Program has been honoured with an international award of excellence in integrated pest management.

For many years, the Program has sold small numbers of sterilized moths to researchers at universities, and at institutions such as Agriculture and Agrifood Canada, on an "as available" basis. As well, the Program already sells egg sheets that exist as a by-product of moth production. To date, egg sheet sales have been modest in scale, sold on a week-to-week basis to a commercial biocontrol manufacturer in Eastern Canada. Net revenues from these sales reached \$200,000 in 2017.

The Board's current inability to enter into multi-year supply contracts — more specifically, to incur liabilities that are inherent in such contracts — prevents the Program from selling excess live sterile moths and additional egg sheets, on a contractual basis, to interested buyers. Sales contracts would give these buyers the security of supply that they need to make investments in their own services, and to meet their obligations to end-users. The contracts would, in turn, enable the Program to generate and to plan for additional non-tax revenues to benefit growers and communities in the Okanagan, Shuswap and Similkameen Valleys.

The potential amount of net earnings from future sales is not insignificant. Program staff estimate that the \$200,000 in net revenues from egg sheet sales in 2017 could reach \$400,000 annually by 2021. Net revenues from the sale of live sterilized adult moths could generate similar amounts each year, based on the production capacity of the existing facility.

MANAGING RISK

Every agency that enters into a contract for the sale of products to another body faces a certain amount of risk. The SIR Program is no exception to this rule. Contracts for the sale of live sterilized adult moths or egg sheets to buyers in other jurisdictions would expose the Program to a range of risks, including:

- the collapse of a colony of moths that occurred as a result of *force majeure*, a virus, or some other production issue, and that left the Program unable to fulfill shipments
- delays in transport of products across borders because of errors in obtaining permits, or refusals by foreign jurisdictions to recognize permits
- inability on the part of the Program to collect payments owing to it from buyers

It needs to be recognized, however, that risk is an inherent part of any operation that involves the mass production of insects. Indeed, the SIR today assumes many risks in the work it undertakes to meet the needs of growers and communities in the four participating Regional Districts. What is important is how the Program manages risks that would be assumed as a result of its entry into long-term sales agreements. SIR Program staff, under the guidance of the Board, have consulted legal counsel, senior staff from the Municipal Insurance Association of British Columbia, and representatives of the SIR's own commercial insurance broker to fully understand the risks involved, and to develop an effective risk management approach. These consultations have highlighted the need for two layers of protection:

- contracts, with strong terms and conditions
- commercial insurance

Multi-Year Supply Contracts

Multi-year supply contracts prepared by SIR would be structured to significantly mitigate — and in some instances eliminate — much of the risk that the Program would face. Contracts would be written to include:

- a strong and explicit refusal of liability for failure to supply as a result of problems with the production process and/or catastrophic events, including colony collapse
- general indemnification terms to protect the Program, its Directors and its staff against all claims, expenses, fees, fines, judgements and liabilities that arise from the product or its use
- a clause that explicitly transfers all risk related to the transport of a product from the facility, and storage of the product before its use
- a clause that makes the buyer responsible for meeting all legal and regulatory requirements surrounding the importation of the product to, and use of the product in, the end jurisdiction

Each contract with a buyer would constitute a purchase order, which would be signed pursuant to the parties entering into a broader supply agreement. The supply agreement would contain additional safeguards related to the obligations of each party, minimum and maximum order quantities, costs and agreement-termination provisions.

A suggested master supply agreement and accompanying contract has been drafted by SIR's legal counsel and shared with the insurers.

Commercial Insurance

Supply agreements and contracts would eliminate or mitigate much of the risk to the Program from its efforts to sell excess product. Commercial insurance would provide an important second layer of protection.

The current insurance policy is under review to confirm that scope and amount of coverage would be adequate to address the Program's needs on a go-forward basis. If required, adjustments to the existing policy could be made, and/or additional policies obtained.

REQUESTED RESOLUTION

The SIR Board believes that the sale of excess product to buyers in other jurisdictions is a natural "next step" in the evolution of the Program. The

Board is confident that strong opportunities to sell egg sheets and live sterile moths exist. The Board is confident, as well, that these opportunities can be pursued in measured ways that protect the Program and the participating Regional Districts from risk and that generate additional net revenues for the Program. All net revenues earned from sales would be used to offset the cost to provide the Program across the service area.

The SIR Program seeks the support of the Regional District partners to sell excess product, and seeks their authorization to incur liabilities that would arise from a decision to enter into multi-year supply agreements. Authorization by the Regional Districts can be provided through the resolution provided in Figure 1.

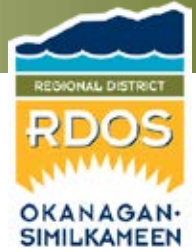
**Figure 1
Requested Resolution**

THAT the Regional District Board support the efforts of the OKSIR Board to sell product that is developed at the OKSIR Rearing Facility, within the total production capacity of the Facility as it exists today, that is not required to control codling moth populations within the OKSIR Program service area;

THAT the revenues from the sales of product be used to offset the cost to provide the OKSIR Program; and

THAT the Regional District Board recognize the potential of the OKSIR Board to incur liabilities by entering into multi-year sale-of-product contracts, and authorize the OKSIR Board to incur any such liabilities.

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 21, 2018
RE: Zoning Bylaw Amendment – Electoral Area “E”

Administrative Recommendation:

THAT Bylaw No. 2459.28, 2018, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing;

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

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

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

Purpose: To allow for six agri-tourism accommodation units.

Owner: Therapy Vineyards Ltd Applicant: Dominic Unsworth Folio: E-02125.010

Civic: 940 & 950 Lower Debeck Road Legal: Lot A, DLs 209 & 210, SDYD, Plan 42748

Zoning: Agriculture One (AG1) Proposed Zoning: Agriculture One Site Specific (AG1s)

Proposed Development:

This application is seeking approval to re-develop an existing single detached dwelling that has been used as a nine (9) room Bed & Breakfast (B&B), albeit not legally, into a six (6) unit agri-tourism accommodation ('Inn') that will be contained within the same building footprint as the existing B&B.

As the maximum number of agri-tourism units permitted on a parcel between 4 to 8 hectares in area is five, a site specific zoning amendment is being requested in order to allow for the extra unit.

In support of the proposal, the applicants stated that the Therapy Guesthouse and Winery are under new ownership this season, and that “the new ownership has renovated the guesthouse to fit into ALR Agri-tourism guidelines. The existing guesthouse has reduced the available of agri-tourism suites to a total of 6 proposed suited.”

Further the applicant states that “local area residents have had noise complaints in previous seasons/under previous winery ownership. Many of these complaints have been related to winery staff playing ‘music’ during their workday...new ownership has addressed & rectified these complaints with residents. ... We can also ensure that guest of the guesthouse suites will be monitored by management and the onsite caretaker to ensure that all noise bylaws are observed.”

Site Context:

The subject property is approximately 4.32 ha in area and is located on the south side of Lower Debeck Road, near Rushbury Place, and is approximately 560 metres west of North Naramata Road. There is currently a wine production facility, storage, a tasting room, accessory building, and a dwelling that houses a nine room Bed and Breakfast.

The neighbourhood characteristic can be described as mostly farmland within the ALR of similar sized parcels to the subject property. To the north-west there are residential subdivisions and some mid-sized rural residential properties west towards the lake.

Background:

The current boundaries of the subject property date to a plan of subdivision (boundary adjustment) deposited with the Land Titles Office in Kamloops on April 4, 1990, while available Regional District records indicate a number of building permits have been issued since 1994, including a single family dwelling, winery, wine production building, tasting room and several permits for renovations.

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008, the property is designated Agriculture (AG) and is also the subject of an Environmentally Sensitive Development Permit (ESDP) and Watercourse Development Permit (WDP) Area designations.

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the property is zoned Agriculture One (AG1) within which "agri-tourism accommodation units" are a permitted use. However, under the general regulations contained in the zoning bylaw, only five (5) agri-tourism accommodation units are permitted on a parcel between 4.0 ha and 8.0 ha in size.

General regulations regarding "agri-tourism accommodation" units require that they be contained under one roof, and have an area no greater than 30.0 m² (excluding washroom), and no cooking facilities are to be provided; and, that the property be classified as having "farm" status under the *Assessment Act*.

In February of 2018, the property owner submitted a Building Permit application for renovations to an existing single detached dwelling in order to convert it to six (6) tourist accommodation units and a caretakers suite.

It is understood that this single detached dwelling had been used as the "Therapy Bed & Breakfast Guesthouse" since a rezoning application to formalise "agri-tourism accommodation" units on the property has been refused by the Regional District Board at its meeting of April 5, 2007 (NOTE: this rezoning application was the result of enforcement action initiated based upon written complaints received in 2005).

The subject property is predominantly within the Agricultural Land Reserve (ALR) and has been assessed as part "Residential" (Class 01), "Light Industry" (Class 05) and "Business/Other" (Class 06) under the *Assessment Act*. The property is also identified as being within a geotechnical hazard area with risks of slides and slumps.

Referrals:

Referral comments on this proposal have been received from the Agricultural Land Commission (ALC), Interior Health Authority (IHA) and these are included as a separate item on the Board Agenda.

Public Process:

A Public Information Meeting was held on April 9, 2018, and was attended by eight (8) members of the public.

At its meeting of April 9 2018, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be denied (NOTE: applicant was not present). The applicant requested a second APC meeting in which the agent was able to attend to address concerns.

At its meeting of May 14, 2018, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be denied.

Analysis:

Administration does not generally support the creation of ad hoc or spot zonings where they are divorced from broader strategic land use objectives.

In considering this proposal, Administration notes that one of the objectives in the OCP is to support diversifying and enhancing farm income by creating opportunities for uses secondary and related to agriculture. The OCP's policies further state that 'value added' uses such as agri-tourism are encouraged, provided that these developments are compatible with the agricultural character of the area, and they do not present a potential land use conflict with surrounding properties.

In this instance, the conversion of an existing nine-room bed and breakfast operation to develop six agri-tourism accommodation units, plus a caretakers suite, would not be seen to significantly change the density nor increase the footprint of buildings on the property. The area of the caretaker's suite, within the existing dwelling, is proposed to be approximately 65 m².

Conversely, given the 4.32 ha size of the subject property, the number of agri-tourism accommodation units, along with the amount of 'commercialization' of the winery on land that is meant to be principally agriculture in use, may be seen as problematic in terms of intensity of "non-farm" uses.

The Regional District has recently completed an update of agricultural zones for the Okanagan Electoral Area zoning bylaws and as a part of that update has standardized the number of agri-tourism accommodation units permitted.

Approving this site specific proposal would legalize and reduce the number of units permitted to be rentable, as well as, the renovation would update the building to meet current Building Code. The winery is currently advertising "6 new rooms [that] can be reserved individually".

In summary, as the overall building footprint will not be increased, and no further land is being removed from agricultural production, Administration generally supports the proposed rezoning, once 'farm' status is obtained through BC Assessment.

Alternatives:

- .1 THAT Bylaw No. 2459.28, 2018, Electoral Area "E" Zoning Amendment Bylaw be denied; OR
- .2 THAT Bylaw No. 2459.28, 2018, Electoral Area "E" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of the public hearing be scheduled for the Regional District Board meeting of July 19, 2018;

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

Respectfully submitted

ERiechert

E. Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



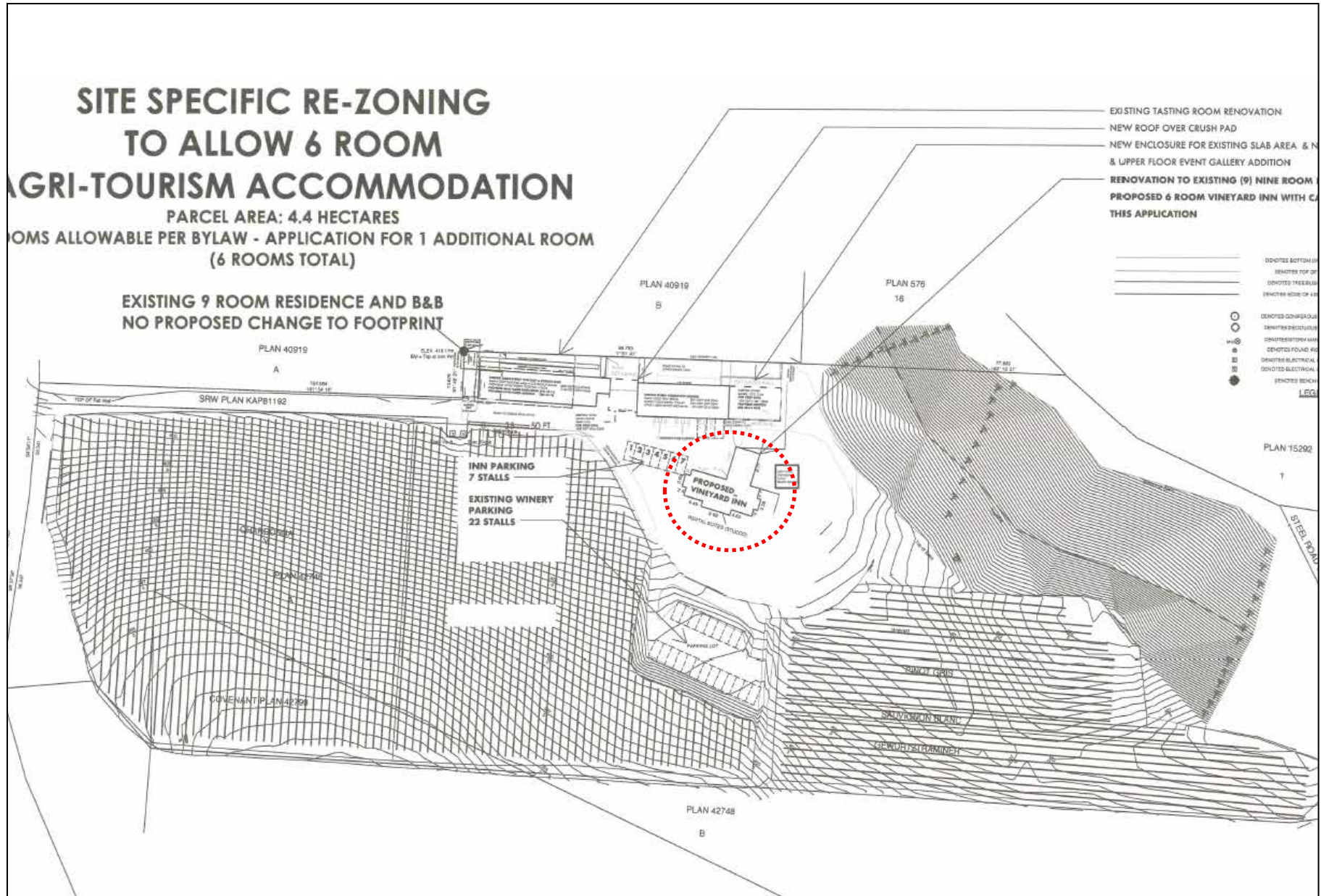
B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant’s Site Plan

No. 2 – Building Elevations

No. 3 – Building Elevations

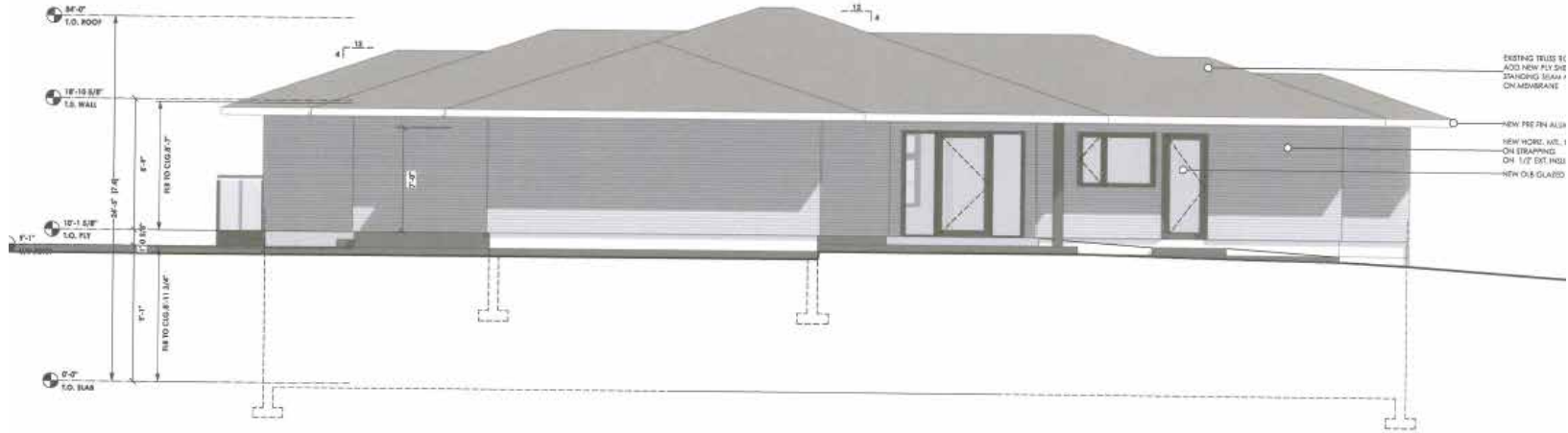
No. 4 – Aerial Photo (Google Earth)



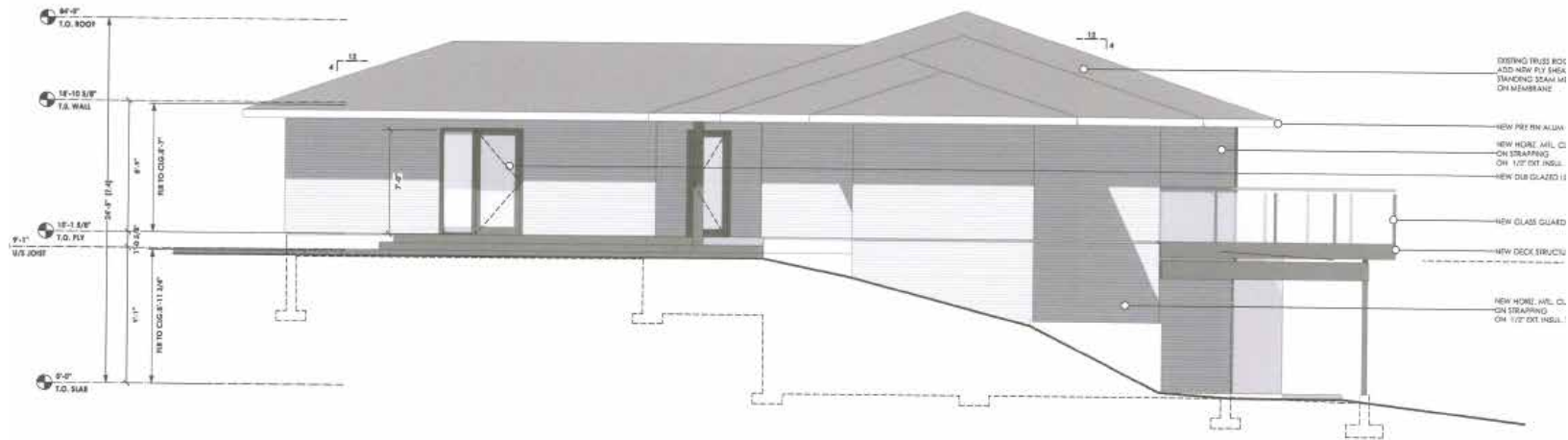
Attachment No. 2 – Building Elevations



Attachment No. 3 – Building Elevations



EAST ELEVATION
SCALE: 1/4" = 1'-0"



Attachment No. 4 – Aerial Photo (Google Earth)



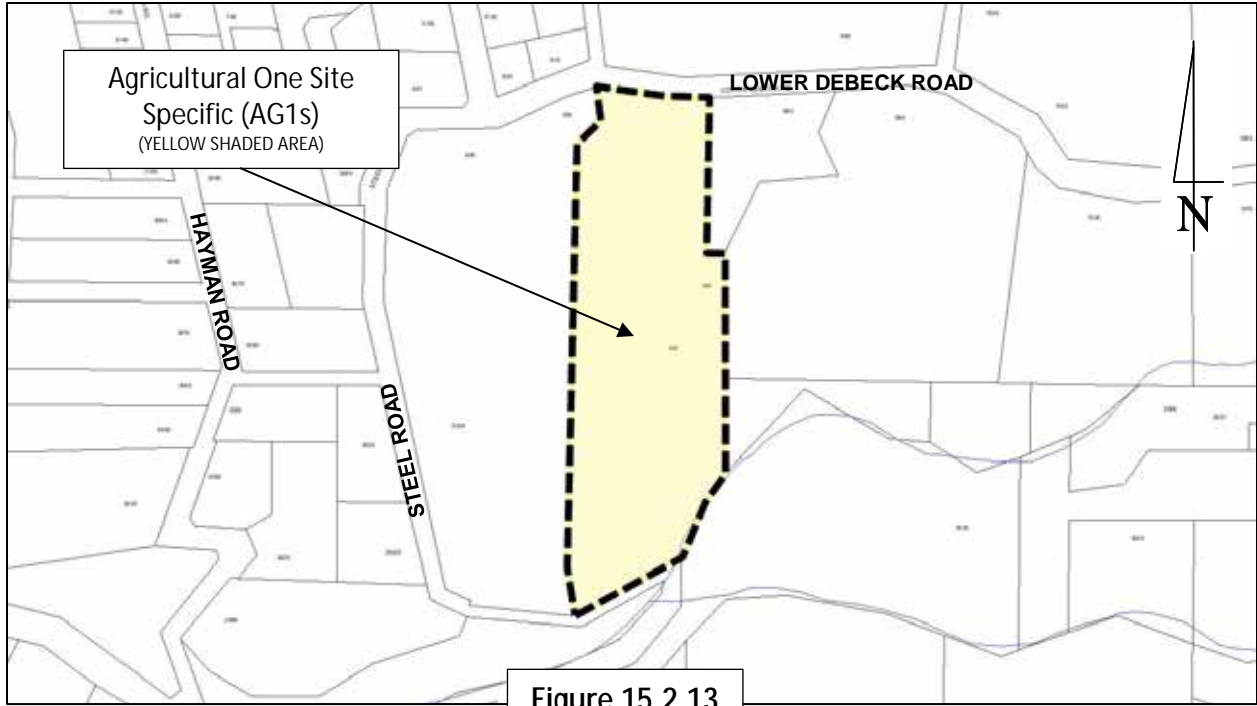
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2459.28, 2018

A Bylaw to amend the Electoral Area "A" Zoning Bylaw No. 2459, 2008

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "E" Zoning Amendment Bylaw No. 2459.28, 2018."
2. The Official Zoning Map, being Schedule '2' of the Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as Lot A, District Lots 209 and 210, SDYD, Plan 42748, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Agriculture One (AG1) to Agriculture One Site Specific Zone (AG1s).
3. The "Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:
 - i) adding Section 15.2.13 under "Site Specific Agriculture One (AG1) Provisions" with the following:
 1. In the case of land described as Lot A, Plan KAP42748, District Lots 209 and 210, SDYD, and shown shaded yellow on Figure 15.2.13:
 - a) despite Section 7.26.3, the maximum number of agri-tourism accommodation sleeping units shall be six (6).



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.

AND ADOPTED this ___day of ___, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

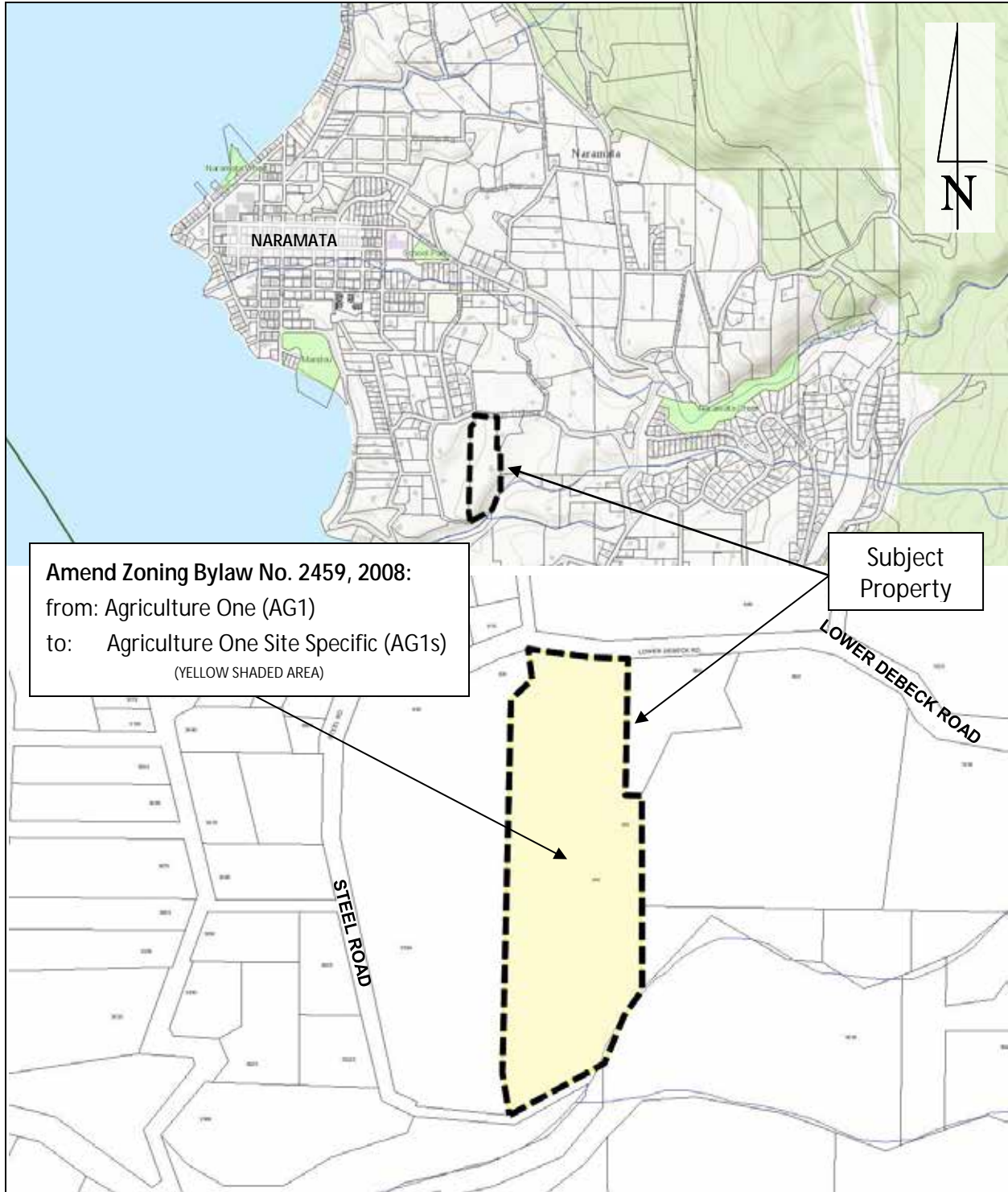
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2459.28, 2018

Project No: E2018.023-ZONE

Schedule 'A'



RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2459.28, 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

The proposal will not increase the footprint of development at this location, and thus have no effect on biophysical attributes of critical habitat for Species At Risk (Lewis's Woodpecker, Western Rattlesnake, Great Basin Gophersnake, and Desert Nightsnake).

The proposal will not increase the footprint of development at this location, and thus it should not be necessary to add conditions of avoiding harm to Migratory Birds and their nests, as per the Migratory Bird Convention Act and Regulations.



Signature: 

Signed By: Darcy Henderson

Agency: Canadian Wildlife Service

Title: Head (Acting) Conservation Planning

Date: March 8, 2018



March 13, 2018

File: 58000-20/2018026
Your File: E2018.023-ZONE

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

Attention: Evelyn Riechert, MCIP RPP

Re: Bylaw Referral to amend a zoning bylaw in order to renovate an existing Bed & Breakfast into six agri-tourism accommodation units at 940 & 950 DeBeck Road, Naramata, 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,

A handwritten signature in black ink, appearing to read "Brian Robertson".

Brian Robertson
Ecosystems Officer

BR/cl

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: March 16, 2018 5:20 PM
To: Planning
Subject: Lower DeBeck 940-950 Naramata (E2018.023-ZONE)

With respect to the above noted file,

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

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

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

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

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

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

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

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

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

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, 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

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: March 20, 2018 2:44 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: Bylaw Referral - E2018.023-ZONE (2459.28)

Hello RDOS planning team,

Happy Equinox. ☺

Thank you for your referral regarding 940 and 950 Lower DeBeck Road, Naramata, PID 015858324, L A DLS 209 & 210 SIMILKAMEEN DIVISION YALE DISTRICT PL 42748. 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.

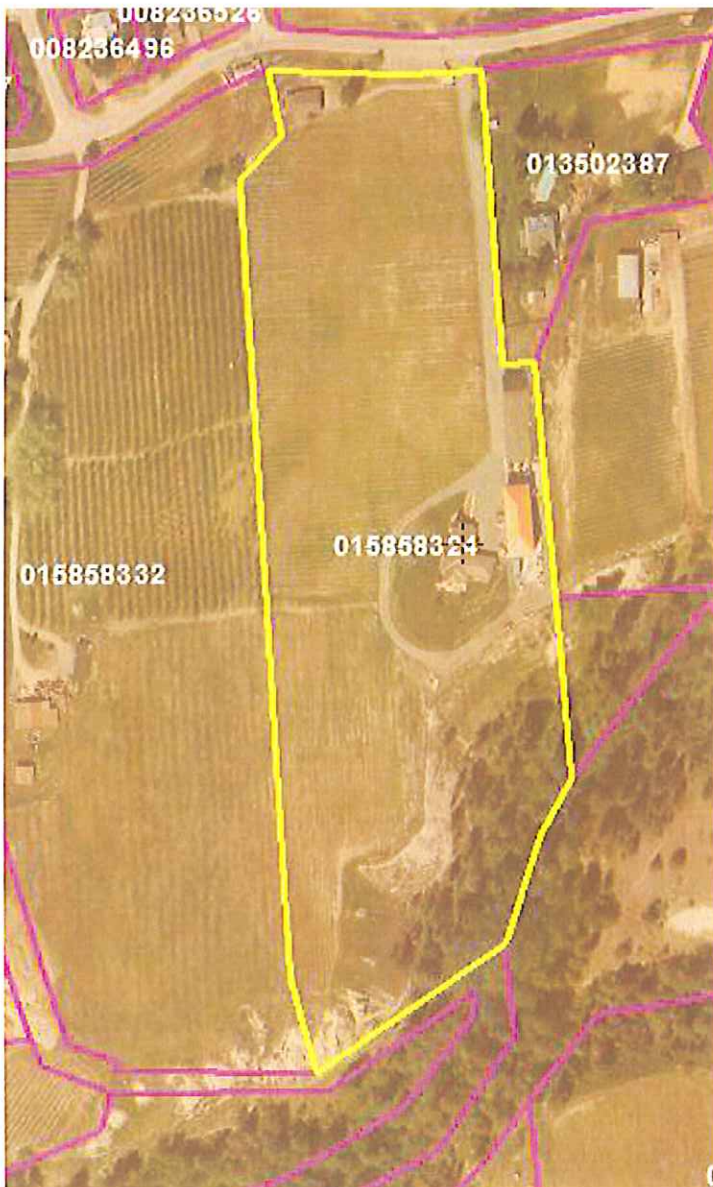
In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

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. In this case, the entire area within which the property is located has high potential for unknown/unrecorded archaeological materials, as indicated by the brown/orange colouration of the screenshot. If this does not represent the property listed in the referral, please contact me.

Kind regards,

Diana



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

Archaeology Branch | Ministry of Forests, Lands, 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: Tuesday, March 6, 2018 10:15 AM

To: HBE@interiorHealth.ca; FLNR DOS Referrals CSNR:EX; Skinner, Anne E AGRI:EX; Cooper, Diana FLNR:EX; Pellett, Tony ALC:EX; 'fbclands@fortisbc.com'; Referral Apps REG8 FLNR:EX; lucy.reiss@canada.ca

Subject: Bylaw Referral - E2018.023-ZONE (2459.28)

Project No.: E2018.023-ZONE

Proposed Bylaw Amendment No. 2459.28, 2018

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2459.28, 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

that applicant: Retain the services of an Authorized Person, under the BC Sewerage System Regulation, to assess the sewerage system given the proposed changes may affect daily design flow to the existing system

Signature: J. M. Hall

Signed By: Janelle R. Smith

Agency: Interior Health

Title: Environmental Health Officer

Date: April 3, 2018

Asent: Apr 9, 2018



RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2459.28, 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

The "ADDITIONAL INFORMATION" box is not functioning on ALC computers.

No evidence has been supplied to confirm that all or part of the parcel on which the accommodation is located is classified as a farm under the Assessment Act. The ALC will need to view the proposed zoning bylaw amendment.

RECEIVED
Regional District

MAR 23 2018

101 Martin Street
Penticton BC V2A 5J9

Signature: KA Pellett

Signed By: KA Pellett

Agency: Agricultural Land Commission

Title: Regional Planner

Date: March 16, 2018

Agent: Apr 9, 2018

Lauri Feindell

To: Evelyn Riechert
Subject: RE: Rezoning of 950 and 940 Lower DeBeck Road, Naramata

From: Heather & Peter Schnurr [REDACTED]
Sent: March-29-18 8:10 AM
To: Evelyn Riechert <eriechert@rdos.bc.ca>
Subject: Rezoning of 950 and 940 Lower DeBeck Road, Naramata

Good morning Evelyn,
We received your March 22nd letter regarding the above noted properties. For your information work has been underway on the new facility for a many weeks already. If I recall, the first B & B was developed prior to obtaining the necessary approvals. So, more of the same from these property owners.

regards, Heather Schnurr

[REDACTED]
Naramata





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.:** E2018.023-ZONE

FROM: Name: Elizabeth van Heerden
(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2459.28 2018.
940 and 950 Lower DeBeck Rd, Naramata

My comments / concerns are:

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

Seven members of public were present at the Information Meeting held on April 9, 2018, all whom wanted to raise very pertinent questions and concerns – but Owner, nor his Agent, did not attend the Information Meeting and the APC Meeting thereafter. NO APOLOGIES > TOTAL DISRESPECT.

One of the major concerns is that the Owner has already embarked on the execution of the construction works in the absence of the rezoning approval. Once built, will the community (and RDOS) therefore be confronted with *fait accompli*? – How will this currently be halted or rectified?

Our other concerns are:

- the updated web page (as of April 2018) of Therapy refers to an Inn (or Guesthouse). See attached images taken from some of Therapy's web page: "*year round availability, celebrating with a big group – sleeps up to 22 people, reserve the whole house. So grab a bottle, gather some friends, turn on some music and enjoy!*"
- neither the owner, nor anybody from his company, seems to be living on the premises. The "caretaker's cottage" could be used as a seventh bedroom, as it mimics all other rooms in layout and functionality. We as neighbours are then tasked to "enforce compliance by complaint"
- the RDOS Planning staff report to the APC is still not available on the RDOS web site for the public to view (as of April 12), but we understand the report indicates support for the application

Our view is that:

- an "illegal" (meaning non-compliant) operation is being perpetuated.
- full disclosure of overall and eventual intent of this whole development is lacking in this zoning application, but the site plan indicates a large commercial operation with extensions to the winery building (with upper floor event gallery) / pool / second level over wine shop / outdoor patio (disguised as a "roof over crush pad").
- no motivation has been submitted in support of the current application ("why is this a good idea?")
- proposed use of land does not fit into ALR or Naramata OCP strategic direction and objectives
- an Inn is pertinently excluded from Agri-tourism Accommodations - this should be assessed and approved by the ALC as this property is in the ALR.
- the size of the parcel is only 4.39 Ha, which barely meets the minimum requirements for Agri-tourism Accommodations of the RDOS. Furthermore, this property is very close to residential and small holding parcels.

Our perception is that the Developer (Owner) will continue to show the same disrespect to the RDOS Process and Regulations and the community of Naramata will have to continue to live with this "bending of the rules" attitude for many years to come.

DIVINE INTERVENTION

With extraordinary views of Okanagan lake, Giant's Head Mountain, and gorgeous vineyards, our inn suites provide you with the perfect escape.

Romantic getaway? Our six new rooms can be reserved individually. All of our rooms have full use of the living space located on the main floor. Have a big group? Book the whole house.

Each room offers its own separate entry, semi-private patio, full ensuite bathroom, large screen television, DVD player, clock radio, coffee maker, telephone, wine fridge, and high-speed internet. For an extra measure of comfort, our rooms feature "Heavenly Beds" (made famous by the Westin Hotel Group), micro-fibre robes and oversized towels. You can also enjoy the view from our hot tub!

We welcome our guests with a free wine tasting in our wine shop and a 10% discount on wine purchases.

Don't worry about breakfast - we provide you with a gourmet breakfast of pastries, fruit, and more, served to your patio each morning.

Our Inn is undergoing an extensive makeover. Check out the renderings below! **We are currently taking bookings beginning June 2018.**

If you have any questions about our rooms or rates please do not hesitate to contact our Inn Manager at 250-496-5217 ext. 5, or at guesthouse@therapyvineyards.com

EVERYONE NEEDS A LITTLE THERAPY

We're on a mission to bring great wine to great people.
Wine should be delicious and approachable.
Our focus is on the essence and not on the pretense.

We want to keep things simple:
LIVE WELL, DRINK WELL

GUESTHOUSE

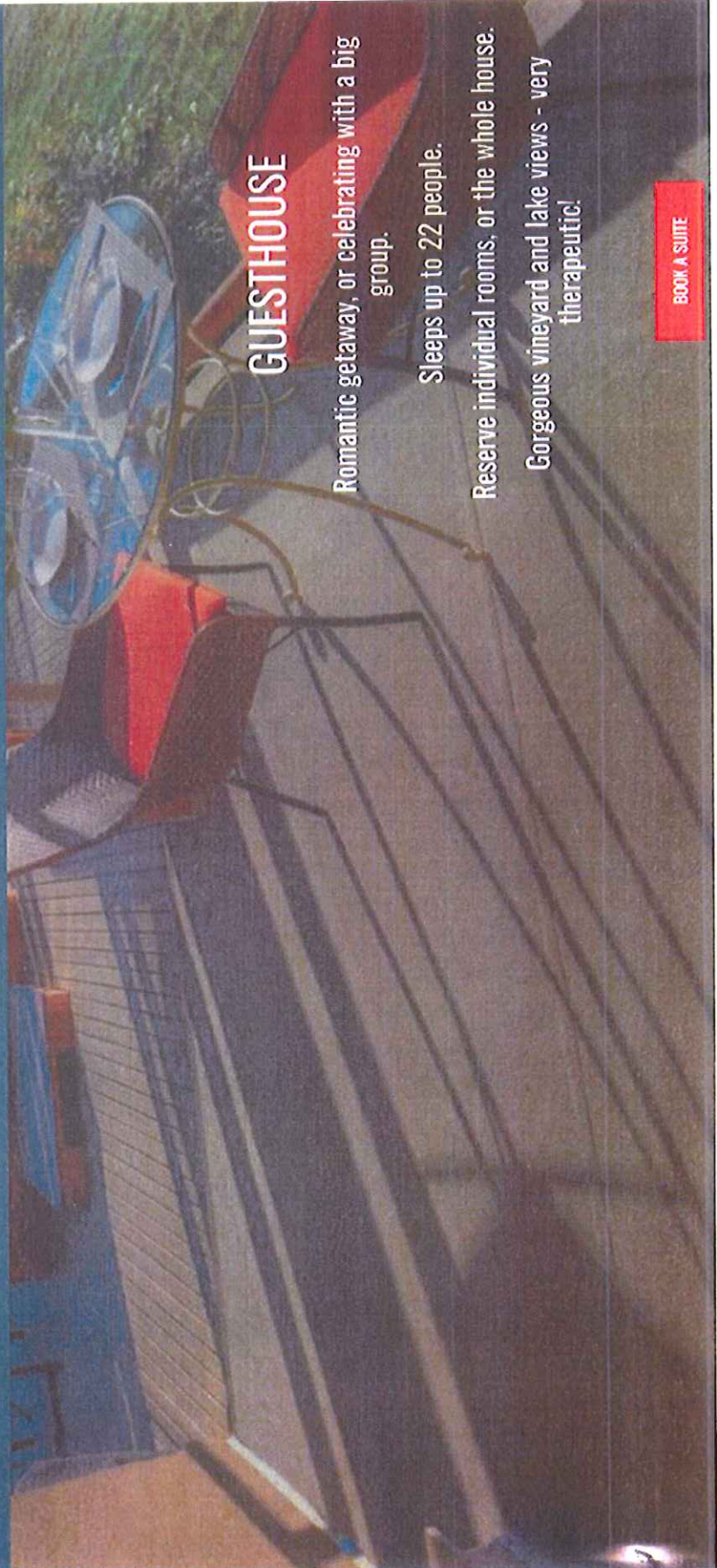
Romantic getaway, or celebrating with a big group.

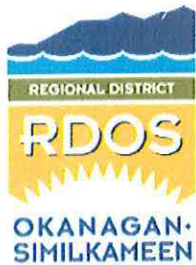
Sleeps up to 22 people.

Reserve individual rooms, or the whole house.

Gorgeous vineyard and lake views - very therapeutic!

BOOK A SUITE





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.:** E2018.023-ZONE

FROM: Name: Schalk & Elizabeth van Heerden
(please print)

Street Address: [REDACTED]

Tel/Email: [REDACTED]

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2459.28 2018.
940 and 950 Lower DeBeck Rd, Naramata

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2459.28.

As local farmers, supplying grapes to the local wineries, we are certainly not opposed to developments within the industry.

As local farmers, early to rise to toil in the vineyards, we do have concerns as direct neighbours in regards to the long term consequences of having substantial commercial accommodations and events centre operating next door.

Note: construction is well underway already, with public advertising of availability for accommodation for big group of up to 22 people, and taking bookings beginning June 2018. How will RDOS currently enforce compliance within zoning limitations?

The Application for rezoning, as it stands, is not acceptable.

See attached justification for our recommendation to reject the current application.

Feedback Forms must be completed and returned to the Regional District
no later than **Wednesday April 15, 2018**

E2018.023-ZONE:RDOS

Application for rezoning, as available through RDOS web page for feedback, is ambiguous and in fact specious.

- Application Form :
 - Current Land Use: *Winery and B&B*
 - Supporting Rationale: *The existing (6) six bedroom lower floor has been reduced to (4) four suites. No proposed increase to tasting and B&B footprint.*
 - No mention of “Purpose” on Application Form
 - RDOS web page indicates: *To allow 6 agri-tourism accommodation units on a parcel less than 8.0 ha*
- Documents – Site Plan : Inn (as true intent, already being implemented)
- Current business promotions : Bed-and-breakfast / Guesthouse / Inn

Proposed response:

Application for:	Propose:	Justification:	Refer
Agri-tourism accommodation	Reject	Year round accommodation as commercial inn not deemed “agri-tourism accommodation”	A
Bed & Breakfast	Reject	No principal dwelling on parcel No more than four (4) rooms	B
Inn	Reject	Outside of RDOS jurisdiction; ALC application	C

Local communities are governed by their values and Policies, which are then formulated by Regulations for officials to implement and administer. Such Regulations must be deemed fully rational, purposeful, and be fair across a wide spectrum of purposes and population. Of course, all local Regulations are also subservient to overarching Provincial and Federal legislation.

Here, an Applicant submits a request to be exempted from such established and firm local Regulations. In particular and expressly, the prescribed Bylaw Amendment Application Form instructs the Applicant with “... why is this a good idea?”.

Certain arrogance and disdain for the process is quite apparent: an existing establishment, which in the first instance does not comply with the current Regulations, is being reduced to something which, after all, still exceeds those very same Regulations. And this is then purported to be the “Supporting Rationale”?

Purely out of principle, this Application should be rejected with a reciprocal disdain. **No motivation – not even an honest or primitive one; accordingly, no approval.**

This application is a fragment of what the Applicant really wishes to establish on Agricultural Land Reserve. The Site Plan, as submitted with the application, requires some interpretation as to the likely true intent of the Applicant. Hiding behind the

veil of “agri-tourism”, all indications to the contrary are that this property will be converted into an “Entertainment District”:

- Proposed 6 room vineyard inn and caretaker’s suite to accommodate large groups up to 22 people – no mention even of a residence on the property?
- Vineyard Inn / Inn parking 7 stalls – agri-tourism accommodation?
- New roof over crush pad – this area might indeed have been used for winemaking, but long after tourist season is over. For the entire summer this location has been used as an exterior patio (with mobile kitchen and live music)?
- Proposed upper floor event gallery – clearly in contravention of the allowed use of Agricultural Land Reserve?



Perhaps even more eye opening is the Applicant’s promotional web page, stating *While the concept is the same, some things around here are changing:*

<https://www.therapyvineyards.com/About-Us>

“Crush Pad”, with a roof over, showing tables and chairs, to serve in future as a patio restaurant?

Reference ‘A’

Agri-tourism accommodation is not bed-and-breakfast (B&B).

Whereas a B&B located in Zone 1 of ALR is compelled to be in a “single family dwelling”, which is also the “primary dwelling”, agri-tourism accommodations are meant to be temporary, such as camp sites or cabins.

Whereas a B&B requires persons residing in such principal dwelling to operate the B&B as an occupation, and must be present during patrons’ stay, agri-tourism accommodation Regulations remain silent on such requirements. Why? Firstly and by definition, agri-tourism is a well-defined seasonal activity – if a being a festival or event, still only of a short duration – on a parcel that has farm classification. Secondly, under a reasonable presumption, accommodation will be a subordinate accessory in support of such short term activities. Thirdly, and by the true intent of agri-tourism, it is a reasonable presumption that the activities will be lead by the farmer – for the benefit of the farmer – therefore being present on the farm.

A luxurious inn, on a parcel without a principal dwelling and with non-resident "farmer", cannot by any stretch of the imagination be deemed as agri-tourism accommodation.

***Order of Lieutenant Governor in Council (July 29, 2017)
Section 1 of the Agricultural Land Reserve Use, Subdivision and Procedure
Regulation, B.C. Reg. 17112002, is amended***

"agri-tourism" means

(a) an activity referred to in subsection (4)

1. (i) that is carried out on land that is classified as a farm under the *Assessment Act*,
2. (ii) to which members of the public are ordinarily invited, with or without a fee, and
3. (iii) in connection with which permanent facilities are not constructed or erected, and

(b) services that are ancillary to activities referred to in paragraph (a);

(4) Agri-tourism on a farm means the following:

- a) an agricultural heritage exhibit displayed on the farm;
- b) a tour of the farm, an educational activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities ancillary to any of these;
- c) cart, sleigh and tractor rides on the land comprising the farm;
- d) subject to section 2 (2) (h), activities that promote or market livestock from the farm, whether or not the activity also involves livestock from other farms, including shows, cattle driving and petting zoos;
- e) dog trials held at the farm;
- f) harvest festivals and other seasonal events held at the farm for the purpose of promoting or marketing farm products produced on the farm;
- g) corn mazes prepared using corn planted on the farm.

Policy L-05 October 2016

ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE:

AGRI-TOURISM ACCOMMODATION IN THE AGRICULTURAL LAND RESERVE ("ALR")

Agri-tourism accommodations are temporary and must not be constructed in such a way that there is a potential for them to become permanent accommodations or year round rentals on agricultural land. This means there should be no extension of municipal servicing including sewer and water for agri-tourism accommodation uses unless local governments or health officials determine it is necessary. All structures will only contain accommodation units. Accommodation must not include cooking facilities. Space for additional uses such as food and alcohol service, meeting rooms, conference facilities or event space is not permitted.

B.C. Reg. 171/2002 O.C. 571/2002

Agricultural Land Commission Act

AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION

[includes amendments up to B.C. Reg. 204/2017, November 9, 2017]

- 3 (1) The following non-farm uses are permitted in an agricultural land reserve
- (a) accommodation for agri-tourism on a farm if
 - (i) all or part of the parcel on which the accommodation is located is classified as a farm under the *Assessment Act*,
 - (ii) the accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or short term use of bedrooms including bed and breakfast bedrooms under paragraph (d), and
 - (iii) the total developed area for buildings, landscaping and access for the accommodation is less than 5% of the parcel;

RDOS : Update of Agricultural Regulations Amendment Bylaw No. 2728, 2017

“agri-tourism accommodation” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel

“farm operation” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*

The Province dictates a maximum of four (4) agri-tourism accommodation units. Already RDOS, through “Update of Agricultural Regulations Amendment Bylaw No. 2728, 2017”, has taken a more lenient view than the restrictive Provincial legislation:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

RDOS relaxes the Province’s directives to five (5) units. Yet, the Applicant contends that six (6) – at 150% in excess of Provincial legislation – should be acceptable?

It should also be noted that the Applicant’s property at 4.39ha (10.8 acres) barely falls into the category allowing 5 units by RDOS. Almost double the land area is required before additional units can be allowed. There does not appear to be an incremental or proportional approach contemplated to additional units?

Reference 'B'

"bed and breakfast" means an occupation conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations

By definition, a B&B is a principal dwelling for residents being 'exploited' to augment those residents' income. The Applicant's site plan clearly indicates the establishment of an **Inn** run by a caretaker – there is **no principal residence** on the property. And, four rooms or more, in any case falls under the auspices of the BC Hotel Room Tax Act, which would therefore most likely will reclassify the accommodations structure under Class 6 of the BC Assessment Act – resulting that a portion of the parcel that no longer can maintain "farm" status (and thus not available for agri-tourism either)?

B.C. Reg. 171/2002

O.C. 571/2002

Agricultural Land Commission Act

**AGRICULTURAL LAND RESERVE USE,
SUBDIVISION AND PROCEDURE REGULATION**

[includes amendments up to B.C. Reg. 204/2017, November 9, 2017]

- 3 (1)The following non-farm uses are permitted in an agricultural land reserve
(d) **bed and breakfast use of not more than 4 bedrooms** for short term tourist accommodation or such other number of bedrooms as specified in a local government bylaw

Policy L-06 October 2016

ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE:

BED AND BREAKFAST USE IN THE AGRICULTURAL LAND RESERVE ("ALR")

The Regulation allows a maximum of 4 bedrooms for short term bed and breakfast accommodation use on a parcel in the Agricultural Land Reserve ("ALR").

For bed and breakfast use in the ALR (unlike agri-tourism accommodation), there is no requirement that the parcel has farm classification under the *Assessment Act*.

The bed and breakfast use must be accessory to the residential or farm use of the property and the bedrooms must be located in the primary dwelling.

accessory means that the bed and breakfast is subordinate to the primary residential or farm use of the land on the same parcel(s).

Electoral Area 'E' Zoning Bylaw 2459, 2008

7.19 Bed and Breakfast Operation

A bed and breakfast operation is permitted where listed as a permitted use, provided that:

1. it is located within one principal dwelling unit on the parcel;
2. no more than eight (8) patrons shall be accommodated within the dwelling unit;
3. no more than four (4) bedrooms shall be used for the bed and breakfast operation;
4. no cooking facilities shall be provided for within the bedrooms intended for the bed and breakfast operation;
5. no patron shall stay at the bed and breakfast operation for more than thirty (30) consecutive days with 30 days in between any subsequent stay;
6. no retail sales other than the sale of goods produced on the parcel are permitted;
7. no commercial vehicle, exceeding 1 tonne in weight, associated with or used in the conduct of the bed and breakfast operation shall be parked or otherwise located outside an unenclosed building;
8. only persons residing in the principal dwelling unit may carry on the bed and breakfast operation on the parcel occupied by the principal dwelling unit, and must be present on the property during a patron's stay; and
9. the bed and breakfast operation shall not generate traffic congestion or parking demands within the District and shall not produce a public offence or nuisance of any kind.

Reference 'C'

Unauthorized Use of ALR Land

Unauthorized uses may include, but are not limited to:

- Fill placement or removal of soil on ALR land;
- Aggregate extraction;
- Parking or storage of commercial or industrial vehicles;
- Operating a commercial business unrelated to farming;
- Construction of buildings other than a principal residence without a permit;
- Impacting/obstructing a watercourse.

Policy L-05 October 2016

ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE:

AGRI-TOURISM ACCOMMODATION IN THE AGRICULTURAL LAND RESERVE ("ALR")

Other types of permanent accommodation including lodges, motels, inns, resorts, resort based campgrounds and RV parks with full servicing and amenities and bare land strata ownership require a non-farm use application and approval of the Commission.



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.: E2018.023-ZONE

FROM: Name: BRENDA LENDE / EARL ROULSTON
(please print)

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

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2459.28, 2018.
940 and 950 Lower DeBeck Rd, Naramata

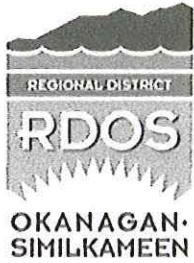
My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2459.28.

#1 concern is increased noise AT night. This is a working neighbourhood, many are up AT 5am. In the past Therapy has hosted many special events that were extremely loud & went well past midnight. As they are advertising on their web site a desire to host even more events, we can only expect the noise levels to rise. This is NOT acceptable. We are not for any future expansion AT this site.

Feedback Forms must be completed and returned to the Regional District
no later than Wednesday April 15, 2018



Feedback Form

Regional District of Okanagan Similkameen

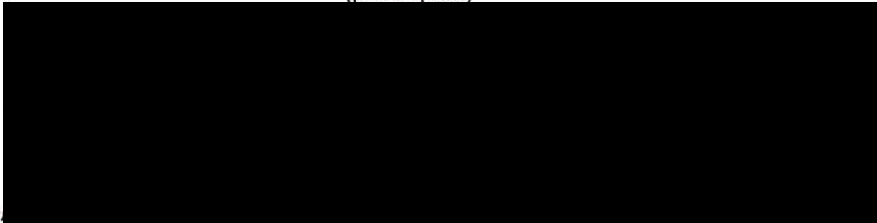
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2018.023-ZONE

FROM: Name: Jeff Branneman
(please print)

Street Address:

Tel/Email:



RE: Electoral Area "E" Zoning Amendment Bylaw No. 2459.28, 2018.
940 and 950 Lower DeBeck Rd, Naramata

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2459.28.

It is a quiet neighborhood and noise is a concern as it has been in the past

Feedback Forms must be completed and returned to the Regional District
no later than **Wednesday April 15, 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.: E2018.023-ZONE

FROM: Name: JAMES HIBBERT
(please print)

Street Address: [REDACTED]

Tel/Email: [REDACTED]

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2459.28, 2018.
940 and 950 Lower DeBeck Rd, Naramata

My comments / concerns are:

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

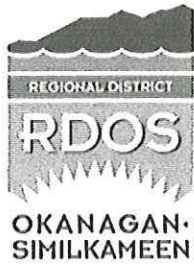
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2459.28.

- My concerns are noise that carries from their parties/weddings ect

- Hours of operation

- Commercial use of ALR lands and the bending of rules under the site specific zoning bylaws favouring future development for large gatherings impacting local residents

Feedback Forms must be completed and returned to the Regional District no later than Wednesday April 15, 2018
? SUNDAY ?



Feedback Form

Regional District of Okanagan Similkameen

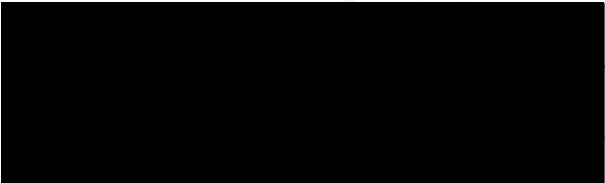
101 Martin Street, Penticton, BC, V2A-5J9

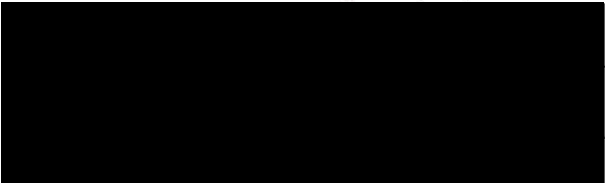
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: E2018.023-ZONE

FROM: Name: JEFF LUESINK
(please print)

Street Address: 

Tel/Email: 

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2459.28, 2018.
940 and 950 Lower DeBeck Rd, Naramata

My comments / concerns are:

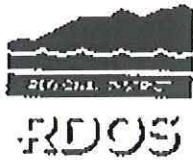
- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2459.28.

NOISE!

Feedback Forms must be completed and returned to the Regional District
no later than **Wednesday April 15, 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 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2018.023-ZONE

FROM: Name: JOHN RUBINSON
(please print)

Street Address: 

Tel/Email: 

RE: Electoral Area "E" Zoning Amendment Bylaw No. 2459.28, 2018.
940 and 950 Lower DeBeck Rd, Naramata

My comments / concerns are:

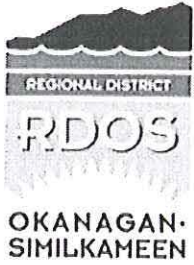
- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2459.28.

DO NOT FEEL ANY RE-ZONING IS A GOOD IDEA

Feedback Forms must be completed and returned to the Regional District
no later than Wednesday April 15, 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.: E2018.023-ZONE

FROM: Name:

Judy Kingston

Street Address:

Tel/Email:



RE: Electoral Area "E" Zoning Amendment Bylaw No. 2459.28, 2018.
940 and 950 Lower DeBeck Rd, Naramata

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2459.28.

Please see attached form.

Feedback Forms must be completed and returned to the Regional District
no later than Wednesday **April 18, 2018**

I have seven items of concern with respect to this application:

1. Mysterious paperwork The public document that Therapy has got filed is for extended bedrooms for a Bed and Breakfast. For some reason and not filed by Therapy, there is now a form at RDOS that states that they are asking for 6+1 bedrooms based on Agri-Tourism use. As they would not be permitted 6+1 bedrooms as a B&B, Agri-Tourism was their only way to get their 6+1 bedrooms. It seems fairly suspect that this second application was not even filed by Therapy. The +1 bedroom is supposed to be for live-in staff, however no staff have ever lived on the premises.
2. Already non-compliant For the past several years, Therapy has been advertising 8+1 bedrooms as B&B accommodation. The current rules for B&B accommodations in Naramata is that there are only to be four bedrooms, and the owner is to be present and living on the premises. At Therapy, there is neither an owner nor staff living on the premises. This has continued both with the previous owner and the current owner. They are in violation of the B&B rules in two facets – they have too many bedrooms, and nobody living on the premises. At the Public Information Meeting in Naramata on April 9, 2018, Evelyn, representing RDOS, told me that it was the position of the RDOS that it was not worth the effort to bring Therapy into compliance for all these years.
3. Agri-Tourism Some wineries have now been brought into the Agri-Tourism umbrella. At the previous Naramata APC meeting, it was decided that Naramata did not want Agri-Tourism, as the farms in Naramata are much smaller than the farms in other parts of the Okanagan. In the application for Agri-Tourism for Therapy, they have asked for 6+1 bedrooms. The guidelines for Agri-Tourism in the regulations state that between 4-8 hectares, the maximum number of sleeping units is 5. Under four hectares, there are 0 sleeping units allowed. Therapy has only 4.3 hectares, and so is in the very low end for allowing five sleeping units. Their application is now for seven sleeping units, which they call 6+1 sleeping units. The new owner is not living at the premises, so the +1 unit would actually turn the sleeping units into 7. Furthermore, it states in the bylaws that Agri-Tourism is to be for the benefit of the farm. As Therapy is reducing their bedrooms from 8+1 to 6+1, this is not really a benefit as they are reducing their sleeping units.
4. Complete disregard for permits and processes There has not yet been a building permit issued for the Agri-Tourism units, however Therapy has been undertaking construction since January on the property. Furthermore, it was also mentioned at the meeting that Therapy does not have official farm status. This is required for Agri-Tourism. Without farm status, this application should be null and void.
5. Lack of support from community On April 9 2018 the Naramata APC met after the Public Information Meeting. They rejected Therapy's application. There were also members of the community there, who also voiced concerns about the application and did not want it to proceed. After the rejection of the proposal was made by the Naramata APC, Evelyn, who was at the meeting on behalf of RDOS, said that the RDOS was going to go ahead with their approval of this application. She said this in spite of the fact that the Naramata APC outright rejected this application, as well as the community members present. What is the point of asking local community members for their feedback if it is going to be completely ignored and rejected? When I talked to Evelyn about this at the end of the meeting, she told me the decision was being made on a 'higher level'.
6. Height concerns I am concerned with the height of the addition to the current wine shop at Therapy. We are in a farming community, and we are in the ALR. People should not be able to build tall buildings here. I am their next door neighbour, and what will happen for me is with their tall winery, the new roof between the winery and the wine shop, and their new tall wine shop, I will substantially lose my view. This will affect my property value.
7. Lack of respect for the community's input Clearly this decision seemed to be a *fait accomplis* with their relationship with the RDOS, as nobody from Therapy even showed up. The results of the meeting clearly had no impact on Evelyn's decision, as she said RDOS would go ahead with their approval regardless of the resounding negative feedback from the community.

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 21, 2018

RE: Official Community Plan & Zoning Bylaw Amendments – Electoral Areas “D-2” & “E”
Small Holdings One (SH1) Zone Review

Administrative Recommendation:

THAT Bylaw No. 2797, 2018, Regional District of Okanagan-Similkameen Small Holdings One (SH1) Zone Review Amendment Bylaw be read a third time, as amended.

Purpose:

Amendment Bylaw No. 2797 seeks to amend the Electoral Area “D-2” and “E” Official Community Plan and Zoning Bylaws in order to consolidate the Small Holdings One (SH1) Zone with the Large Holdings One (LH1) Zone. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

Background:

At its meeting of January 18, 2018, the Planning and Development (P&D) Committee of the Board resolved that staff be directed to initiate the Small Holdings One (SH1) Zone Review Amendment Bylaw No. 2797, 2018.

On January 18, 2018, the Regional District sent letters to all registered property owners with land zoned SH1 advising of the proposed changes to the land use bylaws and seeking feedback. Approximately six (6) feedback forms were returned and are included as a separate item on the Board Agenda.

At its meeting of March 15, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing occur on April 5, 2018.

A public hearing was held on April 5, 2018, and was attended by approximately 31 members of the public, and the Regional District Board approved third reading of the amendment bylaw at its meeting of that same date.

Approval from the Ministry of Transportation and Infrastructure (MoTI), as the proposed amendments will affect lands situated within 800 metres of a controlled area, was obtained on April 10, 2018.

At its meeting of April 19, 2018, the Regional District Board resolved to defer consideration of adoption for Amendment Bylaw No. 2797, 2018, in order to allow for the scheduling of a public information meeting to address concerns raised by residents in the Upper Carmi neighbourhood in Electoral Area “D-2”.

At its meeting of May 3, 2018, the Board resolved to rescind 3rd reading of the amendment bylaw and delegated the holding of a second Public Hearing to Director Siddon, or delegate.

On May 23, 2018, a public information meeting was held at the Regional District boardroom and was attended by approximately 30 members of the public.

A second public hearing was held on June 11, 2018 and was attended by approximately 12 members of the public.

All comments received through the public process have been compiled and included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required, again, as the proposed amendments will affect lands situated within 800 metres of a controlled area.

Analysis:

In light of the substantial similarities that exist between the SH1 and LH1 Zones in Electoral Area "D-2" & "E" zoning bylaws, Administration considers there to be merit in consolidating these into the LH1 Zone.

To facilitate this consolidation in Electoral Area "E", Administration is also proposing to re-draft the objectives and policies of the Rural Holdings section of the OCP Bylaw.

Due to the specific policy statements that exist within the Electoral Area "D-2" OCP Bylaw regarding maximum density in the Upper Carmi area (i.e. one dwelling unit per parcel), Administration is further proposing to apply a site specific provision in order to maintain this regulation (i.e. by excluding accessory dwellings as a permitted accessory use).

Similarly, it is also being proposed to maintain the current range of permitted uses in the Upper Carmi area through this site specific provision so that uses normally associated with the LH1 Zone (i.e. "kennels") are not permitted.

As a result of the feedback received from residents of Upper Carmi at the public information meeting on May 23, 2018, it is being proposed to remove "mobile homes" as a permitted type of principal and accessory dwelling unit. This is one of the reasons that the Board is being asked to approve third reading of the bylaw "as amended".

The amendment bylaw is also proposing to amend the zoning on a number of properties in Electoral Area "E" that are approximately 1.0 ha in area from SH1 to Small Holdings Three (SH3). The full listing of affected properties and the proposed replacement zones and OCP designations can be found in the amendment bylaws attached with this report.

Alternative:

THAT the Board of Directors rescind first and second readings of Amendment Bylaw No. 2797, 2018, and abandon the bylaw.

Respectfully submitted:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2797, 2018

**A Bylaw to amend the Electoral Areas "D-2" & "E"
Regional District of Okanagan-Similkameen Official Community Plan Bylaws & Zoning Bylaws**

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

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Small Holdings One (SH1) Zone Review Amendment Bylaw No. 2797, 2018."

Electoral Area "D-2"

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 changing the land use designation on:
 - i) the land shown shaded yellow on Schedule 'D-101', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).
 - ii) the land described as Lot B, Plan KAP72393, District Lot 2710, SDYD (2027 Carmi Road), shown shaded yellow on Schedule 'D-102', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).
 - iii) an approximately 7.5 hectare part of the land described as Lot B, Plan KAP44059, District Lot 292, SDYD (2170 Highway 97), shown shaded yellow on Schedule 'D-103', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).
3. The "Regional District Okanagan-Similkameen, Electoral Area "D-2" Zoning Bylaw No. 2455, 2008" is amended by:
 - i) removing the reference to "Small Holdings One Zone SH1" under Section 5.1 (Zoning Districts).

- ii) replacing the fifth line in the second column of Table 7.9 (Screening and Landscaping Requirements) under Section 7.0 (General Regulations) in its entirety with the following:
 - Across a highway from any zone except RA, AG1, AG3, LH1, LH2, I2 or I4.
- iii) replacing the sixth line in the second column of Table 7.9 (Screening and Landscaping Requirements) under Section 7.0 (General Regulations) in its entirety with the following:
 - Abuts any zone except RA, AG1, AG3, LH1, LH2, I2 or I4.
- iv) replacing Section 10.5 (Small Holdings One (SH1) Zone) under Section 10.0 (Rural Zones) in its entirety with the following:
 - 10.5 *deleted.***
- v) adding a new Section 17.4.2 under Section 17.4 (Site Specific Large Holdings One (LH1s) Provisions) to read as follows:
 - .2 in the case of land described as Lot B, Plan KAP72393, District Lot 2710, SDYD, and shown shaded yellow on Figure 17.4.2:
 - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 10.4.1:
 - i) kennel, which is defined as meaning the care of no more than fifteen (15) dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment.
 - b) despite Section 10.4.6, the minimum setback for buildings, structures and areas utilized in association with a kennel from all parcel lines shall be 30.0 metres.
 - c) the gross floor area of a building or structure used in association with a kennel shall not exceed 90 m².

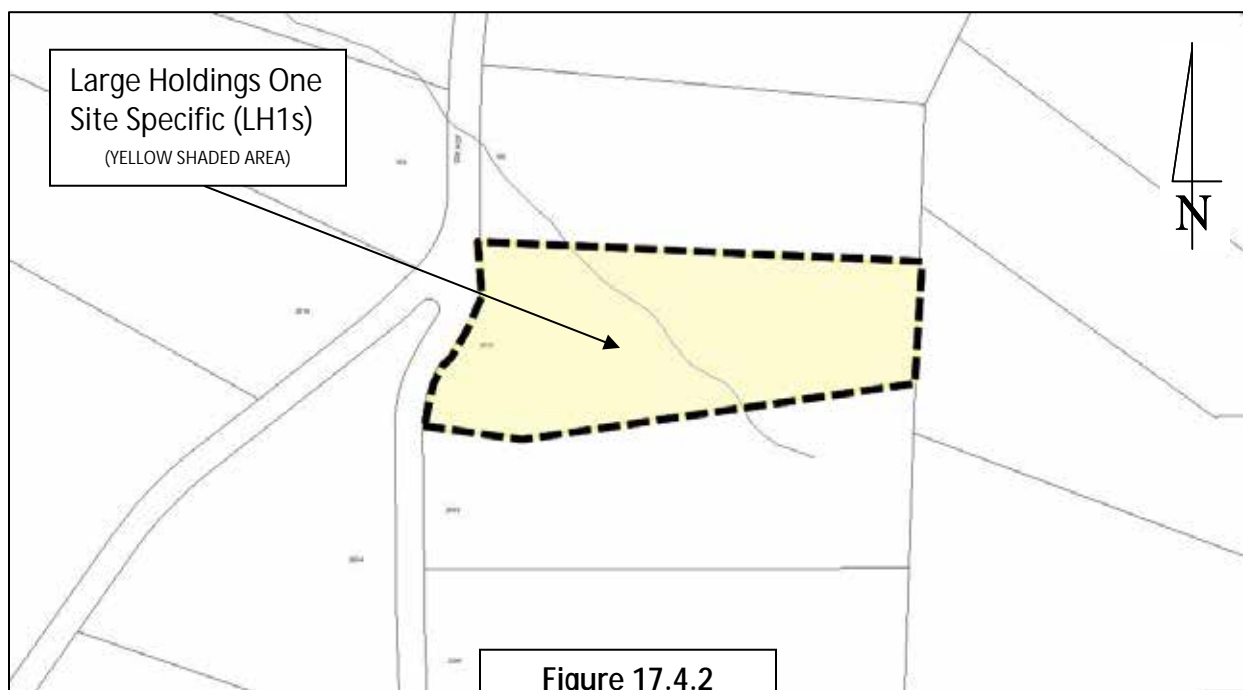


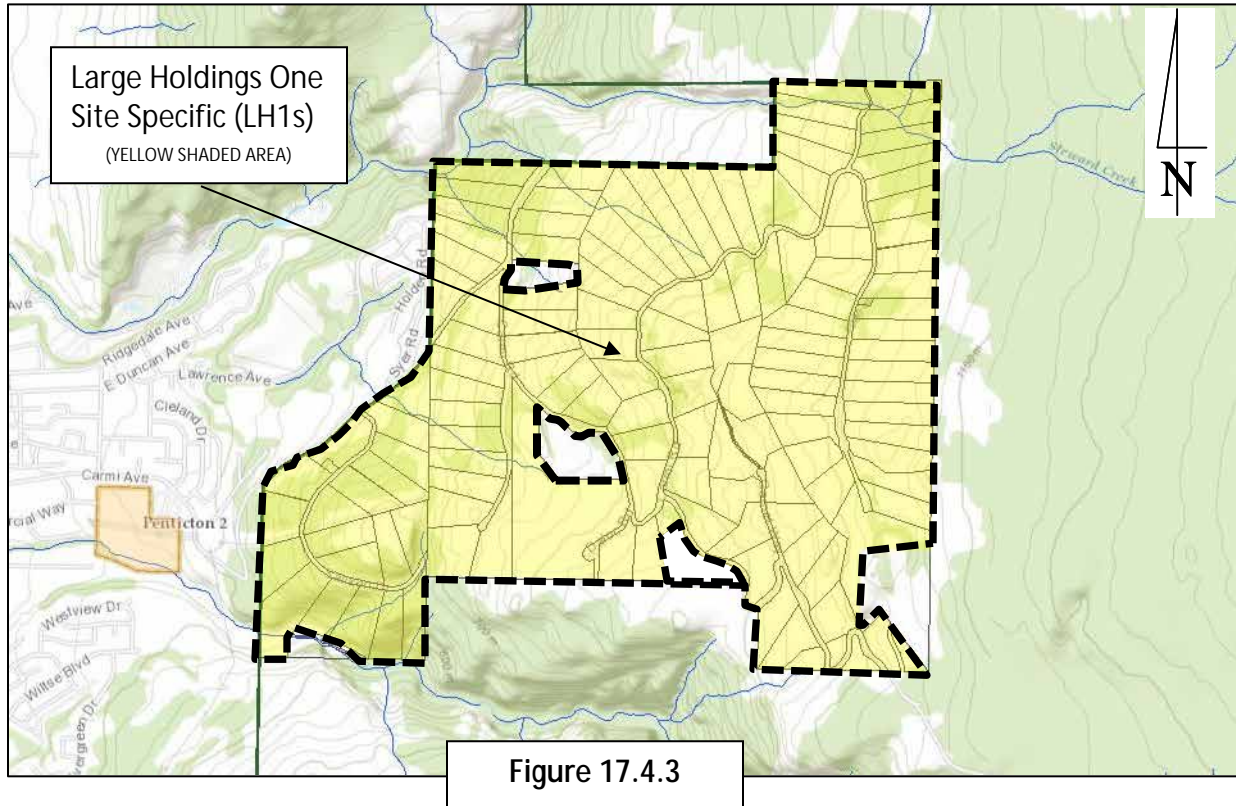
Figure 17.4.2

vi) adding a new Section 17.4.3 under Section 17.4 (Site Specific Large Holdings One (LH1s) Provisions) to read as follows:

.3 in the case of land shown shaded yellow on Figure 17.4.3:

- a) the following principal uses and no others shall be permitted on the land:
 - i) agriculture, subject to Section 7.23;
 - ii) charitable, fraternal or philanthropic institution;
 - iii) forestry;
 - iv) single detached dwelling;
 - v) veterinary establishment;
- b) the following accessory uses and no others shall be permitted on the land:
 - i) bed and breakfast operation, subject to Section 7.19;
 - ii) home industries, subject to Section 7.18;
 - iii) home occupations, subject to Section 7.17;
 - iv) secondary suite, subject to Section 7.12;
 - v) retail sales of farm and off-farm products, subject to Section 7.24;
 - vi) accessory buildings and structures, subject to Section 7.13.
- c) despite Section 10.4.5, the maximum number of dwellings permitted per parcel shall be as follows:
 - i) one (1) principal dwelling; and

- ii) one (1) secondary suite.
- d) despite Section 10.4.8, the maximum parcel coverage for greenhouse uses shall be 10%.



- vii) replacing Section 17.5 (Site Specific Small Holdings One (SH1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.5 *deleted.*

4. The Official Zoning Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on:
 - i) the land shown shaded yellow on Schedule 'D-201', which forms part of this Bylaw, from Small Holdings One (SH1) to Large Holdings One Site Specific (LH1s).
 - ii) the land described as Lot B, Plan KAP72393, District Lot 2710, SDYD (2027 Carmi Road), shown shaded yellow on Schedule 'D-202', which forms part of this Bylaw, from Small Holdings One Site Specific (SH1s) to Large Holdings One Site Specific (LH1s).
 - iii) an approximately 7.5 hectare part of the land described as Lot B, Plan KAP44059, District Lot 292, SDYD (2170 Highway 97), shown shaded yellow on Schedule 'D-203', which forms part of this Bylaw, from Small Holdings One (SH1) to Large Holdings One (LH1).

Electoral Area "E"

5. The "Regional District Okanagan-Similkameen, Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008" is amended by:
- i) replacing Section 10.0 (Rural Zones) in its entirety with the following:

10.0 RURAL HOLDINGS

10.1 Background

The Plan Area's rural character and lifestyles are some of the most valued aspects to area residents. While the majority of future residential growth will be directed to designated Rural Growth Areas, there is potential for limited rural development.

Within the Plan Area, Rural Holdings are generally grouped into two categories, Large Holdings (LH) and Small Holdings (SH).

The Large Holdings designation, applies to typically privately-held properties smaller than Resource Area parcels and includes large parcels of land generally used for acreages, hobby farms, limited agriculture, ranching, grazing, and other uses that fit with the character of this area. Large Holdings should have a range of minimum parcel sizes but no less than of 4.0 hectares.

The Small Holdings designation includes medium sized parcels of land generally used for rural residential, part time farming, limited agriculture, home industry uses and other uses that fit with the character of the area.

As with Large Holdings, Small Holdings are generally located outside of the Agricultural Land Reserve.

10.2 Objectives

- .1 Retain and enhance the rural character of lands designated for Large Holdings and Small Holdings.
- .2 Prevent rural sprawl, by limiting development on Small Holdings properties to rural residential densities and agricultural uses.
- .3 Reduce potential conflicts between rural residential developments and agricultural operations on Rural Holdings.
- .4 Reduce the wildfire hazard threat to residential areas located within the Small and Large Holdings designations.

10.3 Policies - General

The Regional Board:

- .1 Supports home occupation and home industry uses on lands designated Small Holdings (SH) and Large Holdings (LH), provided the uses are compatible with the surrounding rural character.

- .2 Will evaluate new Rural Holdings developments against the implications and impacts on the agricultural uses in the area.
- .3 Generally does not support additional development outside of designated Rural Growth Areas.
- .4 Requires any proposal to create additional land designated or zoned either Large Holdings or Small Holdings to:
 - a) Clearly demonstrate and articulate the need for it in the context of its impact on the community and the objectives of this OCP; and
 - b) Provide an assessment of the proposal against the following criteria:
 - i) availability of vacant land currently designated as either Large Holdings or Small Holdings;
 - ii) capability of the natural environment to support the proposed development;
 - iii) impact on environmentally sensitive areas, as illustrated on Schedule 'I' (Environmentally Sensitive Development Permit Areas);
 - iv) capability of accommodating on-site domestic water and sewage disposal, or availability of community water or sewer, and submission of an assessment from a qualified professional in accordance with the Regional District Subdivision Servicing Bylaw;
 - v) proximity to existing roads and other community and essential services;
 - vi) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - vii) compatibility with adjacent land uses and designations, and the character of the existing area;
 - viii) consideration of visual impacts where development is proposed on hillsides and other visually sensitive areas; and
 - ix) type, timing and staging of the development.
- .5 Protects and conserves agriculturally productive land, and environmentally sensitive areas within designated Small Holdings and Large Holdings areas.
- .6 Should work collaboratively with the Subdivision Approving Authority to ensure that rural developments and subdivisions allow for public access to Crown land.
- .7 Encourages voluntary environmental stewardship on private lands within Small and Large Holdings areas.

- .8 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .9 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighborhood residential needs and other land use needs can be addressed.
- .10 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit for rezoning. The Regional Board may use the following criteria to assess applications:
 - 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 complies with the BC Building Code; and
 - e) Benefits that such accommodation may provide to the community.

10.4 Policies – Large Holdings

The Regional Board:

- .1 Supports the use of lands designated Large Holdings identified in Schedule 'B' (Official Community Plan Map) for agriculture, ranching, grazing, keeping of livestock, veterinary establishments, kennels, outdoor recreation, open space, limited residential use and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.
- .2 Will establish a range of densities and parcel sizes, to be no less than 4 ha in area, for land designated Large Holdings in the Plan area through the Zoning Bylaw.
- .3 Allows secondary suites and may consider additional accessory dwellings based on the size of parcel.
- .4 Discourages changes in land designation or zoning that will allow for incompatible land uses or the subdivision of Large Holdings parcels to less than four hectares in size.

10.5 Policies – Small Holdings

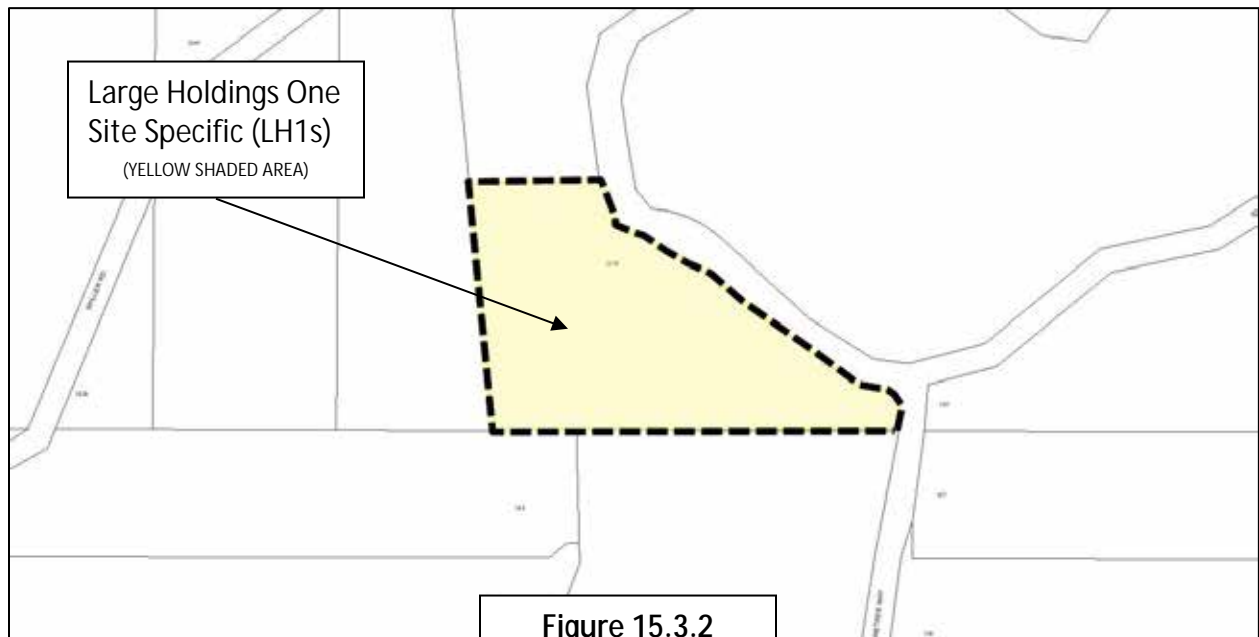
The Regional Board:

- .1 Generally supports a range of uses on the lands designated Small Holdings in Schedule 'B' (Official Community Plan Map), including: rural

residential, hobby farming, limited agriculture and others uses that fit within the rural character of the surrounding area.

- .2 Will establish a range of densities and parcel sizes for lands designated Small Holdings in the Plan Area through the Zoning Bylaw.
 - .3 Supports a minimum parcel size of one hectare for lands without community sewer within the Small Holdings (SH) designation.
6. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, is amended by changing the land use designation on:
- i) an approximately 2.1 hectare part of the land described as Lot 1, Plan KAP15856, District Lot 2551, SDYD, Except Plan 35480 (1225 Spiller Road), and shown shaded yellow on Schedule 'E-101', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH);
 - ii) the land described as Lots 1-3, Plan KAS2440, District Lot 3314, SDYD (4052, 4074 & 4086 Hook Place), and shown shaded yellow on Schedule 'E-102', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH); and
 - iii) the land described as Lot 1, Plan KAP61111, SDYD, District Lot 156 3314 (4290 North Naramata Road); Lot A, Plan KAP61979, SDYD, District Lot 156 3314 (4230 North Naramata Road) and an approximately 2,460 m² area of Plan KAP497A, District Lot 156, SDYD, Parcel A, Portion OF LOT B PL 706, Except Plan KAP57361 KAP62873, and shown shaded yellow on Schedule 'E-103', which forms part of this Bylaw, from Agriculture (AG) to Small Holdings (SH).
7. The "Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:
- i) removing the reference to "Small Holdings One Zone SH1" under Section 5.1 (Zoning Districts).
 - ii) replacing Section 10.4 (Small Holdings One (SH1) Zone) under Section 10.0 (Rural Zones) in its entirety with the following:
10.4 *deleted.*
 - iii) adding a new Section 15.3.2 under Section 15.3 (Site Specific Large Holdings One (LH1s) Provisions) to read as follows:
 - .2 In the case of land described as Lot 2, Plan KAP86176, District Lot 2551, SDYD (1278 Spiller Road), and shown hatched on Figure 15.3.2:
 - i) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 10.3.1:
 - a) vacation rental, subject to the following regulations:

- .1 no more than three (3) dwelling units may be used for the purposes of a vacation rental;
- .2 the maximum floor area of a dwelling unit used for a vacation rental shall not exceed 112.0 m²;
- .3 the units are fully contained within one building which includes the principal dwelling unit on the parcel;
- .4 no more than six (6) patrons shall be accommodated within each dwelling unit used for a vacation rental use;
- .5 cooking facilities may be provided for within the dwelling unit used for a vacation rental use;
- .6 no patron shall stay within the same each dwelling unit used for a vacation rental use for more than thirty (30) days in a calendar year; and
- .7 only the permanent residents or permanent occupants of the principal dwelling unit may carry on the vacation rental on the site.



- iv) replacing Section 15.4 (Site Specific Small Holdings One (SH1s) Provisions) under Section 15.0 (Site Specific Designations) in its entirety with the following:

15.4 *deleted.*

8. The Official Zoning Map, being Schedule '2' of the Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on:
 - i) an approximately 2.1 hectare part of the land described as Lot 1, Plan KAP15856, District Lot 2551, SDYD, Except Plan 35480 (1225 Spiller Road), and shown shaded

yellow on Schedule 'E-201', which forms part of this Bylaw, from Small Holdings One Site Specific (SH1s) to Small Holdings Three (SH3).

- ii) the land described as Lot 2, Plan KAP86176, District Lot 2551, SDYD (1278 Spiller Road), and shown shaded yellow on Schedule 'E-202', which forms part of this Bylaw, from Small Holdings One Site Specific (SH1s) to Large Holdings One Site Specific (LH1s).
- iii) the land shown shaded yellow on Schedule 'E-203', which forms part of this Bylaw, from Small Holdings One (SH1) to Large Holdings One (LH1).
- iv) the land described as Lots 1-3, Plan KAS2440, District Lot 3314, SDYD (4052, 4074 & 4086 Hook Place), and shown shaded yellow on Schedule 'E-204', which forms part of this Bylaw, from Small Holdings One (SH1) to Small Holdings Three (SH3).
- v) the land described as Lot 1, Plan KAP61111, SDYD, District Lot 156 3314 (4290 North Naramata Road); Lot A, Plan KAP61979, SDYD, District Lot 156 3314 (4230 North Naramata Road) and an approximately 2,460 m² area of Plan KAP497A, District Lot 156, SDYD, Parcel A, Portion OF LOT B PL 706, Except Plan KAP57361 KAP62873, and shown shaded yellow on Schedule 'E-205', which forms part of this Bylaw, from Agriculture One (AG1) to Small Holdings Three (SH3).
- vi) the land described as Plan KAP4945B, Block A, District Lot 3314, SDYD (4460 North Naramata Road); Lots 4-5, Plan KAS2440, District Lot 156, 3314, SDYD (4036 & 4040 Hook Place) and an approximately 0.65 hectare part of Plan KAP497A, District Lot 156, SDYD, Parcel A, Portion of Lot B, Plan 706, Except Plan KAP57361 KAP62873, and shown shaded yellow on Schedule 'E-206', which forms part of this Bylaw, from Small Holdings One (SH1) to Large Holdings One (LH1).
- vii) an approximately 0.97 hectare part of the land described as Lot 2, Plan KAP27775, District Lot 211, SDYD, Except Plan 28750 (4765 Mill Road), and shown shaded yellow on Schedule 'E-207', which forms part of this Bylaw, from Small Holdings One (SH1) to Small Holdings Three (SH3).

READ A FIRST AND SECOND TIME this 15th day of March, 2018.

PUBLIC HEARING HELD this 5th day of April, 2018.

READ A THIRD TIME this 5th day of April, 2018.

Approved pursuant to Section 52(3) of the *Transportation Act* this 10th day of April, 2018.

THIRD READING RESCINDED this 3rd day of May, 2018.

SECOND PUBLIC HEARING HELD this 11th day of June, 2018.

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

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

ADOPTED this ____ day of _____, 2018.

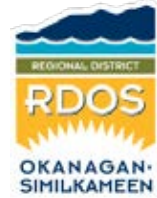
Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

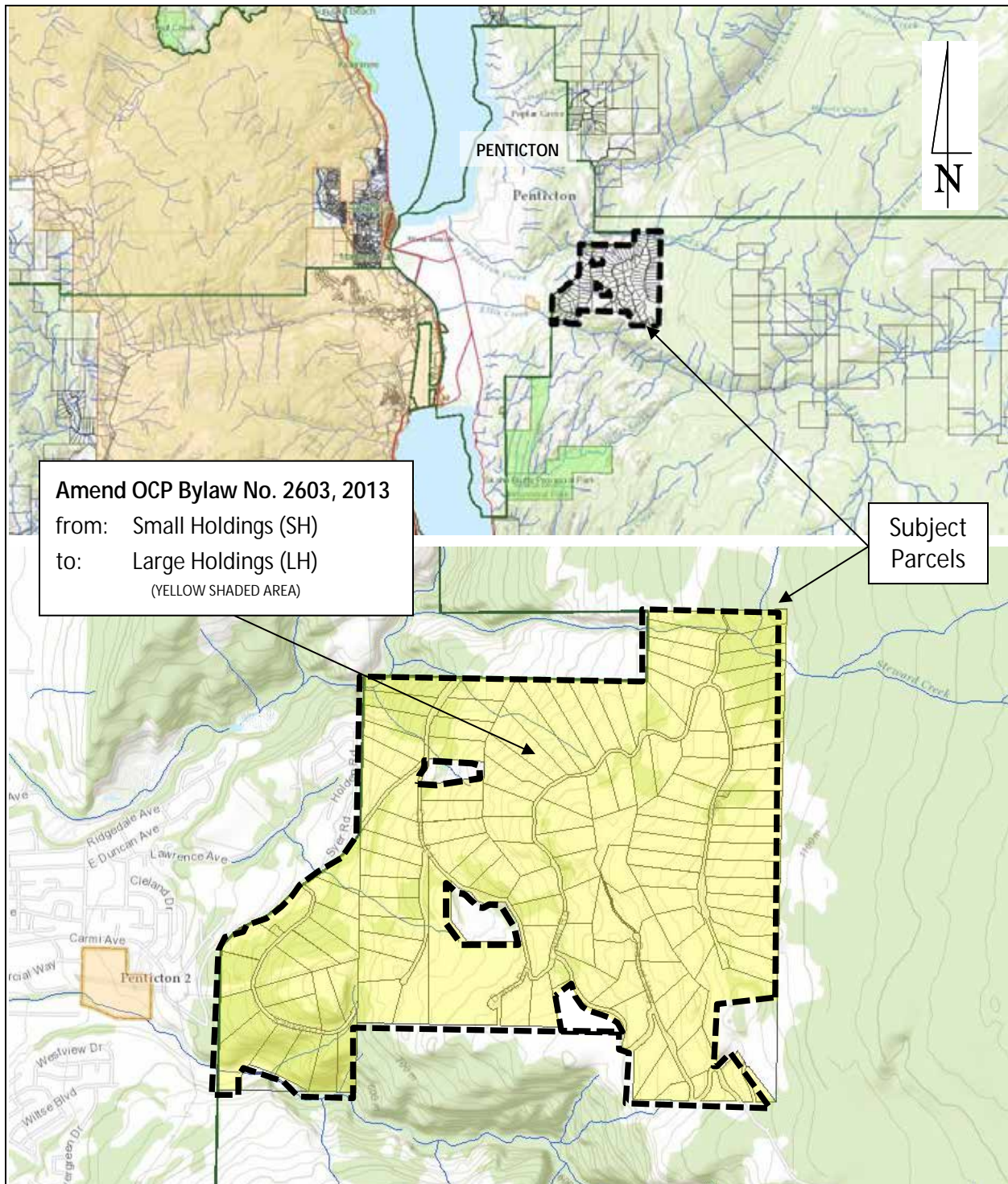
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Amendment Bylaw No. 2797, 2018

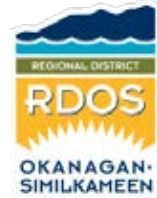
Project No: X2018.003-ZONE

Schedule 'D-101'



Regional District of Okanagan-Similkameen

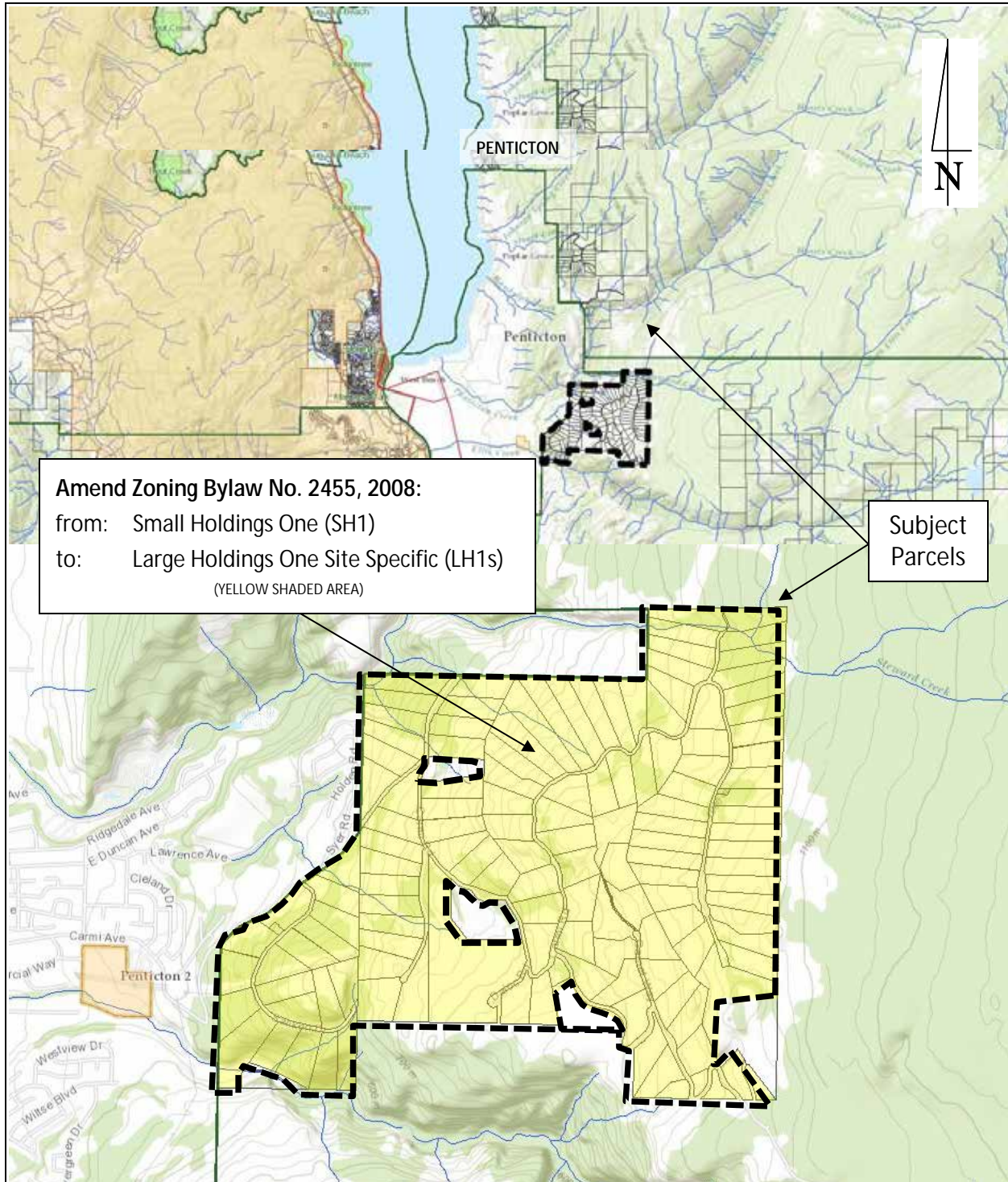
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Amendment Bylaw No. 2797, 2018

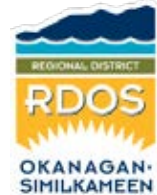
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Schedule 'D-201'



Regional District of Okanagan-Similkameen

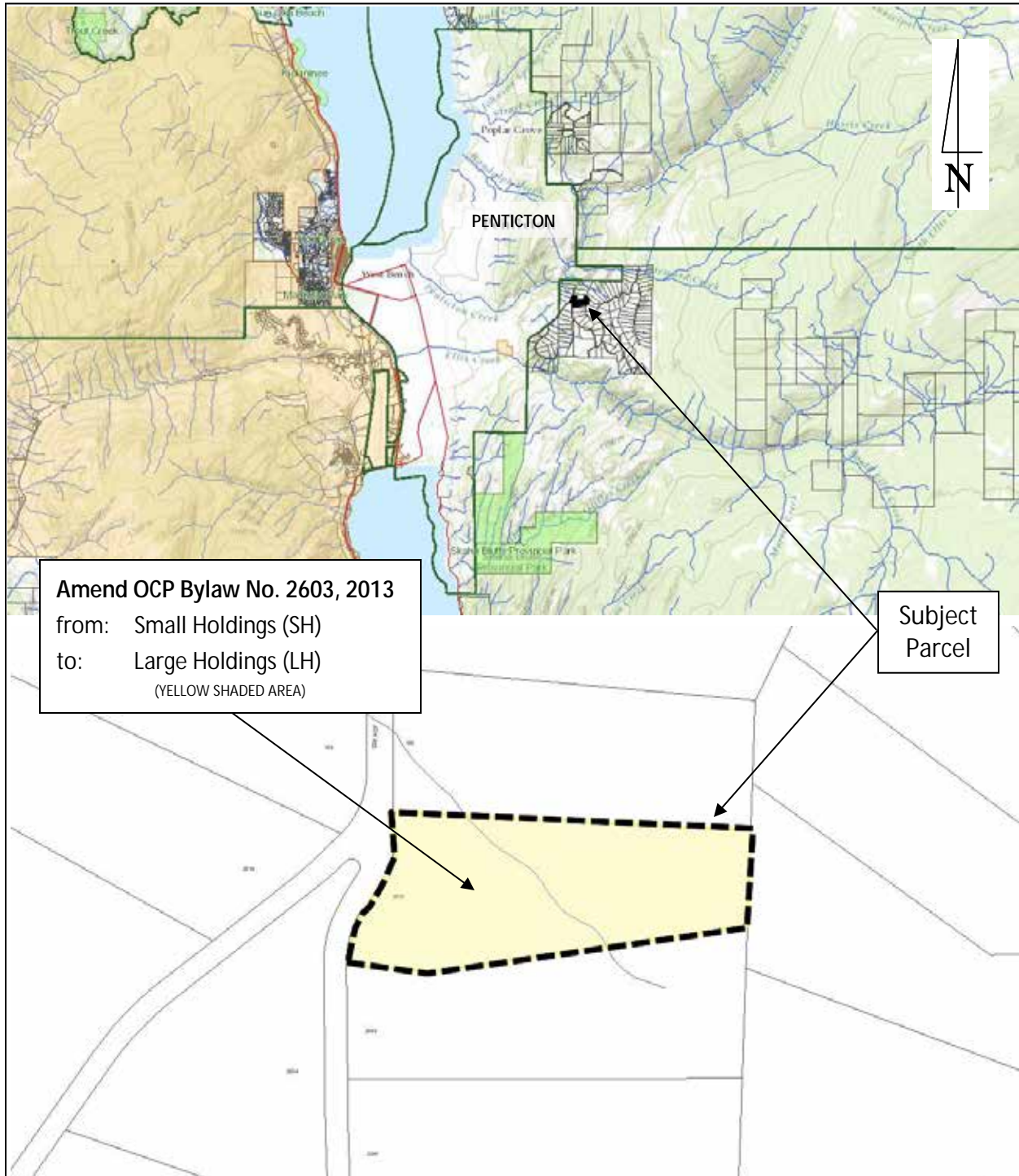
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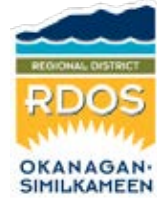
Schedule 'D-102'



Regional District of Okanagan-Similkameen

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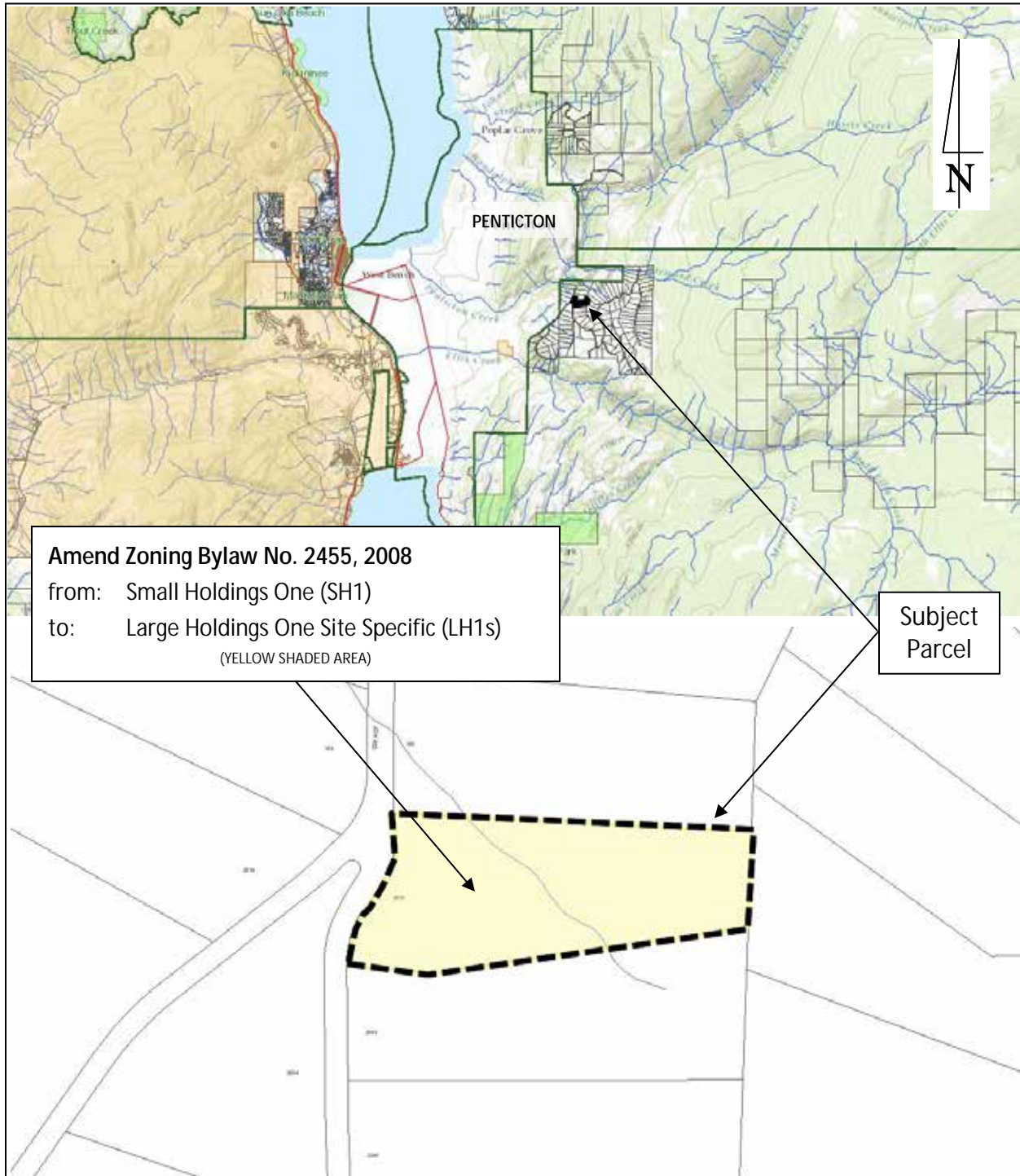
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Amendment Bylaw No. 2797, 2018

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Schedule 'D-202'



Regional District of Okanagan-Similkameen

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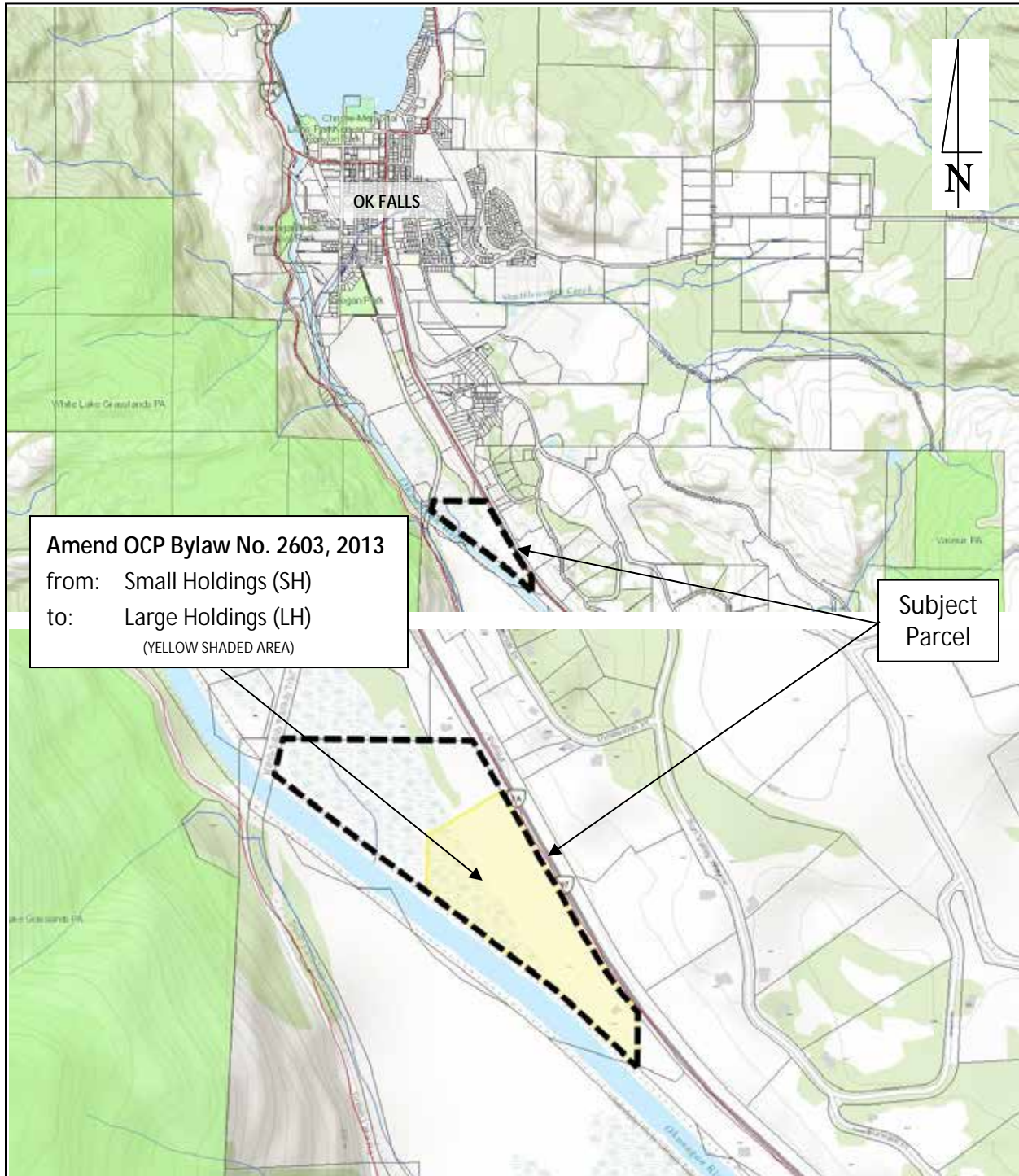
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Amendment Bylaw No. 2797, 2018

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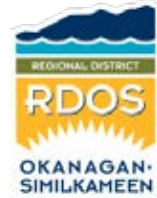
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Regional District of Okanagan-Similkameen

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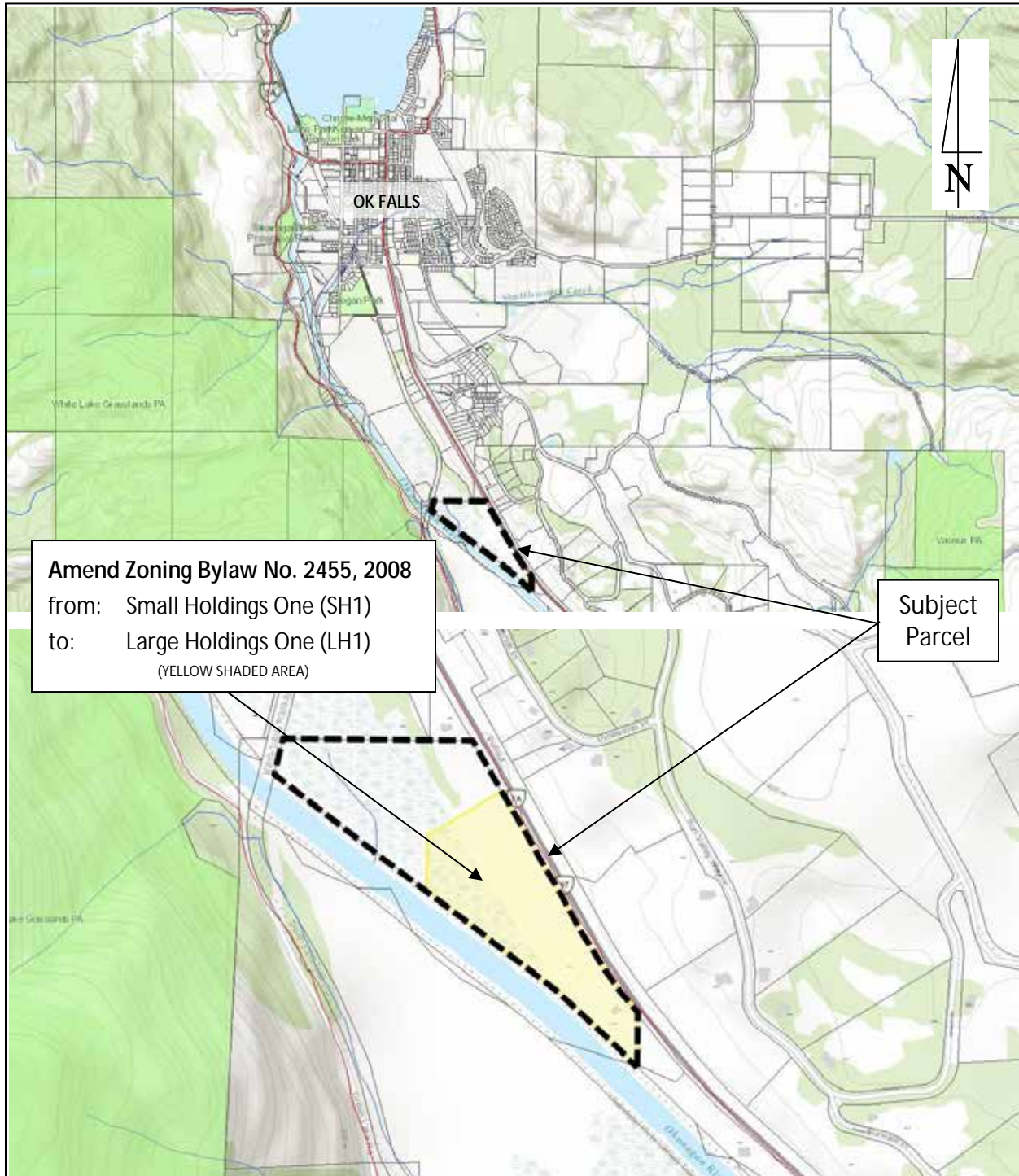
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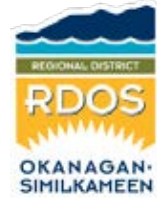
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Schedule 'D-203'



Regional District of Okanagan-Similkameen

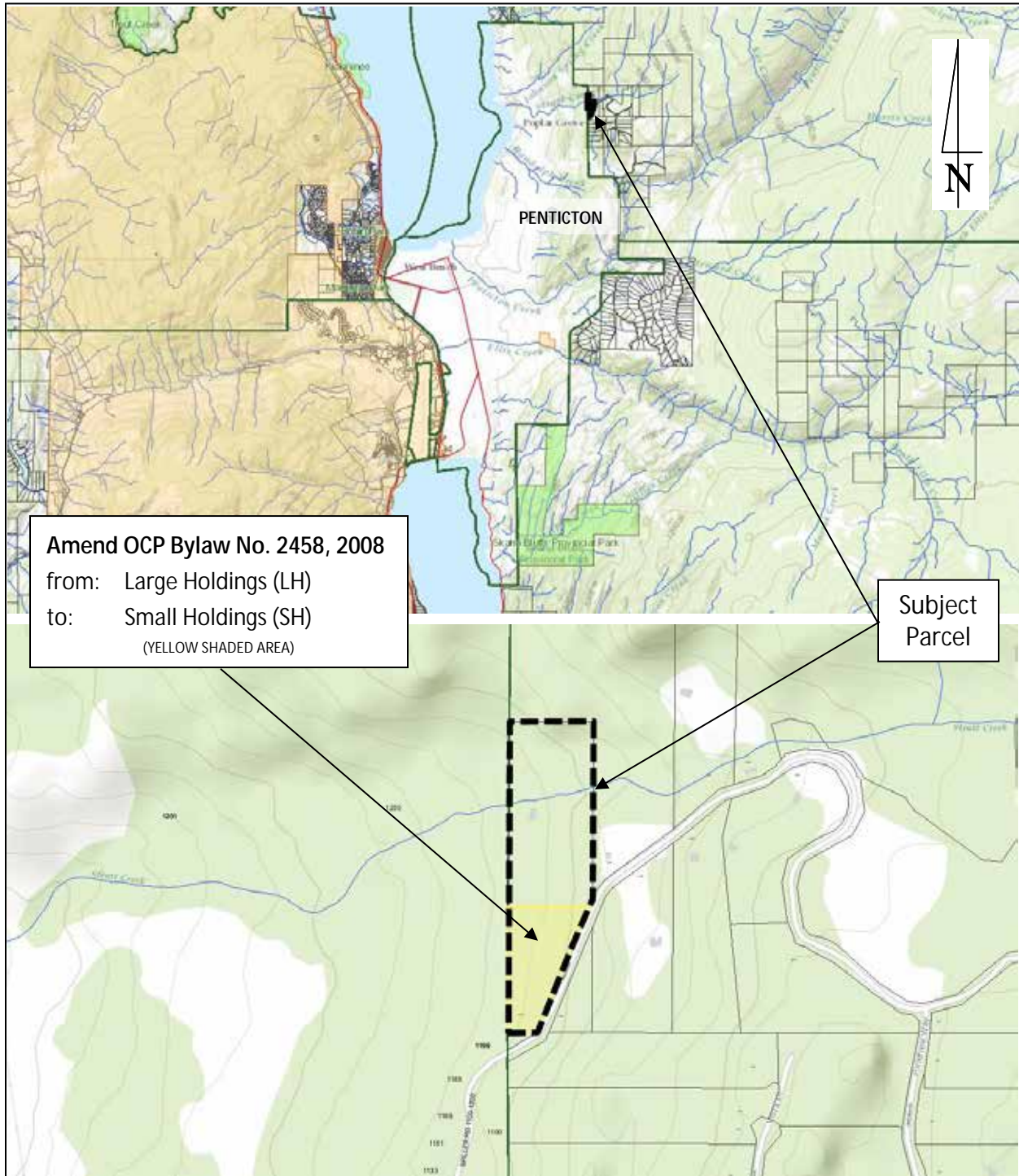
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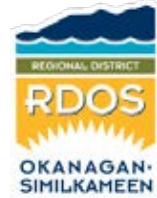
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Schedule 'E-101'



Regional District of Okanagan-Similkameen

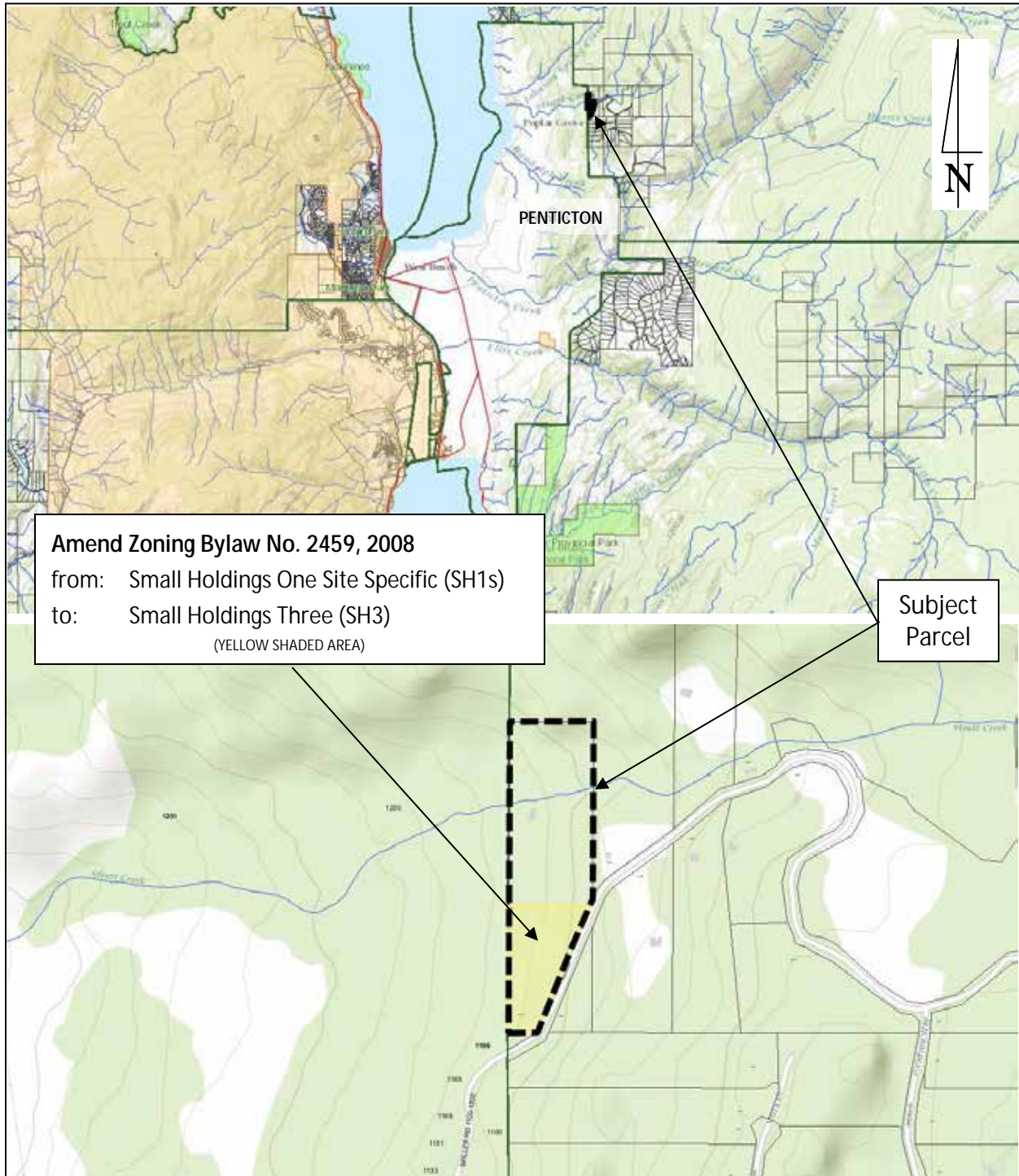
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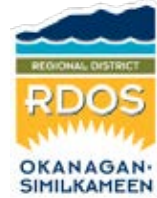
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Schedule 'E-201'



Regional District of Okanagan-Similkameen

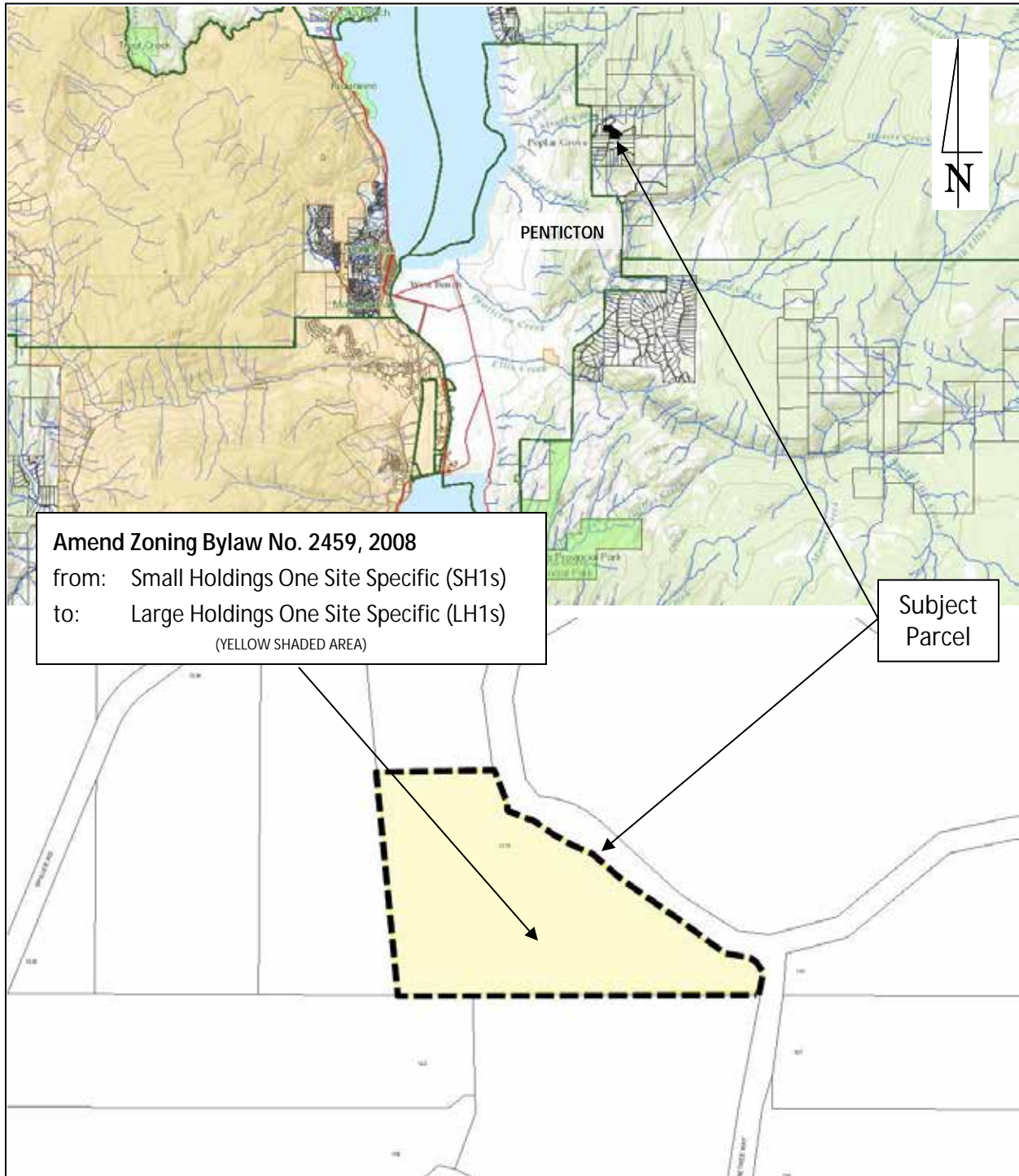
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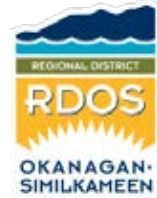
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Schedule 'E-202'



Regional District of Okanagan-Similkameen

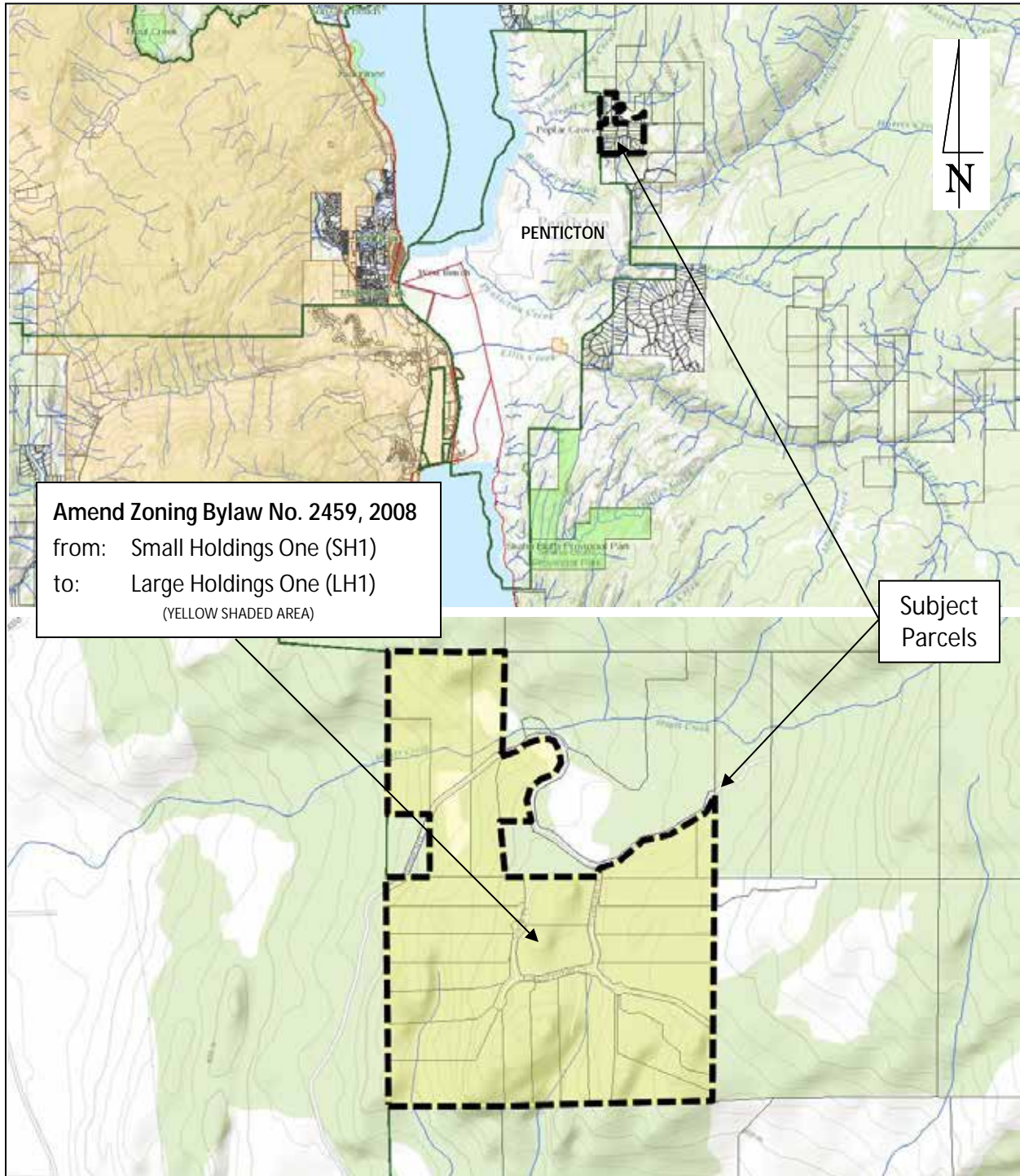
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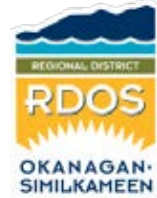
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Schedule 'E-203'



Regional District of Okanagan-Similkameen

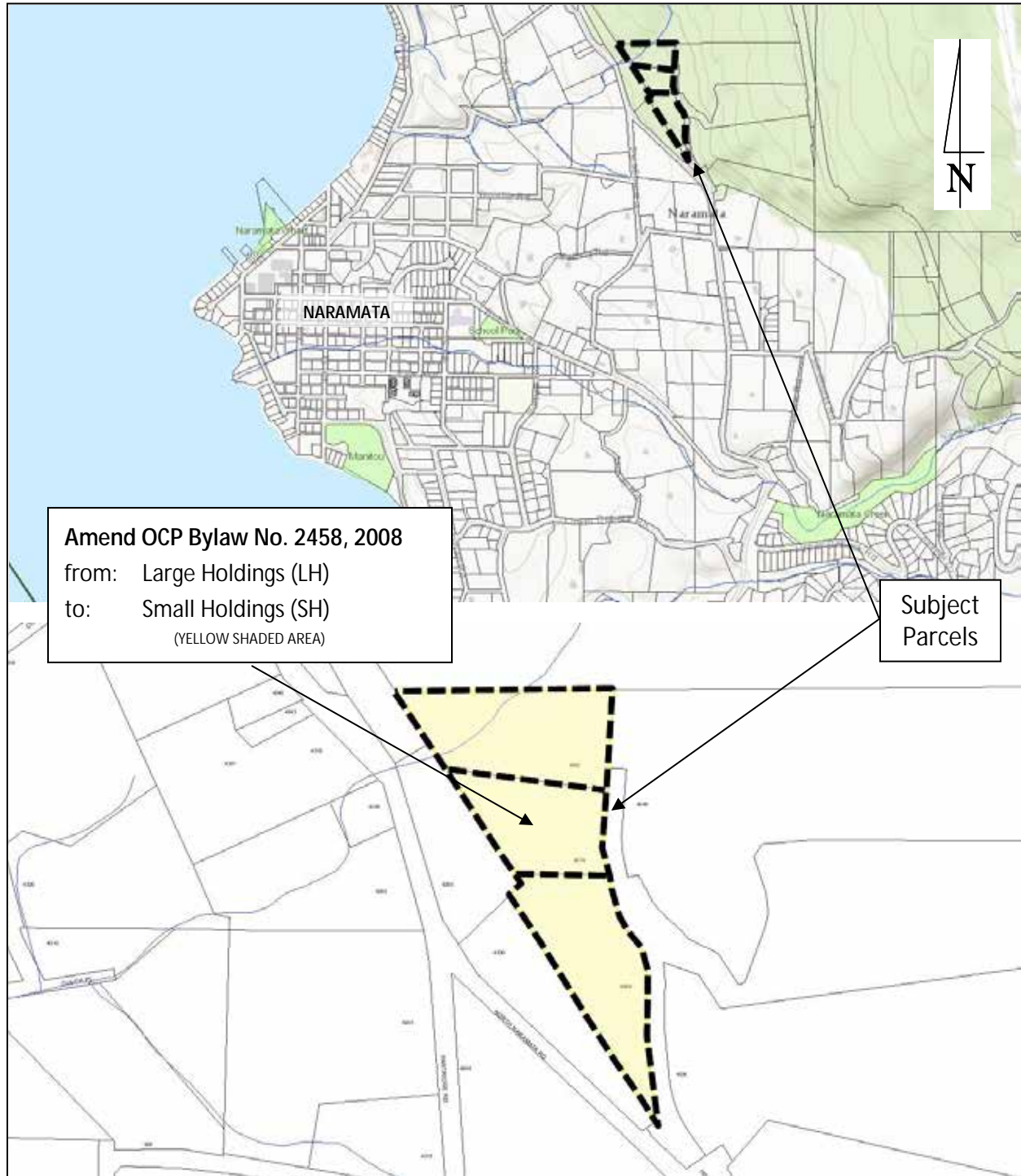
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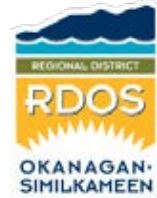
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Schedule 'E-102'



Regional District of Okanagan-Similkameen

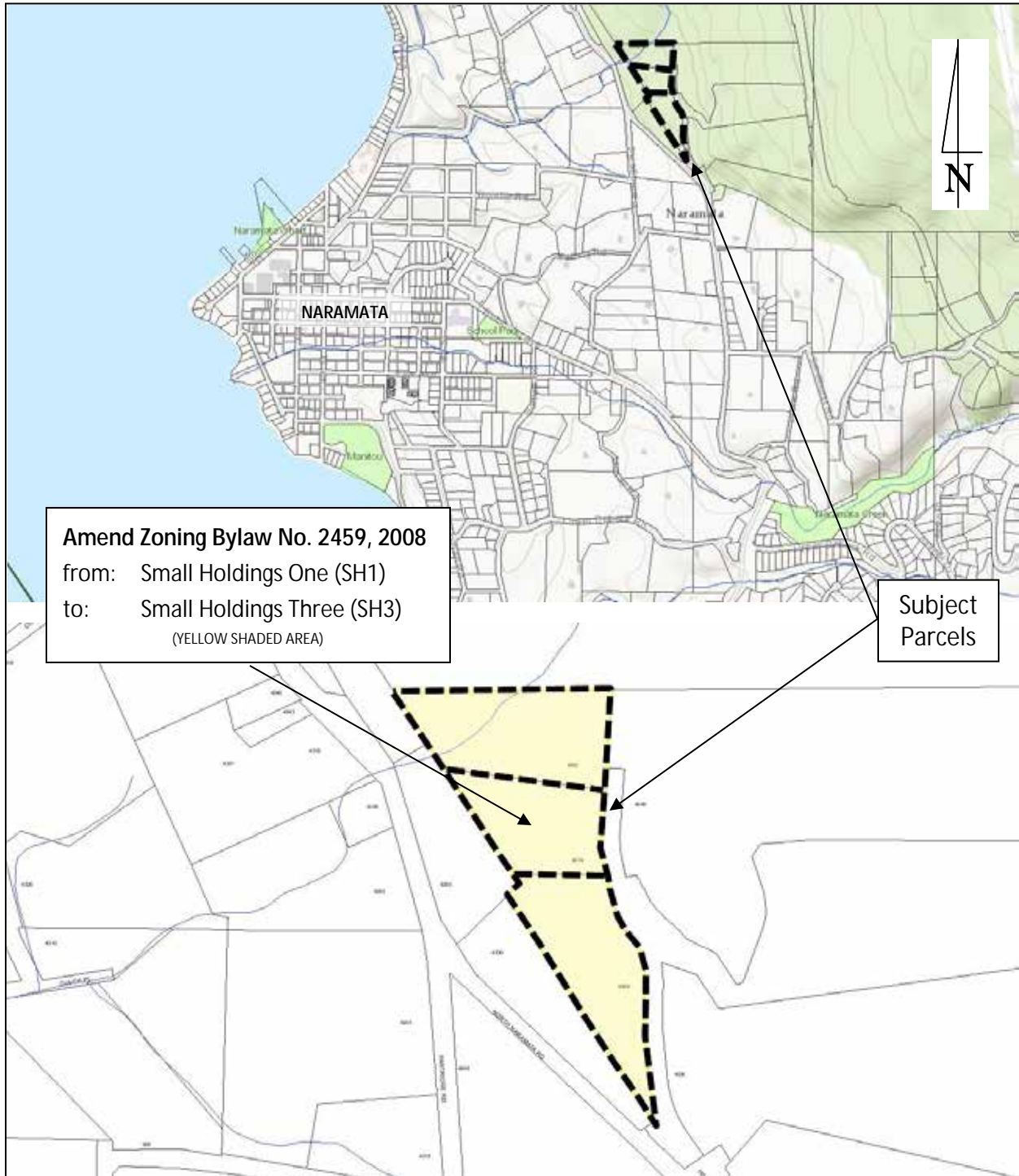
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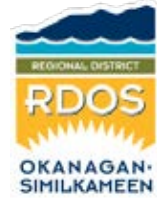
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Schedule 'E-204'



Regional District of Okanagan-Similkameen

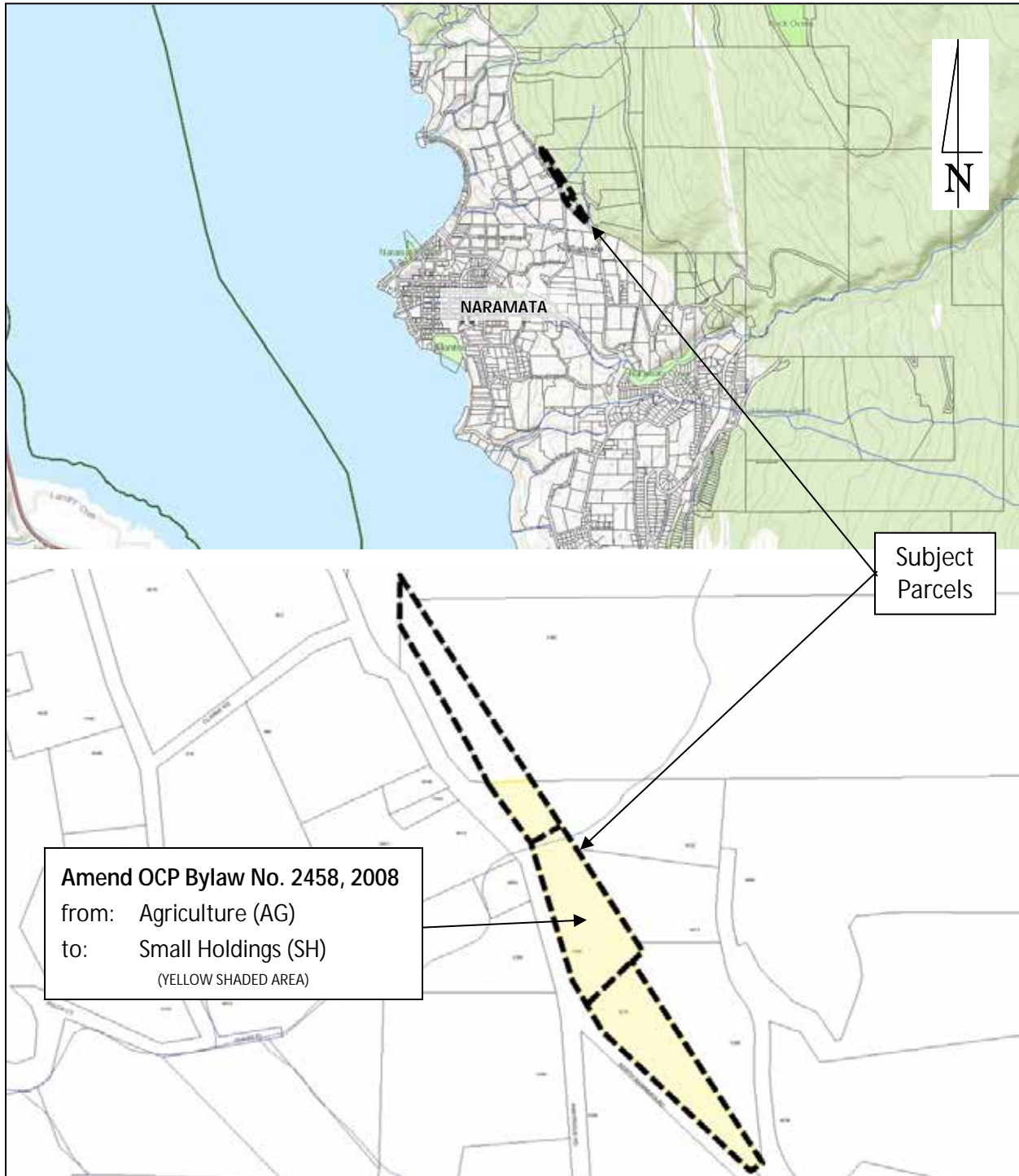
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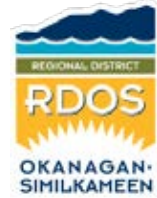
Project No: X2018.003-ZONE

Schedule 'E-103'



Regional District of Okanagan-Similkameen

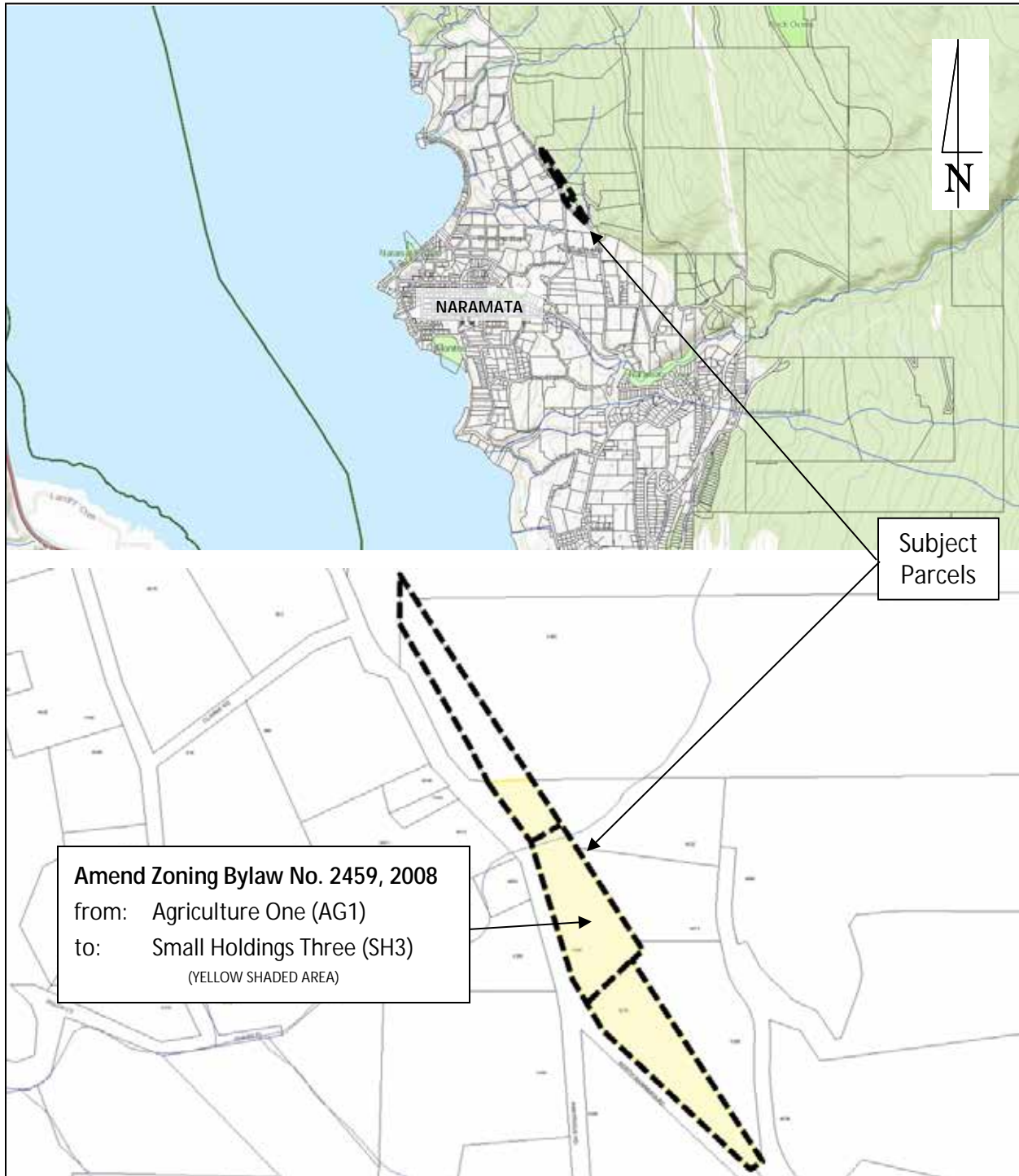
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Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-205'



Regional District of Okanagan-Similkameen

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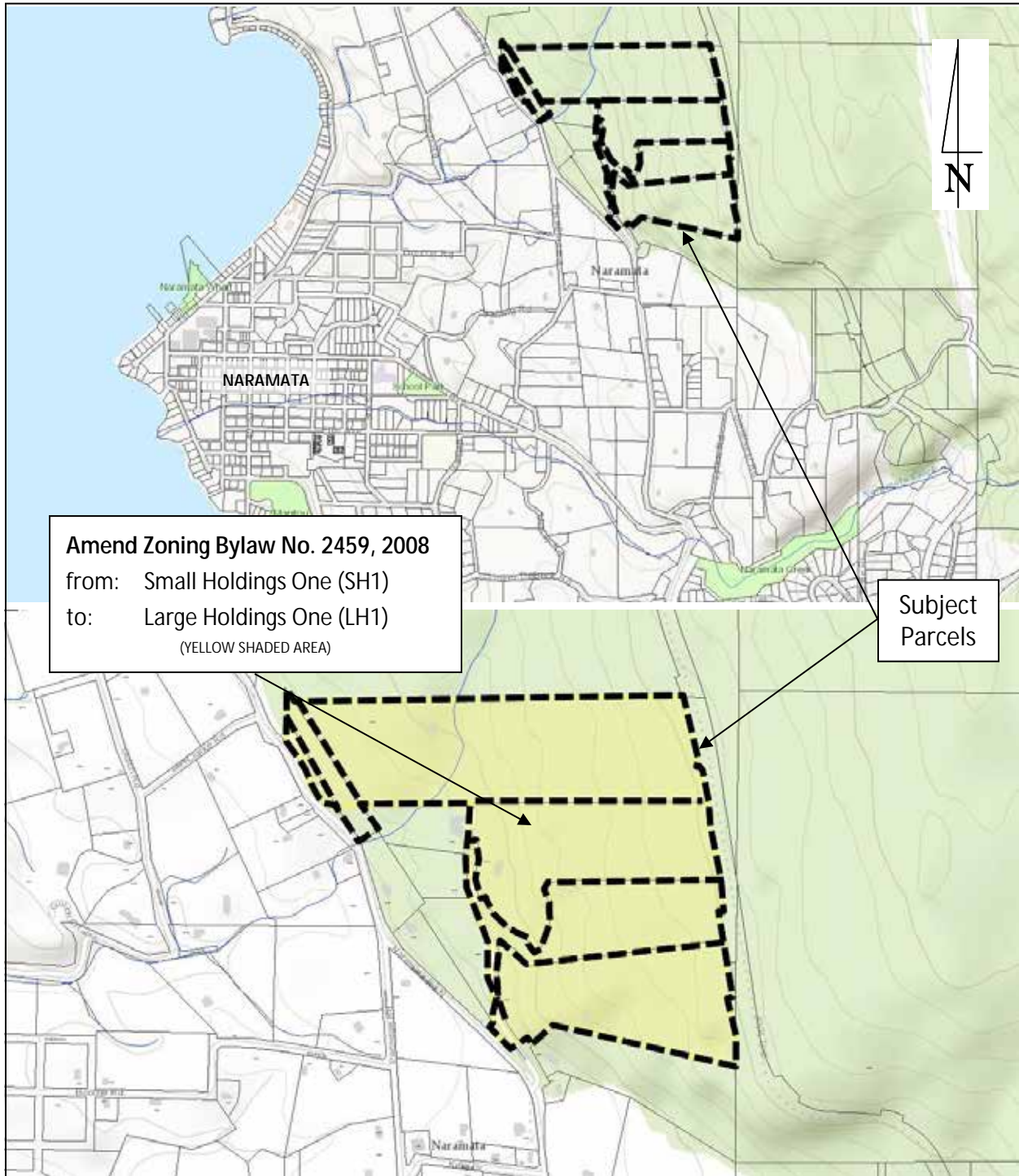
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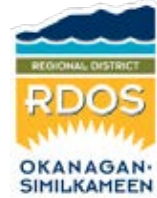
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Regional District of Okanagan-Similkameen

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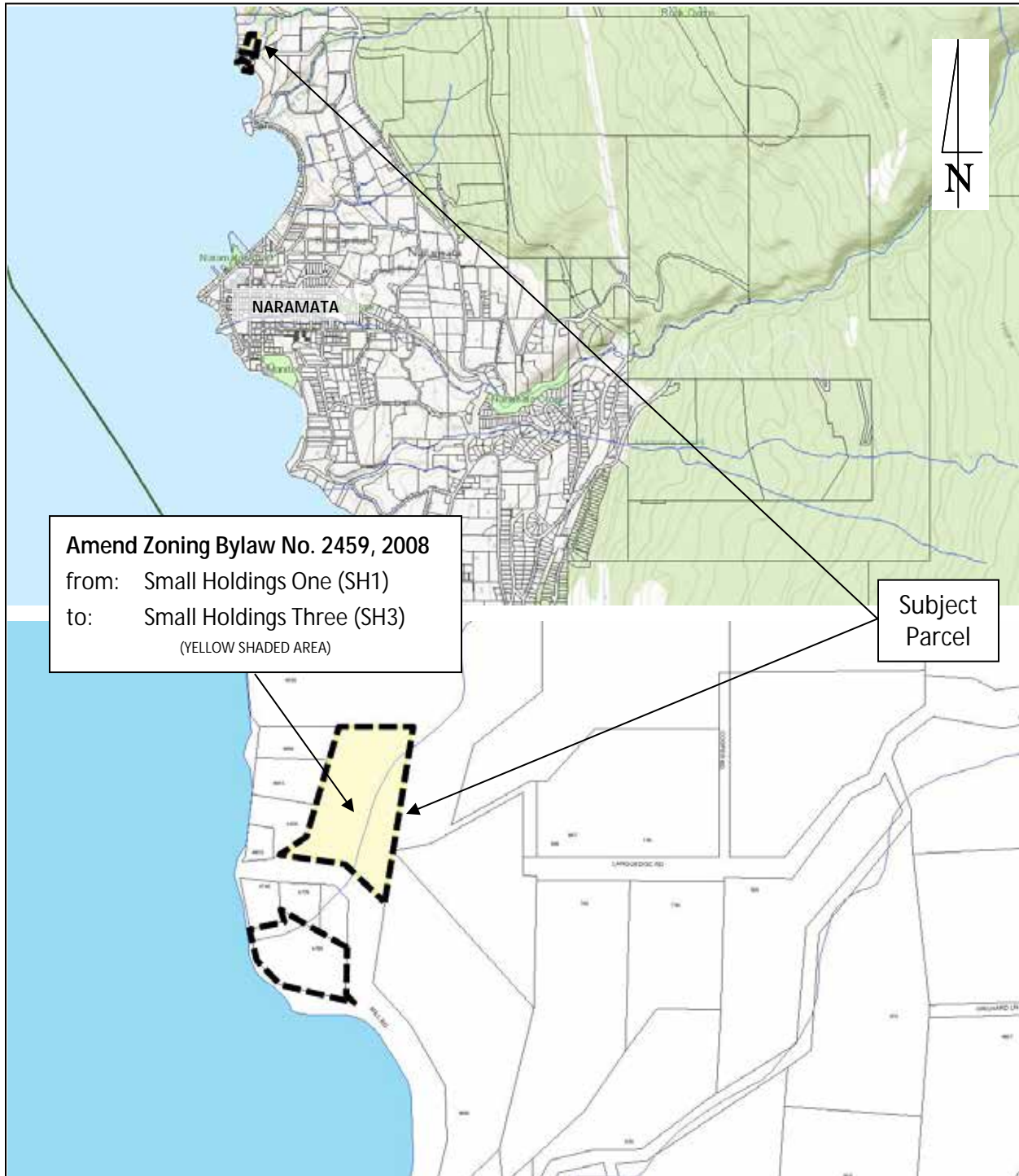
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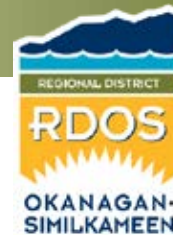


Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-207'





TO: Regional Board of Directors

FROM: Chair Tom Siddon, Electoral Area "D"

DATE: June 11, 2018

RE: Public Hearing Report on Amendment Bylaw No. 2797, 2018

Purpose of Bylaw:

The purpose of Amendment Bylaw No. 2797 is generally to delete the Small Holdings One (SH1) Zone from the Electoral Area "D-2" and "E" zoning bylaws and to amend the zoning of properties that are currently zoned SH1 under Schedule '2' of these bylaws to either Large Holdings One (LH1), Large Holdings One Site Specific (LH1s) or Small Holdings Three (SH3).

The proposed changes will necessitate a number of changes to Schedule 'B' (Official Community Plan Map) of the Electoral Area "D-2" and "E" official community plan (OCP) bylaws by amending the designation of certain properties from Small Holdings (SH) to Large Holdings (LH).

These amendments are to be applied to the:

- Electoral Area "D-2" OCP Bylaw No. 2603, 2012 & Zoning Bylaw No. 2455, 2008; and
- Electoral Area "E" OCP Bylaw No. 2458, 2008 & Zoning Bylaw No. 2459, 2008.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2797, 2018, was convened on Monday, June 11, 2018 at 7:02 p.m. at the RDOS Board Room, 101 Martin Street.

Members of the Regional District Board present were:

- Chair Tom Siddon

Members of the Regional District staff present were:

- Evelyn Riechert, Planner
- Emily Williamson, Planner

There were 13 members of the public present.

Chair Siddon called the Public Hearing to order at 7:12 p.m. at the Regional District Board Room, 101 Martin Street, Penticton, pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Bylaw No. 2797 2018

In accordance with Section 466, the time and place of the public hearing was advertised in the May 30th and June 6th editions of the Penticton Western.

Copies of reports and correspondence received related to Bylaw No. 2797, were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There were 2 written briefs submitted at the public hearing.

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

E. Riechert, outlined the proposed bylaw. Clarified this meeting is a second Public Hearing to address concerns raised at the Public Information Meeting. Noted following public feedback at the Public Information Meeting and Public Hearing, amendments to allow the use of a mobile home were removed from the bylaw amendments.

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

Kim Gartner of 2228 Carmi Rd. Did not understand the purpose of the meeting and wanted clarification on the use of a mobile home.

E. Riechert. Explained bylaw amendments are an iterative process. Mobile homes are not permitted in the current bylaw and following public feedback the public expressed that they did not want to permit mobile homes as part of the bylaw amendments.

Kim Gartner. Wants a second residence on his property and wants regulations in the bylaw to allow a second residence.

Chair Siddon. Clarified public information meeting and public hearing processes.

Kim Gartner. Wants a second house on his property for a family member. Does not understand the bylaw under consideration.

Chair Siddon. Clarified public process.

Hardi Verheyden of 2290 Carmi Rd. Discussed subdivision, size of residences, and lot servicing.

Gary Hedrick of 154 Panorama Ridge Rd. Discussed subdivision, putting a second home on a property, and understood there were environmental issues with subdivision. Wanted clarification on the previous discussion for fire service from the City of Penticton.

Chair Siddon. Stated minimum parcel sizes and parcel coverages for greenhouses.

Neda Joss of 168 Saliken Dr. Requested clarification on amendment bylaw.

Nola Beard of 113 Daloc Rd. Read her neighbour's statement (representing ARA Holdings Ltd.) and said she would email it to RDOS before the end of the Public Hearing. In support of current

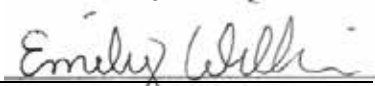
staff recommendation which is no mobile homes. From statement: a mobile home was put on a lot ARA Holdings Ltd. sold. It was put on the lot under the promise it would only be on the property while a house was being constructed. The mobile was not removed and sat on the lot for over 10 years. Lots overlooking the mobile home did not sell. A restrictive covenant was registered to restrict mobile homes but modular homes are allowed. In ARA Holdings Ltd.'s experience mobile homes result in lots that are less desirable.

John Chapman of 2211 Beaverdell Rd representing his sister, Susan Kirschmann at Beaverdell Rd, Heather Cooper of 2230 Beaverdell Rd, and ARA Holdings Ltd. Stated he is a shareholder of ARA Holdings Ltd. Stated that the mobile home had a negative impact on lots selling. In support of mobile homes not being allowed.

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

Chair Siddon asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at 7:53 p.m.

Recorded by:



Emily Williamson
Recording Secretary

Confirmed:



Evelyn Riechert
Planner

Confirmed:

Tom Siddon

Tom Siddon
Chair



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.: D2018.003-ZONE

FROM: Name: KARL AND ANGELA PRAMBERGER
(please print)

Street Address: .

RE: Amendment Bylaw No. 2797 — Small Holdings One (SH1) Zone Review

My comments / concerns are:

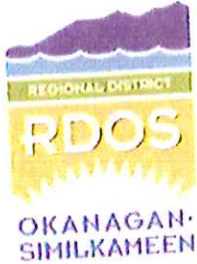
- I do support the Amendment Bylaw No. 2797.
- I do support the Amendment Bylaw No. 2797, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2797.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 3rd reading of Amendment Bylaw No. 2797.

We object to the inclusion of "mobile Homes" in the proposed Large Holdings One Site Specific (LH1S) zone,
we also object to the proposed Maximum Height of 10.0 metres for accessory buildings and structures

Feedback Forms must be completed and returned to the Regional District prior to the close of the 2nd Public Hearing (date to be determined)

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Feedback Form

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

TO: Regional District of Okanagan Similkameen

FILE NO.: D2018.003-ZONE

FROM: Name: Dr. Alex Juhasz, Ms. Geraldine Shockey
(please print)

Street Address: _____

RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review

My comments / concerns are:

- I do support the Amendment Bylaw No. 2797.
- I do support the Amendment Bylaw No. 2797, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2797.

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Please see attached sheet.

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by Friday June 1, 2018

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Harmonizing bylaws is a reasonable undertaking to improve the functioning of the RDOS. However, governing all Districts with the same bylaws as if all regions are the same when they are not, an across-the board-harmonization may not be practical nor appropriate. Upper Carmi is unique because of the scarcity of groundwater, lack of infrastructure, lack of fire protection, extreme fire hazards, the independent nature of the residents, the variable topography and the wide range of sensitive ecosystems. Together, these characteristics make Upper Carmi unique, distinguishing it from the other Districts comprising the RDOS. Therefore, it is reasonable and appropriate to have some differences in the bylaws governing land-use in Upper Carmi from other Districts.

With respect to Amendment Bylaw No. 2797, we have concerns regarding 1) the allowance of mobile homes as a dwelling, and 2) the maximum height of 10 m for an accessory building under the proposed LH1S zone for Upper Carmi.

In general, according to the Real Estate Industry, mobile homes diminish market values of surrounding properties/homes and appeal of a neighbourhood. These undesirable consequences underpin our main concern with the proposed LH1S zoning. We DO NOT want the market values, both financial and attractiveness to future buyers, of our properties (and other Upper Carmi lot owners) to be diminished, as would be virtually guaranteed by this part of LH1S zone proposal if approved. Instead, we want the market values and appeal of the Upper Carmi homes and lots to be enhanced by allowing only a single detached dwelling per lot.

We understand that the local mobile home industry has lobbied The City of Penticton who in turn is influencing the RDOS to permit mobile homes in Upper Carmi via the Proposed LH1S zone¹. Some consider those actions discourteous -- by not directly informing and consulting the D2 residents of their intentions -- and has engendered the perception that the industry is taking advantage of the harmonization process to increase their profits while clearly disregarding the negative impacts to D2 property owners. If this provision IS NOT removed from the Proposed LH1S Zone, all landowners of Upper Carmi will be effectively subsidizing the local mobile home industry at the expense of their investments. This is categorically not reasonable, not appropriate and not acceptable. We DO NOT agree that our (nor any Upper Carmi landowners') investments (*i.e.* in our home and lots) should be jeopardized in any way in order to effectively subsidize the profits of the local mobile home industry.

We understand that there is a housing shortage (rental and non-rental²) in Penticton (as well as cities and communities in BC) and that the RDOS and The City work together to solve broad community issues. However, the partial solution of this issue should not come at the expense of any D2 landowner; in this case, by endangering the investments (*i.e.* the values of our homes and lots) of current (as well as future) residents of Upper Carmi.

We feel that the 5.5 m maximum height of an accessory building fits in better with the topography and plant communities of Upper Carmi. Two buildings on one lot, both with maximum heights of 10 m would disrupt the natural feel and contours of the landscape.

In summary, we disagree with the following: 1) mobile homes being an allowable dwelling per lot; and 2) the 10 m maximum height of an accessory building.

We asked The Board to consider NOT including these elements in the final version of the LH1S zone.

We prefer the following: 1) one single detached dwelling per lot; and 2) the 5.5 m maximum height for an accessory building.

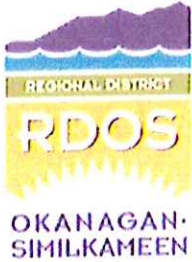
Respectfully,

Alex Juhasz, PhD, DVM, OLY and Ms Geraldine Shockey
Owners of lots located at

¹ According to Mr. Christopher Garrish, June 23, 2018 Information meeting.

² According to the City of Penticton and the Penticton & Wine Country Chamber of Commerce, June 1, 2018.





Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: D2018.003-ZONE

FROM: Name: Garry & Robyne Hedrick
(please print)

Street Address: _____

RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review

RECEIVED
Regional District

JUN - 1 2018

101 Marlin Street

Penticton BC V2A 5J9

My comments / concerns are:

- I do support the Amendment Bylaw No. 2797.
- I do support the Amendment Bylaw No. 2797, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2797.

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There are 25 properties still wanting to be able to subdivide our properties up here. Changing our zoning is only helping RDOS not the people of upper Carmi. I have spoken to Ben Johnson (City planner) He is waiting for Mitch Mozic to return from holidays, so they can discuss our dilemma. What is the hurry in rezoning now. We spoke with Karla Kozakevich at your April 5th RDOS meeting. She listened to our concerns and thought maybe we could be seperated from Upper Carmi (above race track) As they want large holdings & we do not. We should be given more time.

Feedback Forms must be completed and returned to the Regional District
by Friday June 1, 2018

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Regional District of Okanagan Similkameen

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

OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.003-ZONE

FROM: Name: Paul and Michele Stewart
(please print)

Street Address: _____

RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review

My comments / concerns are:

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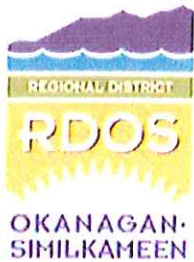
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Regional District
JUN - 1 2018
Martin Street
Penticton BC V2A 5J9

Written submissions received from this information meeting will be considered by the Regional District Board prior to 3rd reading of Amendment Bylaw No. 2797.

Our property borders the city of Penticton.
We would like the ability to subdivide our
property, perhaps into several lots.
This ammendment doesn't help!!

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TO: Regional District of Okanagan Similkameen FILE NO.: D2018.003-ZONE

FROM: Name: Nick Harris
(please print)

Street Address:



RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review

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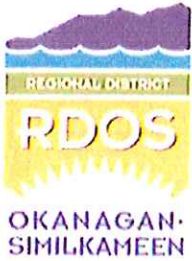
I want it to go into ~~250~~ 2500 Properties.
Want it to stay SH, not LHL.

Water. no issue
fire. no issue
electricity no problem

Why not let people build 1-2 ~~unit~~ houses
just maximum of 4000m²

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

TO: Regional District of Okanagan Similkameen

FILE NO.: D2018.003-ZONE

FROM: Name:

PAT &
HARDY VERHEYDEN

(please print)

Street Address:

RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review

My comments / concerns are:

- I do support the Amendment Bylaw No. 2797.
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- I do not support the Amendment Bylaw No. 2797.

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MODULAR OK BUT NOT MOBILE AS MAIN RESIDENCE

WOULD LIKE CARRIAGE HOUSE TO BE ALLOWED

CERTAIN PROPERTIES WITH EASY ACCESS TO HAVE TWO HOUSES ON PROPERTY BE ALLOWED TO SUBDIVIDE INTO TWO 5 ACRE PROPERTIES.

Feedback Forms must be completed and returned to the Regional District
by Friday June 1, 2018

M



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Regional District of Okanagan Similkameen
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Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.003-ZONE

FROM: Name: GD FEARNIS
(please print)

Street Address:

RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review V0511/2

My comments / concerns are:

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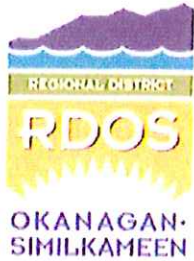
MY OPINION

- NO MOBILE HOMES

- THE REGIONAL DISTRICT SHOULD ENCOURAGE THE CITY OF PENTICTON TO EXPAND TO UPPER CARMIC RATHER THAN FURTHER OUTLYING AREAS DUE TO THE PROXIMITY OF CITY FACILITIES. (OTHERWISE WE WILL HAVE THE SAME SITUATION AS OTHER COMMUNITIES - TOTALLY UNAFFORDABLE HOUSING.)

MAINTAIN MAX. HEIGHT AT 5.5 METERS

Feedback Forms must be completed and returned to the Regional District by Friday June 1, 2018



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

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.003-ZONE

FROM: Name: KARL PRAMBERGER
(please print)

Street Address:

VE

RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review

My comments / concerns are:

- I do support the Amendment Bylaw No. 2797.
- I do support the Amendment Bylaw No. 2797, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2797.

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Please note: I am definitely opposed to a proposed change to allow mobile homes.

I am also opposed to permit a maximum building height of 10.0 meters for accessory buildings.

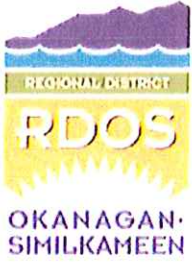
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MAY 30 2018

101 Martin Street
Penticton BC V2A 5J9

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.003-ZONE

FROM: Name: ANGELA PRAMBERGER
(please print)

Street Address: _____

RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review

My comments / concerns are:

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no mobile homes should be allowed in Upper Carmi
under any circumstances!

- I am opposed to allowing a maximum
building height of 10.0 meters for accessory
building

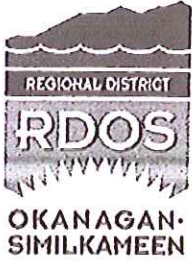
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Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen

FILE NO.: D2018.003-ZONE

FROM: Name:

Johanna de la Motte

(please print)

Street Address:

RE: Amendment Bylaw No. 2797 — Small Holdings One (SH1) Zone Review

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- I do not support the Amendment Bylaw No. 2797.

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I do not support having mobile homes in the area, as I feel they decrease property values.

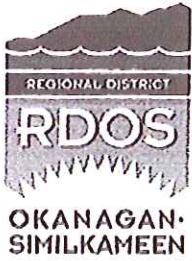
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101 Martin Street
Penticton BC V2A 5J9

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.003-ZONE

FROM: Name: Dean de La Mothe
(please print)

Street Address: _____

RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review

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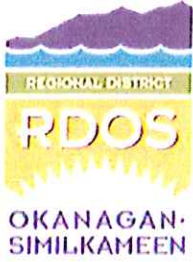
Permanent Residences with approved building permits more closely represent the character of the area and long term visions. The area is now better characterized as large lot subdivision as opposed to rural. Mobil homes should no longer be allowed as a residence option in the area.

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Regional District
JUN 1 2018

Feedback Forms must be completed and returned to the Regional District
by Friday June 1, 2018

101 Martin Street
Penticton BC V2A 5J9





Feedback Form

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.003-ZONE

FROM: Name: Nola Beard
(please print)

Street Address: _____

RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review

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Chris - I will resubmit my comments that I emailed to you against mobile homes.

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by Friday June 1, 2018



Lauri Feindell

From: Christopher Garrish
Sent: June 6, 2018 10:38 AM
To: Lauri Feindell
Subject: FW: Petition re. modular and mobile homes
Attachments: Petition - Modular and Mobile homes.pdf

Attached for EDM!

From: Nola Beard
Sent: June 2, 2018 12:06 AM
To: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: Petition re. modular and mobile homes

Hello Chris,

Re. SH1-to-LH1 zoning in D2, attached is a petition from the named Upper Carmi owners against allowing mobile homes. However, the signees do support modular homes.

Thank you and regards,
Nola Beard



6/1/2018

Petition:

Permit modular homes, not mobile homes, in Upper Carmi



Target:

RDOS Board

Website:

www.rdos.bc.ca (<http://www.rdos.bc.ca/departments/development-services/planning/strategic-projects/small-holdings-one-sh1-review/>)

We DO support allowing A277 MODULAR homes in Upper Carmi, as shown on page 5, here:

http://www.rdosmaps.bc.ca/min_bylaws/contract_reports/CorpBd/2016/20160602AgendaPackage.pdf

We do NOT support allowing Z240 MOBILE homes in Upper Carmi.

We ask that RDOS ALLOW modular homes, and DISALLOW mobile homes, to introduce a new housing option while respecting the investment that existing residents have made. We understand and respect that existing, grandfathered mobile homes will be unaffected.

To date, a portion of Upper Carmi property values has been the aesthetic appeal of the homes, often within sight of neighbours and along the road, without mobile homes detracting from that. And, the zoning assured it. A change in this zoning will predictably reduce property values.

Allowing MODULAR homes would open a new local market for City of Penticton prefabricated home manufacturers. The City of Penticton already benefits from mobile home manufacturing employment and the markets it has long served. The residents of Upper Carmi should not be asked, nor expected to, bear the cost of permitting MOBILE homes to subsidize the mobile industry at the expense of their individual property values.

6/1/2018

Petition · Permit modular homes, not mobile homes, in Upper Carmi

MODULAR home styles are typically consistent with the Upper Carmi neighbourhood character, and the majority of Upper Carmi homes: they are uniquely designed, from small to large, modest to impressive, various finishes and styles, and aesthetically appealing. Modular homes would enhance the neighbourhood, its appeal and property values.

MOBILE homes do the opposite. Developers never plan housing developments to include mobile homes because there is a widely- and strongly-held view by the real estate market that mobile homes are less attractive, undesirable, and often less well cared for. As such, they predictably detract from property values as a prospective owner's investment is less well protected where zoning permits them. Unfortunately, this is true even if the mobile homes are well maintained. When they or any other home type are not well maintained, RDOS lacks sufficient bylaws and/or enforcement to remedy the situations.

In the 2016-06-02 RDOS Board meeting notes, it was incorrectly stated that on acreages, mobile homes are less likely to be visible to and therefore affect neighbours. The 1994 fire left the Upper Carmi hillsides bare with wide sightlines that still exist in many places. While possible, it is unlikely that an owners would put in long, expensive driveways to place mobile homes beyond sight of the road and neighbours given the relative cost of the home.

Modular housing introduces yet another cost-effective housing option that delivers well-designed homes with long-term, modern energy efficiency in a full range of sizes, inclusive of those with modest budgets. Note, however, that all new housing in Upper Carmi requires the significant costs of septic systems and water. The cost to drill and equip a well in the area recently was \$30,000.

Our request addresses housing options, affordability, neighbourhood consistency, and protection for the investments that not just one or two, but many people have made in Upper Carmi.

We ask that the RDOS Board,

- 1) ALLOW A277 modular homes to encourage attractive, varied, quality homes that enhance the Upper Carmi neighbourhood and introduce a new housing option. The City of Pelicton stands to benefit from employment should manufacturers choose to supply this new market.
- 2) DO NOT allow Z240 mobile homes, to protect Upper Carmi neighbourhood appeal and property values.

Permit modular homes, not mobile homes, in Upper Carmi

These signatures represent sixteen (16) lots in Upper Carmi. Some signees own multiple lots.

#	Title	Name	Town/City	S/C/P	Date
1	Mrs	Marian Bridson	Penticton	Bc Canada	May 29, 2018
2	ms	dana johnsen	Penticton	British Columbia	May 29, 2018
3	Mrs	Nola Beard	BC	Penticton	May 29, 2018
4	MR MRS Clubine	Charles & Gwen Clubine	Penticton RDOS Area D	BC	May 30, 2018
5		Lesley Chapman	Penticton	BC	May 31, 2018
6		Lesley Chapman	Penticton	BC	May 31, 2018
7	Mrs	Susan Kirschmann	Naramata	BC	May 31, 2018
8	Mrs M K Chapman	Mary Kathleen Chapman	Penticton	British Columbia	Jun 01, 2018
9	Mr	John Chapman	Penticton	BC	Jun 01, 2018
10	Mrs	Heather Cooper	Penticton	BC	Jun 01, 2018



Signee comments

Petition signer's comment

The area has evolved into a more upscale neighborhood, with this trend likely to continue. Mobile homes tend to cheapen the look of a neighborhood. An exception could be made for a property owner living on site while building for say 3 years.

– Commented by *dsvajohnsen*

Petition signer's comment

Agree to modular but NOT mobile homes.

– Commented by *Anonymous*

Petition signer's comment

I completely agree and have submitted similar wording to the RDOS. Modular homes yes. Mobile homes NO!

– Commented by *Anonymous*

Petition signer's comment

I strongly oppose mobile homes being allowed in Upper Carmi. I am a shareholder of ARA Holding Ltd which owns several lots that this proposed bylaw change affects. Therefore this change would impact our investment substantially. Modular homes are acceptable.

– Commented by *Anonymous*

Petition signer's comment

We currently own 16.56 acres on Carmi road. We would like the option to build a modular home on the property for our children to also live on the property. Modular has far more aesthetic appeal.

– Commented by *Mitch E. Davis*

Petition signer's comment

I am a shareholder of ARA Holdings Ltd which still owns 10 lots in Upper Carmi/Garnet Way. Therefore we should have 10 votes. We do not want mobile homes bringing down the value of our lots or lots that have been sold to buyers.

– Commented by *Anonymous*

Petition signer's comment

As a shareholder of ARA Holdings Ltd, which owns several lots in this area, I support this petition to permit modular homes but not mobile homes in the upper Carmi area. ARA already has a statutory building scheme on its lots that does not permit mobile homes; we support those who want to have this restriction on the whole area.

– Commented by *Anonymous*

Petition signer's comment

We do not agree to having mobile homes in the upper Carmi area. They would devalue the price of our home. The price of a lot \$300,000 plus the house \$1,000,000.

– Commented by *Charles & Gwen Clabine*

Petition signer's comment

I am very much in favor of modular, but not mobile, homes.

– Commented by *Neta Beard*





Feedback Form

Regional District of Okanagan Similkameen

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

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

OKANAGAN
SIMILKAMEEN

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.003-ZONE

FROM: Name: Ronald Hayman

Street Address: _____

RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review

My comments / concerns are:

- I do support the Amendment Bylaw No. 2797.
- I do support the Amendment Bylaw No. 2797, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2797.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 3rd reading of Amendment Bylaw No. 2797.

I do not support mobile homes as an option for primary residence in UPPER CARTER. Therefore this provision should be struck from the Bylaws.

Feedback Forms must be completed and returned to the Regional District
by Friday June 1, 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.: D2018.003-ZONE

FROM: Name: Neda Tass

(please print)

Street Address: _____

RE: Amendment Bylaw No. 2797 – Small Holdings One (SH1) Zone Review

My comments / concerns are:

- I do support the Amendment Bylaw No. 2797.
- I do support the Amendment Bylaw No. 2797, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2797.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 3rd reading of Amendment Bylaw No. 2797.

I do not support mobile homes as an option for primary residence in Upper Okanagan. Therefore this provision should be struck from the Bylaws

RECEIVED
Regional District

JUN 1 2018

Feedback Forms must be completed and returned to the Regional District
by Friday June 1, 2018

Lauri Feindell

To: Christopher Garrish
Subject: RE: X2018.003-Zone

From: Urs Härrri
Sent: April 19, 2018 1:22 AM
To: Christopher Garrish <cgarrish@rdos.bc.ca>
Cc: Nick Harri
Subject: AW:
Importance: High

Hi Chris,

Thank you for your feedback. Yes I would like to come back to you in June. We really "don't want" to have a LH1 Zoning in the lower Carmi area, according to my experience it really doesn't make sense to work with just one zoning in the hole area (too closed to town, especially Sendero Canyon) where for example the wildlife stock is way different to the one up on a hight of 1000 m.a.s.l., water and sewer system is closer etc. I checked all the feedbacks you got from all our neighbours as well and it's easy to understand that these people have different interests as well. When people are living in an area/habitat there is always an impact on the environment and on wildlife stock. And it makes sure sense that this is controlled. But to avoid new and appropriate settlements in an existing building area is not always the best opportunity. And the strict change from SH1 to LH1 would exactly have this effect (see draft, min. parcel size of 4ha) regardless the future logical and reasonable development in this area.

Could you please tell me, if the next meeting regarding this zoning changes takes place today or in May. Thank you for your feedback. My son is in Penticton (he was talking to neighbours in our area and got there feedback as well) and would like to join the meeting.

Thank you for your support and see you in June

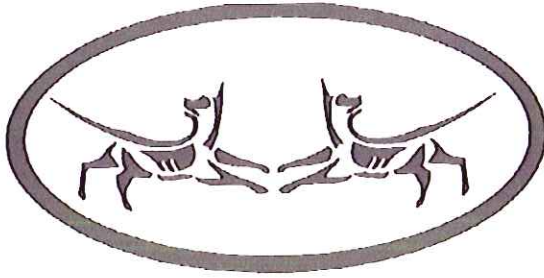
Mit herzlichem Gruss
Urs Härrri

Regards,
Urs Harri

Von: Christopher Garrish <cgarrish@rdos.bc.ca>
Gesendet: Dienstag, 3. April 2018 23:44
An: Urs Härrri <
Betreff: RE: X2

Hi Urs,

Thanks for taking the time to submit these comments and I will ensure that they are placed on file and considered by the Regional District Board. I would also be happy to meet with you upon your return to discuss the various zoning updates that we are pursuing at the moment. As you may be aware, these are related to the creation of a single zoning bylaw for the Okanagan Electoral Areas. Additional information regarding this can be found at the following page: <http://www.rdos.bc.ca/departments/development-services/planning/strategic-projects/>



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**

June-05-18

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

RTS ID: 3218

Referral Date: May-04-18

Referral ID: X2018.003-ZONE

Reference ID:

Summary: proposed amendments to the Electoral Area "D-2" Official Community Plan (OCP) Bylaw No. 2603, 2013, & Zoning Bylaw No. 2455, 2008, and the Electoral Area "E"

Attention: Christopher Garrish

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on June-05-18. 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.

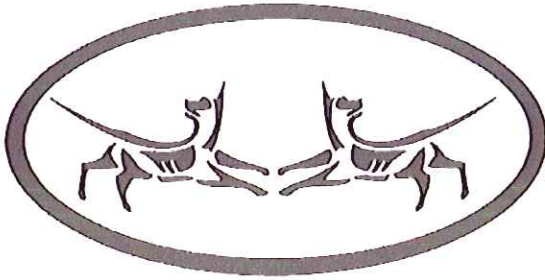
Please note that not receiving a response regarding a referral from Penticton Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

I appreciate your co-operation.

Limlemt,
Venessa Gonzales
Referrals Administrator

RTS ID: 3218

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**

June-05-18

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

RTS ID: 3218

Referral Date: May-04-18

Referral ID: X2018.003-ZONE

Reference ID:

Summary: proposed amendments to the Electoral Area "D-2" Official Community Plan (OCP) Bylaw No. 2603, 2013, & Zoning Bylaw No. 2455, 2008, and the Electoral Area "E"

Attention: Christopher Garrish

The Penticton Indian Band acknowledges receipt of your referral dated May-04-18. 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.

- Development Plans/ Project Proposal
- KMZ file for area of interest

Please explain how the Penticton Indian Band will be included in any work within any proposed works or developments

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.

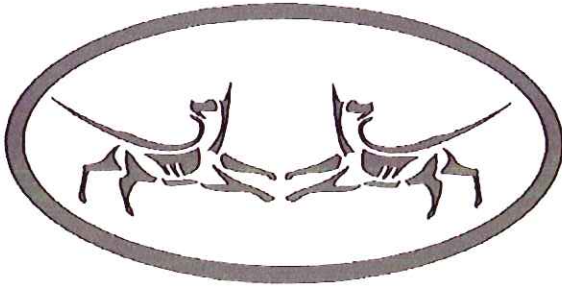
If you require further information or clarification, please do not hesitate to contact me.

Limlɛmt,

Lavonda Nelson
Referrals Administrator

RTS ID: 3218

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

June-05-18

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

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

RTS ID: 3218

Referral ID: X2018.003-ZONE

Referral Date: May-04-18

Reference ID:

Summary: proposed amendments to the Electoral Area "D-2" Official Community Plan (OCP) Bylaw No. 2603, 2013, & Zoning Bylaw No. 2455, 2008, and the Electoral Area "E"

ATTENTION: Christopher Garrish

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory and the PIB Area of Responsibility. All lands and resources within the vicinity of this referral are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

Penticton Indian Band has specific referral processing requirements for both government and proponents which are integral to the exercise of our Rights to manage our lands and resources and to ensuring that the Crown can meet its duty to consult and accommodate our Rights, including our Aboriginal Title and management Rights. There is a cost associated with PIB referral processing and engagement. In accordance with PIB policy, proponents are required to pay a processing fee for each referral.

This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be fully reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



If the proposed activity requires a more in-depth review, Penticton Indian Band will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

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

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

Invoice Number: 1065

	SubTotal	Tax	Total
Admin (12%)	\$ 52.50	\$ 0.00	\$ 52.50
G.I.S. Tracking and Review (GIS Project Technician)	\$ 110.00	\$ 0.00	\$ 110.00
R.T.S. Data Entry (Technical Services)	\$ 80.00	\$ 0.00	\$ 80.00
Referral Assessment (Band Administrator)	\$ 67.50	\$ 0.00	\$ 67.50
Referral Coordination (Referrals Coordinator)	\$ 190.00	\$ 0.00	\$ 190.00
Total	\$ 500.00	\$ 0.00	\$ 500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00
Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #3218

limlɛmt,

Venessa Gonzales
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 3218
CC:

April 5, 2018 ①

Hello my name is Robyne Hedrick I live at 154 Panavanna Ridge Rd. Vaper Cammi for 23 years after my mother & I were told by RDOS the land we were interested in purchasing would become part of the city of Pentucket within 6 to ten years. We were shown a large scroll map of this area with the streets & homes on it back in 50s & 60s.

I have been taking out surveys of our area 2008, 2010 & 2015 to my 25 neighbors, to see if they also were waiting for city expansion. All said yes they were on board with expansion only one did not want this & two were undecided.

The RDOS & City of Pentucket staff have helped me with these surveys every time I made & distributed these surveys.

The day of the hearing I was phoned and told the city did not want us people at hearing on camera, and would reschedule at later date which never happened.

April 5, 2018 (2)

now being told RDOS wants to rezone our area to large holdings which would put us into agriculture (farming) when we are all on rock bed with no water. I feel there are hidden agendas going on here and we are not being even informed when meetings are arranged. I'm quite sure the population above the racetrack are wanting large holdings but we are not.

We are also tired of deciding fates are never discussed with us, and never given info on meetings. We are left in the dark until meetings are over.

Richard Hedrick
Thank You.

1-

Area D Families below RaceTrack. April 4 2018

19 Signatures + phone numbers
redacted due to signature
& phone numbers
(original in file)

TO: FELLOW RESIDENTS OF THE UPPER CARMi AREA

The City of Penticton will be reviewing the possibility of further boundary expansion in the Upper Carmi Area at a meeting on Monday November 15, 2010 at 6PM, 2nd Floor, City Hall. (hope you will attend)

The survey below (first circulated June, 2008), is being undertaken at this time to confirm support for, or opposition to further boundary expansion. For more information please contact Robyne Hedrick at

Please indicate your preference:

I support a City of Penticton boundary expansion review to include my property

I do not support a City of Penticton boundary expansion

Comments: _____

Signature _____

Name _____

Address _____

20 signatures
original document in file
Redacted due to signatures
and personal information.

(ORIGINAL IN FILE)

**CITY OF PENTICTON
BOUNDARY EXPANSION
Upper Carmi**

Sent to public June 17, 2008.

26	surveys sent (addresses attached)
24	surveys were completed and returned.
22	support expansion review
1	did not support expansion
1	felt too little time was given to assess the consequence of being in Penticton City limits and therefore did not respond either way.



June 17, 2008

DEVELOPMENT AND ENGINEERING SERVICES DIVISION
171 Main St. Penticton, B.C. V2A 5A9
File # 5621

Dear Resident:

Re: City Boundary Expansion

The Sandero Canyon development (Canadian Horizons) is currently in the approval process for a 220 lot single family subdivision. The site is located at the eastern edge of the City of Penticton boundary north of Caml Road and adjacent to the Penticton Creek Canyon.

As part of this development, a new water reservoir will be constructed outside City limits that is capable of providing water service to some areas outside the boundary.

The City and Regional District of Okanagan Similkameen has identified the Saliken Drive area for potential boundary expansion in previous plans. Recently the area on the west side of Joy Road has also been recognized as a potential location for City annexation.

The City is interested in hearing your views on the future annexation of your property into the City boundary. Should there be support from your area the City will refer the boundary expansion project, including planning, engineering and financial components to the 2009 budget process.

Please return the attached sheet to City Hall by July 4, 2008, by:

Fax: 250-490-250

Email: plansec@city.penticton.bc.ca

Mail: City of Penticton

Planning Department

171 Main Street

Penticton, BC V2A 5A9

In Person: Second Floor, Planning Department, City Hall

You will be advised of the results of this informal survey.

Yours truly,

CITY OF PENTICTON

Donna Butler

City Planner

Cc. W. Baldwin, RDOS

REGULATORY SERVICES DEPARTMENT

Building & Licensing

Phone: (250) 490-2503

Fax: (250) 490-2502

E-mail: regservsec@city.penticton.bc.ca

Bylaw Services

Phone: (250) 490-2440

Fax: (250) 490-2502

E-mail: bylaw@city.penticton.bc.ca

ENGINEERING DEPARTMENT

Phone: (250) 490-2530

Fax: (250) 490-2502

E-mail: devservsec@city.penticton.bc.ca

PLANNING DEPARTMENT

Phone: (250) 490-2501

Fax: (250) 490-2502

E-mail: plansec@city.penticton.bc.ca

ADDRESS: 171 Main Street, Penticton, BC V2A 5A9
City Boundary Expansion Survey 2008-06-17 Resident Survey

Hello, My name is Robyne Hedrick. I am here today that we as residence of Upper Carmi Area, are looking forward to becoming part of The City Of Penticton. We purchased our property after RDOS staff told us it would be incorporated in five to ten years. This was in 1995 which was twenty years ago.

We residents would love to vote on issues in the City, as we are not allowed to now. We all live five to ten min. from City centre, so we already feel part of this City. We feel we would be a benefit to The City of Penticton. Many Upper Carmi residents own bussiness in your City. We also see doctors, dentists, educate our children, and now our grandchildren in your City. The need for water and garbage pickup is great. As many residence use water sisterns. Which means they have to haul their water from your City to their homes. We are all getting older now, as many residence have been here for over twenty-five years.

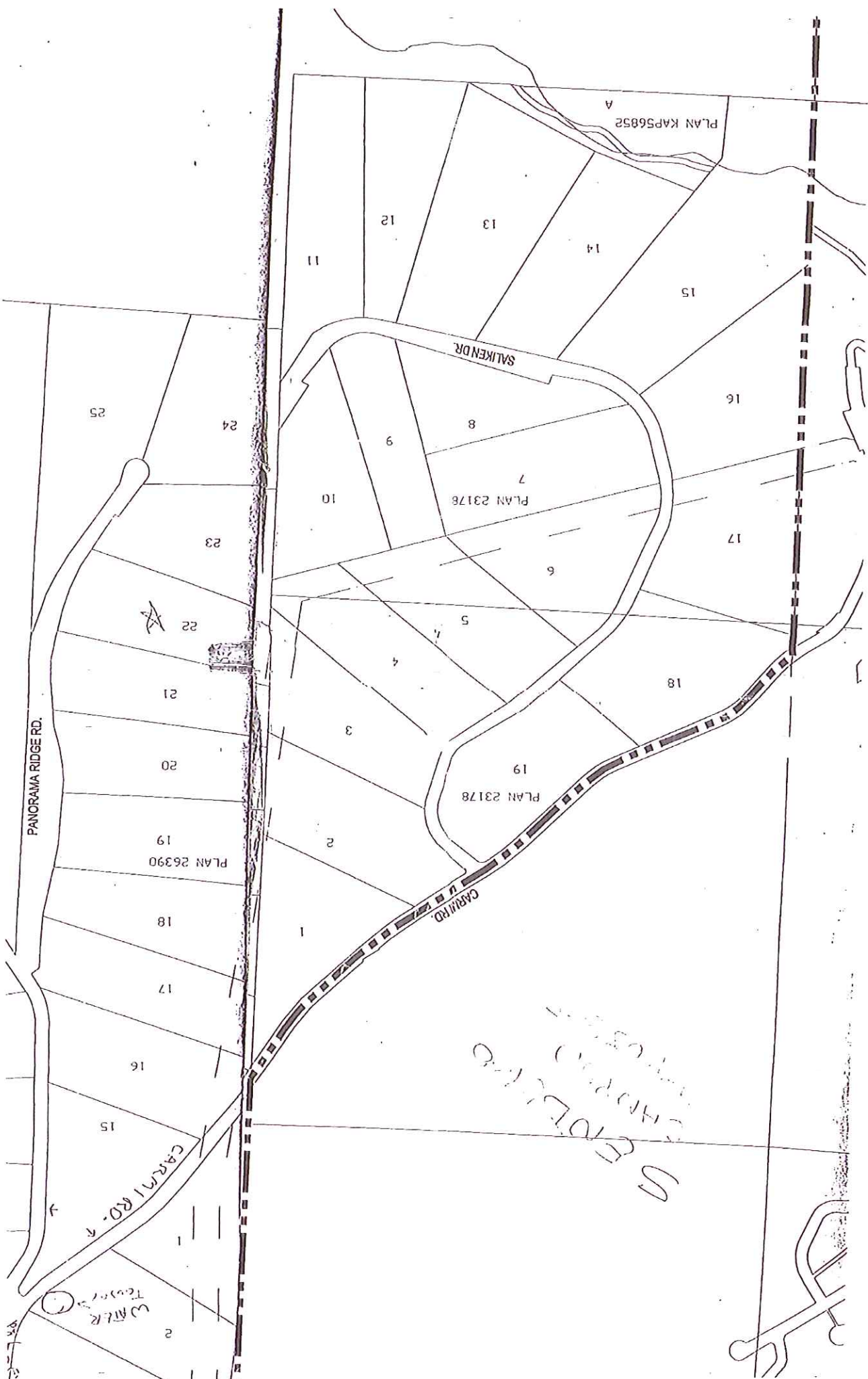
(Residents up Apex, Twin Lake areas and Farley Lake residence all have curb side garbage pick-up. Upper Carmi residents have one day a week to bring our own garbage to the industrial area in Penticton. We then either drive our stinky garbage cans home, or we then have to drive around town with the can in the car. We all pay one hundred and fifty dollars a year for this service. The same amount others pay for curbside pick-up.))

A few years ago there was a rock slide on highway near Summerland. The highway traffic was detoured to Upper Carmi. Semis, buses, ambulance, and regular cars used this detour for months. The lights went on in Senduro Canyon subdivision in two thousand eleven. sidewalks, street lights, water and sewer. Right next door to all of us. We have all been stoped for up to fourty min. while the building was going on. We are just asking for water and garbage pick-up. Many residents are willing to pay for water being brought to their homes.

We would love to have a meeting in the future to adress these issues.

We hope you will look at this incorporation as a benefit to your City Of Penticton.

Thank You so much for your time and respect. Robyne Hedrick.



PANORAMA RIDGE RD.

SALIKEN DR.

CARMEL RD.

PLAN 26390

PLAN 23178

PLAN KAPS6852



S EVIDENCE

WATER TOWER

Received at

BOARD MTA

@

1ST-2ND

MARCH 15, 2018

BOARD DATE: APRIL 5, 2018
ITEM # C.5.b.
X2018.003-ZONE
BYLAW 2797.

SMALL HOLDINGS



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.: X2018.003-ZONE

FROM: Name: Harri Uls and Nick
(please print)

Street Address: [Redacted]

Tel/Email: [Redacted]

RE: Electoral Area "D-2" & "E" Zoning Amendment Bylaw No. 2797
Small Holdings One (SH1) Zone Review

My comments / concerns are:

- I do support the proposed amendments to the zoning bylaw.
- I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2797.

*I see no red line in these changes. Closed even so closed to Sendero Canyon it would make sense to change the zoning from SH1 to SH3. Question: What is the strategy behind the word "closed" and "SH" in today's SH1 zone at Carmi Quad and Carmi Rd etc. it would make sense to allow Carriage Houses (upper part) and change the zoning from SH1 to SH3 (lower part) what you propose is: Allowance of a mobile home or small (treaty small) Accessory Dwellings of 70m²??
Why a public hearing at 9am??*

Feedback Forms must be completed and returned to the Regional District
no later than Friday February 28, 2018



From: Vendela
To: [Christopher Garrish](#)
Subject: SH1 to LH1
Date: March 27, 2018 11:24:05 AM

Hi Christopher,

Just to follow up with the feedback form I had sent with regard to the SH1 to LH1 zone transition. I have re-read the LH1 zoning and do have a concern about the 75% coverage allowance for greenhouses. I have a concern about the water supply up on Carmi Mountain not being able to support large scale greenhouse operations. I would like to request that the new zoning omit the 75% greenhouse coverage allowance as a permitted use.

Thank you,

Vendela Villanueva

Lauri Feindell

To: Christopher Garrish
Subject: RE: Feedback re: Small Holdings One (SH1) Zone Review, Upper Carmi

-----Original Message-----

From: spkirsch [
Sent: February 28, 2018 11:31 AM
To: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: Feedback re: Small Holdings One (SH1) Zone Review, Upper Carmi

Hello Christopher,

I own a lot on Beavercreek Rd and am also a shareholder of ARA Holdings Ltd. Lesley Chapman wrote to you previously with feedback on behalf of the shareholders; I agree with her comments but would like to add a few thoughts of my own as a private lot owner.

Although they are large acreages, the Upper Carmi lots have a visual impact on each other, partly because they overlook each other and partly because they have few mature trees (a residual effect of the Garnet fire). Allowing mobile homes and large greenhouse operations on these lots would have a negative visual impact on what is becoming a higher-end residential area. As mentioned by Lesley, ARA Holdings recently placed a building scheme on the Garnet Way lots which disallows mobile homes; this was in response to an unsightly mobile home being placed on one of these lots in the 1990s which was an eyesore for many years for at least 6 surrounding lots. I hope that you will reconsider your proposal to allow mobile homes (i.e. homes that are designed to be mobile, not to be confused with modular homes that are built on-site from modular components) in the Upper Carmi area.

I am also concerned about the proposed change in Maximum Parcel Coverage to allow 75% of 2+ ha parcels to be used for greenhouses and what impact this could have on groundwater resources. Based on my research and attendance at a UBC-O Water Forum in November, I understand that there is a lack of information about aquifers in the Upper Carmi area. Given the unknowns about number, size, and recharge rates of aquifers, and the uncertainties of how climate change will affect the Okanagan, I believe we should be cautious about non-residential use of groundwater.

Thank you for considering my submission.

Susan Kirschmann

This email has been checked for viruses by AVG.

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.avg.com&d=DwIC-g&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpGnVfiiMM&r=kP1c02zrvGZbfbHfqJh1abGF6wWZ9JakMBw9LvfXqro&m=c-n4Fw4TocGY8TQgGRPHLYn0FqQ9wn0HhXO1Xqj0GuA&s=HEIN0p4rm8o1jWYH0yAXONHc2SozxBZcD56CTqTc3g&e=

Lauri Feindell

From: Christopher Garrish
Sent: April 5, 2018 8:36 AM
To: Lauri Feindell
Subject: FW: SH1 to LH1 public hearing
Attachments: D2 Greenhouses petition - final 2018-04-04.pdf

From: Nola Beard <nolabeard@gmail.com>
Sent: April 4, 2018 11:20 PM
To: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: Re: SH1 to LH1 public hearing

Hi Chris,

Please accept the attached D2 petition re. greenhouses for tomorrow's public hearing. A neighbour may attend to present it (9am meetings are difficult for many).

FYI, it was this statement where we saw that it was still just proposed, & the fact that the public hearing was yet to be held, that made us think that we should reiterate our position:

As a result of the feedback received from residents of Upper Carmi, it is also being proposed that the site specific provision remove the 75% parcel coverage allowance for greenhouses.

Re. the mobile homes:

I really wish I'd understood earlier that all SH1s would be subject to it. I support **modular homes**, but **not mobile homes**, in Upper Carmi.

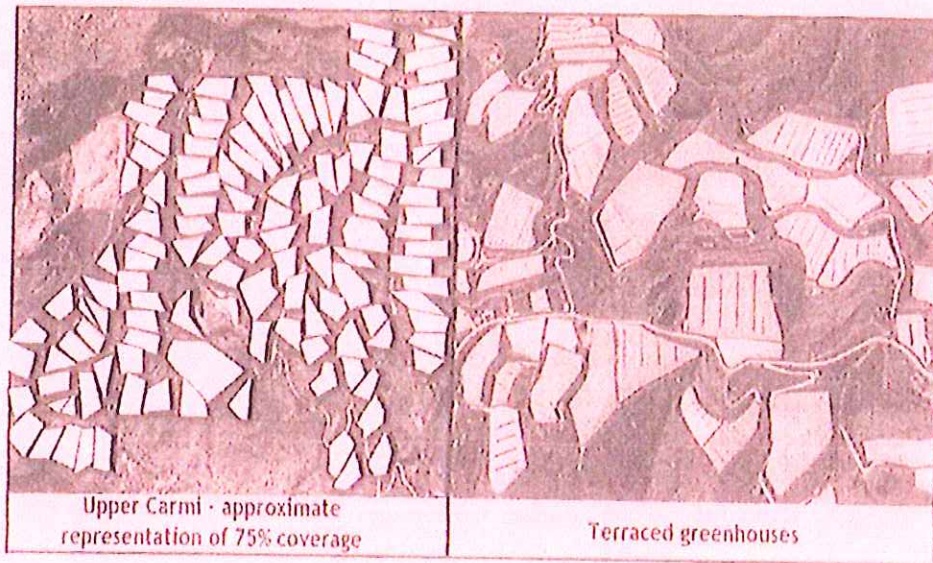
Developers never plan a development that combines mobile amid standard homes because mobile homes are widely acknowledged & universally assessed by the market as less attractive, less appealing, and inconsistent with an area of mid-to-high-end homes. As a result, they predictably and inevitably decrease property values (contrary to the RDOS comments in the 2016 document you sent me, it's unrealistic to expect an owner to invest in the significant expense of a long driveway to place a mobile home beyond sight of the road or neighbours). Until now, the zoning has protected our property values by not permitting them, and the prices we paid for our homes reflected that assurance. It's extremely frustrating to have that value struck away with an administrative zoning change that doesn't respect our investment, by RDOS Board members and philosophies that apparently do not respect it, either. I intentionally chose to live and invest in a neighbourhood with aesthetically appealing, mid- to higher-end homes, and now RDOS is choosing to change that on my behalf.

Modular homes I absolutely support. Aesthetically they're consistent with the neighbourhood, wouldn't compromise value (would more likely enhance it), and it would give owners another construction option.

Thank you,
Nola

Support the D2 site-specific provision to remove the 75% parcel coverage allowance for greenhouses

📅 Apr 4 2018



Target:

RDOS Board

Contact:

Nola Beard - Chris Garrish has contact information

Website:

www.rdos.bc.ca (<http://www.rdos.bc.ca/departments/development-services/planning/strategic-projects/small-holdings-one-shi-review/>)

In response to Upper Carmi resident input, the RDOS Planning Department made the following recommendation for D2 properties, in its Administrative Report of March 15, 2018, regarding the SH1-to-LH1 zoning consolidation:

RDOS approve the site-specific provision to remove the 75% parcel coverage allowance for greenhouses.

Following is the rationale for our support of the above recommendation:

Upper Carmi agriculture zoning has never contemplated high-intensity agriculture that could support 24x7 light and production of this scope. A coverage allowance of greater than 10% for any purpose, including greenhouses, is counter to preserving the following:

1. Unique wildlife habitat and agricultural interface—Upper Carmi is a recognized habitat for wildlife, including threatened wildlife, with a significant proportion that has moderate, ranging to high, environmental sensitivity ratings. As such, it should not be considered or treated as equivalent to other agricultural areas that do not have such sensitivities and dependencies.
2. Environmental integrity for flora and fauna in the area—Upper Carmi is home to wildlife including: blue-listed California Bighorn Sheep (threatened), blue-listed Monarch butterfly (special concern), red-listed Lewis Woodpeckers, blue-listed Great Basin Spadefoot Toad (threatened), blue-listed West Siskin (special concern), blue-listed Western Toad (special concern), moose, golden eagles, five types of snakes

including the blue-listed Gopher Snake (threatened), blue-listed Western Rattlesnake (threatened) and blue-listed Rubber Boa (special concern), bear, cougar, bobcats, marmots, deer, bats, meadowlarks, amphibians, and many more species that need minimally-impeded natural habitat and open spaces. It is a wildlife corridor for these animals, and flyway for these birds. Extensive greenhouse structures would displace natural flora that they rely on for food, shelter and protection; impede natural transit; and, threaten breeding and habitation areas. These are not mere 'talking points' in Upper Carmi. We live alongside these species; we witness them feed, mate, give birth, and hibernate on our properties. We, with RDOS, need to maintain acceptable livability for them.

3. Aquifer capacity to support moderate water demand for all properties in the area—The capacity of the aquifer to support an increase in residential density has long been questioned, including by RDOS, yet the water requirements for high-intensity (up to 24x7 production) agriculture, especially of this scope, would be multifold greater than any magnitude of residential use previously contemplated. The ability of existing and future agriculture and residences, within existing SH1 zoning, to access sufficient water should not be compromised to this extent. Some notion of equitable access to a shared resource such as the aquifer should also be considered, since a single operation of the proposed scope has very real potential to impose substantial negative impact on tens, if not ultimately into the hundreds, of Upper Carmi properties.

4. Natural light cycles—Artificial light introduced by translucent and transparent greenhouses at night can be devastating -not an exaggeration- for wildlife, especially nocturnal animals and those that hunt at night. It can also, for example, be expected to disrupt breeding for amphibians as they are photophobic during their breeding season.

5. Predominantly residential character of the area—It cannot be ignored that the predominant, established use in Upper Carmi is residential. The people who live in Upper Carmi should no more be subject to light pollution and risk of compromised water access than the wildlife.

Further, all resources referenced during Upper Carmi planning, must be interpreted in the context of the unique Upper Carmi environment, wildlife presence and needs, and aquifer capacity. While the Ministry of Agriculture Guide to Bylaw Development in Farming Areas was cited as an RDOS Planning reference during the research phase, its influence must be measured as it neglects to mention, for example, water availability as a mitigating factor for its agricultural production density and coverage allowance recommendations.

We trust that the Board will approve the RDOS Planning Department recommendation. Should they not, we request the following before a final decision:

- a wildlife inventory be developed so it is understood what species are present and will be impacted, so that the risk to them can be suitably assessed.
- an environmental impact study be performed, including consideration of the wildlife inventory.

Consistent with the RDOS Planning Department recommendation in its Administrative Report of March 15, 2018, regarding the SH1-to-LH1 zoning consolidation, we ask that:

“ The RDOS Board approve the site-specific provision to remove the 75% parcel coverage allowance for greenhouses. ”

And, should the Board not, we request the following before a final decision is made:

- a current aquifer study be conducted.
- an aquifer impact study be performed that evaluates the expected water use by commercial greenhouses of this size.
- a wildlife inventory be developed so it is understood what species are present and will be impacted, so that the risk to them can be suitably assessed.
- an environmental impact study be performed, including consideration of the wildlife inventory.

Petition signatures—all signees are residents of Upper Carmi, RDOS D2*

Signatures 1 to 25 of 25

#	Title	Name	Town/City	S/C/P	Region	Comment	Date
1	Mrs	Nola Beard	Penticton	BC	Canada	View	Apr 04 2018
2	Dr	Dr Alex Johnson	Penticton	BC			Apr 04 2018
3	Ms	Kayla Hatala	Penticton	British Columbia	Canada	View	Apr 04 2018
4	Mr	Michael Pany	Penticton	British Columbia	Canada	View	Apr 04 2018
5	Mr	Jordan Wheatley	Penticton	Bc	Canada	View	Apr 04 2018
6	Mrs	Marian Budron	Penticton	Bc	Canada		Apr 04 2018
7	Mr	Jeremy Lawrence	Penticton	BC	Canada	View	Apr 04 2018
8	Mrs	Hailey Lawrence	Penticton	BC	Canada	View	Apr 04 2018
9	Mrs	Angela McIntosh	Penticton	British Columbia		View	Apr 04 2018
10	Dr	Robert McIntosh	Penticton	BC		View	Apr 04 2018
11	MR MRS	Clubine & Gwen Clubine	Penticton RDOS Area D	BC		View	Apr 04 2018
12	Mr	Madi Makysch	Penticton	British Columbia		View	Apr 04 2018
13		Jeanne Chura	Penticton	BC			Apr 04 2018
14	Ms	Katharine Casey	Penticton	BC	Canada	View	Apr 04 2018
15	Mr	Geoff Orr	Penticton	Bc	Canada	View	Apr 04 2018
16	Ms	Kara Parachoniak	Penticton	BC		View	Apr 04 2018
17	Mr	Darren Parachoniak	Penticton	British Columbia	Canada	View	Apr 04 2018
18	Mr	Ian Morio	Penticton	BC	Canada	View	Apr 04 2018
19	Mr & Mrs	Glenda & Mack Bayan	Penticton	BC			Apr 04 2018
20		Neda Joas	Penticton	BC	Canada	View	Apr 04 2018
21	Mr	Paul Beard	Penticton	BC	Canada	View	Apr 04 2018
22		Blair and Valerie Goodero	Penticton				Apr 04 2018
23	Mr	Grant Rowley	Penticton	British Columbia	Canada		Apr 04 2018
24	Mrs	SYBIL CARLLE	Penticton	BC	Canada	View	Apr 05 2018
25		Vendela Vitarneva	Penticton	BC	Canada		Apr 05 2018

*Addresses available on request.

Signee comments

Petition signer's comment

I absolutely support the RDOS Planning Department recommendation regarding this subject. There is too much at stake for the environment, wildlife and residents to make such a dramatic allowance in Upper Carmi.

— Commented by *Nola Beard*

Petition signer's comment

I do not want grow ops where I live. I do not to risk our water supply for greenhouses I do not want rdos to change our zoning

— Commented by *Michael Parry*

Petition signer's comment

I do not support 75% lot coverage for green houses. As mentioned above this could potentially be detrimental to the mountain side and it's inhabitants.

— Commented by *Jordan wheafley*

Petition signer's comment

Allowing 75% coverage for greenhouses would devastate the unique community in the Upper Carmi area. Not only would it hurt the people, but the wildlife that has adjusted to their lifestyle further up the mountain due to Sandero Canyon subdivision slowly taking over their homes. If this was to be included in the zoning, the future impact on the current aquafir could be extremely damaging if majority of properties were greenhouses. It is not something that fits in our community. I suggest RDOS put their heads towards allowing Carraige houses, which is something the people of Upper Carmi are strongly urging. Thank you for your time.

— Commented by *Raysa Hank*

Petition signer's comment

We do not want commercial greenhouses in our neighborhood. The provision for 75% land coverage by greenhouses in the Upper Carmi Area should be removed from the SH1-to-LH1 zoning consolidation

— Commented by *Jeremy Lawrence*

Petition signer's comment

I fully support the RDOS Planning Department's recommendation to exclude 75% coverage allowance for greenhouses in the Upper Carmi Neighborhood and expect the RDOS Board to approve the recommendation made by their in-house professionals. Upper Carmi residents, including myself, have been voicing their concerns to the Planning Department since the first notice of zoning consolidation was received. It is time to file to trial, the RDOS Planning Department for hearing us and for following through by bringing our very legitimate concerns to the attention of the RDOS Board.

Submitted by: [Redacted]

Petition signer's comment

75% coverage in the Upper Carmi area is utterly ridiculous. Would we have any recourse if we ran out of water?

Submitted by: [Redacted]

Petition signer's comment

A large area of the Carmi area has a problem getting enough water for their home. The amount of water that a greenhouse uses would only add to the problem.

Submitted by: [Redacted]

Petition signer's comment

Please stop messing with our beautiful community.

Submitted by: [Redacted]

Petition signer's comment

The land up Carmi is too important to the Okanogan ecology in the south Okanogan to allow 75 percent coverage by green houses. When folks have been denied the ability to have small detached homes on these properties we are shocked to hear that 3/4 of these large rural lots could be lost and destroyed by placement of green houses. Person's should be allowed to have reasonable sized accessory dwellings and green houses only to an amount on their lots to a size not affecting the local ecology in more than a small way. This issue must be studied and reviewed after all major commercial greenhouse operations are first halted then reviewed on a case by case basis. Thank you.

Submitted by: [Redacted]

Petition signer's comment

I support this petition. Upper Carmi is a residential area with many species of wildlife. Having vast numbers of greenhouses would be detrimental to both residents and wildlife.

Submitted by: [Redacted]

Petition signer's comment

This use seems wrong for the area due to the ecosystem and possible impact on the watersystem.

Submitted by: [Redacted]

Petition signer's comment

The residential 10 acre properties in upper Carmi enjoy wild life and natural landscapes. We do not want it to be rezoned

— Commented by *Kara Pawachinski*

Petition signer's comment

I can't see there being enough water to support even one business enterprise, let alone several. not to mention how it would affect residents who draw from this source. I'm a bit dismayed that RDOS could even consider allowing such an imbalance of water use. There are residents in the area that have very minimal water flow, and some with no water at all, and this hasn't even been made a priority to resolve, yet RDOS can endorse zoning that that will tax the present aquifer even more and reduce water availability to all. I also very much agree that extensive greenhouse structures would displace natural flora that resident wildlife depends on for food, shelter and protection, impede natural transit and threaten breeding and habitation areas and this should not happen.

— Commented by *Neda Josa*

Petition signer's comment

Upper Carmi 10 acre properties are zoned SH1 and any commercial use such as large greenhouses for the growth and sale of plant based products cannot be allowed.

— Commented by *Damen Parachonak*

Petition signer's comment

After the requirement for expensive 'Environmental Studies', now required for the smallest project in this area, has generated such rancor, how can the RDOS even contemplate permitting large scale greenhouse operations in this area.

— Commented by *tom Moran*

Petition signer's comment

I agree with the points made in the petition. If this wasn't the intention of the original zoning change, the 75% coverage allowance should still be removed.

— Commented by *Paul Beard*

Petition signer's comment

I agree to have the 75% greenhouse provision removed from our land rights as it could potentially be harmful to the eco systems of our area.

— Commented by *SYDIL CARLILE*



February 19, 2018

Christopher Garrish
Regional District of Okanagan-Similkameen
101 Marlin Street
Penticton, BC V2A 5J9

Dear Christopher Garrish,

RE. File Number: X2018.003-ZONE

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

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

However, should you have further concerns, you are welcome to contact me directly at 250-549-5758.

Sincerely,

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C)
Environmental Health Officer
Healthy Communities Team



DEVELOPMENT APPROVALS
PRELIMINARY BYLAW
COMMUNICATION

Your File #: X2018.003-
ZONE SH1
Zones
eDAS File #: 2018-00373
Date: January 22, 2018

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

Attention: Lauri Feindell

Re: **Proposed Text Amendment Bylaw for:**
Parts of Electoral Area D and Electoral Area E

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





March 1, 2018

File: 58000-20/2018010
Your File: X2018.003-ZONE

Regional District of Okanagan –Similkameen
101 Martin Street
Penticton B.C. V2A 5J9

Attention: Christopher Garrish

Re: Bylaw referral: Amendments to Electoral Area “D-2” OCP Bylaw No. 2603, 2013 & zoning Bylaw No. 2455, 2008 and Electoral Area “E” OCP Bylaw No. 2458, 2008 & Zoning Bylaw No. 2459, 2008 to consolidate Small Holdings One with Large Holdings One Zone

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,

A handwritten signature in black ink, appearing to read "Brian Robertson".

Brian Robertson
Ecosystems Officer

BR/cl





RDOS

OKANAGAN
SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: X2018.003-ZONE
 FROM: Name: Dr. Alex Juhasz, Ms Geraldine Shockey
 (please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "D-2" & "E" Zoning Amendment Bylaw No. 2797
Small Holdings One (SH1) Zone Review

My comments / concerns are:

- I do support the proposed amendments to the zoning bylaw.
- I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2797.

See attached sheet

Feedback Forms must be completed and returned to the Regional District
no later than Friday February 28, 2018



Addendum:

RDOS File NO: X2018.003-ZONE

RE: Electoral Area “D-2” & “E” Zoning Amendment Bylaw No. 2797 Small Holdings One (SH1) Zone Review

WRITTEN SUBMISSION REGARDING PRIOR TO 1ST READING OF AMENDMENT BYLAW NO 2797.

From Dr. Alex Juhasz and Ms. Geraldine Shockey.

We do not support the amendments to the zoning Bylaw 2797 for the following reasons.

1. It is not logical to increase the amount – effectively doubling – dwellings when water is scarce, natural and anthropogenic fire risk is increasing especially in the absence of any effective fire protection. Also, the wildfire risk emanating from the Ellis Creek/MCTAGGART-COWAN/NSƏK'ŁNIW'T WILDLIFE MANAGEMENT AREA is also a real threat to D-2, a danger that worsens with each consecutive year of prolonged and intense droughts. More lives and property would be a risk if a wildfire propagated through this area as compared to the Garnet Fire of 1994.
2. The potential huge increase in industrial greenhouse operations the amendment would allow will have huge negative impact on the shared aquifer(s).

First contrary to Mr. Christopher Garish's unfounded belief, greenhouses CAN be built on slopes (see photographs below). Further, there are a lot of areas – benches and natural terraces and minimal slopes in D-2 that could house greenhouses. In addition, there is nothing bulldozers, other heavy machinery and dynamite can't level; and the bylaws as we understand them, all the above can be used without permits, therefore without RDOS oversight. Also keep in mind The City of Penticton are in the final stages of building a water storage tank on Carmi Road where the slope was greater than 30 degrees in solid rock – The City just removed the rock with heavy machinery, no big deal. A similar thing is not inconceivable with greenhouses in D-2. Moreover, Mr. Garish's apparent belief that the D-2's topography is not conducive to greenhouse so 'we' should not be concerned about it, even if the amended bylaws would allow greenhouses because no-one would build them anyway, is unfounded, misleading and flippantly dismisses reality. In other words, the topography would not be a deterrent to the construction of industrial greenhouse operations as Mr. Garish suggests.

Second, the affect of greenhouses on shared aquifers is a vast unknown issue and an important issue that cannot be ignored by The Board. The cash-crops grown in these industrial greenhouses would stress the shared aquifers in this area known

for it's scarcity of water. Industrial greenhouse operations – potentially occupying 50-75% of the footprint of lot would without doubt strain shared aquifers potentially having a devastating impact on contiguous and non-contiguous neighbour domestic wells as well as on the delicate ecosystems comprising Upper Carmi. Who going to liable if a well on a shared aquifer goes dry? The owner/corporation of the industrial greenhouse operation? The RDOS because the RDOS, through its bylaws, allowed the development of the industrial greenhouse? Is the neighbour family whose well goes dry just sh-t-out-of-luck? They will have to either haul water from Penticton or sell their home at a loss. Either scenario, that family will bear the financial burden and not the owner of the industrial greenhouse operation nor the RDOS. I feel The Board will need to deeply and expansively explore this issue of the negative impacts on families on shared aquifers by industrial greenhouse operations. In summary, we also do not support the amendments because it would have a negative impact on the shared aquifers via the industrial greenhouses the bylaws would allow. We don't want our well to go dry because of an industrial greenhouse operation. Moreover, we don't want the RDOS Board to give the industrial greenhouse operators the opportunity to potentially run our or other families' well dry.

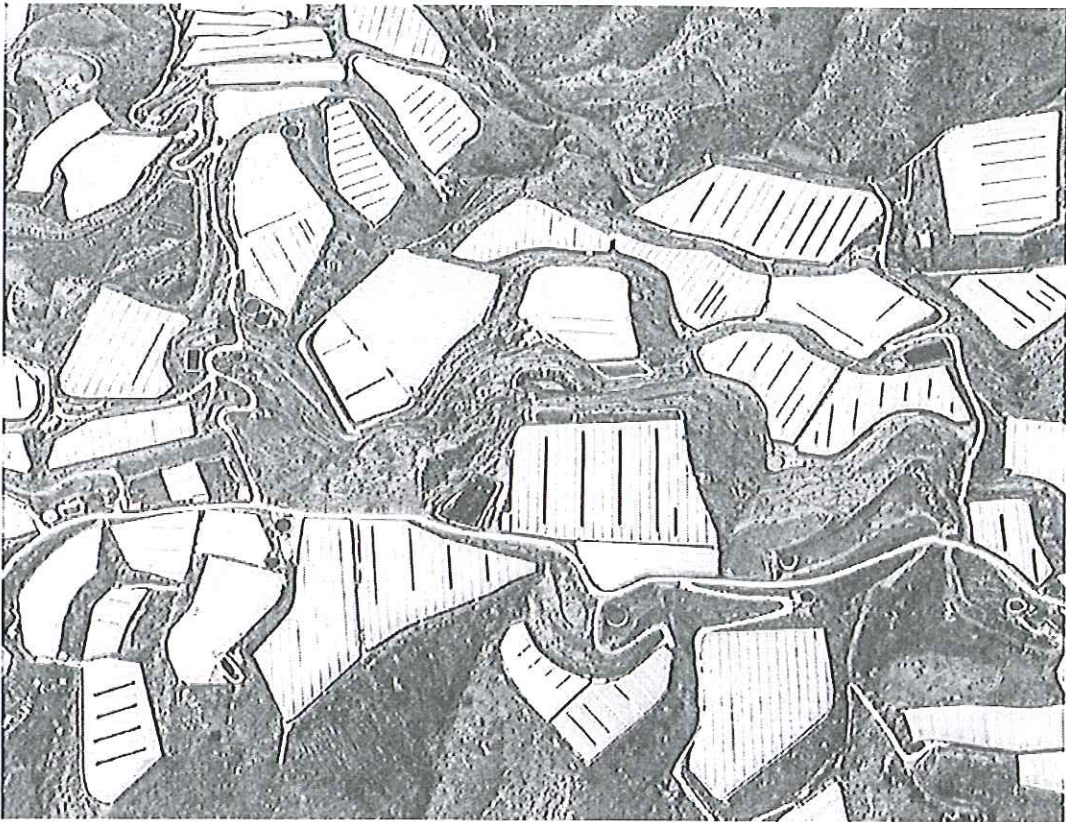
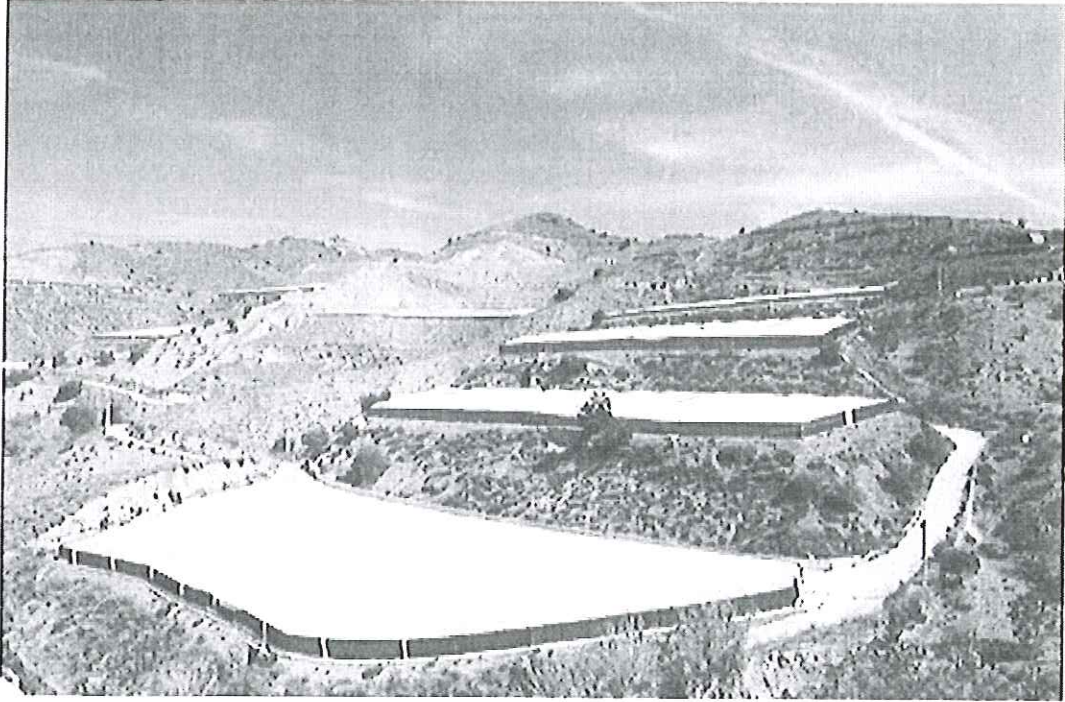
3. Harmonizing bylaws is a reasonable matter to consider. However, transposing one region's bylaw to another as if two regions are similar when they are not -- D-2 is not like other regions in the RDOS – harmonization is not reasonable. Case in point as discussed above: where industrial greenhouses may work in one region will not likely work – unless an independent hydrological study confirms there is enough ground water to allow industrial and domestic uses simultaneously – in Upper Carmi because of the scarcity of groundwater, an indisputable fact almost everyone is aware of.

Thank you for including our thoughts in your discussions on this matter. Please do not hesitate to contact us for further discussion.

Sincerely,

Alex Juhasz, PhD, DVM, OLY, Geraldine Shockey

Photos of industrial greenhouse operations on slopes:



.auri Feindell

From: Lesley Chapman
Sent: February 1, 2018 8:07 PM
To: Christopher Garrish
Subject: Small Holdings One (SH1) Zone Review, Upper Carmi area feedback
Attachments: Carmi Schedule of Restrictions 2017.pdf

Christopher:

I am writing in response to a letter dated January 18, 2018 from the RDOS regarding the proposed change from SH1 zoning to LH1S zoning for Upper Carmi. I was unable to find the feedback form on the website that is referred to in the letter, so please consider this email as feedback. Could you confirm receipt of this email please.

I am one of the shareholders of ARA Holdings Ltd., which developed Garnet Way and still owns 5 lots on Garnet Way and one lot on Upper Carmi Rd. The shareholders agree with my following comments.

Our main concern is the proposal to allow mobile homes. This will bring down the quality of homes in the Upper Carmi area. Most of the existing homes are high-end residences, and to allow mobile homes amongst them goes against the look and feel of the area. Mobile homes will also reduce the tax base compared to standard or modular construction.

We recently created a building scheme that specifically disallows mobile homes on the lots we own, which was registered on title before any lots were sold (see attached). The intent of our building scheme is to maintain the area as a quality neighbourhood, and minimize the potential for any lots to look like 'trailer trash'.

We would like to see the replacement of 'mobile' homes with 'new modular' homes in the new regulations. This to ensure no cheap-looking used modular homes as well as no mobile homes are moved to Upper Carmi.

Additionally, the allowance on acreages greater than 2.0 ha of 75% Maximum Parcel Coverage for greenhouse uses is concerning. This could result in large agricultural operations, which goes against the look and feel of the existing residential neighbourhood and would require a significant amount of water. Water should be conserved in Upper Carmi, as the aquifers have not been mapped for their underground reserves and productivity. Heavy water use for agriculture could result in a water shortage for residences drawing from the same aquifer.

Numerous lots do not yet have wells on them on Garnet Way and Upper Carmi, and there needs to be enough capacity reserved for residential use on these lots before allowing greenhouse and other irrigation.

Thank you for considering these issues.

Sincerely,





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.: X2018.003-ZONE

FROM: Name: KARL & ANGELA PRAMBERGER
(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "D-2" & "E" Zoning Amendment Bylaw No. 2797
Small Holdings One (SH1) Zone Review

My comments / concerns are:

- I do support the proposed amendments to the zoning bylaw.
- I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2797.

Feedback Forms must be completed and returned to the Regional District
no later than Friday February 28, 2018



Hailey Lawrence

From: JH Lawrence >
Sent: February 28, 2018 1:46 PM
To: Planning
Subject: RE: file X2018.003-ZONE Greenhouse line item

To Whom it May Concern,

I would like to express my whole-hearted opposition to the proposed change to the SH1 zoning in the Upper Carmi Area that would allow 75% parcel coverage with greenhouses in this area.

Greenhouse development of this magnitude would significantly, and negatively, impact the character of Upper Carmi as a country residential neighbourhood and is a direct threat to the sensitive ecosystem that exists here. Not two years ago the RDOS implemented bylaws more stringent Environmental and Engineering Assessment requirements for any proposed developments in the Upper Carmi (and other) areas and the allowance of commercial greenhouse operations flies in the face of the apparent intention of protecting our natural environment. Allowing 75% of a parcel worth of vegetation to be scraped off and replaced with an enormous, light-producing facility is flagrantly hypocritical.

Large commercial greenhouses would also be a massive draw on the aquifer that residents of Upper Carmi depend on for residential water and would put tremendous stress on the current sustainable water source that services the area. Residents living on Saliken Road are well aware of what water scarcity can look like and residents of the remainder of Upper Carmi are already very water conscious on their own accord – a product of living in the Okanagan as well as being aware that wells can run dry if not managed appropriately.

Please remove the line item allowing 75% greenhouse coverage of parcels from your zoning amalgamation, change the line to include greenhouses in line with residential use in Upper Carmi or exclude the Upper Carmi area from this zoning change altogether.

Hailey Lawrence

VZA 870



Lauri Feindell

From: Jerome Lawrence
Sent: February 28, 2018 8:25 PM
To: Planning
Subject: File: X2018.003-Zone

To whom it may concern
I am a resident on Bear End Rd of the Upper Carmi.
I am Not in favour of proposed changes to the current SH1.
I request you remove the line that allows 75% parcel coverage for greenhouse.
Also the reduction in coverage for dwellings.

Jeremy Lawrence

Sent from my iPhone





RDOS

OKANAGAN-SIMILKAMEEN

Feedback Form

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

TO: Regional District of Okanagan Similkameen FILE NO.: X2018.003-ZONE

FROM: Name: Nola and Paul Beard
(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "D-2" & "E" Zoning Amendment Bylaw No. 2797
Small Holdings One (SH1) Zone Review

My comments / concerns are:

- I do support the proposed amendments to the zoning bylaw.
- I do support the proposed amendments to the zoning bylaw, subject to the comments listed below.
- I do not support the proposed amendments to the zoning bylaw.

Written submissions will be considered by the
Regional District Board prior to 1st reading of Amendment Bylaw No. 2797.

We are agreeable with the proposed zoning changes for the currently-SH1-zoned D2 properties, subject to the following changes: Do not permit allowable parcel coverage to exceed the proposed 10% remove " and 75% for greenhouses "

- RDOS' stated intent with these changes is not to significantly change the zoning for these properties, with this exercise yet keeping the above. ~~proposed text, would do exactly that.~~

- Coverage of greater than 10% of any property in this area is counter to maintaining the area's character and environmental integrity.

- Greenhouses, in particular, pose significant character, environmental, and livability threats. They emit significant light pollution. And, intensive growing would require water volumes that could well exceed what the aquifer can support, to the detriment of other residents in the area. No single property should be able to compromise water access for others, or utilize water in a significantly disproportionate way.

- In addition to other crops, with the anticipated significant marijuana cultivation growth in coming years, the above would be a real risk to the character, environmental integrity, and livability due to water diversion to such facilities in the area

The area is already facing this issue, and we would be happy to speak to planning staff and elected officials about it.

Feedback Forms must be completed and returned to the Regional District
no later than Friday February 28, 2018



From: Vendela
To: [Christopher Garrish](#)
Subject: Upper Carmi
Date: February 3, 2018 9:53:45 PM

Hi Christopher,

Thank you for sending out the memo regarding the upper Carmi area and the SH1 review. My husband and I own 103 Garnet way.

I am in favour of the change to LH1 zoning. I would like to see all of the LH1 zonings be applied. Secondary dwellings would definitely be something I would love to see as a permitted use of our property as this would be really helpful down the road if one of our children would like to live on our large property.

Thank you

Vendela Villanueva

Lauri Feindell

To: Christopher Garrish
Subject: RE: file X2018.003-ZONE Greenhouse line item

From: JH Lawrence <
Sent: March 2, 2018 1:29 PM
To: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: RE: file X2018.003-ZONE Greenhouse line item

Hi Chris

Thank you for confirming that the planning department has received my submission. I have a few questions. I apologize if they are interpreted as inane. I do not look at bylaws for my bread and butter.

Section 2.4 of the Ministry of Agriculture document you sent pertains to properties that are in the ALR. Section 2.4.1 clearly states this (page 18 of the PDF).

Here is the link for your convenience: https://www.alc.gov.bc.ca/assets/alc/assets/library/land-use-planning/guide_for_bylaw_development_in_farming_areas_2015.pdf

To my knowledge, none of the 10 acre parcels on my street are in the ALR and I do not know which other properties may or may not be in the ALR in the Upper Carmi area. From what I understand, a good portion of this mountainside used to be one parcel and was subdivided in the 60's for further development. I can only assume the original owner never opted in to the ALR because mid 20th century agricultural practices traditional to this area at the time were not sustainable here. Of course, I do not have the records for this at hand like you might but it begs the question of whether current or proposed zoning applies to non-ALR properties if the document you are offering for clarification specifically applies to parcels within the ALR? If not, what zoning does apply?

I would appreciate some explanation as well as an application for farm status since I may have been overpaying my taxes for a few years now.

However, whether the Ministry of Agriculture deems it best practices or not and whether greenhouse development has been allowed for decades in this area or not, I do not want a 7.5 acre commercial night light next to my beautiful home and property that my husband and I work our tails off to own and enjoy. There is a commercial greenhouse in downtown Summerland and having grown up there I can tell you on good authority that everyone hates that thing and were ticked right off when it was approved.

It is also not lost on me that this zoning change is convenient to the legalization of Marijuana as of July 1st 2018. I would like to know if there are any applications for legal grow facilities currently submitted or soon-to-be submitted to the RDOS for the Upper Carmi area.

Specific to my property, the drawings for our property show that the northernmost wall of our house is 10m from our legal property line. If setbacks are increased to 15m as proposed and a catastrophic event should destroy our home (ie. forest fire, which is an ever-present threat), would we be able to rebuild our home on the original foundation or would we be forced to build elsewhere? The fallout from this proposed zoning change could void insurance coverages up here. In light of this question, would it be possible to postpone the proposed zoning amendment until residents are able to find out about this in order to avoid the undermining of insurance policies? Can we get a property-specific amendment for setbacks if this is the case?

Lauri Feindell

To: Christopher Garrish
Subject: RE: Feedback re: Small Holdings One (SH1) Zone Review, Upper Carmi

-----Original Message-----

From: spkirsch [
Sent: February 28, 2018 11:31 AM
To: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: Feedback re: Small Holdings One (SH1) Zone Review, Upper Carmi

Hello Christopher,
I own a lot on Beaverdell Rd and am also a shareholder of ARA Holdings Ltd. Lesley Chapman wrote to you previously with feedback on behalf of the shareholders; I agree with her comments but would like to add a few thoughts of my own as a private lot owner.

Although they are large acreages, the Upper Carmi lots have a visual impact on each other, partly because they overlook each other and partly because they have few mature trees (a residual effect of the Garnet fire). Allowing mobile homes and large greenhouse operations on these lots would have a negative visual impact on what is becoming a higher-end residential area. As mentioned by Lesley, ARA Holdings recently placed a building scheme on the Garnet Way lots which disallows mobile homes; this was in response to an unsightly mobile home being placed on one of these lots in the 1990s which was an eyesore for many years for at least 6 surrounding lots. I hope that you will reconsider your proposal to allow mobile homes (i.e. homes that are designed to be mobile, not to be confused with modular homes that are built on-site from modular components) in the Upper Carmi area.

I am also concerned about the proposed change in Maximum Parcel Coverage to allow 75% of 2+ ha parcels to be used for greenhouses and what impact this could have on groundwater resources. Based on my research and attendance at a UBC-O Water Forum in November, I understand that there is a lack of information about aquifers in the Upper Carmi area. Given the unknowns about number, size, and recharge rates of aquifers, and the uncertainties of how climate change will affect the Okanagan, I believe we should be cautious about non-residential use of groundwater.

Thank you for considering my submission.

Susan Kirschmann

This email has been checked for viruses by AVG.
https://urldefense.proofpoint.com/v2/url?u=http-3A__www.avg.com&d=DwIC-g&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=kP1c02zrvGZfbHfqJh1abGF6wWZ9JakMBw9LvfXqro&m=c-n4Fw4TocGY8TQgGRPHLYn0FqQ9wn0HhXOtXqi0GuA&s=HEIN0p4rm8o1jWYH0yAXONHc2SozxBZcD56CTqTc3g&e=

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission
FROM: B. Newell, Chief Administrative Officer
DATE: June 21, 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 adopted.

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).

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.

A Public Hearing was held on June 7, 2018, where only the applicant was attendance. At its meeting of that same date, the Board resolved to approve third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI) due to the amendment applying to land within 800 metres of a controlled area, was obtained on June 13, 2018.

Alternative:

THAT first, second and third 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

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 7th day of June, 2018.

ADOPTED this ____ day of _____, 2018.

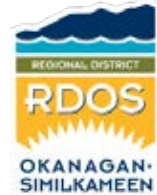
Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

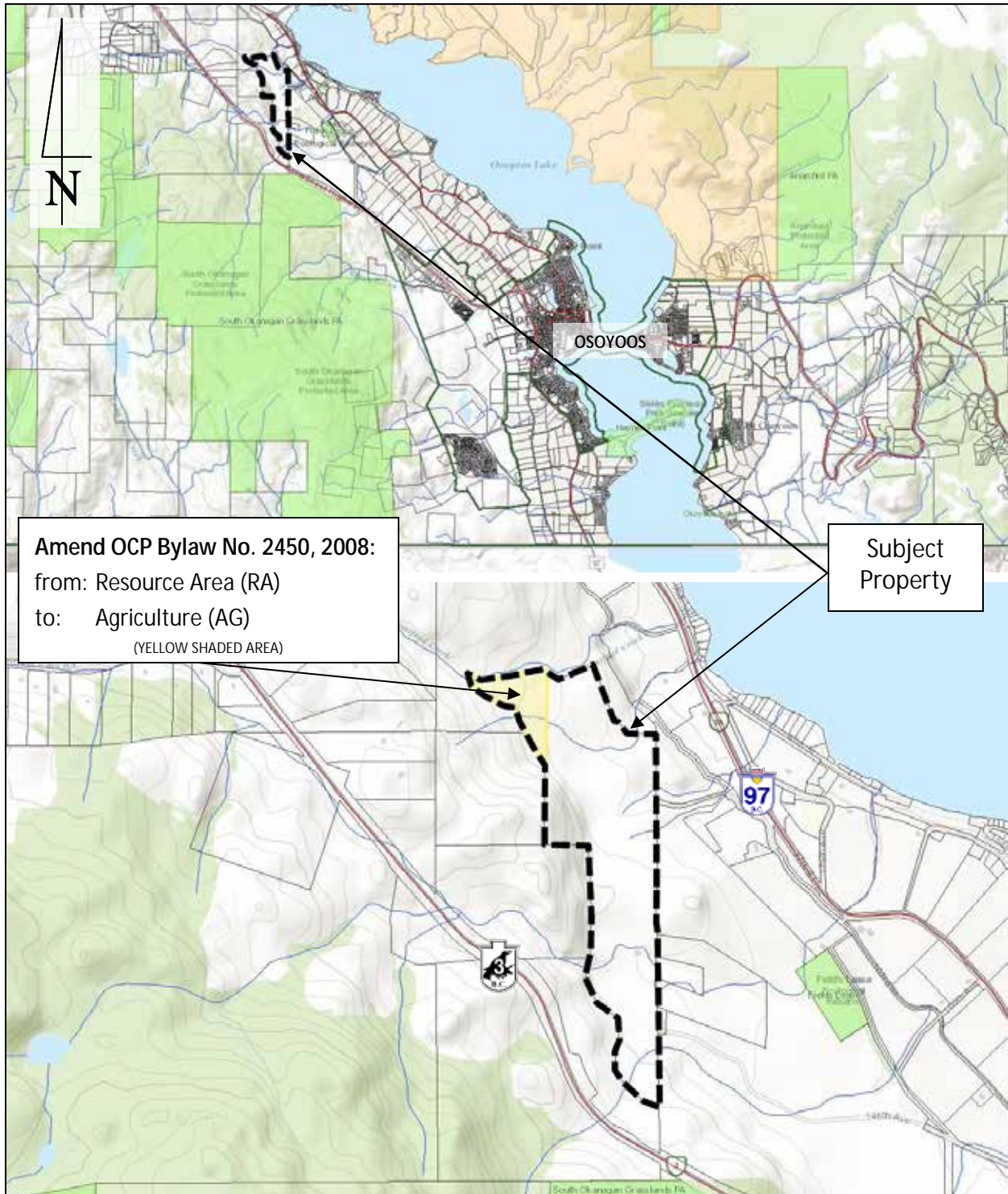
Telephone: 250-492-0237 Email: info@rdos.bc.ca



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 7th day of June, 2018.

Approved pursuant to Section 52(3) of the *Transportation Act* this 13th day of June, 2018.

ADOPTED this ____ day of _____, 2018.

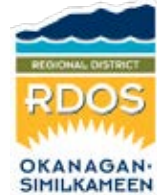
Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

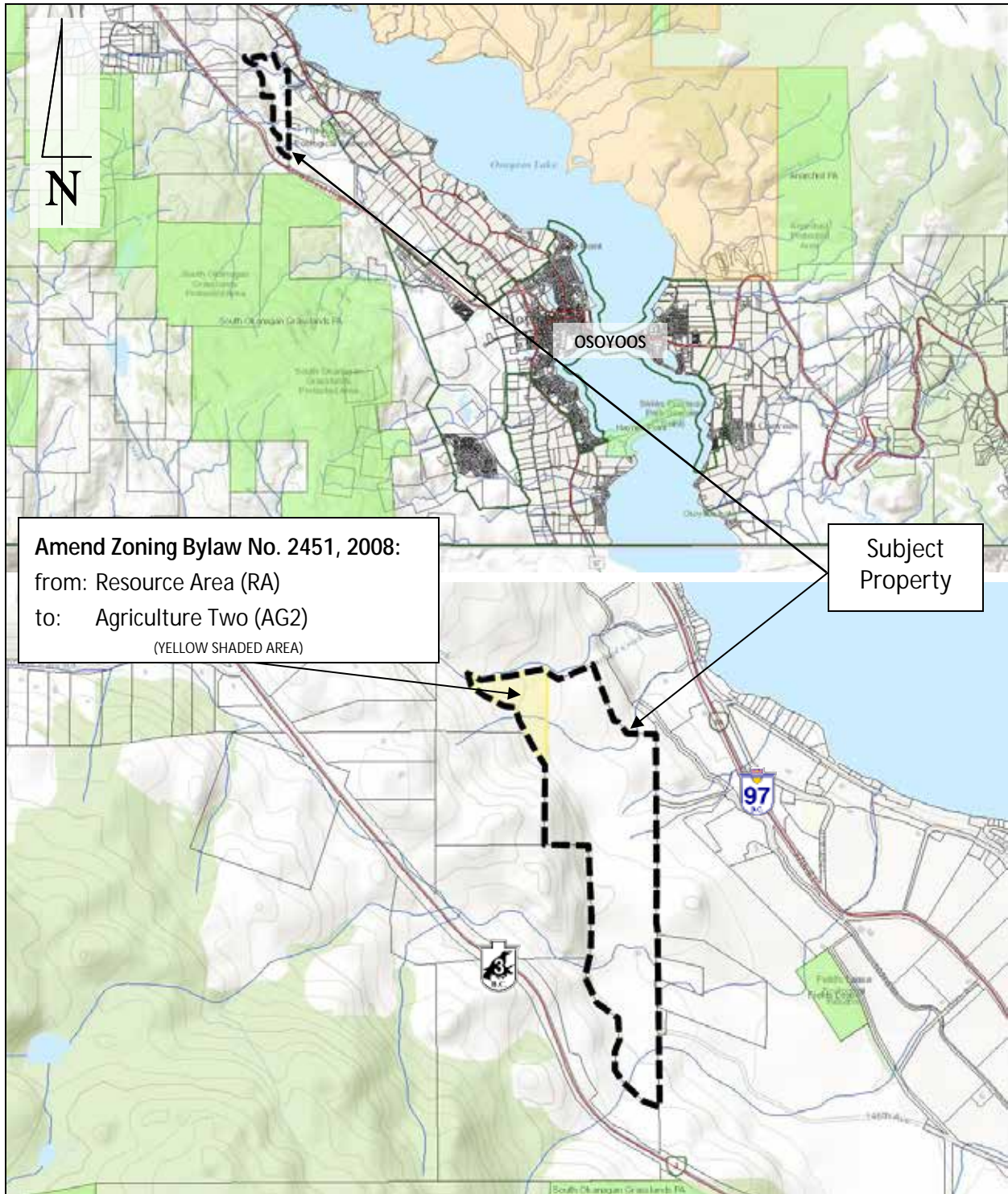
Telephone: 250-492-0237 Email: info@rdos.bc.ca



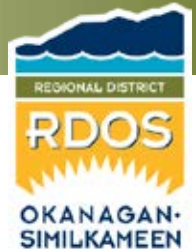
Amendment Bylaw No. 2451.24, 2018

Project No: A2018.038-ZONE

Schedule 'A'



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 adopted.

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

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.

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

At its meeting of June 7, 2018, the Board gave third reading to Amendment Bylaw no. 2451.22, 2018.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required as the proposal is situated within 800 metres of a controlled area and was received on June 12, 2018.

Alternative:

THAT first, second and third readings of 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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2451.22, 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. 2451.22, 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 7th day of June, 2018.

Approved pursuant to Section 52(3) of the *Transportation Act* this 12th day of June, 2018.

ADOPTED this ___ day of ___, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

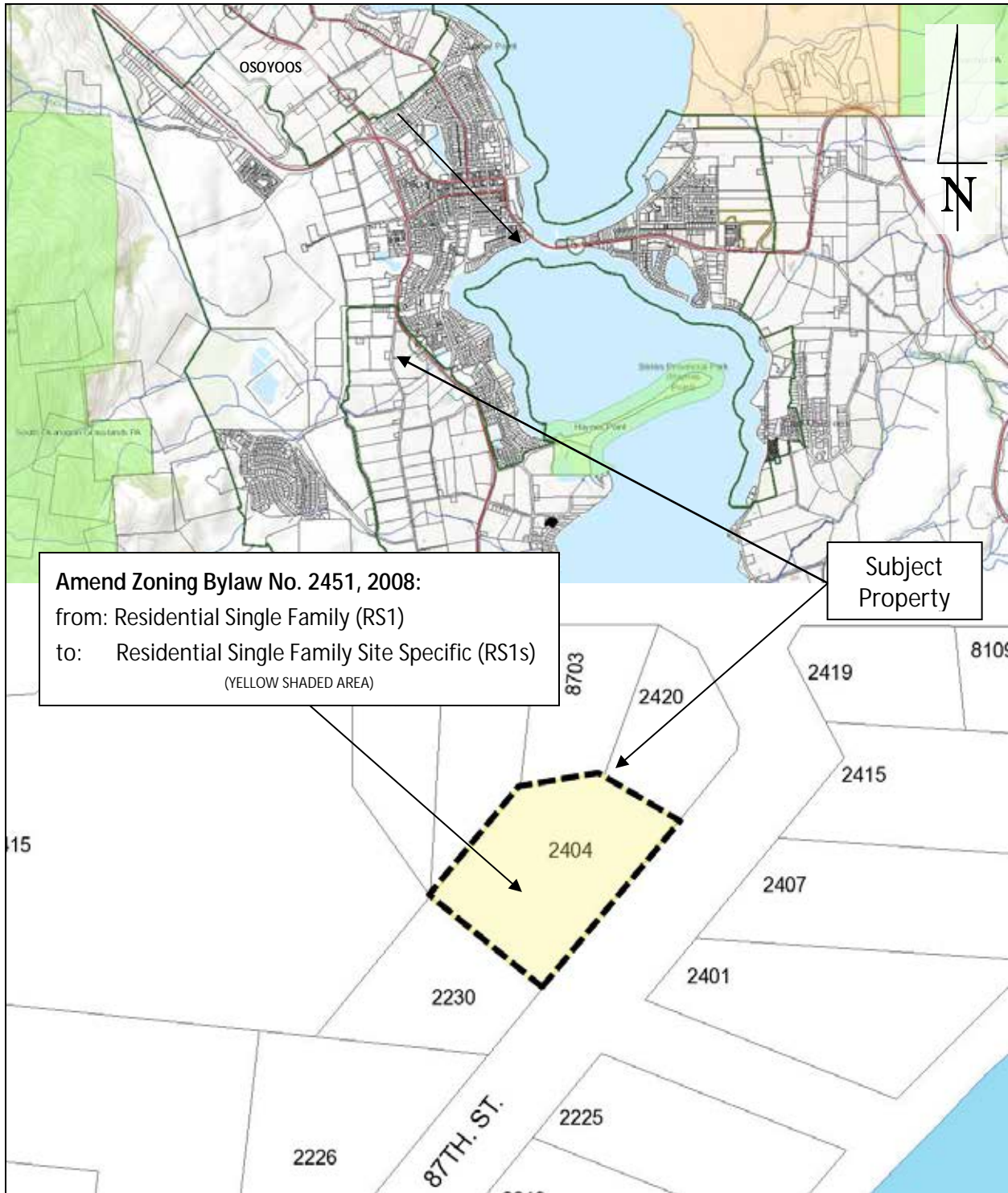
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2451.22, 2018

Project No: A2018.006-ZONE

Schedule 'A'





TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 21, 2018
RE: Development Variance Permit Application — Electoral Area “C”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. C2018.063-DVP

Purpose: To vary the parcel coverage for buildings and structures in an agricultural zone.

Owners: David & Wanda Casorso Agent: Dean Casorso Folio: C05221.000

Civic: 164 Secrest Hill Rd Legal: Lot 14, District Lot 2450S, SDYD, Plan 1729

OCP: Agriculture (AG) Zone: Agriculture Two (AG2)

Variance Request: To vary the maximum parcel coverage from 3% to 17%.

Proposed Development:

This application seeks to vary the maximum parcel coverage for building and structures in the Agriculture Two (AG2) Zone from 3% to 17% in order to allow for the development of a medical cannabis production facility.

The applicant has noted in their application submission that if the proposed variance is not successful, the owners will proceed with a greenhouse option, which would not require a parcel coverage variance. In support of the requested variance, the applicant has stated that requested “variance does not defeat the intended bylaw, due to the fact the building will be used directly for agriculture production. In addition, the alternative to this building, would be a larger coverage of greenhouses.”

Site Context:

The subject property is approximately 6.72 ha in area and is located on the east side of Secrest Hill Road, north of Highway 97, and approximately 4.5 kilometres north of the Town of Oliver. The surrounding pattern of development is predominantly agricultural with a low density residential subdivision immediately to the south of the subject property.

Background:

The subject property was created by a plan of subdivision deposited with the Land Titles Office in Victoria on May 25, 1921, while available Regional District records do not indicate the issuance of any building permits for this property.

Under the Electoral Area "C" Official Community Plan (OCP) Bylaw No. 2497, 2012, the property is designated Agriculture (AG) and comprises Important Ecosystem Areas under Schedule 'C' of the bylaw.

Under the Electoral Area "C" Zoning Bylaw No. 2453, 2008, the property is zoned Agriculture Two Zone (AG2) Zone, and the bylaw establishes the maximum parcel coverage for parcel greater than 0.8 ha but less than 12.0 ha in area as 3%.

The subject property is located in the Agricultural Land Reserve. As per Part 2 subsection 2 (p) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, B.C. Reg. 171/2002: "the production of marihuana in accordance with the Marihuana for Medical Purposes Regulations, SOR/2013-119 (Canada)" is a permitted farm use within the Agricultural Land Reserve.

The property is also partially within the floodplain associated with the Okanagan River Channel, while Secrest Hill Road has recently been the subject of seasonal flooding.

The owners of the property propose to grow medical cannabis on the subject property. As per Health Canada regulations cannabis must be grown indoors as outdoor growing is not permitted. There are two options for growing medical cannabis indoors:

1. Indoor growing (a closed building that uses using lights/lamps to grow plants)
2. Greenhouses (a transparent structure that uses sunlight to grow plants)

In the AG2 Zone the maximum parcel coverage for buildings and structures is 3% and the maximum parcel coverage for greenhouse uses is 75%. Based on the owners' desired yield of 30,000 kg/year of cannabis, the applicant estimates that either a 12,000 m² (18% coverage) indoor growing facility or a 44,600 m² (67% coverage) greenhouse is required.

Public Process:

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

The Electoral Area "C" Advisory Planning Commission (APC) is due to consider this proposal at its meeting of June 19, 2018. Due to the proximity of this meeting to the Board's meeting of June 21, 2018, a verbal update of the APC's recommendation will be provided when the Board considers this application.

Analysis:

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

The purpose of establishing maximum parcel coverage regulations is to restrict the size of building footprints on a parcel. The maximum parcel coverage in Electoral Area "C" was reduced from 15% to 3% with the implementation of its Agricultural Area Plan (AAP) in 2011. From the AAP section on parcel coverage, the regulation changes were proposed to "reduce the on-farm footprint, limit site coverage by non-farm structures while not limiting productive farm structures; allow more flexibility in the use of buildings. Encourage clustering of development on farms, encourage 'stacking' of farm

use buildings." Administration recognizes that indoor growing facilities such as the proposed buildings are an anomaly amongst farm use buildings and warrant site specific consideration. In support of this proposal, the applicant meets the intent of the AAP recommendations through the siting of the buildings, the ability to 'stack' cannabis plants, and the use of the buildings for a farm use.

Administration recognizes if the applicant were to pursue the alternative option of growing medical cannabis in a greenhouse the building footprint would be larger than an indoor growing building. Plants can be stacked vertically in an indoor growing building as the plants do not need to access sunlight.

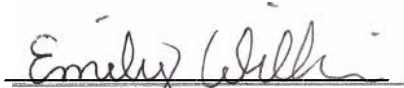
In considering the physical features of the property and the streetscape, the location of the buildings are adjacent to the west side of the property (fronting Secret Hill Road and Horsetail Road). This leaves the east side of the parcel as a large continuous piece allowing greater flexibility in the future for other agricultural uses on the property. As well, the buildings are located outside the important ecosystem area at the east side of the property.

Administration does not anticipate the requested variance will have negative impacts on the use of other adjoining properties. The subject property is located in an agricultural and rural residential neighbourhood and the proposed buildings (used for an agricultural use) would not inhibit current or future agricultural uses on adjoining parcels. The buildings could also be used for other soil-less medium agricultural uses such as hydroponics or aquaponics in the future. In considering visual impacts, there are no houses directly west of the subject property, fronting the other side of Secret Hill Road.

Alternatives:

THAT the Board of Directors deny Development Variance Permit No. D2018.063-DVP.

Respectfully submitted



Emily Williamson, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:

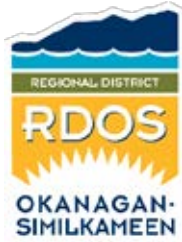


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Site Photos (Google Earth)

Attachment No. 1 – Site Photos (Google Earth)





Development Variance Permit

FILE NO.: C2018.063-DVP

Owners: David Wayne Casorso &
Wanda Diane Casorso
RR2
Oliver, BC V0H 1T0

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot 14, District Lot 2450S, SDYD, Plan 1729

Civic Address: 164 Secrest Hill Road

Parcel Identifier (PID): 011-691-476 Folio: C-05221.000

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "C" Zoning Bylaw No. 2453, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The maximum parcel coverage for building and structures on parcels greater than 0.8 ha in area and less than 12.0 ha in area in the Agriculture Two (AG2) Zone, and as prescribed in Section 10.3.8(b)(iii)(1), is varied:

- i) from: 3%.
to: 17% as shown on Schedule 'B'.

7. **COVENANT REQUIREMENTS**

- a) Not Applicable

8. **SECURITY REQUIREMENTS**

- a) Not applicable

9. **EXPIRY OF PERMIT**

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

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

Authorising resolution passed by the Regional Board on _____, 2018.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

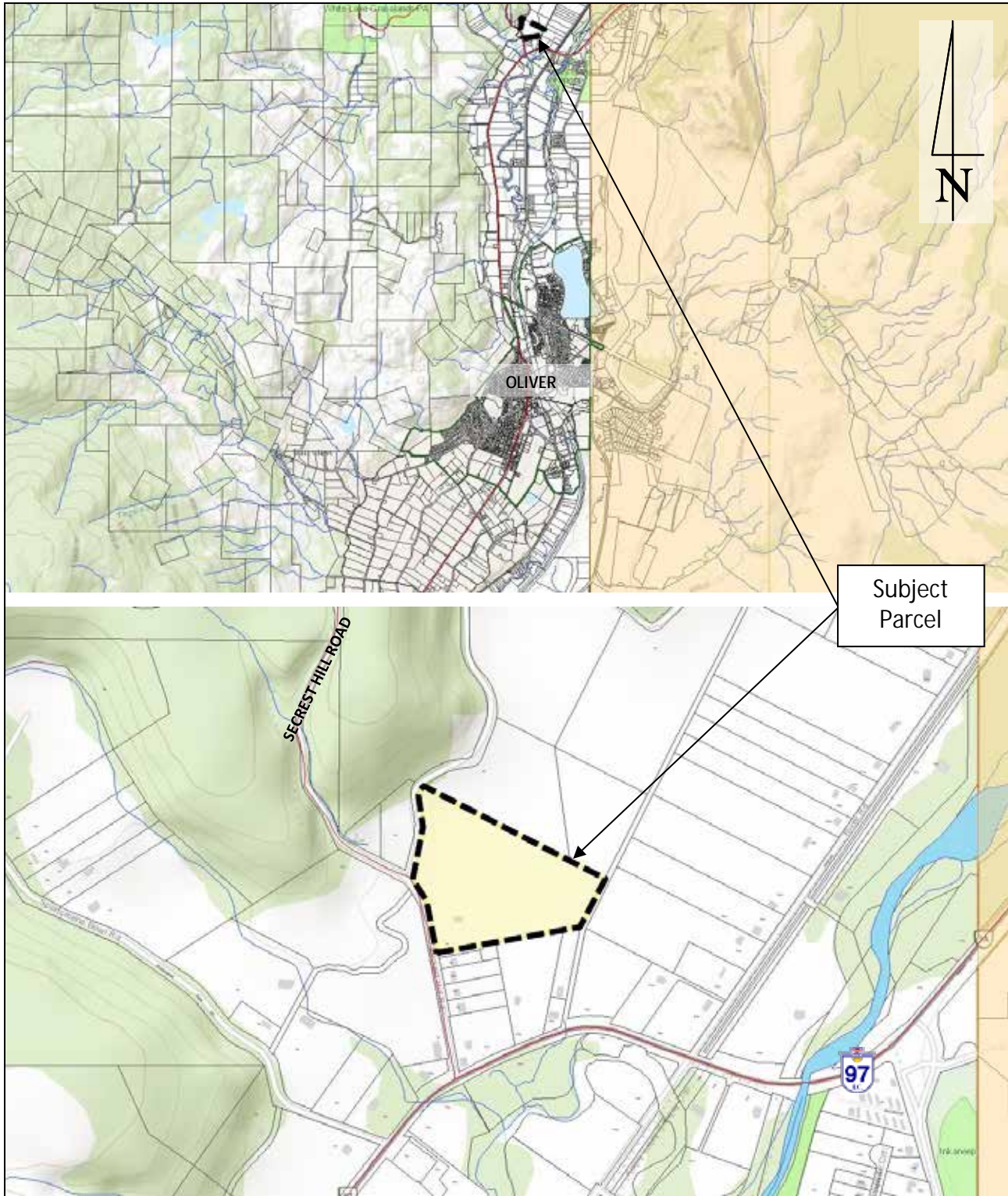
101 Martin Street, Penticton, BC, V2A-5J9
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

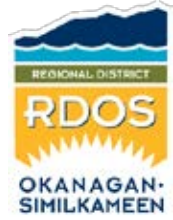
File No. C2018.063-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

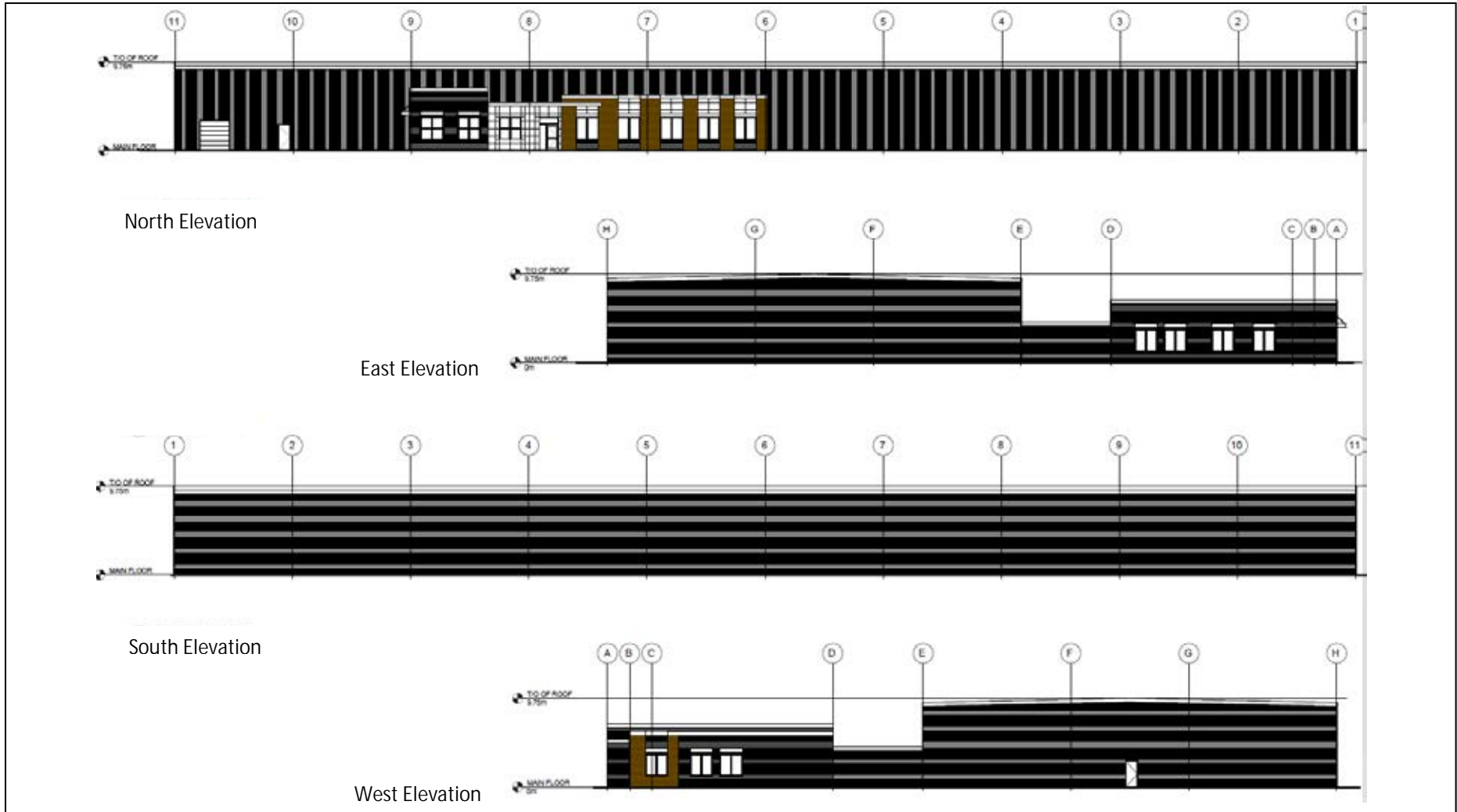
101 Martin Street, Penticton, BC, V2A-5J9
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. C2018.063-DVP

Schedule 'C'



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 21, 2018

RE: Kaleden Irrigation District Land Donation

Administrative Recommendation:

THAT the Board accepts the donation of approximately 2ha of land on Dogwood Avenue, described as Lot 138, Plan KAP719, District Lot 106S, Osoyoos Division of Yale from the Kaleden Irrigation District;

And THAT the Board of Directors acknowledge receipt of the donation of land includes a covenant be placed on Lot 138, Plan KAP719, District Lot 106S, Osoyoos Division of Yale for Fire Training purposes;

And THAT the Board of Directors direct administration to make application to the Agricultural Land Commission to have the subject property excluded from the Agricultural Land Reserve.

Purpose:

To proceed with the acquisition of land donated from the Kaleden Irrigation District, so the RDOS, through the Kaleden Volunteer Fire Department can operate and manage a fire-training site.

Reference:

KID Letter of Offer

Background:

The Kaleden Volunteer Fire Department (KVFD) has had an informal agreement with the Kaleden Irrigation District (KID) to utilize vacant KID owned land on Dogwood Avenue for fire training purposes.

In July of 2017, the KVFD presented to the KID, proposing a more formalized agreement for the use of that property being Lot 138, Plan KAP719, District Lot 106S on Dogwood Avenue. After discussions with KID, KVFD and RDOS staff, KID chose to donate the subject property to the RDOS for \$1.00, for the express purpose of establishing a fire and rescue training site, on an ongoing basis.

RDOS administration has conducted preliminary due diligence on the site in preparation for the Board's decision.

Analysis:

The subject lot is a 2ha vacant property located in a isolated area on the western edge of Kaleden. The site is located at the end of Dogwood Avenue, which also provides driveway access to 6 single-family dwellings.

Under the Electoral Area "D-1" Official Community Plan (COP) Bylaw No. 2683, 2016, the subject property has been designated as Agriculture (AG), and is currently zoned Residential Single Family Two (RS2) under Zoning Bylaw No. 2457, 2008. Use of the property for the purposes of a fire training facility will require an amendment to both the OCP and Zoning Bylaws (likely to Administrative and Institutional).

The property is also within the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC) has advised that their approval, either in the form of a "non-farm use" or Exclusion application will be required in order for the property to be used for a fire training facility.

The subject property was used as a landfill site in the 1960's and 70's. In the 1980's the portion of the site used as a community dump was covered with sand and gravels. According to a Phase 1 - Environmental Site Assessment that RDOS had commissioned, there are no restrictions existing that would prevent this site from being operated for the intended purpose.

The proposed site will be used for fire and rescue training purposes. Having access to an appropriate training site that is located close to the community is vitally important, so Fire fighters time is spent training rather than travelling outside of the community.

A modular building has been donated to the KVFD and located at the site. The building will be secured and utilized for rescue training purposes. The site itself will be fenced to provide site security and safety of the public.

Alternatives:

That the Board not continue with the acquisition process.

Respectfully submitted:

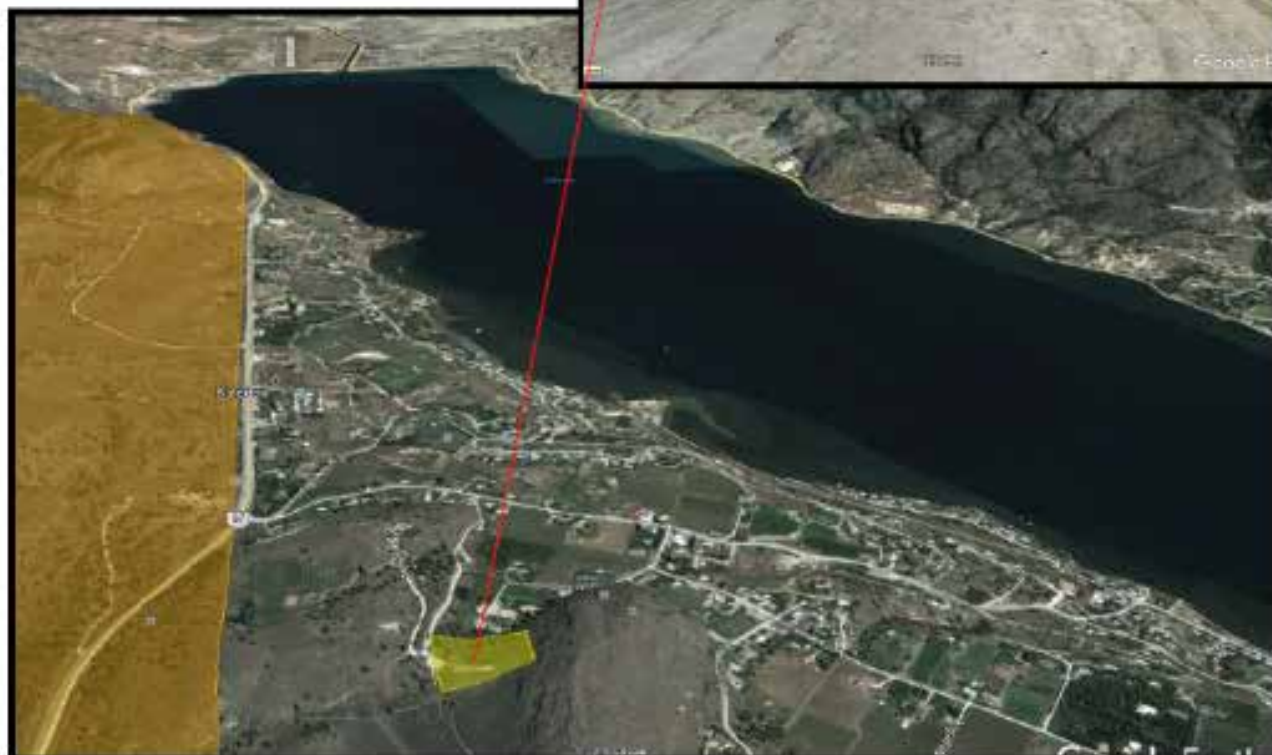
Mark Woods

M. Woods, Manager of Community Services

Attachments: No. 1 – Context Maps



Land Donation
Subject Property
Lot 138, Plan KAP719
District Lot 1065





Kaleden
Irrigation District

119 Ponderosa Ave. PO Box 107, Kaleden, BC V0H 1K0
P 250-497-5407 F 250-497-5407 Email: k.i.d@shaw.ca

July 20, 2017

Bill Newell, Chief Administrative Officer
Regional District of Okanagan Similkameen
101 Martin St.,
Penticton, BC
V2A 5J9

**Re: Request for Use of Kaleden Irrigation District's Lot 138, DL 106S, SDYD, Plan 719
PID: 012-199-656**

Dear Mr. Newell;

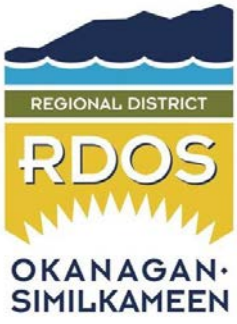
The Kaleden Irrigation District Board (KID) met with Kaleden Volunteer Fire Department (KVFD) members Linda Dahl and Tony Maderia, who gave a presentation at a meeting held on July 10, 2017, outlining the KVFD's proposed training facility (Dogwood Training Site) request on Lot 138, Plan 719, owned by the KID. In response to this request, the Board of Trustees would like to offer a transfer of ownership of this lot (\$1.00) to the RDOS/ KVFD. The KID will require a restrictive covenant placed on the title to ensure that the property is dedicated to the Kaleden Volunteer Fire Department for firefighting training and other related uses of the KVFD.

The Kaleden Irrigation District agrees that the RDOS can act as their agent to begin the process. We understand that the KVFD will be responsible for all charges incurred for the transfer of the property to the RDOS/KVFD.

Please let us know if you require anything further at this time. Thank you.

Sincerely,
KALEDEN IRRIGATION DISTRICT

Michael B. Gane
Board Chair
MBG/ceh



Land Donation
Subject Property
Lot 138, Plan KAP719
District Lot 106S



Keremeos Volunteer Fire Department

May 1, 2018

	Name	Position	Length of time in the service		
1	Jordy Bosscha	Chief	30 yrs		
2	Jim Murphy	Deputy Chief	17 yrs		
3	Bill Arnott	Captain (Equip.)	19 yrs		
4	D'Arcy Bridgman	Captain (Training)	15 yrs		
5	Matt Campbell	Lieutenant (Trucks)	6 yrs		
6	Brian Helm	Captain (Trucks)	10 yrs		
7	Emma Merritt	Lieutenant (Equipment)	7 yrs		
8	Kiefer Bosscha	Lieutenant (Training)	4 yrs		
9	Coby Arnott	Firefighter	4 yrs		
10	Parmet Brar	Student Firefighter	5 months		
11	Clayton Campbell	Recruit Firefighter	1 month		
12	Lloyd Carleton	Recruit Firefighter	4 yrs		
13	Tim Cottrill	Firefighter	24 yrs		
14	Tyler Decker	Recruit Firefighter	4 yrs		
15	Bryan DeYeager	Student Firefighter	2 yrs		
16	Ethan Hartfield	Student Recruit Firefighter	1.5 yrs		
17	Evin Hartfield	Firefighter	21 yrs		
18	Alex Helm	Student Firefighter	2 yrs		
19	Daxon Helm	Student Recruit Firefighter	1 yr		
20	Justin Hillier	Firefighter	6 months		
21	Jamie Kovarik	Firefighter	1.5 yrs		
22	Tierney Kyle-Murphy	Firefighter	3 yrs		
23	Aija Otto	Student Recruit Firefighter	2 months		
24	Lorne Pleasants	Firefighter	1.5 yrs		
25	Lane Skead	Recruit Firefighter	2 months		
26	Robert Showell	Firefighter	1.5 yrs		
27	Bill Sparkes	Firefighter	26 yrs		
28	Bill Tallio	Firefighter	5 yrs		
29	Nelson Tallio	Firefighter	7 yrs		
30	Jesse Walters	Recruit Firefighter	3 yrs		
31	David Waugh	Firefighter	1.5 yrs		
32	Chris Wolfe	Firefighter	1 yr		
33	Josh Wollman	Firefighter	1.5 yrs		
34	Anthony Wright	Recruit Firefighter	2 months		
35	Daryn Sheppard	Firefighter	5 yrs	Retired	March 1
36	Tom Robins	Recruit	2 months	Quit	April 10

Keremeos Volunteer Fire Department
May 1, 2018

| Moved to Alberta
| Due to work commitments

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: June 21, 2018

RE: 2017 Statement of Financial Information

Administrative Recommendation:

THAT the Board of Directors approve the Regional District of Okanagan-Similkameen Statement of Financial Information for the year ended December 31, 2017 pursuant to the *Financial Information Act* Financial Information Regulation Schedule 1, subsection 9(2).

Reference:

2017 Statement of Financial Information (SOFI)

Business Plan Objective:

Objective 1.1.1: By providing the Board with accurate, timely financial information.

Background:

Local governments are required to file the Statement of Financial Information (SOFI) annually. The SOFI must be made available for public viewing by June 30 each year and be accessible for the following three years.

Analysis:

The SOFI consists of the following four core financial statements and schedules:

1. Schedule of Guarantee and Indemnity Agreements – There were no agreements of this nature for the RDOS in 2017.
2. Schedule of Remuneration and Expenses – The threshold for reporting remuneration individually is \$75,000 per year. Expenses include travel, memberships, tuition, relocation, vehicle reimbursements, and registration fees paid directly to an employee or to a third party on behalf of an employee.
Note: The 2017 remuneration figures include \$184,297 in overtime wages attributed to Emergency Operations which are recoverable from the Province.
3. Statement of Severance Agreements – The RDOS had no severance agreements in 2017.

4. Schedule of Payments to Suppliers of Goods and Services – The threshold for reporting these payments individually is \$25,000.

Note: The payments to suppliers figures include \$1,073,643 in expenses attributed to Emergency Operations which are recoverable from the Province.

Communication Strategy:

The Statement of Financial Information will be available on the Regional District of Okanagan-Similkameen website.

Respectfully submitted:

Noelle Evans-MacEwan

N. Evans-MacEwan, Finance Supervisor

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

STATEMENT OF FINANCIAL INFORMATION
(SOFI)


FOR THE YEAR ENDED DECEMBER 31, 2017

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

SCHEDULE OF GUARANTEE AND INDEMNITY AGREEMENTS

A Schedule of Guarantees and Indemnity payments has not been prepared because the Regional District of Okanagan-Similkameen has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

Approved by:



Finance Officer

Prepared under the Financial Information Regulation, Schedule 1, subsection 5(1)

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

SCHEDULE SHOWING THE REMUNERATION AND EXPENSES PAID TO OR ON BEHALF OF EACH EMPLOYEE FOR THE YEAR ENDED DECEMBER 31, 2017

1. Elected Officials, Employees appointed by Cabinet and Members of Board of Directors

NAME	POSITION	REMUNERATION	EXPENSE
ARMITAGE, FRANK	Director	13,696	4,013
BARKWILL, RICHARD	Director	911	-
BAUER, MANFRED	Director	18,966	2,026
BOOT, TONI	Director	12,920	435
BRYDON, MICHAEL	Director	31,499	1,619
BUSH, GEORGE	Director	29,182	2,121
CHRISTENSEN, ELEF	Director	26,939	12,418
COYNE, ROBERT	Director	28,456	4,105
DOERR, MAUREEN	Director	1,314	226
DOYLE-FLEISHMAN, AMANDA	Director	911	-
HOVANES, RON	Director	12,516	1,068
JAKUBEIT, ANDREW	Director	14,143	352
KNODEL, RICK	Director	3,190	516
KONANZ, HELENA	Director	13,527	-
KOZAKEVICH, KARLA	Chairman	62,607	8,360
MARTIN, ANDRE	Director	13,477	-
MARVEN, ERNEST	Director	1,214	54
MAYER, ROGER	Director	3,035	276
MAYNARD, KIM	Director	-	120
MCKORTOFF, SUZAN	Director	12,044	1,391
PENDERGRAFT, MARK	Director	30,347	5,165
PHILPOTT-ADHIKARY, SHERRY	Director	961	168
POTTER, DENIS	Director	911	-
RHODES, CECIL	Director	1,483	338
SCHAFER, TERRY	Director	28,322	4,664
SENTES, JUDITH	Director	13,038	71
SIDDON, THOMAS	Director	27,023	4,569
STYFFE, TOM	Director	3,812	46
WATERMAN, PETER	Director	12,995	431
TOTAL: Elected Officials		\$ 419,438	\$ 54,554

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

SCHEDULE SHOWING THE REMUNERATION AND EXPENSES PAID TO OR ON BEHALF OF EACH EMPLOYEE FOR THE YEAR ENDED DECEMBER 31, 2017

2. Other Employees (excluding those listed in Part 1 above)

NAME	POSITION	REGULAR REMUNERATION	EXPENSE
ANDERSON, STEPHEN	System Operator IV	84,390	395
BLOOMFIELD, LIISA	Engineering Supervisor	84,975	2,512
BOUWMEESTER, TIM	Information Services Manager	100,940	-
CARLSON, DAVID J.	Utilities Foreman	95,704	99
COTE, JOHN	Accountant	78,411	-
CUNNINGHAM, ADAM	System Operator III	80,561	239
DOUGALL, JANINE	Public Works Manager	77,077	1,448
EVANS-MACEWAN, NOELLE	Finance Supervisor	87,523	2,565
GARRISH, CHRISTOPHER	Planning Supervisor	90,824	2,272
HAMILTON, DONALD	Solid Waste Facilities Coordinator	77,007	1,047
HILLMAN, JONATHAN	Building Official	78,909	302
HOUGH, AARON	Building Official	82,877	3,359
JMIOFF, WES	Building Official	82,880	491
JUCH, STEPHEN	Subdivision Supervisor	78,755	2,038
LOGAN, DEREK	System Operator II	77,129	254
MALDEN, CHRISTY	Legislative Services Manager	99,994	2,997
MANDERS, MARNIE	Human Resources Manager	103,140	2,274
MELO, JAMIE	System Operator III	83,952	1,129
MILLER, LAURA	Building Inspection Serv Supervisor	89,434	647
NEWELL, WILLIAM	Chief Administrative Officer	157,625	4,427
PALMER, ROBERT	Environmental Technician	85,204	2,406
PETRY, MARK	Building Official	81,542	571
PHILIPPS, LAURA	Payroll & Benefits Coordinator	87,450	2,399
SCHLEPPE, SHONA	Area "D" Rural Services Manager	78,031	1,592
SEPPEN, RINA	Utilities Foreman - Wastewater	93,512	-
WOLF, ANTON	Building Official	82,564	2,040
WOODS, MARK	Community Services Manager	140,593	5,187
		\$ 2,441,003	\$ 42,693
Consolidated totals of other employees with remuneration and expenses of \$75,000 or less		4,071,978	57,685
TOTAL: Other Employees		\$ 6,512,981	\$ 100,378


Note: The remuneration figures shown above include \$184,297 in overtime wages attributed to Emergency Operations

3. Reconciliation

Total remuneration - Elected Officials, Employees appointed by Cabinet and Members of Board of Directors	\$ 419,438
Total Remuneration - Other Employees	\$ 6,512,981
Subtotal	\$ 6,932,419
Employer's cost of benefits	\$ 1,141,340
Taxable benefits included in remuneration and in employer cost	\$ (104,285)
Payroll expensed but not paid by RDOS	\$ 391,001
Payroll related to OSRHD	\$ (34,773)
Taxable benefits included in suppliers & vendors	\$ (12,980)
Reconciling Items*	\$ (302,347)
Total Wages and Benefits per Statement of Consolidated Revenues and Expenditures (Schedule 2)	\$ 8,010,375

*The Financial Statements are prepared on a consolidated basis using the accrual method of accounting, whereas the employee remuneration schedule is prepared on a calendar cash payment basis.

Approved by:



Finance Officer

Prepared under the Financial Information Regulation, Schedule 1, subsection 6(2), (3), (4), (5) and (6)

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

STATEMENT OF SEVERANCE AGREEMENTS

There were no severance agreement under which payment was made between RDOS and its non-unionized employees during fiscal year 2017.

Approved by:

A handwritten signature in black ink, appearing to read "Brian Howard", is written over a solid horizontal line.

Chief Administrative Officer

Prepared under the Financial Information Regulation, Schedule 1, subsection 6(8)

REGIONAL DISTRICT OKANAGAN SIMILKAMEEN

SCHEDULE SHOWING PAYMENTS MADE FOR THE PROVISION OF GOODS OR SERVICES FOR 2017

1. Alphabetical list of suppliers who received aggregate payments exceeding \$25,000

SUPPLIER NAME	AGGREGATE AMOUNT PAID TO SUPPLIER
ACKLANDS - GRAINGER INC.	46,466
AECOM CANADA LIMITED	28,047
ALLTERRA LAND SURVEYING LTD.	32,006
ANDREW SHERET LTD.	34,071
ANTONIJEVIC EVA	28,000
ASSOCIATED ENVIRONMENTAL CONSULTANTS INC.	105,483
ASSOCIATED FIRE SAFETY EQUIPMENT	26,124
B&B WOOD GRINDING INC.	305,892
BARRY BEECROFT FUEL DIST. LTD.	43,458
BC GRAPEGROWERS' ASSOCIATION	25,000
BC TRANSIT	216,781
BCGEU CONTROLLER	75,850
BEARFOOT RESOURCES LTD.	75,458
BI PUREWATER (CANADA) LTD.	29,564
BLACK PRESS GROUP LTD.	28,558
BRANDT ENTERPRISES LTD.	30,205
BTN EXCAVATING LTD.	38,230
CANTEX OKANAGAN CONSTRUCTION LTD	561,508
CAPITAL H2O SYSTEMS INC.	73,463
CAPRI INSURANCE	221,891
CARO ANALYTICAL SERVICES	71,080
CHUTE CREEK INDUSTRIES LTD.	50,304
CITY OF KELOWNA	234,543
CITY OF PENTICTON	762,419
CORIX CONTROL SOLUTIONS LP (DBA INTERIOR INSTRUMENTS)	123,733
CORPORATE EXPRESS	30,560
DAVE MITCHELL AND ASSOCIATES LTD.	56,070
DE JOINSON & ASSOCIATES	30,188
DIGITAL POSTAGE ON CALL	46,200
DUTCHIES TRANSFER LTD.	51,230
ECLIPSE HELICOPTERS LTD	31,930
ECOPLAN INTERNATIONAL INC.	98,912
ECORA ENGINEERING AND RESOURCE GROUP LTD.	324,514
ESRI CANADA LIMITED	45,920
FORT GARRY FIRE TRUCKS LTD.	215,904
FORTIS BC - ELECTRICITY (PAPs)	425,218
FORTIS BC - NATURAL GAS (PAPs)	29,375
FORTISBC INC - DISTRIBUTION PROJECTS	33,869
GEOSYS TECHNOLOGY SOLUTIONS	64,213
GHD LIMITED	31,743
GILCHRIST & COMPANY	72,379
GILCHRIST & COMPANY "IN TRUST"	87,298
GRAVITY UNION SOLUTIONS LTD	68,828
GREENSTEP SOLUTIONS INC.	48,555
GREYBACK CONSTRUCTION LTD	31,500
GRIZZLY EXCAVATING LTD.	1,715,063
GROUP SOURCE	42,365
H & M EXCAVATING LTD.	362,615
HOFF SECURITIES LTD.	118,152
HOULE ELECTRIC LIMITED	1,145,452
HUBER BANNISTER CHEVROLET	97,058
INTERCITY RECYCLE LTD.	80,664
JETCO LAWN CARE SERVICES	41,226
K-9 CONTROL SERVICES	68,250
KEREMEOS IRRIGATION DISTRICT	60,372
KIMCO CONTROLS LTD.	42,592

1. Alphabetical list of suppliers who received aggregate payments exceeding \$25,000 (continued)

SUPPLIER NAME	AGGREGATE AMOUNT PAID TO SUPPLIER
MACKINLEY-CLARK PAVING LTD.	249,280
MCELHANNEY CONSULTING SERVICES LTD	55,780
MONERIS MERCHANT SERVICES	51,493
MORNEAU SHEPELL LTD.	315,627
MOYER BRAD	28,708
MUNICIPAL INSURANCE ASSN OF BC	138,720
MUNICIPAL PENSION PLAN	842,798
MURRAY BUICK GMC PENTICTON	72,518
NARAMATA EXCAVATING & CONTRACTING LTD.	42,924
OK EXCAVATING	660,174
OKANAGAN AND SIMILKAMEEN INVASIVE SPECIES SOCIETY	69,955
OKANANAGAN-SIMILKAMEEN REGIONAL HOSPITAL	95,012
OLIVER & DISTRICT HERITAGE SOCIETY	140,742
OLIVER COMMUNITY THEATRE SOCIETY	105,000
OLIVER TOURISM ASSOCIATION	28,000
OLIVER TOWN OF	87,911
OMEGA COMMUNICATIONS LTD.	47,497
OPUS CONSULTING GROUP LTD	72,334
OSOYOOS TOWN OF	603,449
PENTICTON & AREA COOPERATIVE ENTERPRISES	120,858
PETER'S BROS. CONSTRUCTION LTD.	622,271
PRINCETON TOWN OF	513,500
PROGRESSIVE WASTE SOLUTIONS CANADA INC.	448,491
QUALITY MAINTENANCE	35,416
RECEIVER GENERAL FOR CANADA	1,623,813
REGIONAL DISTRICT OF CENTRAL OKANAGAN	120,920
REVOLUTION ENVIRONMENTAL SOLUTIONS LP	80,482
ROBBINS DRILLING AND PUMP LTD.	142,305
ROCKY MOUNTAIN PHOENIX	29,420
ROGERS	27,079
S.S.G. HOLDINGS	773,181
SANDERS UNITED CONTRACTING LTD	33,769
SCHOOL DISTRICT NO. 67 OKANAGAN SKAHA	50,469
SENKULMEN UTILITIES LTD.	51,317
SIMILKAMEEN COUNTRY DEVELOPMENT ASSOCIATION	33,000
SIVAN ENTERPRISES LTD.	189,790
SMITHRITE DISPOSAL LTD.	39,689
SOFTCHOICE CORPORATION	32,608
SOUTH OKANAGAN SECURITY SERVICES LTD	71,064
SPERLING HANSEN ASSOCIATES INC	332,429
SUPERIOR SEPTIC SERVICES	77,372
SWEENEY CONSULTING	29,015
TELUS COMMUNICATIONS (BC) INC.	91,030
TRADEMARK INDUSTRIES	610,599
UNITED RENTALS OF CANADA INC	64,250
URBAN FORUM ASSOCIATES	37,468
VADIM COMPUTER MANAGEMENT GROUP	32,345
VORTEX PUMP & WATER SERVICES LTD.	37,372
WASTE CONNECTIONS OF CANADA INC.	682,578
WESTERN WATER ASSOCIATES LTD.	56,187
WESTHILLS AGGREGATES LIMITED PARTNERSHIP	66,668
WESTOWER COMMUNICATIONS LTD.	56,634
WHITE BRYN	83,662
WILDSTONE ENVIRONMENTAL LTD.	773,964
WORKERS' COMP. BOARD OF B.C.	81,471
WSP CANADA INC.	73,699
TOTAL OF AGGREGATE PAYMENTS EXCEEDING \$25,000 PAID TO SUPPLIERS	\$ 20,800,457

2. Consolidated total paid to suppliers who received aggregate payments of \$25,000 or less

	\$ 2,873,802
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Note: The payments to suppliers figures shown above include \$1,073,643 in expenses attributed to Emergency Operations

3. Total of payments to suppliers for grants and contributions exceeding \$25,000

SUPPLIER NAME	AGGREGATE AMOUNT PAID TO SUPPLIER
---------------	-----------------------------------

None

CONSOLIDATED TOTAL OF GRANTS EXCEEDING \$25,000	\$ -
CONSOLIDATED TOTAL OF AGGREGATED GRANTS NOT EXCEEDING \$25,000	\$ 240,849
CONSOLIDATED TOTAL OF GRANTS	\$ 240,849
CONSOLIDATED TOTAL OF CONTRIBUTIONS EXCEEDING \$25,000	\$ -
CONSOLIDATED TOTAL OF AGGREGATED CONTRIBUTIONS NOT EXCEEDING \$25,000	\$ -
CONSOLIDATED TOTAL OF GRANTS & CONTRIBUTIONS	\$ 240,849

4. Reconciliation

TOTAL OF AGGREGATE PAYMENTS EXCEEDING \$25,000 PAID TO SUPPLIERS	\$ 20,800,457
CONSOLIDATED PAYMENTS OF \$25,000 OR LESS PAID TO SUPPLIERS	2,873,802
EMPLOYEE REMUNERATION EXPENSES (Salaries & Benefits)	6,932,419
CONSOLIDATED TOTAL OF GRANTS & CONTRIBUTIONS	240,849
REQUISITIONS TO OTHER BOARDS	2,416,562
AMORTIZATION EXPENSE	2,532,492
INFORMATION SERVICES CHARGES	577,586
ADMINISTRATION CHARGES	725,215
EMPLOYEE PORTION OF PAYROLL DEDUCTIONS AND BENEFITS	(1,936,731)
UNION DUES PAID ON BEHALF OF EMPLOYEES	(75,850)
GST REBATES & ITC'S RECEIVED	(382,250)
AMOUNTS PAID ON BEHALF OF OTHER ORGANIZATIONS	(170,577)
TANGIBLE CAPITAL ASSET PURCHASES	(8,807,427)
LANDFILL CLOSURE PROVISION	490,778
EXPENSES FROM OTHER ORGANIZATIONS NOT PAID BY RDOS	1,863,194
PREPAIDS EXPENSED	(91,955)
INTEREST EXPENSE	608,559
RECONCILING ITEMS*	(49,536)
TOTAL EXPENDITURES PER STATEMENT OF CONSOLIDATED REVENUES AND EXPENDITURES (SCHEDULE 2)	<u>\$ 28,547,587</u>

*The Financial Statements are prepared on a consolidated basis using the accrual method of accounting, whereas the supplier payments schedule is prepared on a calendar cash payment basis.

Approved by:



Finance Officer

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 21, 2018
RE: Electoral Areas "D" and "I" Population Adjustment

For Information

Purpose:

To confirm the population adjustments resulting from the recent division of Area "D".

Background:

In April of 2018, the Regional District of Okanagan-Similkameen (RDOS) received confirmation that the boundaries of Electoral Area "D" were amended and a new Electoral Area "I" created by authority of Order in Council 216/2018. This Order in Council amends the Regional District Letters Patent effective November 15, 2018 and the 2018 general local elections will be conducted based on the new boundaries for Electoral Areas "D" and "I", with two Electoral Area Directors elected.

Analysis:

GeoBC, a division of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development has provided an account of the population changes for the new EA D and EA I that will be certified by the Minister and used by the RDOS for voting strength. The adjustments are as follows:

- The total population for Electoral Area "D" prior to division was 7657, which included the population of Penticton Indian Band (PIB) in it's entirety. Regardless of whether the residents were within the boundaries of Electoral Area "D" or Electoral Area "F", the total number of 1783 had been designated to Electoral Area "D".
- As a result of the more accurate account provided by GeoBC, the PIB population figures are now adjusted to reflect the actual Electoral Area in which they reside. PIB population being allocated to Electoral Area "I" is estimated at 1102. PIB population being allocated to Electoral Area "F" is estimated at 681.*
- Electoral Area "F" will see a population figure estimated at **2,695**, which includes the addition of the PIB population.
- Electoral Area "I" will see a population figure estimated at **3,329**, which includes the adjustment of the PIB population.
- Electoral Area "D" will see a population figure estimated at **3,762**.

*A slight discrepancy in the PIB figures from the time the entire population was factored into Electoral Area “D” until present, where the population is now divided between Electoral Area “I” and Electoral Area “F” is a result of slight differences between StatsCan dissemination areas with Electoral Area boundaries. The 2021 StatsCan Census will provide a more precise population determination when it is available in 2022.

Jurisdiction	OIC	OIC Date	Old EA Population (based on 2016 census)	Voting Strength	Change	New EA Population (based on 2016 census)	Voting Strength
Okanagan-Similkameen (voting unit 1800)	216/18	April 27, 2018	D 7657 I - F 2014	5 - 2	-3895 3329 681	D 3762 I 3329 F 2695	3 2 2

Communication Strategy:

In accordance with the *Local Government Act*, administration will publish a synopsis in the local newspapers that states where the Letters Patent may be examined. As well, a synopsis will be published in the BC Gazette.

Letters Patent and a map showing the new boundaries of the Electoral Areas “D” and “I” may be viewed at the offices of the Regional District of Okanagan-Similkameen at 101 Martin Street, Penticton, BC during regular office hours.

Respectfully submitted:

“Christy Malden”

C. Malden, Manager of Legislative Services



Okanagan Basin
WATER BOARD

BOARD REPORT: June 7, 2018

1450 KLO Road, Kelowna, BC V1W 3Z4

P 250.469.6271 F 250.762.7011

www.obwb.ca

OBWB Directors

Tracy Gray - Chair,
Regional District of Central
Okanagan

**Juliette Cunningham - Vice-
Chair,** Regional District of
North Okanagan

Doug Dirk, Regional District of
North Okanagan

Rick Fairbairn, Regional
District of North Okanagan

Doug Findlater, Regional
District of Central Okanagan

Cindy Fortin, Regional District
of Central Okanagan

Ron Hovanes, Regional
District of Okanagan-
Similkameen

Sue McKortoff, Regional
District of Okanagan-
Similkameen

Peter Waterman, Regional
District of Okanagan-
Similkameen

Lisa Wilson, Okanagan Nation
Alliance

Toby Pike, Water Supply
Association of B.C.

Denise Neilsen, Okanagan
Water Stewardship Council

**The next regular meeting of the
OBWB will be an abbreviated
meeting on August 10, 2018,
following the Annual Public
Meeting. Exact time and location
to be confirmed.**

Okanagan Basin Water Board Meeting Highlights

Lake water monitoring expands thanks to new partnerships: The board heard a presentation from Mike Sokal, with B.C. Ministry of Environment and Climate Change Strategy. The province has entered into a three-year agreement with City of Kelowna, Regional District of Central Okanagan and District of Summerland to expand monthly water sampling on Okanagan Lake at Summerland, Kelowna, Okanagan Centre and Armstrong Arm. Current lake data dates back to around 1970 with the Okanagan Basin Study, which led to the formation of the Water Board and the start of its Sewage Facilities Assistance (SFA) Grants Program, helping local utilities upgrade their systems. According to Sokal, data indicates phosphorus levels have declined significantly since the start of the grant program, despite population increase. That said, he pointed to the need to continue to address emerging water pollution issues, including Endocrine Disrupting Compounds, Pharmaceutical and Personal Care Products, and the potential infestation of invasive zebra and quagga mussels.

Water Board adopts 2017-18 financials, preps for Annual Meeting: Directors approved the OBWB's Audited Financial Statements for 2017-18. OBWB's programs include Aquatic Weed (milfoil) Control, SFA Grants and the Water Management Program (WMP). The statements will be included in the Water Board's Annual Report and delivered at its Annual Public Meeting, August 10, 2018 at The Innovation Centre, 460 Doyle Ave., Kelowna. More details to come.

Water Management Program renewal goes to regional districts: The Water Board approved the WMP Review. Staff will now present the report to the three Okanagan regional district boards over the next few weeks. The WMP began in 2006 and includes: the Okanagan Water Stewardship Council (technical advisory body to the board), Water Conservation and Quality Improvement Grant Program, Water Science and Policy Research (e.g. Water Supply and Demand Study and Environmental Flow Needs research), and Communications and Outreach (including the Okanagan WaterWise program and its Make Water Work and Don't Move A Mussel initiatives). Regional districts are being asked to renew the program for another four year term.

OBWB wants municipalities considered before mine permits approved: The OBWB will be sending a letter to B.C. Ministry of Energy, Mines and Petroleum Resources, asking that municipalities be consulted before mining permits are approved in community watersheds. The letter is in response to concerns raised by the Districts of Peachland and Summerland about potential impacts to drinking water after the province approved mining exploration in the Peachland Creek and Trout Creek Community Watersheds.

Okanagan mayors launch Make Water Work 2018: The board was updated on the launch of OBWB's Make Water Work campaign on May 17. Mayors and councillors from throughout the Okanagan attended the launch of the valley-wide outdoor water conservation campaign, taking the pledge to conserve and Make Water Work this summer. Residents are encouraged to do the same for a chance to win WaterWise yard prizes. Take the Challenge and pledge at www.MakeWaterWork.ca.

For more information, please visit: www.OBWB.ca